

# Public Document Pack



## PLANNING COMMITTEE

Tuesday, 26th October, 2010 at 7.30 pm  
Venue: Conference Room  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

Contact: Jane Creer / Kasey Knight  
Committee Administrator  
Direct : 020-8379- 4093 / 4073  
Tel: 020-8379-1000  
Ext: 4093 / 4073  
Fax: 020-8379-4172  
Textphone: 020 8379 4419  
E-mail: [jane.creer@enfield.gov.uk](mailto:jane.creer@enfield.gov.uk)  
[kasey.knight@enfield.gov.uk](mailto:kasey.knight@enfield.gov.uk)  
Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

## MEMBERS

Councillors : Andreas Constantinides (Chairman), Toby Simon (Vice-Chairman),  
Kate Anolue, Ali Bakir, Yusuf Cicek, Don Delman, Ahmet Hasan, Ertan Hurer,  
Nneka Keazor, Dino Lemonides, Paul McCannah, Terence Neville OBE JP, Anne-  
Marie Pearce, Eleftherios Savva and George Savva MBE

**N.B. Any member of the public interested in attending the meeting  
should ensure that they arrive promptly at 7.15pm.**

**Involved parties may request to make a deputation to the Committee by  
contacting the committee administrator before 12:00pm on 25/10/10.**

## AGENDA – PART 1

1. **WELCOME AND LEGAL STATEMENT**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATION OF INTERESTS** (Pages 1 - 2)

Members of the Planning Committee are invited to identify any personal or prejudicial interests relevant to items on the agenda. Please refer to the guidance note attached to the agenda.

4. **MINUTES OF PLANNING COMMITTEE 28 SEPTEMBER 2010** (Pages 3 - 22)

To receive the minutes of the Planning Committee meeting held on Tuesday 28 September 2010.

**5. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 93) (Pages 23 - 24)**

To receive the covering report of the Assistant Director, Planning and Environmental Protection.

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

**6. LBE/09/0024/VAR1 - BARROWELL GREEN RECYCLING CENTRE, BARROWELL GREEN, LONDON, N21 3AU (Pages 25 - 32)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Winchmore Hill

**7. LBE/10/0030 - 10, DANFORD HOUSE, 2, LADDERSWOOD WAY, LONDON, N11 1RY (Pages 33 - 40)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Southgate Green

**8. CAC/09/0010/REN1 - FORMER RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD, ENFIELD, EN3 6JQ (Pages 41 - 48)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Enfield Lock

**9. TP/06/2169/REN1 - THE RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD, AND LAND ADJOINING 4, GOVERNMENT ROW, ENFIELD, EN3 6JQ (Pages 49 - 64)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Enfield Lock

**10. TP/07/0285 - 185A, TOWN ROAD, LONDON, N9 0HL (Pages 65 - 80)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Lower Edmonton

**11. TP/10/0028 - 95, BRAMLEY ROAD, LONDON, N14 4EY (Pages 81 - 102)**

RECOMMENDATION: Approval Subject to S106 Completion  
WARD: Cockfosters

**12. TP/10/0701 - DEPOT, COOKS HOLE ROAD, ENFIELD, EN2 0UD (Pages 103 - 110)**

RECOMMENDATION: Approval Subject to Conditions  
WARD: Chase

13. **TP/10/0818 - 36, WALSINGHAM ROAD, ENFIELD, EN2 6EY** (Pages 111 - 128)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Grange

14. **TP/10/0910 - ST GEORGES RC PRIMARY SCHOOL, GORDON ROAD, ENFIELD, EN2 0QA** (Pages 129 - 136)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Town

15. **TP/10/0972 - 8, CHASEVILLE PARADE, CHASEVILLE PARK ROAD, LONDON, N21 1PG** (Pages 137 - 144)

RECOMMENDATION: Refusal  
WARD: Southgate

16. **TP/10/1010 - OASIS ACADEMY ENFIELD, 9, KINETIC CRESCENT, ENFIELD, EN3 7HX** (Pages 145 - 150)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Enfield Lock

17. **TP/10/1151 - FARMLAND, FORTY HALL FARM, FORTY HILL, ENFIELD, EN2 9HA** (Pages 151 - 160)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Chase

18. **TP/10/1254 - 965, HERTFORD ROAD, WALTHAM CROSS, EN8 7RU** (Pages 161 - 180)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Enfield Lock

19. **TP/10/1259 - ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL, ENFIELD, EN2 0NB** (Pages 181 - 188)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Chase

20. **TP/10/1260 - ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL, ENFIELD, EN2 0NB** (Pages 189 - 196)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Chase

- 21. TP/10/1291 - ENFIELD TOWN LIBRARY, 66, CHURCH STREET, ENFIELD, EN2 6AX** (Pages 197 - 204)

RECOMMENDATION: Approval Subject to Conditions  
WARD: Grange

- 22. INTRODUCTION OF A SECTION 106 MANAGEMENT FEE (REPORT NO. 94)** (Pages 205 - 206)

To receive the report of the Director of Place Shaping and Enterprise, to inform Planning Committee of the introduction of a Section 106 management fee.

INF

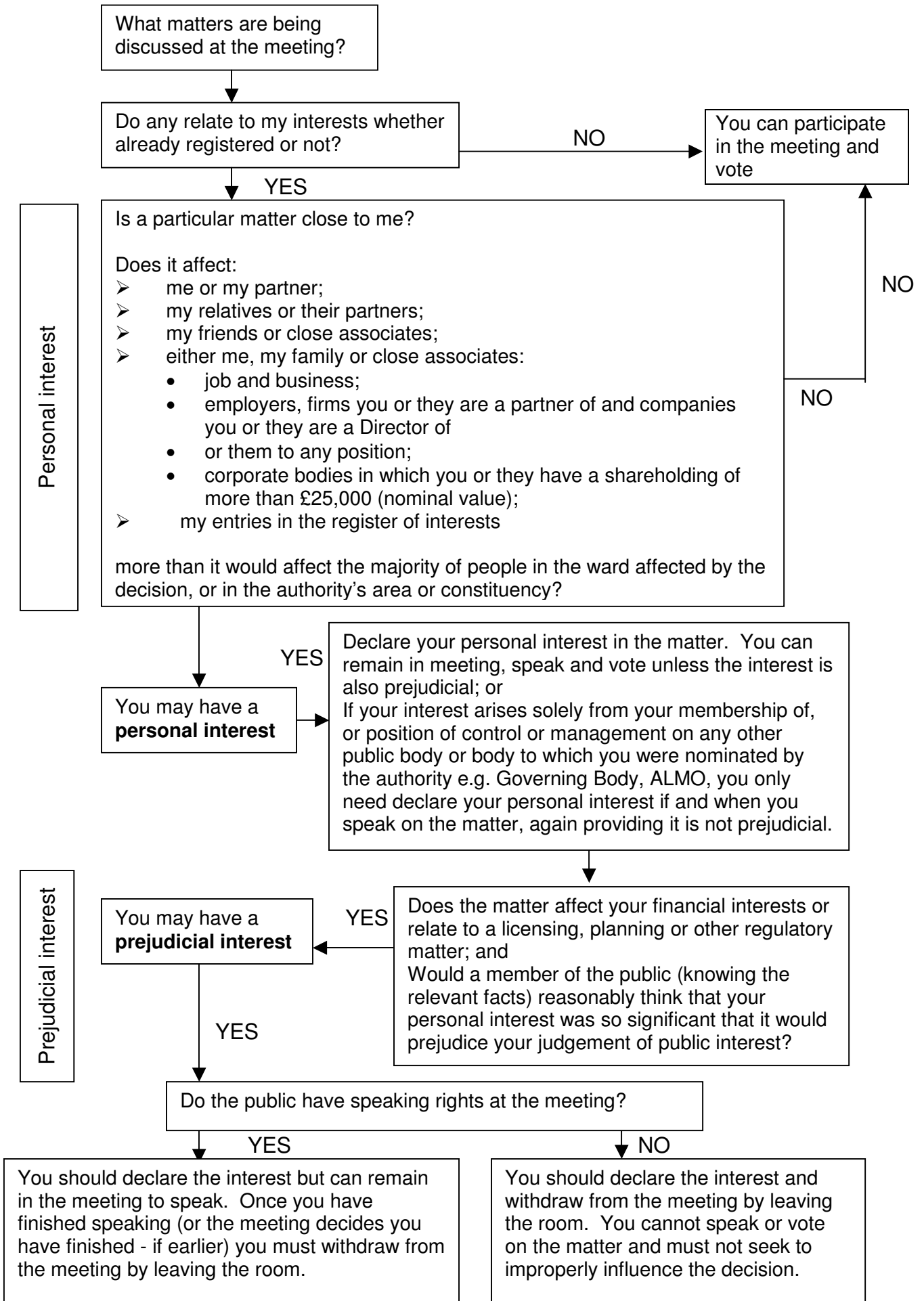
- 23. APPEAL INFORMATION** (Pages 207 - 220)

Section 1 : New Town Planning Application Appeals  
Section 2 : Decisions on Town Planning Application Appeals

- 24. EXCLUSION OF THE PRESS AND PUBLIC**

If necessary, 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 moved to 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 amended by the Local Government (Access to Information) (Variation) Order 2006).  
(There is no part 2 agenda)

**DECLARING INTERESTS FLOWCHART - QUESTIONS TO ASK YOURSELF**



**Note:** If in any doubt about a potential interest, members are asked to seek advice from Democratic Services in advance of the meeting.

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## PLANNING COMMITTEE - 28.9.2010

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 28 SEPTEMBER 2010**

**COUNCILLORS**

**PRESENT** Andreas Constantinides, Kate Anolue, Ali Bakir, Yusuf Cicek, Dogan Delman, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Dino Lemonides, Paul McCannah, Anne-Marie Pearce, Eleftherios Savva and George Savva MBE

**ABSENT** Toby Simon and Terence Neville OBE JP

**OFFICERS:** Bob Ayton (Schools Organisation & Development), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Area Planning Manager), John Hood (Legal Services), Steve Jaggard (Environment & Street Scene), Aled Richards (Head of Development Services) and Mike Brown (Team Leader - Conservation) Jane Creer (Secretary) and Kasey Knight (Secretary)

**Also Attending:** Approximately 30 members of the public, press, applicants, agents and their representatives.  
Tony Dey, Vice Chairman of Conservation Advisory Group.  
Councillor Martin Prescott.

**309****WELCOME AND LEGAL STATEMENT**

The Chairman welcomed attendees to the Planning Committee, and introduced John Hood, Legal representative, who read a statement regarding the order and conduct of the meeting.

**310****APOLOGIES FOR ABSENCE**

NOTED that apologies for absence were received from Councillors Neville and Simon. In the absence of Councillor Simon, Councillor Lemonides acted as Vice Chairman.

**311****DECLARATION OF INTERESTS**

NOTED

1. Councillor Hasan declared a personal and prejudicial interest in application TP/09/1826 - 293-303, Fore Street, London, N9 0PD as he knew the applicant very well through business and fundraising activity.

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2. Having received advice from the Legal representative, Councillor Bakir declared a personal and prejudicial interest in application TP/09/1826 - 293-303, Fore Street, London, N9 0PD as he had submitted a letter supporting the application.

**312**

**MINUTES OF PLANNING COMMITTEE 31 AUGUST 2010**

NOTED that Councillor Keazor had been mistakenly recorded as absent though she had been present at the meeting.

**AGREED** the minutes of the meeting held on 31 August 2010 as a correct record, subject to the above amendment.

**313**

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 74)**

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 74).

**314**

**APPLICATIONS DEALT WITH UNDER DELEGATED AUTHORITY**

NOTED that a copy of those applications dealt with under delegated powers was available in the Members' Library and via the Council's website.

**315**

**ORDER OF AGENDA**

**AGREED** that the order of the agenda be varied to accommodate the members of the public in attendance at the meeting. The minutes follow the order of the meeting.

**316**

**TP/07/1560/NM1 - PROPOSED NON MATERIAL ALTERATION RE EXTANT PLANNING PERMISSION FOR REDEVELOPMENT OF 110-112, ALDERMANS HILL, LONDON, N13 4PT (REPORT NO. 77)**

NOTED

1. The three applications concerning the site at 110-112, Aldermans Hill listed on the agenda for this meeting would be discussed together, then considered in sequence.
2. The introductory statement of the Planning Decisions Manager, including the following points:
  - a. Apologies for the late item TP/07/1560/NM1 circulated on Supplementary Agenda No. 2, with the agreement of the Chairman. Due to the level of interest in the two applications reported on the main



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agenda, it was felt that this item should also be considered by Planning Committee in the interests of openness.

b. In October 2007 planning permission was granted for the demolition of the existing nursing home and erection of a 2-storey block of 10 x 2-bed self-contained flats with accommodation in roof space, front, side and rear dormers and parking to the rear.

c. The first reason for the decision to grant permission was that “the demolition of the existing building and the construction of a block of ten self-contained flats, by virtue of its external design and siting and the internal layout, would be in keeping with the existing street scene and the residential character of the surrounding area”.

d. Neither the permission or conditions formally specified the plan numbers.

e. The site previously contained a pair of 2-storey semi-detached Edwardian style buildings. The Character Appraisal for the Conservation Area described the original buildings as having a positive contribution to the character and appearance of the area.

f. When the Conservation Area was designated in February 2010 the requisite notices were published and letters sent out by recorded delivery, the letter for this site being returned undelivered.

g. A Section 80 counter notice under the Building Act was served to the Council and demolition took place in April 2010 and the site was now vacant.

h. The designation of the Conservation Area had placed a statutory requirement on the developer to secure Conservation Area Consent for the demolition of the original building.

i. The design of the replacement building accepted in 2007 was not of the standard required had the Conservation Area designation been in place at the time.

j. Amendments had been proposed to the design which significantly improved the development and which officers considered to have an acceptable form and appearance which would make a positive contribution to the character and local distinctiveness of the historic environment.

k. Concerns had been raised in relation to the Council's failure to prosecute the developer over the breach of planning control. Officers wished to advise that the issue had not been ignored and no decision had been taken at this time. There was no evidence that the breach was a deliberate act and it was important to take all factors into account, including the willingness of the developer to enter into dialogue with the Council.

l. The Conservation Area designation did not invalidate the planning permission granted in 2007, and that permission carried considerable weight.

m. Legal Counsel had confirmed that the gain in the replacement building was legitimate in this instance.

n. The three applications must each be considered in turn in the order TP/07/1560/NM1; TP/07/1560/MM1 and lastly CAC/10/0007, which was dependent on the acceptability of the replacement scheme.

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- o. Concerns of local residents had been taken into account, as well as the opinion of the Council's Conservation Team and the Conservation Advisory Group.
  - p. Counsel had been consulted on the procedure adopted and merits of prosecution and their view was one of support for the Council's approach.
  - q. If the three applications were agreed this evening, the option of implementing the scheme agreed in 2007 would be removed.
3. The advice of the Legal representative, including the following points:
- a. A written "Advice Note to Committee Members on the Non Material and Minor Material Amendment Applications" had been circulated.
  - b. The procedure to be adopted took account of recent changes in legislation.
  - c. The "first application" (TP/07/1560/NM1) was for the insertion of an additional condition listing the approved drawing numbers upon which the original permission was granted.
  - d. The "second application" (TP/07/1560/MM1) was to effectively replace the condition mentioned in the first application with a fresh condition requiring the external appearance and precise siting of the development to be constructed in accordance with a number of new plans which showed the developer's amended scheme.
  - e. The "third application" (CAC/10/0007) was a retrospective application for demolition of an existing building (the former nursing home) in connection with approved redevelopment of the site.
  - f. He reassured Members that the procedure was entirely lawful and was supported by guidance produced by the Department for Communities and Local Government. Also, opinion was sought from leading Counsel on the procedure and he has confirmed that the Council is taking the appropriate route.
  - g. The demolition of the former nursing home without Conservation Area Consent did not invalidate the original permission and unless it was amended, the Council could end up with a development that was undesirable in the Conservation Area. The approach being followed by the Council would ensure that the only implementable permission which could be built out was the amended 2010 development.
  - h. It was crucial that the three applications were determined in the correct order consequentially. If Members were minded not to accept the officers' recommendation for the first application then the second application would fall away and likewise for the third application if Members did not accept the recommendation in respect of the second application.
  - i. The first application was made pursuant to Section 96A of the Town and Country Planning Act 1990 and sought to insert an additional condition to the original permission listing the drawing numbers which formed part of the original application. Officers' opinion was that such an application could be considered as a Non Material Amendment since it inserted a condition that was already arguably part of the permission itself and reflected what were known to be the relevant drawings at the time. Members were advised that the acceptability of

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the scheme contained in the second application was not to be considered here. If Members were minded to accept the officers' recommendation the Committee would move on to consider the second application.

j. The second application was made pursuant to Section 73 of the 1990 Act and could only be made as a consequence of the condition, which was the subject of the first application, being inserted in the original permission. Applications under Section 73 could only be made if there was a suitable condition which could be varied to achieve the aim of the Minor Material Amendment. This application, if approved, would have the effect of attaching to the original permission a condition which listed revised plans for the amended scheme. This would mean that the development would be built out with an external appearance that officers considered to be appropriate in the Conservation Area. It was considered that the amendment was one whose scale and nature resulted in a development which was not substantially different from the one already approved.

k. It was highlighted that the Council carried out consultation on a much wider basis than required in respect of the second application. This was considered appropriate given the level of public interest in this application.

l. Only if Members were minded to accept the officers' recommendation in respect of the second application, would the Committee be able to move on to consider the third application. This was because the application for Conservation Area Consent has been made on the basis of the revised 2010 scheme coming forward.

4. The Chairman had agreed that a deputation and response limited to a total of five minutes each would be accepted in relation to the three applications being considered in conjunction.
5. The deputation of Mr Andy Barker of the Fox Lane and District Residents' Association, and Mr David March of Improving Our Place Group, including the following points:
  - a. Fox Lane and District Residents' Association represented over 530 household members, and had submitted a 126 signature petition of objection.
  - b. The Residents' Association had worked for many years towards obtaining Conservation Area designation, and felt that it had been destroyed within two months.
  - c. Residents were pressing the Council to prosecute the developers who were riding roughshod over the rules.
  - d. It was important that the Council showed it was committed to dealing with such breaches in a professional way to maintain the confidence of residents.
  - e. Residents considered the consultation period to have been too short.
  - f. Mr March, a qualified architect, highlighted that it was a criminal offence to demolish a building in a Conservation Area without having

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obtained Conservation Area Consent. It was also necessary to obtain a Section 80 'counter notice' under the Building Act.

g. The Planners were told of the risk of demolition of these houses by a local resident on 30 March, via email.

h. The response on 7 April failed to note that Conservation Area Consent was needed for demolition; only that planning permission had been granted in 2007.

i. The Planners were told, by phone and email, when demolition started on 20 April, yet neglected to send an Enforcement Officer. On 30 April, following the intervention of the Director of Place Shaping and Enterprise, officers agreed that Conservation Area Consent was needed and the Enforcement Officer was sent.

j. Residents were advised by the Council that the demolition could not be stopped in law.

k. The application for retrospective Conservation Area Consent for demolition is deficient as no Design and Conservation Statement has been submitted; a national requirement.

l. The officers' report is deficient because it contains no explanation of the circumstances of the demolition of the buildings; there is no architectural description or assessment of the design of the buildings that existed on the site; and it does not refer to the statement in the Conservation Area Character Appraisal for the area the "No site within the Conservation Area is currently subject to development proposals, or vacant and available for development".

m. The Committee was urged to defer consideration of the application, pending a full report into the circumstances of the demolition and the submission of a Design and Conservation Statement.

n. However, if Members were minded to grant Conservation Area Consent, there should be a S106 agreement to keep the hoarding free from signage and graffiti until the development is completed.

o. On 27 May the Director of Place Shaping and Enterprise advised him that officers had informed the developer that the 2007 planning permission had fallen away. Yet, officers approved details of the 2007 scheme under delegated powers on 27 August, despite requests that all the applications should be reported together to the Planning Committee.

p. Officers were rushing the new design through the 'minor material amendment' procedure, when Government advice states that it is intended for dealing with minor changes only.

q. The changes are not minor and amount to a new scheme for which a full planning application should be required and could be challengeable. There is no Design Statement, which is challengeable in law. The building has been moved and breaches the Derwent Road building line – a major change. The external design is unrecognisable from the 2007 scheme.

r. The new design should be as good as the buildings that were illegally demolished. The proposal is not. The revised design is missing: the four ground floor bay windows; the first floor corbelled brick panels; and the step in the roof profile. Also: the corner turret, front window openings and oriels don't match the originals; a 'scraped'

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white render is not appropriate; and the dormers do not match the originals. This gives the building a pastiche-like appearance.

s. In addition: off-street parking for 10 cars is inappropriate; the front garden wall should match no. 120, Aldermans Hill; the refuse store should be relocated; all eaves lines should follow the main eaves line of the building; the two original front doors openings of the houses should be reinstated; and the proposed conditions were not tight enough to control the detailed design of the elevations.

t. The Committee was requested to defer the application and instruct officers to negotiate further revisions as above.

6. The statement of Councillor Martin Prescott, including the following points:
  - a. He appreciated the efforts made by all parties in the last few weeks, but this was “shutting the stable door after the horse had bolted”.
  - b. The demolition was an unlawful act, and the Council was very slow in doing something about it.
  - c. It was accepted that once demolition had started, it could not be halted as the building would be left unsafe, but it should not have been demolished in the first place. The paperwork which should have been submitted in law was not done.
  - d. It was not possible to determine one application without considering the others, and he suggested deferring any decision until the Council had the opportunity to ensure that everything was being done in accordance with the law.
  
7. The response of Mr Dean La Tourelle, Curl La Tourelle Architects, the Agent, including the following points:
  - a. They and the applicant had worked very consistently with officers towards the amendments to the development and felt this was a satisfactory solution to an unusual problem.
  - b. He could understand the anxiety and anger of the local residents, but it was important to understand other factors of this situation, particularly the developer’s intentions. They would be very good neighbours; one of the applicants will live in the accommodation and 60% would be held in trust for the applicant’s family.
  - c. They were doing everything possible to build what would meet the neighbours’ and Council’s aspirations.
  - d. Demolition had been carried out to stop squatters occupying the vacant building; not to frustrate the Council’s plans for the Conservation Area, and planning permission was already granted.
  - e. It was only after the demolition was done that the Council told them the site was in a new Conservation Area. Immediately on realising that a Conservation Area had been designated, the applicant recognised that raised new issues and worked with officers who took advice from the Conservation Advisory Group and objectors regarding the new appearance. Features from the former nursing home and house facades had been incorporated to make a positive contribution to the Conservation Area.

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- f. He urged the Committee to accept the applications and achieve a positive resolution to the building in the Conservation Area.
8. The Planning Decisions Manager's response to points raised, including:
- a. New guidance had been issued this year so that the requirement for a Design and Access Statement under Section 73 of the Town and Country Planning Act 1990 was lifted.
  - b. He understood concerns raised in relation to the Minor Material Amendment process, but could not ignore the material weight of the 2007 planning permission, which must influence the Council's approach. Legal Counsel also agreed that the procedure being followed was appropriate.
9. Tony Dey spoke on behalf of the Conservation Advisory Group (CAG) to amplify their comments set out on page 77 of the agenda pack. CAG deplored the unauthorised demolition of the building and was very concerned about any unauthorised demolition in Conservation Areas, but was grateful for the efforts of the Conservation officers in this situation. CAG was supportive of the proposed replacement building as it closely replicates the original and reflects the style of its robustly designed neighbours.
10. The comments of Mike Brown, Team Leader Conservation, including:
- a. The loss of the original buildings was regrettable, however it was accepted from a number of negotiations with the developers that this was a mistake and not a malicious act.
  - b. A number of new Conservation Areas had been designated and in every instance there were applications that pre-dated the designation and which had involved difficult decisions which the Council had to accept.
  - c. He acknowledged the efforts made by the developer and agent, and advised that the solution put forward this evening was satisfactory to all concerned; discharged the statutory duty to preserve or enhance the Conservation Area; was supported by most professionals; and was appropriate for the Council to support. He hoped it would then be possible to move on and that the Lakes Estate would go on to happier times.
11. In response to Councillor Hurer's queries, the Planning Decisions Manager confirmed that the email of 30 March referred to by the depute was received by the Planning Policy section, but his department was not made aware. He confirmed that procedures had now been changed so that messages were copied to the Planning Department to enable them to assess planning implications. The Chairman emphasised his hope that the measures put in place would ensure a similar situation would not happen again.
12. In response to Councillor Hurer's query whether that applicant was notified at the time of demolition that this was a Conservation Area, the

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Planning Decisions Manager advised that notification letters were returned from the address, which was understood to be squatted at the time.

13. Councillor Hurer referred to the deputies' request regarding measures to ensure the hoarding was kept free from signage and graffiti. Planning officers advised that any conditions needed to be enforceable by the applicant and in this situation they had no control over third parties. However, an arrangement could be agreed whereby the applicant would be notified and the hoarding cleaned within a set timescale.
14. Councillor Hurer suggested that the decision whether to proceed with a prosecution would be up to the Enforcement team and that objectors may wish to liaise with them. The Assistant Director, Planning and Environmental Protection, advised that a range of factors must be taken into account when considering whether prosecution was right and proper. He was not able to say anything at this meeting that may fetter the Council in its decision regarding any prosecution and could not give any indication at this stage what the Council's position would be.
15. Highlighting the objectors' concerns, Councillor Hurer asked about the merits of deferring any decision to discuss improvements to the design and consult further on the most recently revised plans. The Planning Decisions Manager advised that on the basis of the original plans for application TP/07/1560/MM1, CAG had raised no objection to the amendments. Concerns raised by residents had been picked up and the applicant had made further amendments. Officers considered that these had improved the scheme, and there was no requirement to consult further as they had improved the position.
16. In response to disruptive behaviour, the meeting was adjourned for five minutes then reconvened to continue in an orderly fashion.
17. In response to Councillor Lemonides' concern that this situation may set a precedent, the Head of Development Management drew attention to the extant planning permission, and that the Conservation Area designation did not invalidate the original permission. The scheme approved in the 2007 planning permission was not sustainable or of sufficiently high quality. The minor material amendment was a better scheme which would enhance the Conservation Area.
18. In response to Councillor G. Savva's further queries regarding any advantage which may be gained by deferring a decision, the Conservation Team Leader advised that Members may wish to propose a deferral to seek further improvements to the scheme. However he would recommend that the amended design was now acceptable, and advised that refusal would be unlikely to be supported by the Planning Inspectorate and would lead to more difficulties. There

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was extant planning permission and a potential danger of a break-down of the negotiated position with the developer, incurring the risk of implementation of the 2007 scheme. Therefore he recommended that the Committee did not defer a decision, and recommended that this solution was satisfactory.

19. The Head of Development Management highlighted that the first issue to resolve was in relation to the additional condition, as ratified by Counsel advice, and then Members would be able to go on to consider the acceptability of amendments to the scheme.
20. Further to this advice on the procedure, Councillor Hurer confirmed that he may put forward a proposal for deferral in due course but not at this stage.
21. Members voted unanimously in support of the officers' recommendation.

**AGREED** that the proposed non material amendment be agreed and the additional condition specifying the original plan numbers be inserted as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 794/PL 002 Rev A, 794/PL 004 Rev B, 794/PL 006 Rev B, 794/PL 007 Rev A, 794/PL 008 Rev A, 794/PL 009 Rev A, 794/PL 010 Rev A and 794/PL 011 Rev A.

For the reason set out in the report.

**317**

**TP/07/1560/MM1 - 110-112, ALDERMANS HILL, LONDON, N13 4PT**

NOTED

1. The verbal introduction by the Planning Decisions Manager, including the following points:
  - a. The application sought to change the elevations and external appearance of the scheme approved by the 2007 planning permission.
  - b. Since the publication of the report, an additional 10 letters of objection had been received. These raised all or some of the following points:
    - Impact on Conservation Area
    - outrageous plans that should be rejected because of the damage they would inflict on the amenity and enjoyment of adjoining house and garden;
    - development should never have been approved when designation of Conservation Area was imminent;
    - the developers existing consent should be rescinded and new plans submitted which are more appropriate to 1 Derwent Road and the wider Conservation Area;



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- original building contained "all original features in tact";
- the design of the building is like a pastiche of Edwardian style;
- the replacement building must look exactly like the original building;
- there is inadequate detail on the elevations including projecting brick panels around windows, inappropriate rendering, the absence of original oriole windows;
- design involves an oversized caricature of original turrets, the eaves of which do not respect eaves of original building and absence of sloping roof to dormer windows which remain of poor design;
- there should be greater use of leaded lights and stained glass windows;
- front door detail should reflect original and the proposed ground floor units should have their own front doors off the street in the original positions rather than via a communal hallway;
- strong objections to unacceptable parking and refuse storage arrangements are unacceptable as both elements could have been moved well away from the boundary;
- the proposals fall significantly short of replicating the original design of the facades of the houses that stood on this important site within the Conservation Area;
- Planning Committee must halt this outrageous degradation of the Conservation Area;
- the development will harm the Conservation Area;
- object to any development on the site which does not include restoration of a front elevation facsimile of the original;
- replacement proposals should bring characteristics to the Conservation Area to at least match the quality of the original especially those elements that were strong identifiable features of the original building;
- it is important that the block between Ulleswater Road and Derwent Road has a complete row of large houses with consistent scale and detailing which make a coherent period composition and a distinctive view from Broomfield Park;
- replacement development should not go ahead without strict criteria being applied;

Process

- how can it be a minor amendment when the proposals involve a new elevation with a completely different façade and on a completely different footprint;
  - Council officers have shown bias in favour of the developer against the Conservation Area and have not followed proper procedures in dealing with these changes;
  - no design and access statement has been submitted;
  - plans do not show sufficient detail;
  - a fresh new planning application should be sought;
  - the use of the minor material amendment process in this instance is inappropriate.
- c. Receipt of a petition of 128 signatures objecting to the demolition and the fact that the architectural design of the 2007 scheme is out of

**PLANNING COMMITTEE - 28.9.2010**

keeping with and detrimental to the appearance of the Conservation Area.

d. Receipt of a letter from The Enfield Society. The Society comments that the design which replicates to a considerable extent the appearance of the demolished pair of houses is a welcome improvement. Subject to the colour of the pebbledash at first floor matching that of neighbouring houses, the Society raises no objection.

e. Receipt of a letter from Southgate and District Civic Trust. The Trust comments that it considers the alterations to the external appearance now to be in keeping with the character of the Conservation Area.

Timber windows and doors, roof tiles and brickwork to be as the original and surrounding properties are what the Group would expect.

f. Amendments to the report: Paragraph 2.1 should read "Planning permission is sought in respect of proposed alterations to the design and external elevations of the approved 2007 scheme" and at Paragraph 2.2 (second line) it should refer to "Conservation Area Consent" rather than "minor material amendment".

g. In response to CAG's comments and a number of concerns raised by residents, a number of additional details in a revised plan was received on Friday from the applicant. The revised plan shows:

- brick surrounds to first floor;
- amendment to proportions of all windows;
- oriels have been amended to reflect those of the original building;
- sloping roof introduced to front dormers.

The architects for the scheme had also confirmed that:

- the brickwork will be Flemish bond;
- use of pebbledash at first floor.

h. A number of additional conditions were proposed, to require large scale drawings; confirmation of first floor elevations and brickwork finish; and detail for the design of the front door.

2. Councillor Hurer's concerns that with revisions received at this late stage, it was difficult to assess whether they addressed all the concerns of local residents. However, he welcomed the conditions put in place.
3. In response to Councillor Hurer's re-iteration of residents' request to prevent graffiti and signage defacing the hoardings, officers confirmed that the Council had adequate powers to remove this in a short period of time, and that a condition would be inappropriate, but a directive would be imposed to remind the developer of the desire to keep a clean site.
4. In response to Councillor E. Savva's queries regarding the car parking provision for the development, the Planning Decisions Manager advised that parking was considered at the time of the original 2007 planning application and that this application was limited to the external appearance of the development. As the extant planning permission did approve parking at the rear, that remained.

**PLANNING COMMITTEE - 28.9.2010**

5. Members voted in support of the officers' recommendation 7 for and 2 against with 3 abstentions.

**AGREED** that planning permission be granted, subject to the conditions set out in the report and additional conditions below for the reason set out in the report.

Additional Conditions

- All new fenestration and joinery shall be constructed of timber in accordance with large-scale joinery details scale 1:20 including cross section details of the window opening to show brick surround detailing to be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Conservation Area.

- The first floor of all elevations of the development hereby approved shall be finished in pebbledash in accordance with details shown on Drg No 794a/PL07A to be agreed by the local planning authority prior to application of finish.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Conservation Area.

- The brickwork for the development hereby approved shall be constructed using Flemish bond.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Conservation Area.

- Detail for the design of the front door shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To ensure a satisfactory appearance to the development and to preserve the special character and appearance of the Conservation Area.

**318**

**CAC/10/0007 - FORMER BROOMFIELD PARK NURSING HOME, 110-112, ALDERMANS HILL, LONDON, N13 4PT**

NOTED

**PLANNING COMMITTEE - 28.9.2010**

1. Receipt of an additional 61 letters of objection, making a total of 108 letters of objection. The additional comments raised all or some of the following concerns:
  - demolition occurred without first obtaining the necessary consent;
  - all breaches should be penalised. Failure to do so undermines the Conservation Area and credibility;
  - establishes precedent for developers not to adhere to regulations;
  - wholesale demolition should not be permitted;
  - all alterations should be strictly controlled;
  - all developers are out to make a profit;
  - identified as making a positive contribution to the Conservation Area in the Character Appraisal;
  - loss of architecturally interesting Edwardian buildings;
  - existing buildings important to the character and appearance of the Conservation Area;
  - contrary to advice in PPS5;
  - amended scheme does not represent acceptable development for the Conservation Area.
2. Receipt of a petition of 128 signatures objecting to the demolition and the fact that the architectural design of the 2007 scheme is out of keeping with and detrimental to the appearance of the Conservation Area.
3. An amendment to the Condition to insert at the end of the first sentence "unless otherwise agreed by the local planning authority".
4. Members voted in support of the officers' recommendation, 7 for and 1 against, with 4 abstentions.

**AGREED** that conservation area consent be granted subject to the condition set out in the report, for the reason set out in the report.

**319**

**TP/09/1826 - 293-303, FORE STREET, LONDON, N9 0PD**

NOTED

1. Having declared a personal and prejudicial interest in the application, Councillor Hasan left the room and took no part in the discussion or vote.
2. The Chairman agreed to Councillor Bakir's request to remain in the meeting to speak then to leave the room and take no part in the discussion or vote.
3. The introduction of the Planning Decisions Manager. The key point was highlighted as the relationship with the adjacent residential property site already granted planning permission and where construction was underway.

**PLANNING COMMITTEE - 28.9.2010**

4. Receipt of an additional letter of objection from Councillor Stafford, emphasising the inward investment. Though there were parking issues, the development was needed for active engagement with the community. Councillor Stafford had queried the lack of Police comments, but it was clarified that those would normally be picked up in the licensing process rather than planning.
5. The deputation of Mr David Snell and Mr Ian Dix, acting for the applicant, including the following points:
  - a. There was a recognised demand for such a facility, but the report made no reference to the social and economic contribution the development would make.
  - b. The development would be mixed use, would be highly sustainable, and would provide valuable employment opportunities.
  - c. The facility would make use of the existing ramp. If that use was considered to have a detrimental impact on residents it would seem to preclude any re-use of the building.
  - d. There had been no assessment of the residential development in respect of this application site, or of the amenities of future residents.
  - e. At the time of approval of permission for the adjoining residential site, this site was vacant.
  - f. The proposals had been substantially amended to address parking issues, and one banqueting hall had been removed and the number of customers reduced.
  - g. The residential impact was not raised as a concern until July 2010. In order to address it, the applicant was willing to consider solutions such as moving the access ramp or entering into a S106 agreement and an offer had been made in relation to a valet service, but officers had not accepted further amendments to the application.
  - h. Technical matters could be addressed and dealt with by condition.
  - i. Ian Dix spoke as the advisor on highways and transport issues.
  - j. Discussions had been held with officers and additional information provided in support of the proposal. The only objection from transportation officers now concerned the level of parking.
  - k. There was a mix of uses proposed and the parking concerns were only in respect of the banqueting hall.
  - l. The maximum capacity was limited to 400 for all uses on site.
  - m. The café would be modest, and parking provision would be in accordance with the UDP; across the borough many cafes had no parking at all.
  - n. There were 92 spaces on site, which equated to 1 space for 4.3 guests if at full capacity. This was comparable to other similar examples, and no standards were set out in the UDP or London Plan.
  - o. The applicant had now secured a lease on a nearby property to provide a further 30 parking spaces and was negotiating to secure a further 33 spaces.
  - p. Their surveys showed that within 5 minutes' walk there were 71 parking spaces that could be safely used.

**PLANNING COMMITTEE - 28.9.2010**

6. The statement of Councillor Bakir, including the following points:
  - a. He was aware of local demand from his constituents for such a facility.
  - b. He dealt with similar venues many times a year when organising events and many of them did not provide that many parking spaces.
  - c. He did not agree that parking would be insufficient as the facility would be used mostly by local people from the Turkish/Kurdish communities for family events and they would walk or travel 4 or 5 people per car, or if drinking would prefer to take taxis.
  - d. He had looked on the internet at similar venues for comparison across London and seen that facilities with a similar amount of parking provision had been granted a licence.
  - e. Current economic times were tough, and he could not see a good reason to refuse this proposal when it would provide employment to maybe 60 people.
7. Having declared a personal and prejudicial interest in the application, Councillor Bakir then left the room and took no part in the discussion or vote.
8. The Planning Decisions Manager's confirmation that officers had acknowledged the demand for such a facility, and the Planning Committee had approved a number of such developments, some on industrial estates.
9. The Planning Decisions Manager highlighted that there was an existing level of use associated with the former car sales and service workshop, but of a different pattern. The main use of the proposed development would be in the evenings and night time.
10. The advice of the Section Manager Transportation Planning, including:
  - a. There was not a lot of hard evidence available of parking demand for such uses, but they were clearly better located where there was more parking / town centres.
  - b. It was inevitable that parking would happen on surrounding residential streets, where there was not a surplus of on-street parking.
  - c. There was already considerable pressure in surrounding streets; at the local Area Forum residents had called for a CPZ.
  - d. There was public transport on Fore Street, but not to the extent to make a meaningful contribution to deal with large numbers leaving at midnight.
  - e. Officers were happy to explore solutions with the applicant, but were still dealing with a venue with a capacity for 400 customers and up to 50 staff.
  - f. He confirmed that the figures quoted in para 6.4.5 of the report were based on the information provided by the applicant.
11. In response to Members' request for clarification, the Planning Decisions Manager confirmed that three responses were received from

**PLANNING COMMITTEE - 28.9.2010**

the public, from three adjacent properties. There had been adequate consultation and the correct number of people were informed.

12. In response to Councillor Hurer's queries in relation to the planning permission approved for the adjacent residential site, the Planning Decisions Manager advised that it was not possible to impose conditions that would affect a neighbouring site. When assessing the residential scheme, at the time there was a level of use associated with the car showroom and workshop, but officers' concern related to the rooftop car parking area, and that use would change with much more activity likely in the evening, at the time when residents would expect to enjoy less noise in the area.
13. In response to Councillor Hurer's queries regarding the applicant's willingness to secure additional off-site parking spaces, the Section Manager Transportation Planning confirmed that there was discussion of off-site valet parking, but officers had concerns about its endurance for the facility's lifetime, and its enforceability and whether people would be happy to use such a service. It may be possible to impose a legal agreement rather than a condition, but customers could not be forced to use the valet parking.
14. Councillors Anolue, Constantinides and G. Savva's concerns that local residents would suffer noise and disturbance from customers of the facility, in what was a residential area. It was highlighted that local people already suffered parking problems, particularly on Tottenham Hotspur match days, and at the end of events if people also had to walk some distance to their cars, noise nuisance was almost inevitable.
15. Councillor Cicek's comments that in his experience he understood this facility would serve families and host wedding parties and could not be compared to a nightclub. He calculated that the parking provision would be sufficient for its use. He also believed that many customers would leave before 10.00pm.
16. Councillor Delman concurred that the facility would be used by local families who would travel together and would be likely to leave earlier than midnight. He also highlighted that the housing development site used to be a public house so there was a precedent.
17. The Planning Decisions Manager confirmed that the figures quoted that 60% of guests would arrive by car and 20% by taxi were provided by the applicant. It was also recorded that at the local Area Forum, local residents raised on-street parking as a severe issue, and it would be a concern if that was exacerbated.
18. In response to Councillor Delman's assertion that noise and disturbance could not be assessed or be a material consideration as the facility had not yet been built, the Planning Decisions Manager

**PLANNING COMMITTEE - 28.9.2010**

confirmed that there was a need to safeguard the amenities of future residents.

19. Councillor E. Savva's comments that there had previously been a banqueting hall nearby which had operated for some time. He also drew attention to the local continuous traffic noise and late opening shops from the North Circular Road to Hertford Road.
20. Councillor G. Savva highlighted the anti-social behaviour linked to other banqueting halls, and the concerns of the local Area Forum attendees.
21. In response to Councillor Lemonides' queries about any potential appeal, the Head of Development Management advised that a Planning Inspector would balance the issues, but it would be very unlikely that economic issues would outweigh amenity problems.
22. In response to Councillor Hurer's further queries in relation to potential screening to lessen noise and headlight disturbance from the car park, Planning officers confirmed that the car park was on the roof area and there would be some degree of disturbance associated with this application. Any mitigation would have visual implications. This application had been with the Authority for nearly a year and negotiations had been held with officers to try to mitigate concerns. He would suggest the best course of action may be for the applicant to put in a new application and if it was re-submitted within six months no fee would be payable.
23. Councillor E. Savva's opinion that the proposal would enrich and develop Edmonton and make it a better place to live.
24. Councillor Delman's proposal, seconded by Councillor E. Savva, that the officers' recommendation be rejected, which was not supported by a majority of the Committee, with 5 votes for and 6 against.
25. A vote to accept the officers' recommendation was supported 6 to 5 by the Committee.

**AGREED** that planning permission be refused, for the reasons set out in the report.

**320**

**LBE/10/0029 - 22, CARPENTER GARDENS, LONDON, N21 3HJ**

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

**321**



**PLANNING COMMITTEE - 28.9.2010**

**LBE/10/0038 - MAIN BUILDING, GALLIARD PRIMARY SCHOOL, GALLIARD ROAD, LONDON, N9 7PE**

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

**322**

**TP/10/0916 - ST MATTHEWS C OF E PRIMARY SCHOOL, SOUTH STREET, ENFIELD, EN3 4LA**

NOTED the support for the project from the Education Department.

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

**323**

**TP/10/0945 - CUCKOO HALL PRIMARY SCHOOL, CUCKOO HALL LANE, LONDON, N9 8DR**

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

**324**

**TP/10/1140 - HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE**

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

**325**

**COUNCILLORS' GUIDE TO THE PLANNING SYSTEM**

NOTED

1. The Head of Development Management had prepared guidance as a reference document to help Members and set out procedures and protocol.
2. Members were invited to forward any comments to Aled Richards.
3. The guide would be considered further by the Governance Working Group and recommended to full Council for agreement.

**326**

**APPEAL INFORMATION**

NOTED the information on town planning appeals received from 18/08/2010 to 08/09/2010.



**MUNICIPAL YEAR 2010/2011 - REPORT NO 093**

**COMMITTEE:**  
 PLANNING COMMITTEE  
 26.10.2010

AGENDA - PART 1	ITEM 5
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SUBJECT -

MISCELLANEOUS MATTERS

**REPORT OF:**  
 Assistant Director, Planning  
 and Environmental Protection

**Contact Officer:**  
 Planning Decisions Manager  
 Andy Higham Tel: 020 8379 3848

**5.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS** INF

5.1.1 In accordance with delegated powers, 246 applications were determined between 11/09/2010 and 12/10/2010, of which 184 were granted and 62 refused.

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

Background Papers

To be found on files indicated in Schedule.

**5.2 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.

**5.3 APPEAL INFORMATION**

INF

The Schedule attached to the report lists information on town planning application appeals received between 09/09/2010 and 11/10/2010 and also contains information on decisions taken during this period.

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date :** 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning  
& Environmental Protection

**Contact Officers:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
David Warden Tel: 020 8379 3931

**Ward:**  
Winchmore Hill

**Application Number :** LBE/09/0024/VAR1

**Category:** Minor

**LOCATION:** Barrowell Green Recycling Centre, Barrowell Green, London N21 3AU

**PROPOSAL:** Removal of condition 3 to allow extension of opening hours from 07.45 to 19.45 on Tuesdays and Fridays.

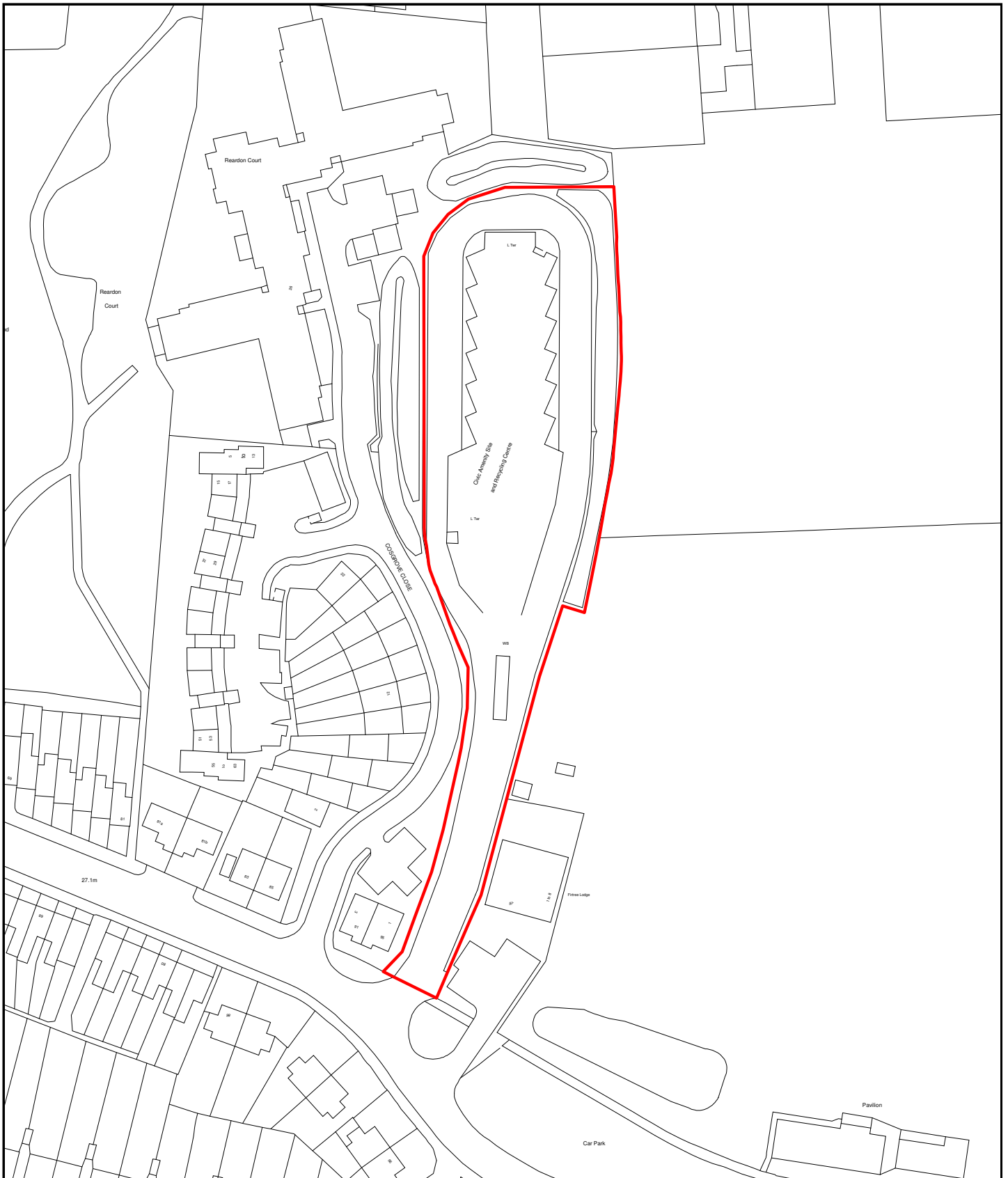
**Applicant Name & Address:**

Quentin Wallace-Jones  
London Borough of Enfield  
Civic Centre  
Enfield  
EN1 3XA

**Agent Name & Address:**

**RECOMMENDATION:**

That the Head of Development Management be granted delegated authority to determine, following the expiry of the consultation period, that planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.



### Development Control



Scale - 1:1250  
Time of plot: 10:26

Date of plot: 13/10/2010

## **1. Site and Surroundings**

### **1.1 Site**

1.1.1 The existing recycling centre is located on the north side of Barrowell Green. Access to the site is from Barrowell Green.

### **1.2 Surroundings**

1.2.1 The surrounding area is primarily residential, with properties along the western boundary and along Barrowell Green itself. Winchmore School and Barrowell Green playing fields are situated along the eastern boundary.

1.2.3 The site is not located within a Conservation Area.

## **2. Proposal**

2.1 The application proposes to make permanent the extension of opening hours on Tuesdays and Fridays only to 19.45 hrs. Permission is previously granted for a temporary period of 12 months, prior to which the closing time was 16:15.

## **3. Relevant Planning Decisions**

3.1 LBE/09/0024 Extension of opening hours from 07.45 hrs to 19.45 hrs on Tuesdays and Fridays, granted subject to conditions on 26-Aug-2009.

3.2 LBE/04/0016 Extension of operating hours to 19:45 on Tuesdays and Fridays, granted in August 2004 for a temporary period of 12 months, granted subject to conditions on 03-Aug-2004.

## **4. Consultations**

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

4.1.1 Environmental Health does not object to the proposal.

### **4.2 Public response**

4.2.1 Consultation letters were sent to 56 neighbouring properties. The consultation period is due to expire on 3<sup>rd</sup> November 2010. At the time of writing no responses have been received. An update will be provided at the meeting. Please also note the recommendation in respect of delegated authority for any letters received after committee.

## **5. Relevant Policy Considerations**

### **5.1 UDP Policies**

(I)GD1 Regard to Surroundings / Integrated into Local Community  
(I)GD2 Quality of Life and Visual Amenity

(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(I)EN6	Minimise the environmental impact of all developments
(II)EN29	To ensure the recycling of as much waste material as possible.
(II)EN30	Land, air, noise and water pollution
(I)E1	Enfield as a Location for Business
(I)E2	Enhance, bring into use and retain employment uses
(I)E4	Most efficient use of employment land
(II)E2	Concentrate B1 – B8 uses within Primary Industrial Areas
(II)E15	Noise generated by industrial and warehousing development

5.2 Emerging Local Development Framework: Core Strategy:

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which sets out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Core Strategy has now been submitted to the Secretary of State and an Inspector appointed. The Examination in Public to consider whether the Strategy meets legal requirements and that it passes the tests of soundness (it is justified, effective and consistent with national policy) is scheduled for this summer and thus, some weight can be given to the policies contained therein. The following are considered of relevance to the consideration of this application.

SO3	Protect and enhance Enfield's environmental quality;
SO5	Waste minimisation, recycling, management and treatment
SO21	Sustainable Transport

5.3 London Plan

3B.1	Developing London's economy
3C.23	Parking Strategy
4A.19	Improving air quality
4A.20	Reducing noise and enhancing soundscapes
4A.21	Waste strategic policy and targets
4A.22	Spatial policies for waste management
4A.23	Criteria for the selection of sites for waste management and disposal
Annex 4	Parking standards

5.4 Other Relevant Considerations

PPS1	Delivering Sustainable Development
PPS1	Supplement Climate Change
PPS1	Delivering Sustainable Communities
PPS4	Planning for Sustainable Economic Growth
PPS10	Sustainable Waste Management
PPG13	Transport
PPS23	Pollution control
PPG24	Noise
PPS25	Flood Risk



## **6. Analysis**

### **6.1 Principle**

- 6.1.1 There is no planning history in respect of the initial use of the site for waste purposes. However, there has been a waste use at the site since at least the 1940-50's, which is confirmed by a 1946 aerial photograph. The land was transferred to the Council from the Greater London Council in the 1980's. The facility in its current form appears on the 1991 aerial photograph, but was not present in 1981 edition. Various permissions were granted between 1983 and 1987 for the adjoining housing.
- 6.1.2 Whilst there are no conditions restricting hours at the site currently, planning permission has been sought to ensure transparency. The application presents an opportunity to formally control the hours at the site.
- 6.1.3 The proposed extended hours would increase the availability of recycling facilities to the public, which is supported by both UDP and London Plan policies. Permission was previously granted for a temporary period in 2004, although it was never implemented, and permission was again granted in 2009. The facility has been operating the extended hours and there have been no recorded complaints.
- 6.1.4 As such, subject to the detailed consideration of the impacts on residential amenity and highway safety below, the principle of development is considered acceptable.

### **6.2 Impact on Neighbouring Properties**

- 6.3.1 The proposal involves a three and a half hour increase in opening time from 16:15 to 19:45 on Tuesdays and Fridays. Residents were previously concerned regarding the potential for increased noise and disturbance, especially as there are more residents at home during this time. However, the impact was weighed against the benefits to the environment of such a facility which the Council is required to provide. Moreover, its increased use is supported by local, regional and national policy. It must also be recognised that there is a longstanding waste use at the site and there is no readily available alternative location.
- 6.3.2 The previously approved temporary permission included conditions regarding a Management Plan that sought, wherever possible, to restrict noisier activities to the previous operating hours, as well as covering activities throughout the operating hours to provide opportunities to minimise disturbance. It is understood that such a plan has been in operation. Whilst it was reviewed informally, a further condition is required to require its formal submission and approval.
- 6.3.3 The extended hours operated over the summer months and there have been no record of complaints.
- 6.3.4 Having regard to all of the above matters, in particular the absence of complaints, it is considered, on balance, that the increase in noise and

disturbance during the extended hours would be sufficiently limited. As such, the impact on neighbouring properties is considered acceptable.

### 6.3 Highway Safety

- 6.2.1 The proposal would increase the movements taking place during the afternoon peak hours on Tuesdays and Fridays. However, the increased hours would also be likely to spread out some of the traffic movements over a larger number of hours. This has the potential to reduce traffic queuing to enter the site.
- 6.2.2 As stated above, there are no recorded complaints regarding the operation of the extended hours.
- 6.2.3 Overall, having regard to the above factors, in respect of highway safety the proposal is considered acceptable.

## 7. **Conclusion**

- 7.1 It is considered that the impact of the proposal on neighbouring properties and the highway network are acceptable. Moreover, the facility has operated over the summer months without complaint. In light of the above, it is considered that the proposed development is acceptable.

## 8. **Recommendation**

- 8.1 That planning permission be deemed to be GRANTED subject to the following conditions:
  - 1. Prior to the commencement of development, details of a management plan aimed at minimising noise and disturbance at the site, including a review of working practices and details of activities which shall be restricted from taking place in the evenings, shall be submitted to and approved by the Local Planning Authority. The management plan shall operate throughout the duration of this permission.

Reason: To ensure the use of the site does not prejudice the amenities of occupiers of nearby dwellings.

- 2. The premises shall only be open for working between the hours of 07:45 - 16:15 on Monday, Wednesday and Thursday, 08:00 - 16:15 on Saturday and Sunday and 07:45 - 19:45 Tuesday and Friday.

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

- 3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

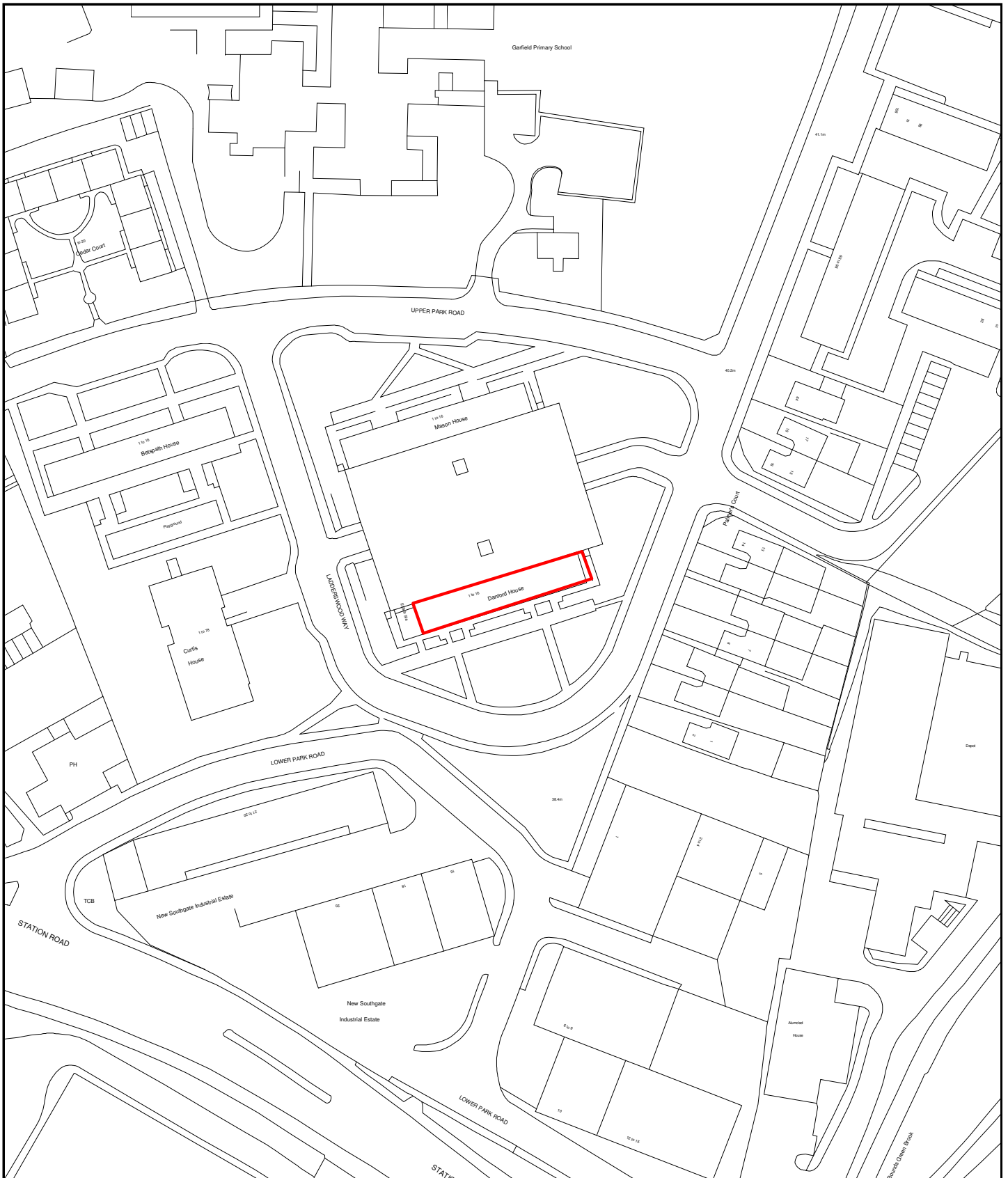
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

8.2 The reasons for granting planning permission are as follows

1. The proposed extension of hours would improve the availability of recycling facilities, having regard to policy (II)EN29 of the Unitary Development Plan, as well as policies 4A.21, 4A.22 and 4A.23 of the London Plan (2008) and the objectives of PPS1, PPG4 and PPS10.
2. The proposed extension of hours would not detract from the character or visual amenities of the surrounding area or unduly affect the amenities, in particular in respect of noise and disturbance or odour, of adjoining or nearby residential properties having regard to Policies (I)GD1, (I)GD2, (II)GD3, (I)EN6, (II)EN30 and (II)E15 of the Unitary Development Plan, as well as policies 4A.19 and 4A.20 of the London Plan (2008) and the objectives of PPS1, PPS3, PPG4, PPS10 and PPG24.
3. The proposed extension of hours, including the retention of existing parking and servicing facilities would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6 and (II)GD8 as well as Policy 3C.23 of the London Plan and PPG13.

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**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date :** 26<sup>th</sup> October 2010**Report of**  
Assistant Director, Planning &  
Environmental Protection**Contact Officers:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
David Warden Tel: 020 8379 3931**Ward:**  
Southgate Green**Application Number :** LBE/10/0030**Category:** Other**LOCATION:** 10 Danford House, 2, Ladderswood Way, London N11 1RY**PROPOSAL:** Change of use of residential unit to provide a temporary information centre / meeting space.**Applicant Name & Address:**Neil Vokes  
London Borough of Enfield  
Civic Centre  
Enfield  
EN1 3XA**Agent Name & Address:****RECOMMENDATION:**That planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.



### Development Control



Scale - 1:1250  
Time of plot: 13:19

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 The application property is located on the ground floor Danford House, which is sited off Ladderswood Way. The existing flat has two bedrooms and forms part of a four storey block of 16 flats. The flat faces onto the existing car park serving this and the surrounding blocks.
- 1.2 The surrounding area is predominantly residential in character. To the north, beyond the existing car park, is a further four storey block (Mason House) with Garfield Primary School beyond. To the east, lies Palmers Court, which comprises a number of two storey semi-detached and detached blocks of flats. To the south, is New Southgate Industrial Estate, which comprises a number of single and two storey commercial buildings. To the west, lie Curtis House, Betspath House and Cedar Court. These buildings provide 78, 16 and 20 flats and are thirteen, four and two storeys, respectively.
- 1.3 The site is within walking distance of Arnos Grove Tube Station.
- 1.4 The site falls within the North Circular Area Action Plan and New Southgate Priority Areas.

## **2. Proposal**

- 2.1 The application proposes a temporary change of use until 2013 from the now vacant two bedroom flat to use as an office and meeting space. The facility will be operated on behalf of the Council in connection with the comprehensive redevelopment of the Ladderswood Estate and will permit a range of services to be provided locally including monthly resident meetings (approximately 15 residents and 2 officers), fortnightly drop in sessions, public displays and office space.
- 2.2 The scheme will also involve the insertion of a door and ramp to the car park elevation of the building to allow direct access to the unit.

## **3. Relevant Planning Decisions**

- 3.1 No relevant planning history.

## **4. Consultations**

### 4.1 Statutory / Non-Statutory Consultees

- 4.1.1 Environmental Health does not object to the proposal.

### 4.2 Public

- 4.2.1 Consultation letters were sent to 16 neighbouring properties. At the time of writing no responses have been received.

## **5. Relevant Policy Considerations**

### 5.1 Unitary Development Plan

- (I)GD1 Regard to Surroundings / Integrated into Local Community
- (I)GD2 Quality of Life and Visual Amenity

- (II)GD1 Appropriate location
- (II)GD3 Character / Design
- (II)GD6 Traffic Generation
- (II)GD8 Site Access and Servicing
- (II)H2 Loss of Residential

## 5.2 Local Development Framework: Core Strategy

5.3.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO1 Enabling and focusing change
- SO4 New homes
- SO8 Transportation and accessibility
- SO10 Built environment
  
- CP2 Housing supply and locations for new homes
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP30 Maintaining and improving the quality of the built and open environment

## 5.3 London Plan

- 2A.1 Sustainability criteria
- 3A.1 Increasing London’s supply of housing
- 3A.2 Borough Housing Targets
- 3A.3 Maximising potential of sites
- 3C.21 Improving Conditions for Walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking Strategy

## 5.4 Other Material Considerations

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transport

## 6. **Analysis**

6.1 The main issues for consideration are the principle of the loss of a residential unit, the impact on neighbouring properties, design and highway matters.

## 6.2 Loss of Residential



6.2.1 The proposal would result in the loss of a residential unit. Policy (II)H2 seeks to resist such losses to ensure an adequate supply of housing. However, in this instance, the proposal is for a temporary period and is linked to the wider regeneration of the area. The building in question is one that is earmarked for demolition as part of this wider scheme. In this respect it is likely that tenants will be moved out of the building over period of time and properties will become vacant in any event.

6.2.2 Overall, notwithstanding the loss of a residential unit, the proposal is aimed at achieving planning benefits for the wider area. As a result, the principle is considered acceptable.

### 6.3 Impact on Neighbouring Properties

6.3.1 The proposed development would be used for a number of weekly, fortnightly and monthly meetings for up to a maximum of 20 people. The pattern of this use suggests that the property will be frequently unoccupied. Whilst there may be some increase in activity when meetings are taking place, these will be sufficiently infrequent to ensure that there is not an unacceptable impact on the amenities of nearby residents.

6.3.2 The proposed hours are between 9 am to 8 pm Monday to Friday and 10 am to 6 pm on Saturdays. Having regard to the above pattern and extent of the use of the property, it is not considered these hours would be detrimental to the amenities of nearby residents. The hours will be secured by condition.

6.3.3 on balance, it is considered the proposal will not have an acceptable impact on the amenities of neighbouring properties.

### 6.4 Impact on Character of Surrounding Area

6.4.1 The proposals involve alterations to the elevation facing the car park. This will include replacing one of the existing windows with a door to provide direct access without entering the communal stairway. This will also be served by a ramp. The design is considered acceptable and this element of the proposal has significant security benefits for the existing residents.

6.4.2 It is not considered the limited increase in use of the property, or the nature of that use, would adversely affect the residential character of the area.

6.4.3 Overall, it is considered the proposed development would have an acceptable impact on the character of the surrounding area.

### 6.5 Access, Traffic Generation and Parking

6.5.1 The site will utilise the existing access to the site, which is considered acceptable.

6.5.2 In respect of traffic generation and parking. There will be a limited number of officers visiting the site with the remaining visitors will be local residents. As such, any increase in traffic generation would be sufficiently limited so as not to adversely affect highway safety and visits from local residents are unlikely to result in additional parking demand. In respect of parking for officers, there are existing parking facilities serving the flats, as well as some capacity on

street. Having regard to all of the above factors, the traffic generation and parking arrangements are considered acceptable.

6.5.3 Overall, in respect of highway safety the proposal is considered acceptable.

## 7. Conclusion

7.1 It is considered the benefits of the scheme for the future planning of the area outweigh the concerns in respect of the temporary loss of a residential unit. The proposed external alterations are acceptable and the proposal would not have an unacceptable impact on neighbours amenities or highway safety. In light of the above, it is considered that the proposed development is acceptable.

## 8. Recommendation

8.1 That planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.

1. The site shall only be used as an office / information centre / meeting space and shall not be used for any other purpose without the written permission of the Local Planning Authority.

Reason: To protect the residential amenities of nearby residents and protect the supply of housing land.

2. The site shall only be used between the hours of 9 am and 8 pm Monday to Friday, 10 am to 6 pm on Saturdays and at no time on Sundays.

Reason: To protect the residential amenities of nearby residents.

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

Reason: To ensure a satisfactory appearance.

4. This permission is granted for a limited period expiring on 31st December 2013 when the use hereby permitted shall be discontinued and/or the buildings hereby permitted removed and the land reinstated.

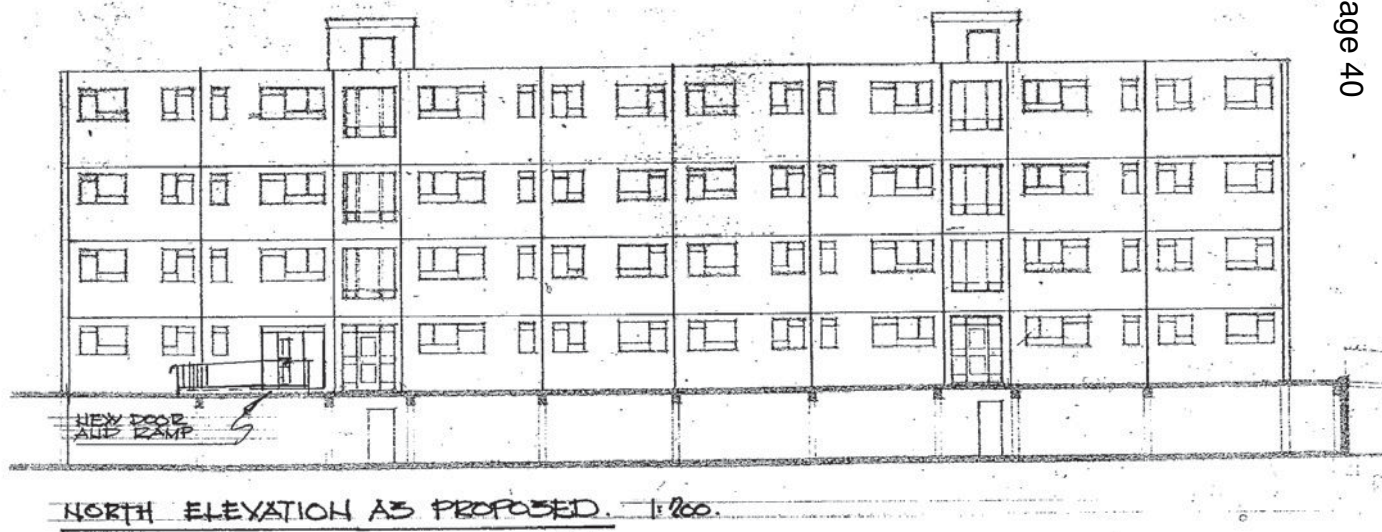
Reason: To protect the supply of housing land.

8.2 The reasons for granting planning permission are as follows

- 1 The proposed development would relate to the future planning of the area and as a result the temporary loss of residential accommodation is acceptable having regard to policies (II)H2 of the Unitary Development Plan and policies 3A.1 and 3A.2 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.
- 2 The proposed development would not have an unacceptable impact on the character and appearance of the area having regard to policies

(I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary Development Plan as well as the objectives of PPS1 and PPS3.

- 3 The proposed development would not unacceptably impact on the amenities of nearby residents having regard to policies (I)GD1, (I)GD2, (II)GD1 and (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
- 4 The proposed development would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6, (II)GD8 and (II)T13 as of the Unitary Development Plan, Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.



Rev Date Notes



Project NEW EXTERNAL OPENING FOR OUTREACH OFFICE 10 Danford House, Ladderswood Estate, New Southgate			Drawing Title PROPOSED ELEVATION & DETAIL OF NEW ENTRANCE	
Scale 1:50 + 1:200	Date SEP. 2010	Drawn PK	Drawing No. H/002691 /2	Revision
Architect \ S.O. CA		CAD File No. CADFILE		

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mrs S.L. Davidson Tel: 020 8379  
3841

**Ward:** Enfield  
Lock

**Application Number :** CAC/09/0010/REN1

**Category:** Conservation Area  
Consent

**LOCATION:** Former Rifles PUBLIC HOUSE, 600, ORDNANCE ROAD, ENFIELD, EN3  
6JQ

**PROPOSAL:** Demolition of single storey extensions to public house in association with residential redevelopment under Ref:TP/06/2169/REN1. (Renewal of application)

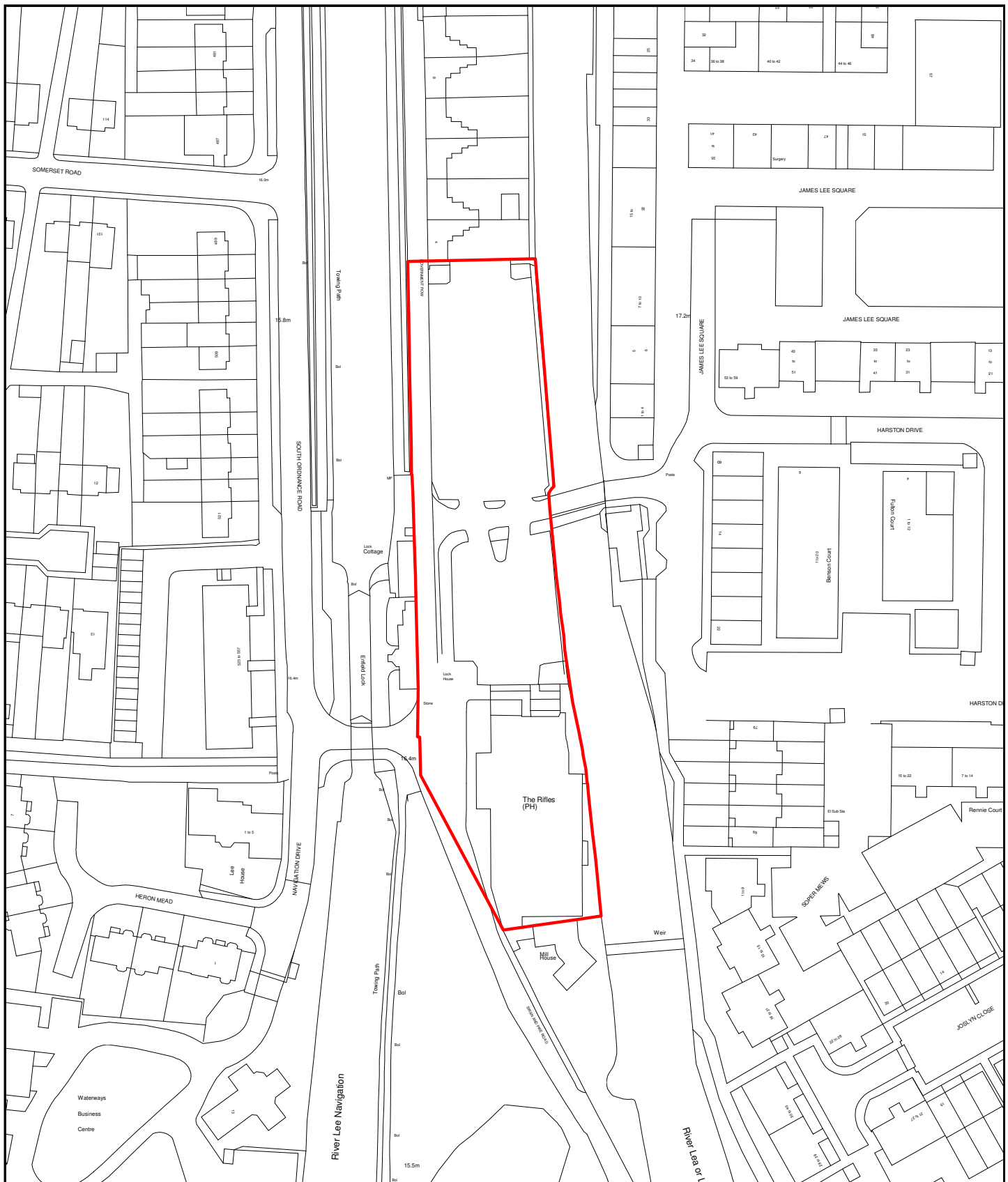
**Applicant Name & Address:**

Seedwell Limited  
12B, Greendale,  
Greendale Avenue,  
London,  
NW7 4QA

**Agent Name & Address:**

Ms Guin Dimock  
Fanshaw House  
Fanshaw Street  
London  
N1 6HX

**RECOMMENDATION:** That Conservation Area Consent be **GRANTED** subject to conditions.



**ENFIELD**  
Council



### Development Control



Scale - 1:1250  
Time of plot: 13:21

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The former Rifles Public House consists of a mix of two and single storey building located within the Enfield Lock Conservation Area. The site also adjoins the River Lee along the eastern boundary

## **2 Proposal**

- 2.1 This application seeks to renew the existing consent for the demolition of the single storey banqueting suite addition to the south of the main building and the single storey wings either side of the main building, in connection with the planning application for the redevelopment of the site, TP/06/2169/REN1, reported elsewhere on this agenda.

## **3 Relevant Planning Decisions**

- 3.1 TP/05/0728 Planning permission granted for the redevelopment of site ( including the car park sites to the north of the Public House) for residential purposes (totalling 22 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 8 self-contained flats (comprising 4 x 2-bed, 3 x 1-bed, 1 x studio) involving single storey extensions, installation of 2 dormer windows to front, balconies at rear first floor level and front entrance ramp; erection of a terrace of eight x 3 bed 2-storey houses; erection of a terrace of five x 3 bed 2-storey houses and erection of a detached 2-storey 4-bed house. This permission is subject to a S106 Agreement requiring contributions towards education provision and local environmental improvements, together with the dedication of woodland to the Lee Valley Regional Park Authority.
- 3.2 TP/06/2169 Planning permission granted for the redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 1 x studio, 1 x 1-bed, 4 x 2-bed) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows, front entrance ramp and bicycle store at side; erection of a terrace of 7 x 3-bed 2-storey houses and a terrace of 8 x 3-bed 2-storey houses; 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. (Revised scheme). This planning permission requires the demolition of the buildings/extensions the subject of this application for Conservation Area Consent.
- 3.3 CAC/06/0008 Consent granted for the demolition of the single storey extensions to public house.
- 3.4 CAC/09/0010 Consent granted for the demolition of single storey extensions to public house in association with residential redevelopment approved under Ref:TP/06/2169.

## **4 Consultations**

- 4.1 Statutory and Non-Statutory Consultees

- 4.1.1 English Heritage has advised that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

## **4.2 Public**

- 4.2.1 Consultation letters have been sent to the occupiers of 84 adjoining and nearby properties. In addition, the application has been advertised on site and in the local press. No responses have been received.

## **5 Relevant Policy**

### **5.1 Unitary Development Plan**

- (I)C1 To ensure areas, sites and buildings of architectural or historic interest together with their character and settings are preserved or enhanced.  
(II)C26 To resist the demolition of unlisted buildings or parts thereof which contribute to the character of a conservation area.  
(II)C27 To seek to ensure that buildings of architectural, historic or townscape interest within a conservation area are retained and that their character and setting are protected

### **5.2 LDF – Core Strategy**

- 5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.
- 5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the 'soundness' of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO1: Enabling and focusing change  
SO2: Environmental sustainability  
SO3: Community cohesion  
SO10: Built environment  
CP9: Supporting community cohesion  
CP30: Maintaining and improving the quality of the built and open environment

### **5.3 London Plan**

4B.12 Heritage Conservation

### **5.3 Other Material Considerations**

PPS5 Planning for the Historic Environment



Enfield Lock Conservation Area Character Appraisal

**6 Analysis**

- 6.1 The large building towards the rear of the site to be demolished once housed the banqueting suite. It is a modern and unsympathetic addition to the public house. Its demolition is to be welcomed, even in the absence of any scheme for redevelopment of the site.
- 6.2 The single storey additions either side of the building are in keeping with the central core of the building although are unlikely to be contemporary with it. The demolition of these wings in connection with the redevelopment of the site has previously been considered acceptable and there have been no material change in circumstances on the site to lead to a different conclusion. The application for renewal of the planning permission for the redevelopment of the site is reported elsewhere on this agenda for approval and any consent for demolition will be tied by condition to that scheme, ensuring that demolition does not take place in the absence of a contract for the implementation of the approved redevelopment scheme.

**7 Recommendation:**

- 7.1 That Conservation Area Consent be GRANTED subject to the following conditions:
- 1 That demolition shall not take place until a contract for the carrying out of works of redevelopment approved under reference TP/06/2169/REN1 has been entered into, unless otherwise agreed in writing by the Local Planning Authority.
- Reason: To safeguard the character and appearance of this building within the Enfield Lock Conservation Area.
- 2 C55a Time Limited Permission – CAC

Amendments/Notes

IMPORTANT NOTICE

The site and cable routes shown on this drawing have been located using electronic surface detection equipment and no trial holes have been dug to confirm the location of the cables. It is believed that the information presented on this drawing is correct at the time of the survey but care must be taken when any excavation is undertaken in the site.

Non-metallic pipes have not been electronically located.

KEY

- 7- O/H Section Location
- O/H Details
- Details
- Water
- Trenchway
- Gas
- Other
- British Telecom
- Fuel Bunker
- Sewer
- Surface water drain
- Pumping Main
- Manhole

on this drawing the exact location of the cables is indicated where it can be accurately determined.

KEY: AREA TO BE DEMOLISHED



All demolition and works to be indicated on this drawing are for information only and do not constitute a contract. The contractor shall be responsible for the verification of any damage and measurement of work on site.

Dimensions shall be taken from this drawing.

This drawing is to be used in conjunction with all other drawings and specifications and shall be subject to the Architect's instructions on variations and to be subject to the Architect's instructions on variations and to be subject to the Architect's instructions on variations.

Project

THE RIFLES PH REDEVELOPMENT

29 JAN 2010

Drawn

DEVELOPMENT SERVICES

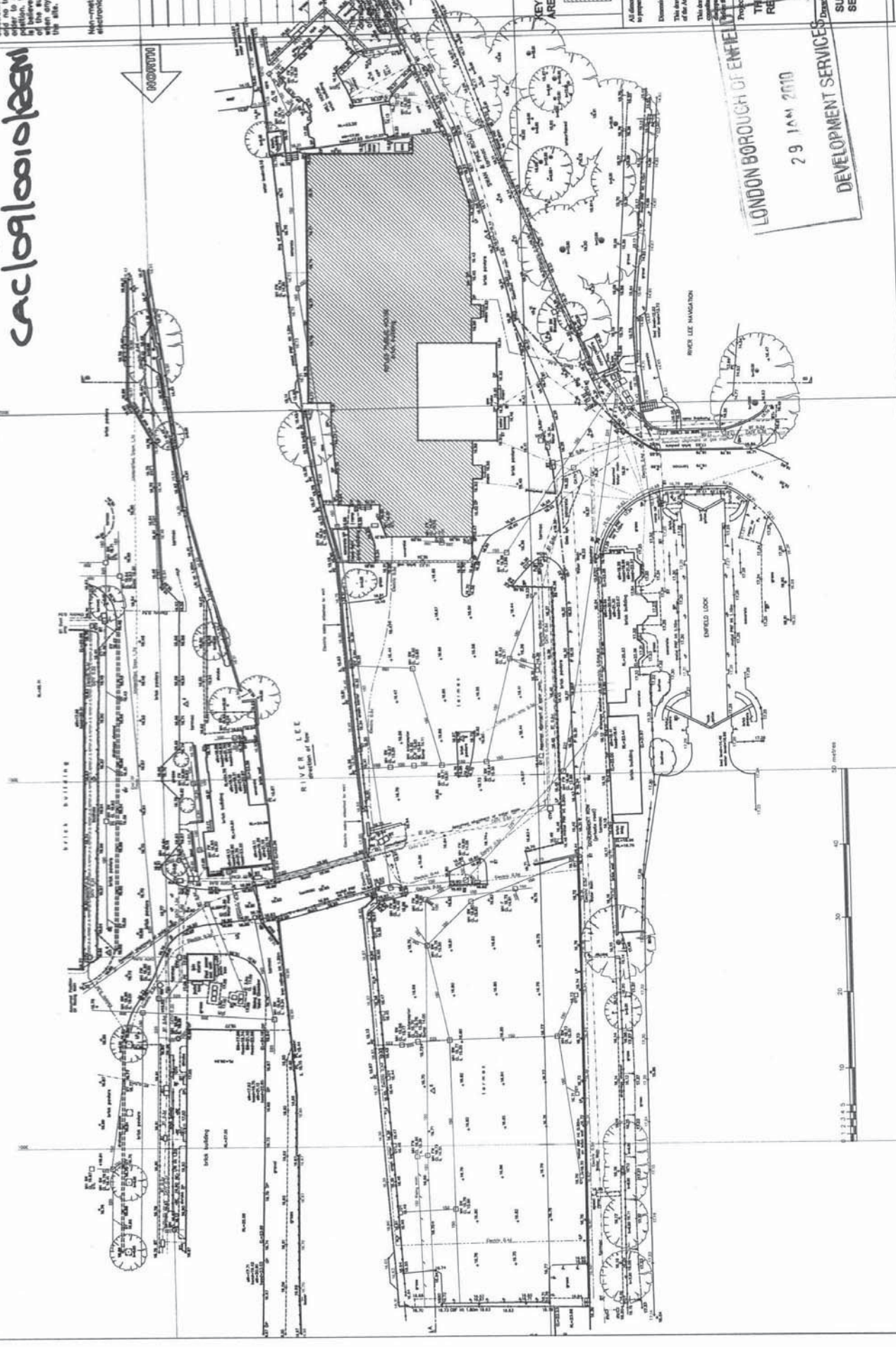
SURVEY PLAN WITH EXISTING SERVICES

SEABROOK ARCHITECTS CHARTERED ARCHITECTS

The Seabrook, Bury Park Ground, Palace Road, Bury, Lancashire, UK. Tel: 0161 778911 Fax: 0161 778912 Email: info@seabrookarchitects.co.uk

Scale: 1:250 Date: MARCH 2006 Drawing No: 1297-08 A

TR/06/2169/REN1  
CAC/09/0010/DEM





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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**

Assistant Director, Planning & Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
 Andy Higham Tel: 020 8379 3848  
 Mrs S.L. Davidson Tel: 020 8379 3841

**Ward:** Enfield Lock

**Application Number :** TP/06/2169/REN1

**Category:** Dwellings

**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 (totalling 23 units) with associated access, car parking and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 1 x studio, 1 x 1-bed, 4 x 2-bed) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows, front entrance ramp and bicycle store at side; erection of a terrace of 7 x 3-bed 2-storey houses and a terrace of 8 x 3-bed 2-storey houses; 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. (Renewal of application)

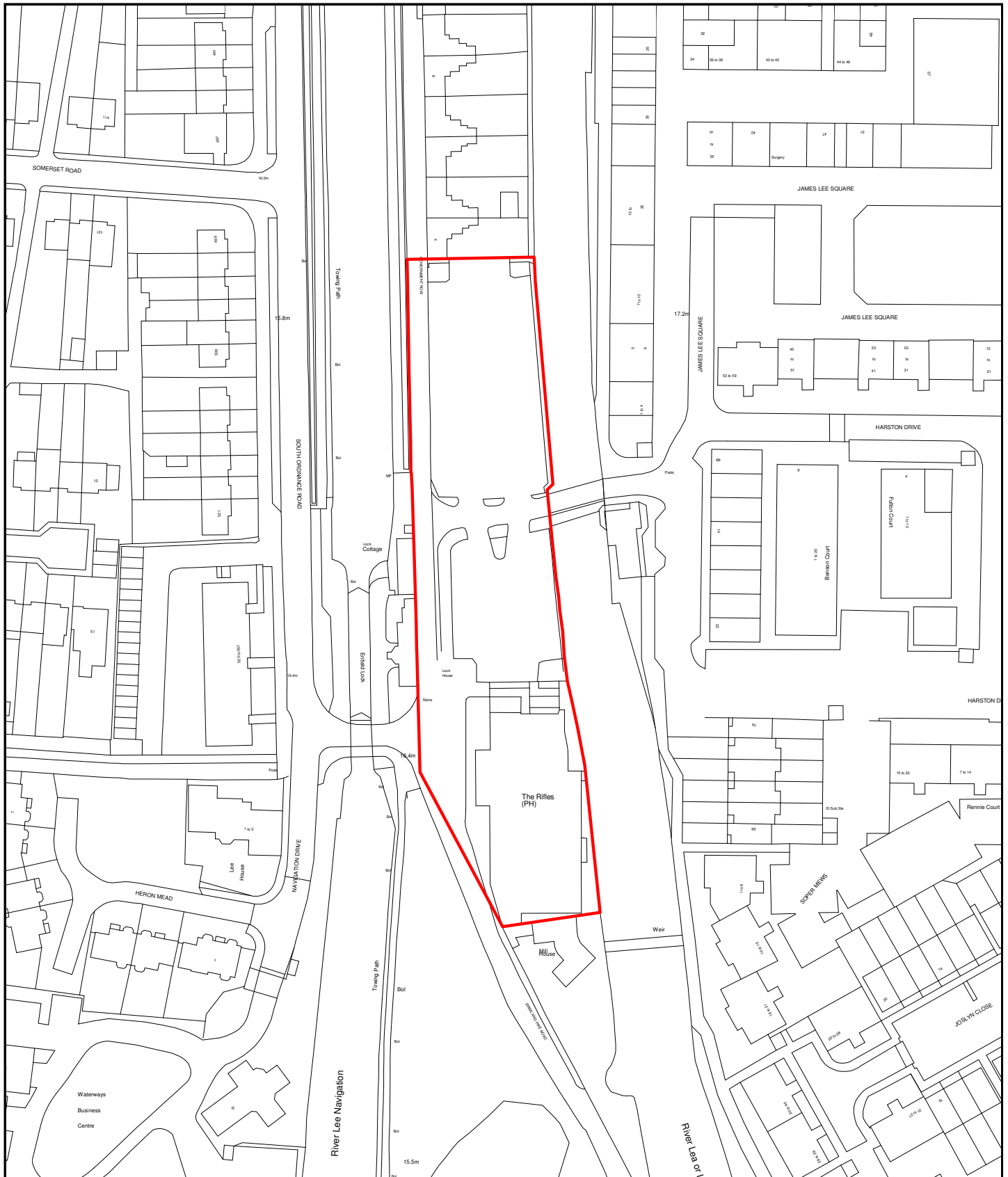
**Applicant Name & Address:**

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

**Agent Name & Address:**

Ms Guin Dimock  
 Fanshaw House  
 Fanshaw Street  
 London  
 N1 6HX

**RECOMMENDATION:** That subject to the objection from the Environment Agency being satisfactorily resolved and subject to the completion of a deed of variation to the existing S106 Agreement to reflect the revised education contribution and to link it to the new planning permission, planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:1250  
Time of plot: 13:23

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 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.
- 1.2 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.
- 1.3 The area in the vicinity of the site is primarily residential in character

## **2 Proposal**

- 2.1 This application seeks consent for the renewal of a planning permission granted under reference TP/06/2169 for the redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 1 x studio, 1 x 1-bed, 4 x 2-bed) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows, front entrance ramp and bicycle store at side; erection of a terrace of 7 x 3-bed 2-storey houses and a terrace of 8 x 3-bed 2-storey houses; 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.
- 2.2 The emergency access through the site to the Enfield Island Village site beyond is retained.
- 2.3 The 'woodland', covered by the Area Tree Preservation Order would remain.

## **3 Relevant Planning History**

- 3.1 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.

- 3.2 TP/06/0564 – Planning permission refused for the redevelopment of site for residential purposes (totalling 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. This revised scheme was considered unacceptable on grounds the size, siting and layout, and in particular the dominance of frontage parking would lead to an overdevelopment of the site and a cramped form of development.
- 3.3 TP/06/2169 Planning permission granted for the redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 1 x studio, 1 x 1-bed, 4 x 2-bed) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows, front entrance ramp and bicycle store at side; erection of a terrace of 7 x 3-bed 2-storey houses and a terrace of 8 x 3-bed 2-storey houses; 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. (Revised scheme) This permission was subject to a variation to the S106 Agreement linked to TP/05/0728.

## **4 Consultations**

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

- 4.1.1 The Environment Agency have raised an objection to the development in the absence of an up to date Flood Risk Assessment, bearing in mind circumstances have changed since the original assessment was undertaken in 2006. A updated assessment has been requested and an update of the situation and whether this objection has been addressed will be provided at the meeting.
- 4.1.2 Traffic and Transportation raises no objection to this renewal of planning permission. However, since the original permission, a 'Greenway' cycle route has been approved utilising access over the existing bridge into Enfield Island Village. The original S106 Agreement required a contribution of £50k towards highways/environmental improvements. This contribution is still required.
- 4.1.3 Education advises that the development would generate a requirement for 3 primary school places and 1 secondary school place equating to a contribution of £59,107. This will need to be secured through a variation to the existing S106 Agreement.

### **4.2 Public**



4.2.1 Letters have been sent to the occupiers of 85 adjoining and nearby properties. In addition, the application has been advertised on site and in the local press. One letter of response was received raising the following issues:

- appropriate protection to be given to the flank wall of No.4 Government Row from the overrun of cars in the proposed car park.
- Ensure that an access gate into the private right of way that exists along the rear of 4 Government Row is retained from the adjoining proposed car park.
- Query how the car parking allocated for use of Government Row residents is to be safeguarded and maintained and if any lighting is proposed and the position of any lighting columns.

## 5 Relevant Policy

### 5.1 Unitary Development Plan

- |           |  |
|-----------|--|
| (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)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)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
(II)H8	Privacy and overlooking
(II)H9	Amenity space provision

## 5.2 Local Development Framework

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

Core Policy 4 Housing quality  
Core Policy 5 Housing types  
Core Policy 20 Sustainable energy use and energy infrastructure  
Core Policy 21 Delivering sustainable water supply, drainage and sewerage infrastructure  
Core Policy 30 Maintaining and improving the quality of the built and open environment  
Core Policy 31 Built and landscape heritage  
Core Policy 32 Pollution  
Core Policy 33 Green Belt and Countryside  
Core Policy 36 Biodiversity  
Core Policy 40 North East Enfield

## 5.3 London Plan

3A.1 Increasing London’s supply of housing  
3A.3 Maximising the potential of sites  
3A.5 Housing choice  
3A.6 Quality of new housing provision  
3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes  
3A.11 Affordable housing thresholds  
3C.23 Parking strategy  
3D.14 Biodiversity and nature conservation  
4A.3 Sustainable design and construction  
4B.1 Design principles for a compact city

- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities
- 4B.12 Heritage conservation
- 4C.3 The natural value of the Blue Ribbon Network

5.4 Other Policy Considerations

- PPG2 Green Belts
- PPS3 Housing
- PPS5 Planning for the Historic Environment
- PPS9 Biodiversity and geological conservation
- PPG13 Transport
- PPS25 Development and Flood Risk

**6 Analysis**

- 6.1 The principle of redevelopment of this site for residential purposes has already been accepted through the granting of planning permission under references TP/05/0728 and TP/06/2169. The 05 planning permission remains valid and capable of implementation. This application has been made under the new procedures introduced in October 2009 for the extension of the time limit for implementation of the 06 permission. The Council has previously considered the development to be acceptable in terms of its impact on the Conservation Area and adjoining Listed Buildings, Green Belt, adjacent river corridor, on the amenities of the occupiers of adjoining properties and in terms of its impact on local highway conditions. The issue therefore to consider with this application is whether there has been any material change in circumstances on site or in terms of policies adopted since the original grant of planning permission that might lead to either a different decision or the need for additional conditions and/or S106 obligations. In this respect there have been no material changes in circumstances on site. However, there have been a number of changes in policy that have implications for the development proposed. These relate to the threshold for the provision of affordable housing, the housing mix and sustainable design and construction policies. These are addressed in turn below.

Affordable Housing

- 6.2 The threshold for the provision of affordable housing was 25 units when the previous application was considered. This has now been reduced to 10 units and therefore the applicant was asked to provide the necessary viability appraisal to demonstrate whether the scheme could make provision of affordable housing on site. The viability appraisal, given the site has a valid and implementable planning permission for 22 market dwellings, confirms that the site cannot afford to make provision for affordable housing.

Housing Mix

- 6.3 Core Strategy Core Policy 5 sets down mix of unit sizes that the Council will look to achieve borough-wide. This requires a significant portion of family housing (3 and 4 bed units) to be provided across the Borough. The scheme does not make provision for any 4 bed units but does provide for 17x 3 bed family dwellings, equating to 74% of the proposed development. Whilst, the mix is not directly accord with the Core Strategy preferred mix, given the

scheme makes provision for a high proportion of 3 bed family dwellings, the development remains acceptable.

- 6.4 The applicant has confirmed that 10% of the proposed units could be easily adapted for wheelchair access and a condition requiring this is recommended.

#### Sustainable Design and Construction

- 6.5 Current policies require that all new dwellings are constructed to Lifetime Home standards and Core Strategy Core Policy 4 seeks to ensure all new housing should seek to exceed Code for Sustainable Homes Level 3. The applicant has confirmed that these standards will be achieved and additional/new conditions are proposed to be attached to any renewal requiring compliance.

#### S106 Agreement

- 6.6 The original planning permission is subject to a S106 Agreement that requires a contribution towards education provision, a contribution towards environmental/highway improvements and the leasing of the woodland opposite the application site but which was within the applicants control to the LVRPA to secure its future management, following the undertaking of an arboricultural report and any necessary tree works identified having been undertaken. The level of contribution for education provision has increased since the original grant of planning permission having regard to current cost indices. The S106 Agreement therefore needs to be varied to reflect this change in the contribution and to be linked to this new planning permission.

## **7 Conclusion**

- 7.1 The development of the site as proposed remains acceptable, having regard to the fact that there have been no material changes in circumstances on site since the original grant of planning permission and that the applicant has addressed the changes in policy since the original approval through the submission of the necessary evidence to demonstrate that the scheme cannot make a contribution to affordable housing. It is therefore recommended that the timescale for implementation of the original planning permission be extended allowing a further 3 years from the date of this decision for implementation for the following reasons:

- 1 The proposal provides for the removal of a number of features that presently detract from the character and appearance of this part of the Conversation Area. In this respect the development complies with Policy (II)C31 of the Unitary Development Plan.
- 2 The proposal provides for the retention and conversion of the original public house, a prominent and important building within the Enfield Lock Conservation Area. In this respect the development complies with Policies (I)C1, (II)C26 and (II)C27 of the Unitary Development Plan.
- 3 The proposal as a whole provides a form, scale and configuration of development that respects the strong linear character of existing development, the setting of the statutory and locally listed buildings

and its riverside setting. In this respect it is considered that the character and appearance of the Enfield Lock Conservation Area will be preserved. The proposal therefore complies with Policies (I)C1, (II)C28, (II)C30, (I)GD1, (I)GD2 & (II)GD3 of the Unitary Development Plan.

- 4 Having regard to the volume of existing development to be demolished and the impact this development has on the character and appearance of the Conservation Area, it is considered that very special circumstances exist sufficient to justify the erection of new residential development in the Green Belt in this instance. In this respect appropriate regard has been had to Policies (I)G1 and (II)G1 of the Unitary Development Plan.
- 5 The proposal provides for the retention of the existing area of woodland and through the proposed S106 Agreement its future management will be secured. In this respect the development complies with Policies (I)EN3, (II)EN9, (II)EN10, (II)EN14 and (II)C38 of the Unitary Development Plan.
- 6 The proposed development in removing a substantial volume of building and area of hard surfacing immediately adjoining the River Lee and providing in its place amenity areas provides an opportunity to enhance the river setting and its nature conservation value. In this respect the development complies with Policies (I)EN3 and (II)EN10 of the Unitary Development Plan.
- 7 The proposal has appropriate regard to the Council's amenity space and distancing standards, given the need to balance these against the need to ensure a form and configuration of development that respects the character of this part of the Conservation Area and the setting of the adjoining statutory and locally listed buildings. Given this, and in view of the S106 Agreement that will secure the future of the existing woodland and provide a contribution to improving access to existing areas of open space, appropriate regard is had to Policies (II)H8 and (II)H9 of the Unitary Development Plan.
- 8 The proposal will not generate additional traffic over and above the existing use and access to the site is acceptable in terms of highway safety. The development therefore complies with Policies (II)GD6 and (II)GD8 of the Unitary Development Plan.
- 9 Given the proposed S106 Agreement securing a contribution to access improvements in the area and in the light of London Plan policy, the proposal makes appropriate provision for car parking.

## **8 Recommendation:**

- 8.1 That subject to the objection from the Environment Agency being satisfactorily resolved and subject to the completion of a deed of variation to the existing S106 Agreement to reflect the revised education contribution and to link it to the new planning permission, planning permission be GRANTED subject to the following conditions:

- 1 The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

- 2 That all new works and works of repair and reinstatement to the existing public house shall match exactly the original in terms of materials used, colour, texture, profile and workmanship and in the case of brickwork, facebond and pointing.

Reason: To safeguard the character and appearance of this prominent building within the Enfield Lock Conservation Area.

- 3 That development shall not commence on site until detailed drawings, including sections, to a scale of 1:20 or larger, have been submitted to and approved by the Local Planning Authority of a sample panel through the proposed new cottages showing all brickwork detailing and bonding, doors, windows, cills, window arches, fascias, chimneys and rainwater goods. The development shall be completed in accordance with the approved details prior to occupation.

Reason: To safeguard the character and appearance of this part of the Enfield Lock Conservation Area and the setting of the Listed Government Row cottages.

- 4 That development shall not commence on site until detailed drawings, including sections, to a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority of the proposed access ramps and associated handrails to the front of the proposed dwellings and the public house. The development shall be completed in accordance with the approved details prior to occupation of any dwelling

Reason: To safeguard the character and appearance of this prominent building within the Enfield Lock Conservation Area

- 5 That the public house shall be painted externally in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwelling therein.

Reason: To safeguard the character and appearance of this prominent building within the Enfield Lock Conservation Area.

- 6 That the public house shall be painted externally in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to occupation of any dwelling therein.

Reason: To safeguard the character and appearance of this prominent building within the Enfield Lock Conservation Area.

- 7 C09 Details of Hard Surfacing

- 8 C10 Details of Levels

- 9 C11 Details of Enclosure
- 10 C14 Details of Access and Junction
- 11 C16 Private Vehicles Only - Parking Areas
- 12 C17 Details of Landscaping
- 13 C19 Details of Refuse Storage
- 14 C21 Construction Servicing Area
- 15 C22 Details of Const. Vehicle Wheel Cleaning
- 16 C23 Details of Archaeological Investigation
- 17 C25 No additional Fenestration
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected nor shall any external face of the building be painted without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the character and appearance of this part of the Enfield Lock Conservation Area.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order no part of the front gardens of the dwellings hereby approved shall be hard surfaced, other than as shown on drawing number 1297-10P, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of this part of the Enfield Lock Conservation Area.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no walls, fences, gates or any other means of enclosure shall be erected on any part of the site without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the character and appearance of this part of the Enfield Lock Conservation Area.

- 21 C033 Contaminated Land
- 22 C41 Details of External Lighting
- 23 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.

- 24 Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To alleviate the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity.

- 25 External artificial lighting within eight metres of the river corridor shall be directed away from the watercourse and shall be focused with cowlings.

Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat.

- 26 There shall be no storage of materials related to the development within eight metres of the watercourse. This area must be suitably marked and protected during development and there shall be no access within the area, other for the construction works shown on the approved plans, during development. There shall be no fires, dumping or tracking of machinery within this area during development.

Reason: To reduce the impact of the proposed development on the buffer zone and the movement of wildlife along the river corridor.

- 27 Before development commences, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (except small privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To protect and enhance the natural features and character of the area.

- 28 All planting within eight metres of the bank of the Lee Navigation shall be locally native plant species only, of UK genetic origin.

Reason: To maintain and/or enhance the natural character of the watercourse and provide undisturbed refuges for wildlife using the river corridor

- 29 Development shall not commence until details of on site drainage works have been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the on site drainage works referred to above have been completed.

Reason: To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system.

- 30 Before the development hereby permitted commences an initial design stage assessment shall be carried out by an accredited assessor for the Code for Sustainable Homes and an interim certificate confirming compliance with at least level 3 of the Code shall be submitted to and acknowledged in writing by



the Local Planning Authority. The dwellings shall not be occupied until a final Code certificate of compliance has been issued.

Reason: To ensure that the development is built in accordance with the Code for Sustainable Homes.

- 31 That prior to the commencement of development on site details shall be submitted and approved by the Local Planning Authority demonstrating the 2 of the proposed units are designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The development shall be completed in accordance with the approved details prior to occupation.

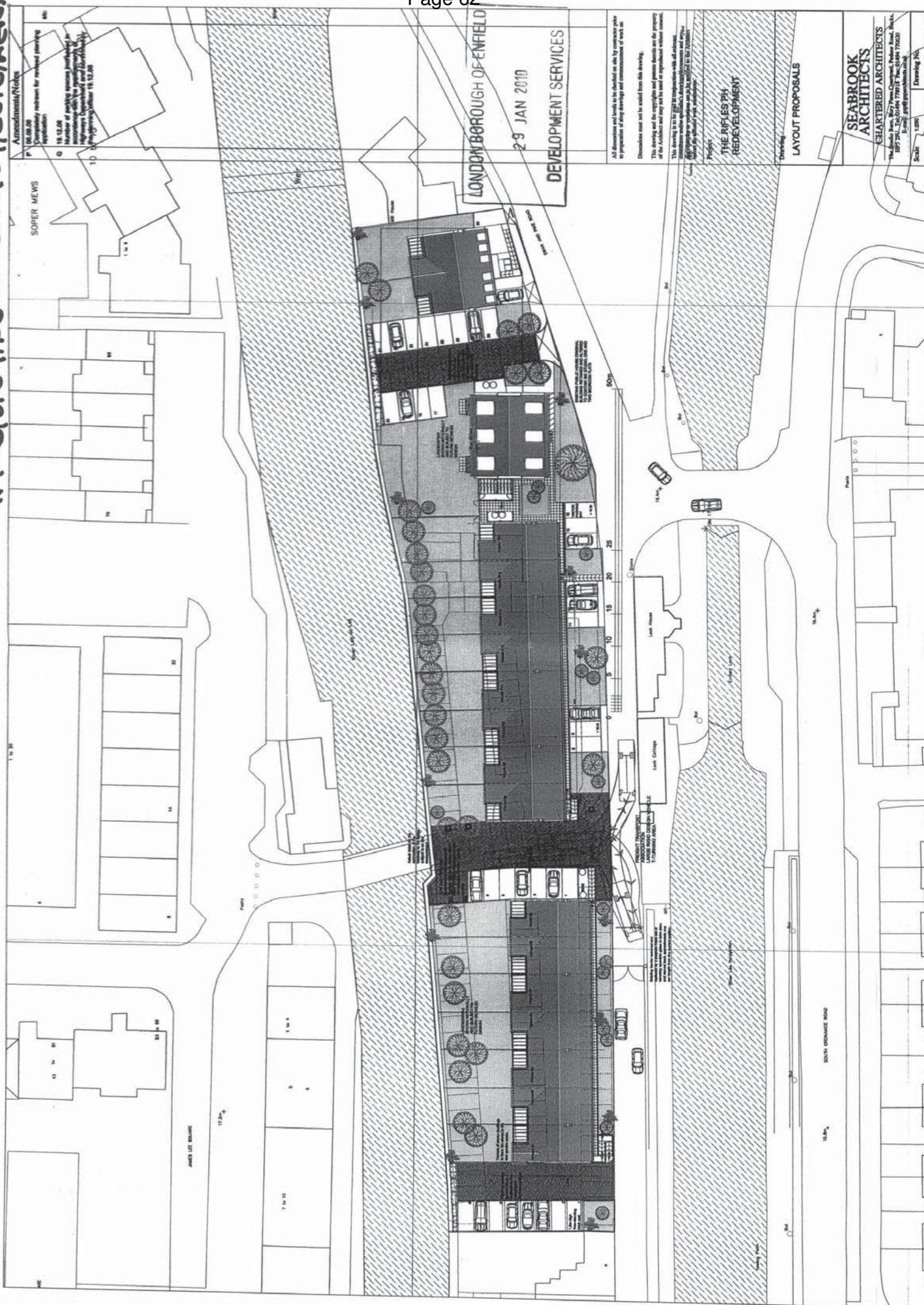
Reason: In order to comply with the requirements of London Plan policy 3A.5 and Core Strategy Core Policy 4.

- 32 That prior to the commencement of development details shall be submitted to and approved by the Local Planning Authority demonstrating that the development complies with Lifetime Homes Standards. The development shall be completed in accordance with the approved details prior to occupation.

Reason: In order to comply with the requirements of London Plan policy 3A.5 and Core Strategy Core Policy 4.

- 33 51A Time Limited Permission

TEL06/2169/RENI + CAC109/0010/RENI



SOOPER MEWS

LONDON BOROUGH OF ENFIELD  
29 JAN 2010  
DEVELOPMENT SERVICES

**Amendments/Notes**

- A 18.08.09  
Comply with new for revised planning application
- G 18.12.09  
Number of parking spaces including in accordance with the requirements of Highways Department and Local Authority (18.12.09)

All dimensions and levels to be indicated on site by contractor prior to preparation of any drawings and commencement of work on site.

Dimensions must not be scaled from this drawing.

This drawing and the copyright and patent therein are the property of the Architect and may not be used or reproduced without consent.

This drawing is to be used in conjunction with all other drawings and specifications which shall prevail in the event of any discrepancy.

Project: THE RIFLES PH REDEVELOPMENT

Layout: LAYOUT PROPOSALS

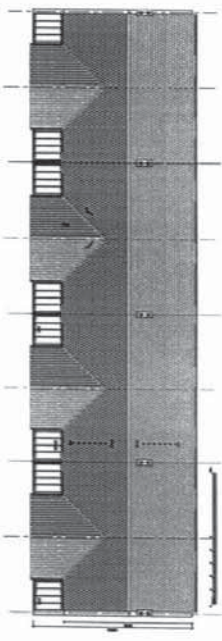
Scale: 1:500

Drawing No.:

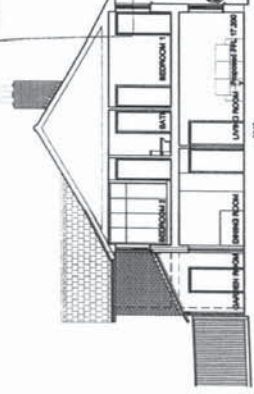
**SEABROOK ARCHITECTS**  
CHARTERED ARCHITECTS  
100-102, 101-103 The Old Coach House, 17001  
180-182, 181-183 The Old Coach House, 17001  
London, E9 6JH  
Tel: 020 7553 8888  
Fax: 020 7553 8889  
www.seabrook-architects.co.uk

1207/14 J  
 CR109100100EN

Amendments/Notes  
 11.06.10  
 Compulsory revisions for revised planning application



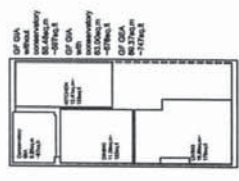
LONDON BOROUGH OF ENFIELD  
 DEVELOPMENT SERVICES



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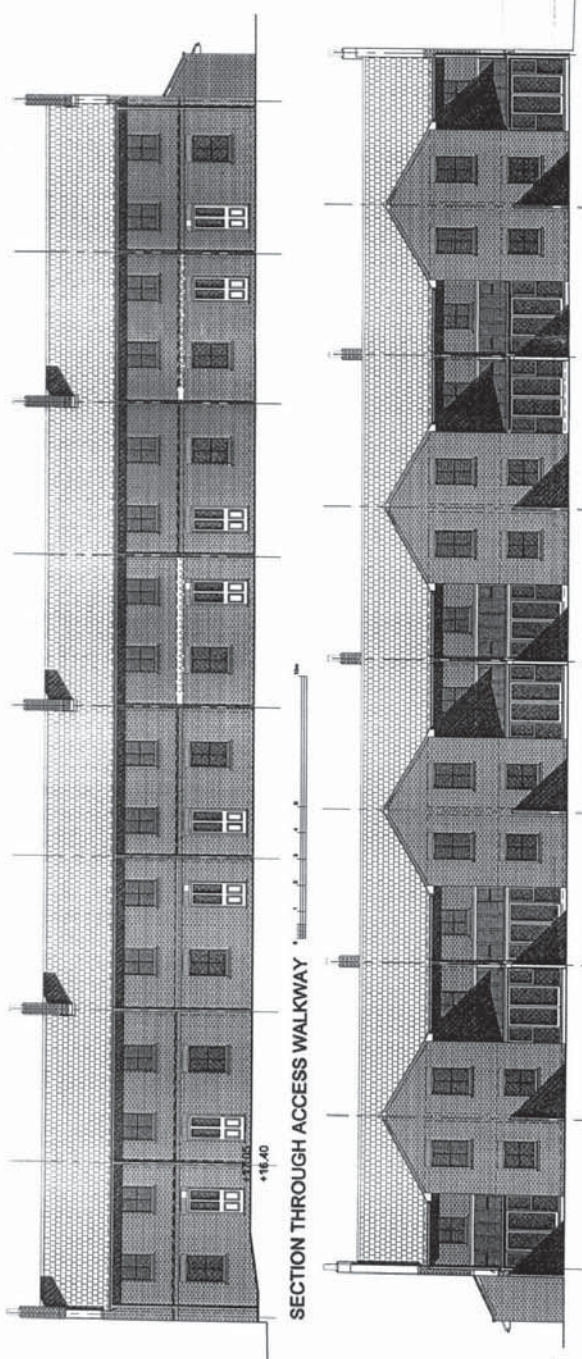
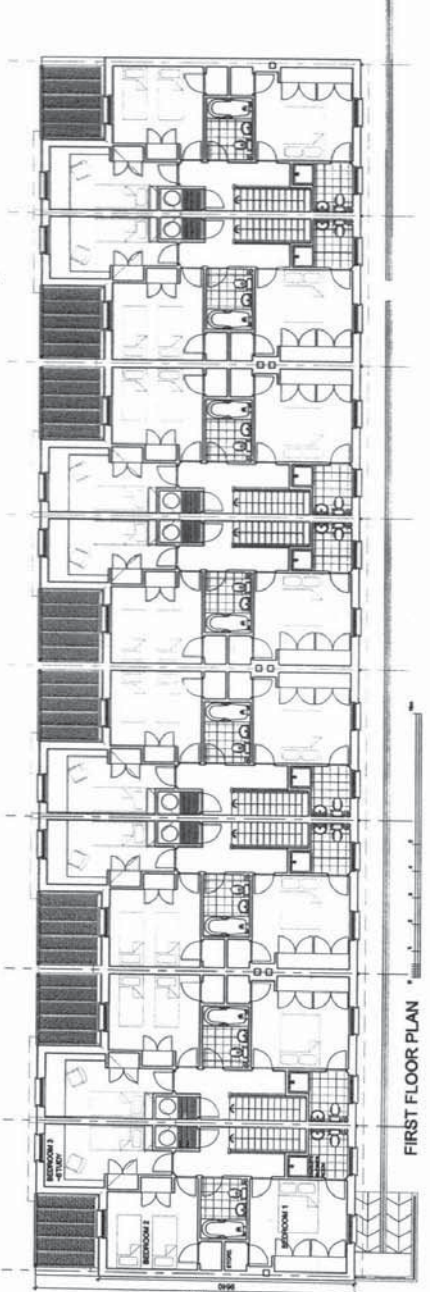
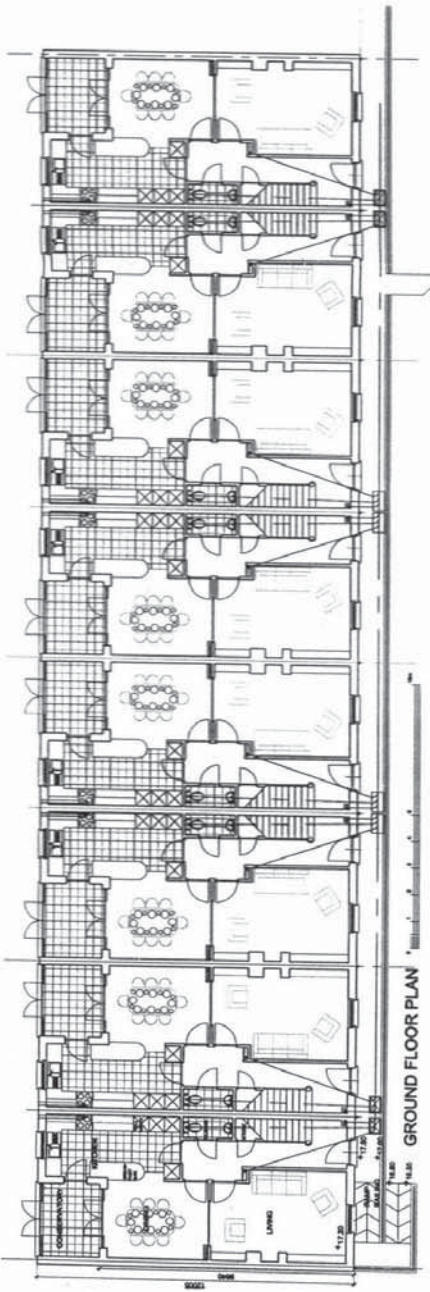
Project  
**THE RIFLES PH  
 REDEVELOPMENT**

Drawing  
**PLANS, ELEVATIONS AND  
 A SECTION OF THE  
 TERRACE OF EIGHT  
 HOUSES**  
**SEABROOK  
 ARCHITECTS**  
 CHARTERED ARCHITECTS  
 The Seabrook Architects, Bucks.  
 4875 201, Tel: 0494 770101 Fax: 0494 770000  
 E-mail: seab@seabrook.co.uk  
 Scale: 1:100, 1:200 & 1:750 Drawing No.  
 110.27/Reg.11



**SPECIFICATION NOTES:**  
 London stock brickwork to match existing Government Row properties  
 Slate roofing  
 Reconstructed stone copings  
 Asph/Flt roof tiles  
 Windows and doors  
 uPVC rainwater goods  
 Painted steel balustrading  
 1800 high stained close boarded fencing to rear garden enclosures  
 Concrete pavings to walkways  
 Interlocking herringbone brick paviours to parking areas

FOR NORTH AND SOUTH  
 ELEVATIONS SEE DRAWING  
 1207-14 J



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr A.J. Higham Tel: 020 8379 3848

**Ward:** Lower  
Edmonton

**Application Number :** TP/07/0285

**Category:** Dwellings

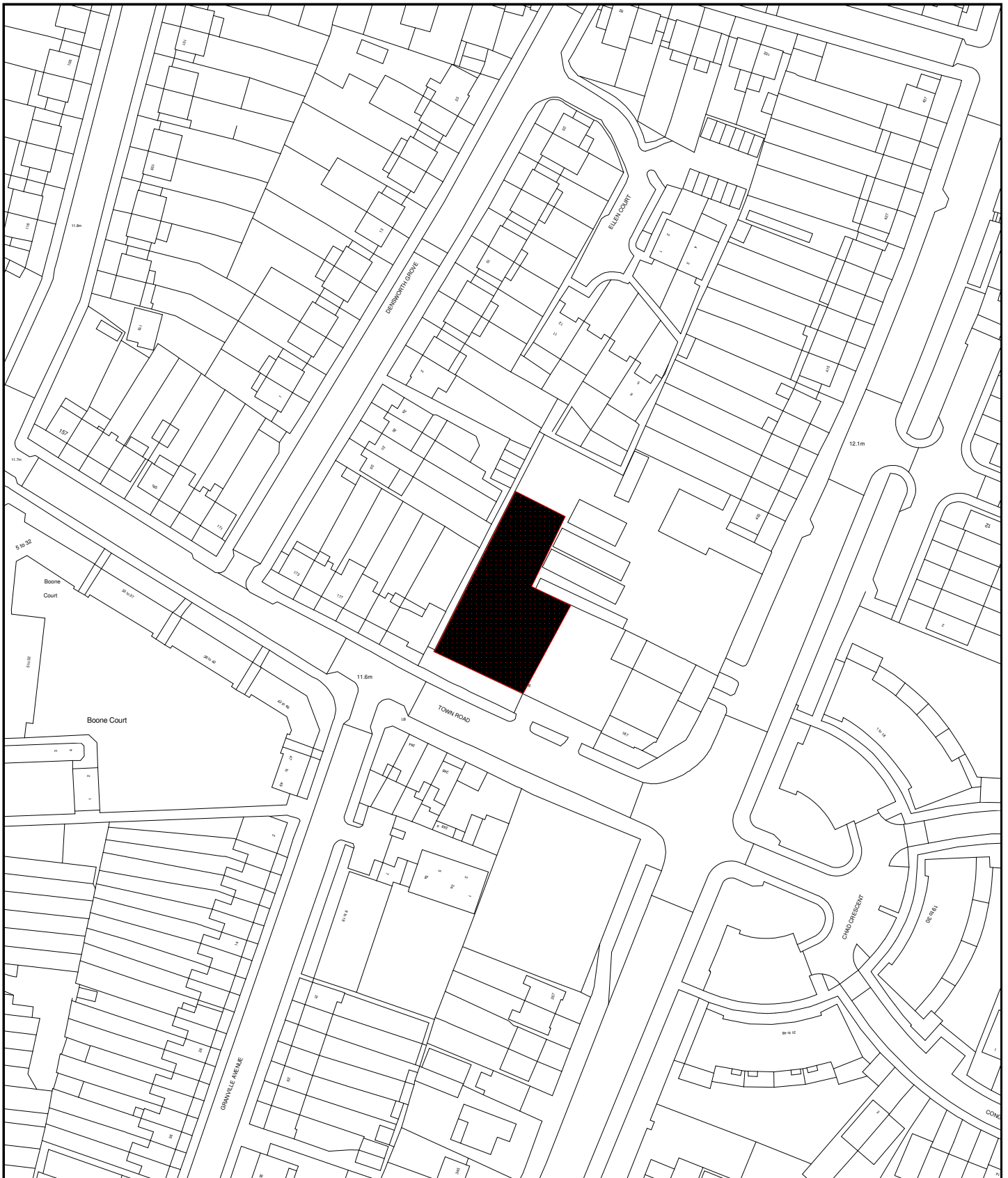
**LOCATION:** 185A, TOWN ROAD, LONDON, N9 0HL

**PROPOSAL:** Redevelopment of site for residential purposes comprising a 2-storey block with mansard roof providing 11 flats and associated car parking (OUTLINE - layout, scale and access)

**Applicant Name & Address:**  
Dixi Chicken (Euro) Ltd  
185A, TOWN ROAD,  
LONDON,  
N9 0HL

**Agent Name & Address:**  
Mr Tim Edens,  
Planning Consultant  
29, CANFORD CLOSE  
ENFIELD  
EN2 8QN

**RECOMMENDATION:** That subject to referral to the Secretary of State and no objection being raised, the Head of Development Management be authorised to **GRANT** planning permission .



### Development Control



Scale - 1:1250  
Time of plot: 13:25

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 The site is located at the western end of Town Road close to its junction with Montagu Road. It comprises a mix of two and single storey buildings in use for both storage and office purposes.
- 1.2 The surrounding area is predominantly residential with 183 Town Road to the west together with the rear gardens of properties on Densworth Grove. To the north is a builders merchant whilst to the east is a commercial / industrial building.
- 1.3 Access is available to the site from Town Road via two existing crossovers although there is limited off street parking and servicing.

## **2 Proposal**

- 2.1 Outline permission is sought for the redevelopment of the site for residential purposes comprising a two storey block with a mansard roof to provide 11 flats (8 x 2bed and 3 x 1 bed).
- 2.2 As an outline application, details are submitted in respect of layout, scale and means of access with matters relating to appearance and landscaping reserved for future consideration.
- 2.3 Access is provided from Town Road along the western boundary of the site adjacent to No. 183 Town Road. The access serves 11 parking spaces and the proposed 11 cycle parking spaces

## **3. Relevant Planning Decisions**

- 3.1 None pertaining to the residential redevelopment of the site

## **4 Consultation**

### 4.1 Statutory and Non Statutory Consultation

- 4.1.1 Environment Agency object in principle stating that the flood risk information submitted in support of the application is inadequate and that a proper assessment of flood risk has not been undertaken as required by PPS25.

- 4.1.2 Transportation, Cleansing and Education raise no objection

### 4.2 Public

- 4.2.1 Consultation letters were sent to 61 neighbouring properties. Two letters of objection have been received raising all or some of the following points:

- Inappropriate use relative to the existing and neighbouring commercial uses
- Conflict with neighbouring commercial use
- Standard of living for future occupiers
- Excessive density leading to development out of keeping with character of area

- Does not comply with parking standards
- Does not comply with amenity space standards
- Lack of security to neighbouring yard
- Poor landscaping
- Increased potential for overlooking and a loss of privacy
- loss of daylight and sunlight
- no flats should be included in the roof to avoid overlooking

## 5 Relevant Policy

### 5.1 Unitary Development Plan

- (I) GD1 New development to have appropriate regard to its surroundings
- (II) GD1 New developments and changes of use appropriately located
- (I) GD2 New development improve character of area
- (II) GD3 Design & Character
- (II) H8 Privacy /Overlooking
- (II) H9 Amenity space provision
- (II) GD6 Traffic Implications
- (II) GD8 Access and Servicing
- (II)GD12 Resist development in areas liable to flooding
- (II) T19 Provision for cyclists

### 5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- CP4 Housing quality
- CP5 Housing types
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP32 Pollution
- CP33 Green Belt and Countryside

### 5.3 London Plan

- 3A.1 Increasing London’s Supply of housing
- 3A.2 Boroughs Housing Target
- 3A.3 Maximising potential of sites



- 3A.5 Housing Choice
- 3A.9 Definition of affordable homes
- 3A.10 Negotiating affordable housing in individual private residential and mixed use schemes
- 3A.11 Affordable housing thresholds
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities
- 3C.23 Parking strategy
- 2A.1 Sustainability criteria
- 4A.1 Tackling climate change
- 4A.3 Sustainable design and construction
- 4A.6 Heating, cooling and Power

Annex 4 Car Parking standards

5.3 Local Development Framework

The Enfield Plan – Core Strategy has now completed its Examination in Public on the ‘soundness’ of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

- SO1 Sustainability and Climate Change
- SO2 Biodiversity
- SO3 Protect and enhance Enfield's environmental quality;
- SO6 High quality, sustainably constructed, new homes to meet the aspirations of local people
- SO8 Affordable Housing, Family Homes and Social Mix
- SO11 Safer and stronger communities
- SO16 Preserve the local distinctiveness
- SO17 Safeguard established communities and the quality of the local environment
- SO21 Sustainable Transport

5.4 Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPS3 Housing
- PPG13 Transport

Supplementary Guidance on Flat Conversions

**6 Analysis**

6.1 Principle and Loss of Employment Premises

- 6.1.1 Although the site is presently in a range of industrial / commercial use, the surrounding area is predominantly residential in composition, with in particular, residential properties to the west. As a result, the use of this site for residential purposes would be consistent with this prevailing character as well as PPS1 (Delivering Sustainable Communities) and PPS3 (Housing)
- 6.1.2 The existing use comprises a range of storage, distribution and office uses within Class B1, B2 and B8 of the Use Classes Order. However, the premises

and the enclave of other neighbouring commercial premises, are not covered by any local or regional industrial designation which would suggest the preferred retention of the land for such purpose. Thus, there is no objection in principle to their loss and further intensification is likely to result in continued amenity concerns..

- 6.1.3 Weight has therefore also been given in this assessment of principle to the impact on the amenities of neighbouring properties that have arisen over the past years in terms of noise, disturbance and general activity as well as the effect on the free flow and safety of traffic using Town Road due to the absence of adequate parking and servicing facilities.
- 6.1.4 Notwithstanding this, the acceptability of the proposed development must have regard to the acceptable integration of the scheme into the character and appearance of the locality and wider area. Mindful of this, consideration needs to be given to its overall scale, its design and appearance, the number and mix of units, compliance with residential standards, the quality of the proposed accommodation, the impact on the amenities of surrounding properties, and the adequacy of parking/ access and servicing etc.

## 6.2 Integration with the Character and Appearance of the Surrounding Area

- 6.2.1 In accordance with Policy 3A.3 of the London Plan development proposals should achieve the maximum intensity of use compatible with local context, whilst having regard to public transport capacity and accessibility and the density matrix of the London Plan. This is reflected in the Core Strategy which states that the density of residential development should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbouring hoods and accessibility to transport and other infrastructure.
- 6.2.2 With this in mind, it is considered the site represents a suburban location as the prevailing character and urban form would most closely resemble the definition for such areas within the London Plan (Policy 3A.C of the London Plan): areas with predominantly lower density development such as for example detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storey
- 6.2.3 Taking into account the PTAL rating of 2 the density range for flats could be in the range of 150-250 habitable rooms per hectare (hrph). The proposed development equates to 321hrph. This is in excess of the London Plan. However, with reference to the objectives contained in PPS1 and PPS3 as well as the London Plan that advocate a flexible approach to the application of development standards a solely numeric assessment of a development's integration with its locality must not be the only test and regard must be given to the scale, appearance and relationship to neighbouring properties and the integration of the proposed development in to the surrounding built environment

### *Scale and Massing*

- 6.2.4 The street scene of Town Road is primarily characterised by two storey terrace dwellings. However, at this eastern end, there is more variety evident including the recently completed residential development on the corner of Town Road / Montagu Road which rises to 4 storey. On the opposite side of

Montague Road within sight of the development is a variety of three storey development.

- 6.2.5 Whilst this is an outline application with appearance reserved for later consideration, the proposed development envisages a two storey form with accommodation in the roof presently indicated as being in the form of a mansard style roof. The mansard approach does add to the mass of the proposed building leading to a more three storey appearance, the aforementioned context would not make this inappropriate. It must also be noted that the adjacent residential property (No.183) has been extended with the main roof of the house altered to a mansard style. It should also be noted that the mass has been broken by the introduction of a step in the buildings footprint. The development in terms of its mass and form would therefore be consistent with this although having a larger mass due to a slightly elevated eaves and deeper footprint. Nevertheless, in terms of its scale and amassing, it is considered that the proposed development of this site would not harm the visual amenities of the street scene and would certainly represent an improvement over the current situation.

#### *Siting*

- 6.2.6 Due to the terraced nature of Town Road, there is a strong building line. The proposed development respects this aligning with the front of No 183 Town Road. No objection is raised to this aspect in the street scene

#### *Design*

- 6.2.7 No details of appearance are submitted for consideration at this stage as part of this outline application. These would be reserved for later consideration should approved be received to the principle of the development

#### *Amenity Space*

- 6.2.8 In terms of amenity space provision Policy (II) H9 of the UDP sets out the standard in respect of amenity space provision for flats. Such amenity space is normally used communally rather than being subdivided between individual occupiers within the development. Amenity space for flats should be equal to 75 % of the Gross Internal Area (GIA) of the building and typically roof terraces and balconies should contribute no more than 15% of the total amenity space provision.
- 6.2.9 In this scheme, the main area of communal amenity space is to the rear and comprises 172 sq.m. This represents 65% of the total amenity space of 263 sq.m thus meets the requirement of having screened and private amenity space. Nevertheless, the overall provision of amenity space for the scheme is limited to 37% of gross internal area. This is below the level advocated by UDP policy. A number of mitigating factors exist:
- a) the communal nature of the amenity space
  - b) the lack of family accommodation
  - c) the proportion of the site set aside for parking
  - d) the usability of any amenity space given the proximity to neighbouring commercial activities

- 6.2.10 On balance, it is considered that the level of amenity is commensurate with providing future occupiers with a reasonable level of amenity space and a condition can be imposed to ensure the space that is available is designed a high standard providing usability all year round.

*Conclusion*

- 6.2.11 Taking the above factors into account, it is considered that the proposed development would appropriately integrate into the existing urban fabric and appearance of this section of Chase Side without detracting from the character and appearance of the street scene or the wider area.

6.3 Impact on Amenities of Neighbouring Properties

- 6.3.1 In terms of impact on the amenities of adjoining residents particular regard needs to be given to the residential amenities of the neighbouring residential property, No 183 Town Road: a two storey end of terrace dwelling.

- 6.3.2 Due to the access road leading to the rear parking being positioned along the common boundary, the flank wall of the proposed building would be 6.1 metres from this neighbouring property. Taken together with the 3.8 metre rearward projection, which would not exceed a 30 degree line taken from the nearest first floor window in the rear elevation of 183 Town Road, the relationship to this property in terms of light, overshadowing and outlook, is considered acceptable.

- 6.3.3 It should also be noted that there are no flank windows thus overcoming any potential overlooking of this neighbouring property

- 6.3.4 Due to the configuration of residential curtilages, rear gardens of properties on Densworth Grove also abut the western boundary. However, there is at least 15 metres to the nearest garden and overall, the relationship to these properties is such that overlooking from the window in the rear elevation of the proposed development will not lead to any significant loss of privacy.

6.4 Residential Mix and Internal Layout

- 6.4.1 The proposed mix of 8 two bedroom unit and 3 one bedroom flats does not reflect current aspirations for development as set out in the emerging Core Strategy. However, the mix was considered acceptable at the time the application was submitted and determination has been delayed pending the attempts to resolve the flood issue. Consequently, it is considered that it would now be difficult to resist the development on this basis at this stage.

- 6.4.2 The internal layout provides good sized flat all of which exceed the Council's recommended minimums of 45 sq.m for one bed flats and 57 sq.m for two bed flats.

- 6.4.3 No objection is therefore raised regarding the adequacy of the residential accommodation.

6.5 Access and Traffic Generation.

- 6.5.1 Vehicular access to the site would use an existing vehicular access to the site adjacent to that for 183 Town Road. Although alterations will be required to

this access to form an acceptable junction, no objections are raised on highway safety grounds to its position.

- 6.5.2 It should also be noted that as part of the proposed development, a second crossover made redundant by the development would be removed and the pedestrian footway reinstated. A condition would secure this improvement to the highway.
- 6.5.3 In terms of vehicles generated and their impact on the highway, weight must be given to the existing vehicle movement associated with the site which affords no dedicated off street parking and servicing. Nevertheless, the vehicle movement associated with 11 additional residential units would not affect conditions of free flow or highway safety
- 6.5.4 In this regard, access to the parking area will be via a controlled gate. These have been re-sited to afford sufficient depth clear of the highway for a vehicle to wait while the gate opens. Details of this arrangement will be secured by condition.
- 6.5.5 The access to the parking area runs along the common boundary with No 183 Town Road. A rear pedestrian access serving properties on Densworth Grove separated the boundary of the site with that of this adjacent property and taking this into account together with the relatively low level of vehicle activity associated with such a development, it is considered this layout would not give rise to conditions through an increase in noise and disturbance that would harm the residential amenities of No 183 or the properties on Densworth Grove which abut the application site.

## 6.6 Parking

- 6.6.1 The scheme provides 11 spaces for the proposed 11 residential units: a ratio of 1:1. Given the relatively low PTAL rating, this level of provision is considered both necessary and acceptable. In addition, the layout of the parking area meets that standards and design criteria normally applied
- 6.6.2 Covered cycle parking is also incorporated into the scheme and provides 11 spaces in accordance with the required standard. Further details in terms of design specification would be secured through condition.

## 6.7 Refuse storage

- 6.7.1 With regards refuse storage, this would be sited to the rear accessed via the existing service road. Cleansing has confirmed these arrangements are acceptable and no objections are therefore raised.

## 6.8 Flood Risk

- 6.8.1 As identified, the majority of the application site falls within Flood Zone 3 with part of the frontage within Flood Zone 3. A Flood Assessment has therefore been conducted to which the Environment Agency has objected Their main concern relates to the lack of a safe dry route out of the flood plain in the event of a flood with future residents having to walk through predicted depths of between 0.2 and 0.3 metres of floodwater.

- 6.8.2 Paragraph 5 of PPS25 states “where new development is exceptionally necessary in area (at risk of flooding), policy aims to make it safe without increasing flood risk elsewhere and where possible reducing flood risk overall. Nevertheless, this is an existing developed site albeit one within an area liable to flooding. Careful attention therefore, needs to be given to this issue.
- 6.8.3 PPS25 advises that flood risk should be considered alongside other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and the management of other hazards. It is therefore one of many considerations which need to be balanced in the final consideration as to whether development is acceptable. It does though have significant weight, and normally it would be expected for the opinion of the Environment Agency to be followed. However, by doing so here, the redevelopment of the site for more appropriate residential purposes is being stifled.
- 6.8.4 To address the concern, the landowner needs to provide dry access for occupiers to and from the site should a 1:100 year flood event occur. However, it is difficult for the landowner to address the concern as they are unable to influence or physically increase surface levels i.e. the public highway) outside of the application site.
- 6.8.5 With reference to emergency access, PPS25 states that where required, safe access and escape is available to / from new development in flood risk areas and that these access routes should be such that occupants can safely access and exit their dwellings in design flood conditions and that vehicular access to allow the emergency vehicles to safely reach the development is also achievable.
- 6.8.6 In this instance, although a dry access route is not available to the site, the depth of flooding between the site and Montague Road (the nearest dry access) is minimal at between 0.2 and 0.3m: rated as a low degree of flood hazard. In addition, a further mitigating factor is considered to be the fact that the distance through the flooded area is only 38 metres. The question that needs to be assessed is whether this arrangement constitutes a safe access. Evidence supplied by the Applicant indicates that although the circumstances produce a moderate degree of flood hazard, dangerous for some including children, this is where there is deep or fast flowing water. This would not be the case in this instance and given the short distance to dry ground (38 metres) the consultant concludes that the circumstances to constitute a safe access.

## 6.9 Sustainable Design and Construction

- 6.9.1 As an outline application, for layout, scale and means of access, no details for the construction of the development has been prepared. A condition is therefore proposed to ensure the development attains Code for Sustainable Homes Level 3

## 7. **Conclusion**

- 7.1 In principle, the redevelopment of this site for residential purpose would normally prove acceptable given the absence of any specific designation protecting the existing industrial use. However, the site lies within Flood Zone 3 and 2 and this places a further test on the principle having regard to the

objectives set out in PPS25 Development and Flood Risk which seeks to make development safe without increasing flood risk elsewhere and where possible, reducing flood risk overall

- 7.2 Although this is a developed site in commercial use, it is acknowledged that a residential use attracts a higher risk value. However, the development will result in a reduction in developed site coverage from 84% to 32%. This is albeit in flood risk terms, an improvement on the current situation.
- 7.3 It is also felt appropriate to consider the effects of the existing site use on the living conditions of local residents. There have over the years been numerous incidents of complaints arising from the use of the premises with several leading to enforcement action. It must be recognized therefore, that there is considerable benefit in obviating this harm through the redevelopment of this site by a more acceptable development. A residential development of this nature would deliver such a benefit.
- 7.4 Weighed against the likelihood of the a flood event, the implication for safety and the disbenefit associated with the current premises remaining in terms of their environmental consequences, it is considered that, on balance, the principle of redeveloping this site for residential purposes is acceptable.
- 7.5 With reference to the outline planning application it considered that the proposed development in terms of its layout, scale and means of access is acceptable. It is recommended therefore that the proposed outline scheme is considered acceptable for the following reasons:
  - 1 The proposed development, with reference to its layout and two storey scale with additional accommodation in the roof, would result in a form of residential development that would not detract from the residential character and amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary development Plan, Policy 4B.8 of the London Plan together with Government guidance in the form of PPS1 and PPS3.
  2. The proposed development, with reference to its layout and two storey scale with additional accommodation in the roof, would not result in conditions through a loss of light or outlook that would harm the amenities of the neighbouring residential properties having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.
  3. The proposed development, with reference to its layout, amenity space and internal floor space for individual flats, would result in an acceptable form of residential accommodation having regard to Policies (II)GD3, (II)H9 and (II)H16 of the Unitary Development Plan including the Supplementary Planning Guidance on Flat Conversions which recommends minimum sizes for one and to bedroom flats.
  4. The proposed development having regard to the existing site coverage, would not increase the potential for flooding in the locality and due to the distance to dry ground , is not on balance, considered to increase overall floor risk having regard to Policy (II)GD1 and (II)GD12 of the Unitary Development Plan

5. The proposed development having regard to the means of access contained in the outline application, would not give rise to conditions through its position or traffic generation, prejudicial to the free flow and safety of vehicles on the adjoining highway having regard to Policies (II)GD6 and (II)GD8 of the Unitary development Plan and Policy 3C.23 of the London Plan
6. The proposed development with reference to the vehicle and cycle parking facilities contained in the outline application, would not give rise to conditions through on street parking, prejudicial to the free flow and safety of vehicles on the adjoining highway having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan and Policy 3C.23 of the London Plan
7. The proposed development with reference to the siting of the vehicle access and parking area contained in the outline application, would not give rise to any adverse effect on the amenities of neighbouring and nearby residential properties highway having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan

## **8 Recommendation**

8.1 That planning permission be GRANTED subject to the following conditions:

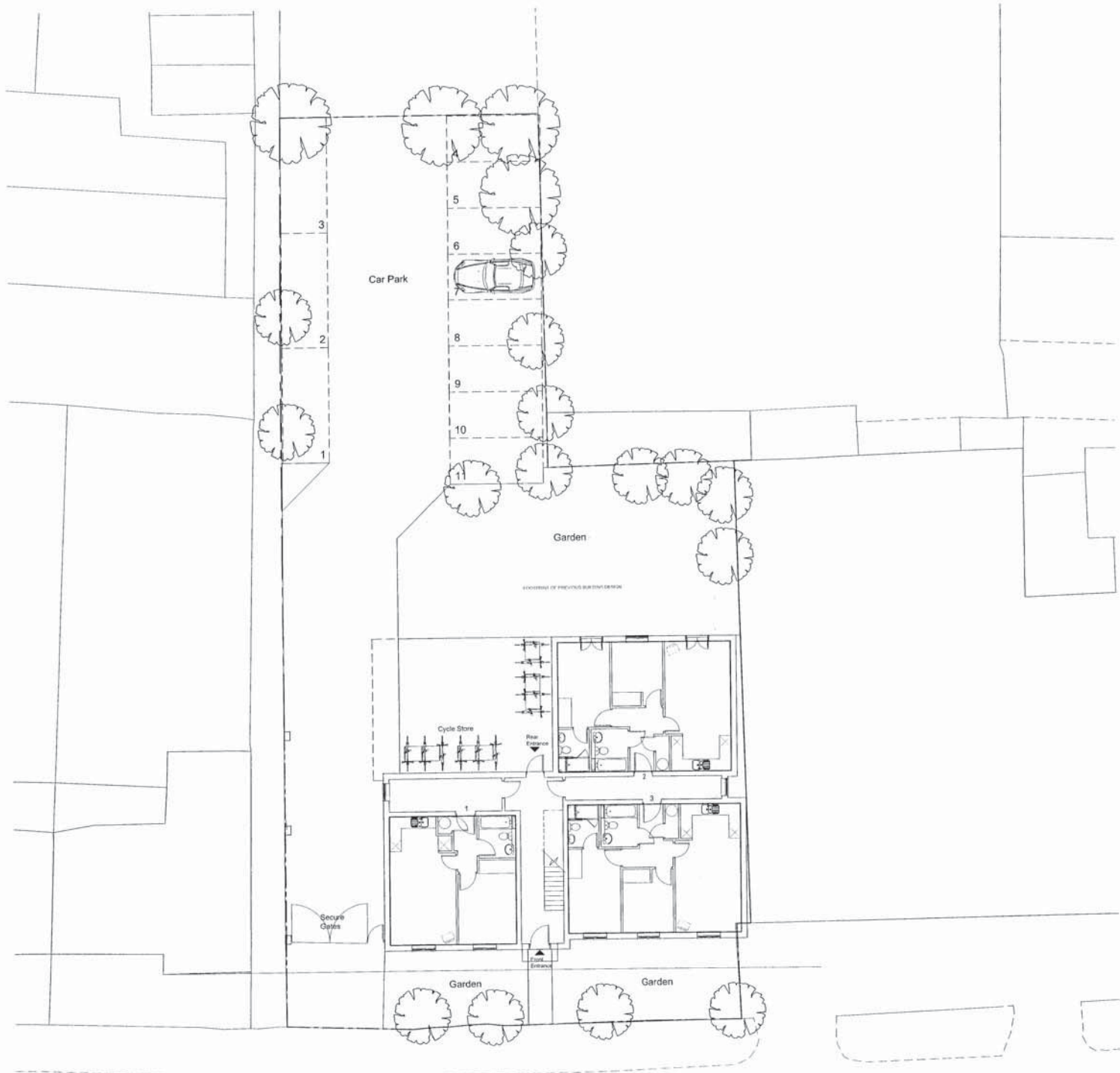
- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 3099 P01 E and P-03 B  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 C52A Time Limit - Outline Permission
- 3 C02 Details of Buildings – Design
- 4 C03 Details of Development-External Appearance
- 5 C05 Details of Development – Landscaping
- 6 C07 Details of Materials
- 7 C09 Details of Hard Surfacing
- 8 C10 Details of Levels
- 9 C11 Details of Enclosure
- 10 C14 Details of Access and Junction
- 11 C16 Private Vehicles Only - Parking Areas
- 12 For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of 5 metres from the existing planting. No building activity



shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced.

Reason: To protect existing planting during construction.

- 13 C19 Details of Refuse Storage & Recycling Facilities
- 14 C57 Sustainability



LONDON BOROUGH OF ENFIELD  
 12 FEB 2007  
 PLANNING AND TRANSPORTATION

By Approved



The Tudor House  
 9 Lechmore Road  
 Old Town  
 Stevenage  
 Hertfordshire  
 SG1 3HU  
 t: 01438 749400  
 f: 01438 749591  
 e: ar@archer.co.uk  
 www.archerarchitects.co.uk

Client: **Dixy Chicken**

Project: **185 Town Road, Edmonton**

Drawing Title:

**Site Plan**

Scale:	Date:	Drawn:	Checked:
1:100		PK	
Project No:	Drawing No:	Revision:	
3099	P-10		

TP/07/0285



Front Elevation



Side Elevation



Rear Elevation



Archer architects logo and contact information: The Tudor House, 9 Letchmore Road, Old Town, Stevenage, Hertfordshire, SG1 3HU. Tel: 01438 749400, Fax: 01438 749591, Email: arch@archer-uk.com, Website: www.archerarchitects.co.uk

Client: Dixy Chicken

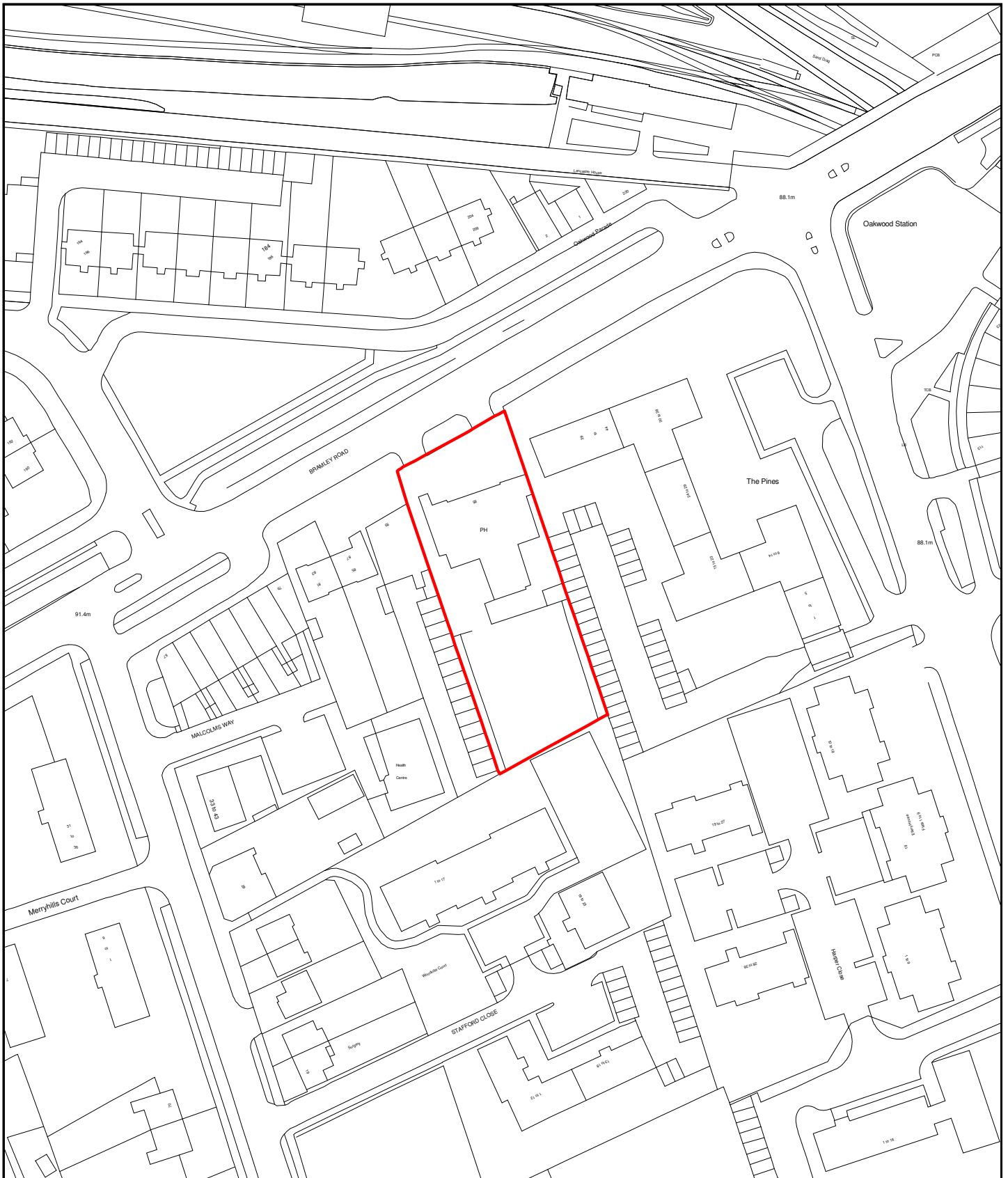
Project: 185 Town Road, Edmonton

Drawing Title: External Elevations

Scale:	Date:	Drawn:	Checked:
1:100	Feb '07	PK	
Project No:	Drawing No:	Revision:	
3099	P-03		

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**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date :** 26<sup>th</sup> October 2010**Report of**  
Assistant Director, Planning  
& Environmental Protection**Contact Officers:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
David Warden Tel: 020 8379 3931**Ward:**  
Cockfosters**Application Number :** TP/10/0028**Category:** Smallscale Major  
Dwellings**LOCATION:** 95 Bramley Road, London N14 4EY**PROPOSAL:** Redevelopment of site to provide 25 residential units comprising 2 blocks of residential units, one 3-storey block to front of site incorporating 17 units (4 x 1-bed, 9 x 2-bed and 4 x 3-bed) with undercroft access to rear parking area, rooms in roof, balconies to first, second and third floor at front and rear and a 3-storey block to rear of site incorporating 8 units (2 x 2-bed, 4 x 3-bed and 2 x 4-bed) with balconies to first and second floor at front and rear, voltaic solar panels to main roof of both blocks and car parking for 21 cars.**Applicant Name & Address:**  
J P F Clarke (Construction Ltd)  
C/o Agent**Agent Name & Address:**  
Mr Duncan Sharp  
GML Architects Ltd  
36/37, Featherstone Street,  
London,  
EC1Y 8QZ**RECOMMENDATION:**That planning permission be **GRANTED** subject to conditions and an agreement under Section 106.



### Development Control



Scale - 1:1250  
Time of plot: 13:40

Date of plot: 08/10/2010

## **1. Site and Surroundings**

### **1.1 Site**

1.1.1 The application site is located on the southern side of Bramley Road, approximately 100 metres west of Oakwood Tube. The site currently comprises a substantial two storey public house with a large hard surfaced car parking area to the rear.

### **1.2 Surroundings**

1.2.1 The surrounding area is predominately residential but with a mixture of uses fronting the Bramley Road. To the north of the site across Bramley Road, are two storey terraced and semi-detached dwellings; to the east lies The Pines: a 1960's development of three storey flats with a single storey garage block running along much of the eastern site boundary; to the south are some more recently constructed two storey residential blocks with accommodation in the roof and three storey blocks of flats; and, to the west along Bramley Road is a parade of two and three storey shops with residential above, behind which is a health centre and residential development, along with further garages to much of the western site boundary.

1.2.2 The site is within walking distance of Oakwood Tube Station, as well as the southern entrance Trent Country Park. Oakwood Park is approximately 900 metres walk to the southeast.

1.2.3 The property is not located within a Conservation Area, nor is it a listed building.

## **2. Proposal**

2.1 The application proposes the demolition of the existing public house and the erection of two blocks of 25 residential units. The frontage block will be three storeys with dormer and inset dormer windows provide for accommodation in the roof space. This provides 17 units (4 x 1-bed, 9 x 2-bed and 4 x 3-bed). The front of the block approximately aligns with that of the adjoining buildings. This provides for an area of communal garden/landscaping and refuse storage to the front of the block.

2.2 The second block is sited towards the rear of the site. A 30 metre gap between the proposed buildings is provided along with a 12.5 to 16.5 metre gap to the southern boundary. This block would be three storeys providing 8 units (2 x 2-bed, 4 x 3-bed and 2 x 4-bed).

2.3 The area around the blocks comprises access, parking and amenity space. The scheme include a new vehicular access approximately 3 metres in from the boundary with The Pines. The undercroft access leads to 21 surface level parking spaces between the two blocks and adjacent to the access itself. The remaining area between the two blocks provides individual garden areas to the ground floor flats with further private and communal gardens to the rear of the southern block. Each of the upper floor units is also provided with a balcony.

### 3. Relevant Planning Decisions

- 3.1 PRE/09/0016 Proposed redevelopment of site for residential purposes by demolition of existing building and (Option 1) erection of two 3-storey blocks, one with accommodation in roof space, and (Option 2) erection of two 3-storey blocks, one with accommodation at basement and roof levels.
- 3.2 TP/06/1978 Vehicular access, granted December 2006.
- 3.3 In addition, there are various other permissions for works to the existing public house and for advertisement consents that are not relevant to this redevelopment proposal.

### 4. Consultations

#### 4.1 Statutory and non-statutory consultees

- 4.1.1 The Enfield Preservation Society objects to the application due to the surface car parking, lack of amenity space and proportion of balconies. The group comments that the Oakwood entrance to Trent Park is not easily accessible across Bramley Road.
- 4.1.2 Thames Water does not object to the proposal and provides guidance for the applicant in respect of surface water drainage.
- 4.1.3 EDF Energy raises concerns that the site is in close proximity to Ashridge substation, which is located along the eastern site boundary. Guidance is provided on the potential for noise and vibration impacts.
- 4.1.4 The School Organisation and Development Officer confirms that due to deficiencies in the area financial contributions in respect of education will be required as follows:

Primary  
2 places @ £13,115 per place - £26,230  
Secondary  
1 place @ £19,762 per place - £ 19,762  
**Total £45,992**

- 4.1.5 The Housing Strategy Team initially raised concerns regarding the sales values of the proposed flats, the existing use value and the build costs used within the submitted Toolkit Appraisal and concluded that the applicant had failed to demonstrate that it is unreasonable require a contribution towards affordable housing in line with adopted policy. However, following the provision of further information the built costs and existing use value were accepted. The teams view of the likely sales values provide for a surplus of £174,000 available for affordable housing. The preferred use of the surplus was for an off site contribution.
- 4.1.6 The Housing Enabling Officer initially expressed concern regarding the lack of affordable housing proposed, as well as the need to ensure 10% of the units are wheelchair accessible. Further comments confirm that the provision of a single one bed affordable unit on this site would not be practical and an off-site contribution should be sought.



4.1.7 Place Shaping note that the site lies outside of the priority areas.

4.1.8 The Urban Design Team raised concerns regarding the relationship between blocks A and B, size of the balconies to the front elevation, continuity of lines of architectural detailing with neighbouring buildings, change in ridgeline of block B without a corresponding set back, more could be done to break up the façades and the access route could be more of a feature. Although, the multi-point access at ground floor, building height and set back to the front block were accepted. The comments suggest that, due to the sites sustainable location and proximity to public open space, a relaxation in parking and amenity space standard may be appropriate. Following two sets of revisions to the scheme, along with explanations of the design teams rationale, it was noted that the changes had made improvements to the scheme.

#### 4.2 Public response

4.2.1 Consultation letters were sent to 125 neighbouring properties. At the time of writing 3 responses from residents have been received stating concerns regarding the following matters:

- Overdevelopment / over intensive use of the site
- Four storeys would be out of keeping
- Contrary to adopted policy
- Rear block is too close to adjoining living room and kitchen windows
- Loss of light
- Loss of view
- Overlooking
- Lack of parking, particularly for larger units
- Public transport to many destinations is limited, so car use is likely to be high
- Disruption during construction

4.2.2 The Pines Residents' Association, representing the 40 flats to the east of the site, comment as follows. Whilst the loss of the existing late-night premises in favour of residential development is supported in principle, this should be no justification for an over-development of the site and a lapse in good design principles and standards. Further, detailed, concerns are raised relating to the following four areas, each is summarised below:

- Form of development – the area is characterise by three storey blocks in spacious plots, the proposed four storeys development, at a greater height and across the full width of the site should be resisted. This is compounded by a further block to the rear which is 12 metres high on the boundary with The Pines resulting in overshadowing, loss of outlook and a sense of enclosure. The submitted Daylight and Sunlight assessment is inadequate and should includes winter afternoon and summer evening shadows. The proposed access will bring noise and pollution within a few metres of The Pines.
- Density – the proposal constitutes an overdevelopment of the site, which is evidenced by the lack of amenity space, parking at less than 1 space per unit, cramped layouts, reliance on single aspect and lack of natural light and ventilation to many kitchens and bathrooms. The

adjoining derelict garages should be incorporated. Any increase in the form of development to provide affordable housing on this restricted site would be strongly opposed.

- Detailed design – extensive use of balconies as close as 0.3 metres from the boundary resulting in direct overlooking of communal gardens and windows, particularly from block B, as well as noise and disturbance. Refuse area represents poor design in due to its siting on the prominent frontage and on the boundary with The Pines.
- Construction – comprehensive conditions on working hours and procedures, together with strict enforcement are required.

4.2.2 Cllr McCannah requested that if the application is to be recommended for approval it is referred to planning committee.

## 5. Relevant Policy Considerations

### 5.1 UDP Policies

(I)GD1	Regard to Surroundings / Integrated into Local Community
(I)GD2	Quality of Life and Visual Amenity
(II)GD1	Appropriate location
(II)GD3	Character / Design
(II)GD6	Traffic Generation
(II)GD8	Site Access and Servicing
(II)H6	Size and tenure of new developments
(II)H8	Privacy and Overlooking
(II)H9	Amenity Space
(II)H12	Residential Extensions
(II)H14	Terracing
(II)H15	Roof Extensions
(II)T13	Creation or improvement of accesses
(II)T16	Adequate access for pedestrians and disabled persons

### 5.2 Emerging Local Development Framework: Preferred Options:

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which sets out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Core Strategy has now been submitted to the Secretary of State and an Inspector appointed. The Examination in Public to consider whether the Strategy meets legal requirements and that it passes the tests of soundness (it is justified, effective and consistent with national policy) is scheduled for this summer and thus, some weight can be given to the policies contained therein. The following are considered of relevance to the consideration of this application.

SO1	Enabling and focusing change
SO2	Environmental sustainability

SO4	New homes
SO8	Transportation and accessibility
SO9	Natural environment
SO10	Built environment
CP2	Housing supply and locations for new homes
CP4	Housing quality
CP5	Housing types
CP17	Town centres
CP18	Delivering shopping provision across Enfield
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP24	The road network
CP25	Pedestrians and cyclists
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and landscape heritage
CP32	Pollution
CP36	Biodiversity

### 5.3 London Plan

2A.1	Sustainability criteria
3A.1	Increasing London's supply of housing
3A.2	Borough Housing Targets
3A.3	Maximising potential of sites
3A.5	Sustainable Design and Construction
3A.6	Quality of new housing provision
3C.21	Improving Conditions for Walking
3C.22	Improving conditions for cycling
3C.23	Parking Strategy
4A.1	Tackling Climate Change
4A.3	Sustainable Design and Construction
4B.1	Design principle for a compact city
4B.3	Maximising the potential of sites (see also Table 4B.1)
4B.5	Creating an inclusive environment
4B.6	Sustainable design and construction
4B.8	Respect local context and communities
Annex 4	Parking standards

London Plan Supplementary Planning Guidance: Children and Young People's Play and Recreation

London Plan Supplementary Planning Guidance: Sustainable Design and Construction (2006).

Draft London Plan Supplementary Planning Guidance: Interim Housing Guidance (2009).

### 5.4 Other Relevant Considerations

PPS1	Delivering Sustainable Development
PPS1	Supplement Climate Change
PPS3	Housing
PPG13	Transport

## 6. Analysis

### 6.1 Principle

- 6.1.1 The site is located in close proximity to Oakwood Tube Station and the provision of additional residential units would be consistent with the surrounding character of the area. It would increase the supply of housing, which would assist in the attainment of the Borough's housing targets.
- 6.1.2 The proposal would result in the loss of a public house and the impact on the community must be assessed. However, the applicant has drawn attention to a number of other public houses in the area and it is not considered that the proposal would result in an unacceptable impact on community facilities. It is noted that local residents support its loss.
- 6.1.3 As such, subject to the resolution of the matters below regarding the scale of development, impact on neighbouring properties and access matters, the principle of the development of the site for residential purposes is considered acceptable.

### 6.2 Impact on Character of Surrounding Area

#### 6.2.1 *Density*

- 6.2.2 The site is located more than 800 metres from any of the Council town/district centres but is located on a primary route and is within 100 metres of Oakwood Station. It is within an area characterised by predominately residential properties including semi-detached and terraced houses and flats with some mixed-use development. For the purposes of the London Plan 2008 density matrix, it is considered the site lies within a suburban area, but with significant urban influences. The site is located within PTAL 4. The density matrix suggests a density of 200 to 350 habitable rooms per hectare, although if classified as urban this extends to 700 habitable rooms per hectare. Given the predominance of units with between 3.1 to 3.7 habitable rooms within the vicinity of the site the matrix suggests a unit range of 55 to 115 units per hectare, which is the middle density option within PTAL 4-6 suburban, or up to 225 units per hectare if classified as urban. This indicates that an acceptable density would be towards the middle of the hrph range. However, having regard to all of these factors, in particular the proximity to Oakwood Station, it is considered that an acceptable density would be within the range of 350 – 400 habitable rooms per hectare. This density guided the form of development at pre-application stage away from a basement level providing a more dense scheme.
- 6.2.3 The application proposes 25 units and 83 habitable room providing a proposed density of 114 u/h or 378 hrph (83/2195x10,000). These fall within the range considered acceptable, as set out above. However, advice contained in PPS1 and PPS3, states that a numerical assessment of density must not be the sole test of acceptability and must also depend on the attainment of appropriate scale and design relative to character and appearance of the surrounding area.

- 6.2.4 In this instance, the siting and orientation of the surrounding buildings are factors that will limit the scale of development that is acceptable within the site. However, the proposed buildings are aligned with the adjoining blocks, of a similar scale and respect the adopted standards in respect of distancing between the blocks.
- 6.2.5 Having regard to these matters, as well as the surrounding patterns of development, the extent of site coverage and the numerical assessment details above, it is considered that the proposed density is acceptable and would not result in an overdevelopment of the site.
- 6.2.6 *Layout*
- 6.2.7 The proposed frontage block naturally falls between the two neighbouring structures and this provides for a strong continuation of the existing pattern of development. The rear block has been sited to balance the adopted separation distances to prevent unacceptable overlooking, both between the proposed blocks and that of Woodville Court. Whilst this block provides for development at depth, the existing blocks do provide a precedent for this. The proposed blocks extend to both side boundaries of the site. However, the need to provide a strong frontage and the existing garages provide justification for this pattern of development for the front and rear blocks, respectively.
- 6.2.8 Concerns have been raised regarding the front of block B facing the rear of block A and the implications for good urban design. Unfortunately, however, alternative layouts of the site have been explored but were discounted due to their increased impact on neighbouring buildings.
- 6.2.9 The scheme has been revised to seek to ensure the car parking area does not dominate the area between the buildings, in particular with improved planting. Whilst some concerns remain, there is a need to provide the level of parking proposed. This area is considered, on balance, acceptable.
- 6.2.10 The scheme includes a refuse store to the front of block A. There are some concerns the impact on the streetscene. However, there is an existing strong boundary treatment in this area and the proposed timber bin store would provide a low level structure that would fall below this screening. Due to the site's deep frontage it would present servicing problems to provide the bin store within the building. The impact on neighbouring properties is discussed below. Having regard to the above factors, the bin store is considered acceptable.
- 6.2.11 Overall, the proposed layout is considered acceptable.
- 6.2.12 *Design*
- 6.2.13 The design of the proposal has been revised to reflect comments received from the Urban Design Team. These changes include improved window proportions, greater variation in the plane of the front elevation and limiting the size of the frontage balconies to a minimum. The inset dormers to the front elevation have been designed to be understated and, by their nature, do not breach the plane of the roof slope. The height of the roof steps up from the shallow pitch of The Pines and extends across the frontage and above the flat roof of no. 93 Bramley Road. Whilst there are some concerns regarding

the height of the roof above this property, it is considered, on balance, that it would not adversely affect the character of the area.

- 6.2.14 The remaining elevations reflect the simple proportions of the front elevation with a mixture of brick, timber and glass used to add interest. The proposed solar panels will be a strong feature of each rear elevation, but this is accepted having regard to the environmental benefits.
- 6.2.15 Overall, it is considered that the proposal provides for a strong design that adequately balances the adjoining properties and creates visual interest.
- 6.2.16 *Amenity space*
- 6.2.17 The adopted standard requires the provision of 75% of the gross internal area (GIA) for flats with 2 or more bedrooms and 50% for those with one bedroom. The proposed one bedroom flats have a total GIA of 211 square metres, whereas those with two bedrooms or more have a total GIA of 1145 square metres. These provide for requirements of 105.5 and 1,527 square metres of amenity space, respectively. This provides for a total requirement of 1,251 square metres.
- 6.2.18 The proposal incorporates approximately 769 square metres of ground level amenity with a further 114 square metres of balconies and terraces. The proportion of the amenity provided as balcony space is 13% of the total, which is below the maximum of 15%. This provides a total amenity space provision of 883 square metres. This falls short of the adopted standard by 368 square metres, or 29.5% of the requirement.
- 6.2.19 In respect of the quality of provision, the space provided is a mixture of communal gardens, semi-private space to the serving the ground floor flats and balconies serving the upper floor flats. Notwithstanding the revisions to the car parking area discussed above, there remain concerns that this will impact on the usability of the amenity space. In addition, the communal garden to the south of the site is detached by semi-private defensible space to the ground floor flats. Whilst this has strong benefits for the ground floor flats, it removes natural surveillance of the communal garden at ground floor level. However, it is considered that the best balance of competing objectives has now been reached. The applicant confirms that high quality materials and planting will soften the impact of the parking area and that low walls and railings will allow inter-visibility to the communal garden areas. It is considered, on balance, that the quality of the amenity space provision is acceptable.
- 6.2.20 There remain significant concerns regarding the under provision in amenity space. However, this must be balanced with the need to maximise development within sustainable locations such as this. Further, high level or roof based amenity space would not be suitable in this location.
- 6.2.21 The site benefits from being in close proximity to both Trent Country Park, whilst being within walking distance of Oakwood Park. Having regard to sites location and guidance within PPS1 and PPS3 provides for a more flexible approach to planning standard, it is considered that off site improvements to improve local open space may address the reduced level of on site provision. It is considered that such a contribution, provided it is appropriately allocated, would meet the tests of Circular 05/05 and would accord with the objectives of

the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and Informal Recreation.

- 6.2.22 In this instance, having regard to the extent of the deficiency it is considered, it is considered that a sum of £30,000 will be required. This will be secured by a S106 agreement.
- 6.2.23 Having regard to all of the above considerations, it is considered the proposed amenity space provision, on and off site, is acceptable.
- 6.2.24 Overall, it is considered the proposed development would have an acceptable impact on the character of the surrounding area.

### 6.3 Impact on Neighbouring Properties

- 6.3.1 There are three neighbouring buildings that will be impacted upon by the proposal. The Pines to the east, no. 93 Bramley Road to the west and Woodville Court to the south. Each is considered in turn below.
- 6.3.2 In respect of The Pines, the eastern elevation of block A would be sided on the boundary with and approximately 3.5 metres from the block 39 to 44 The Pines. However, the windows to the flank elevation of block 39 to 44 are obscured glazed and are not considered principle windows. As a result, the impact from the proposal on these windows is considered acceptable. The proposed building would project for 6 metres beyond the rear of this block, but this compares with a projection of some 13 metres of the existing public house. Whilst the existing building is not as high and is sited a metre or so from the building, it is considered, on balance, that the impact would be no worse than the existing relationship. As such, the impact in respect of light and outlook is considered acceptable.
- 6.3.3 There are no windows to the side elevation of the proposed block A, any overlooking from the rear windows would be of the amenity space only and would largely be of the existing garages. The only balcony with the potential for overlooking of this area is on the third floor serving unit 17. Whilst the angle is slightly oblique, there would be some potential for sideways views. As a result, an obscure glazed screen will be secured by condition.
- 6.3.4 The scheme will involve re-use of an access and new parking along the boundary with The Pines and the siting of a refuse storage area on the boundary. There are some concerns regarding the potential for noise, disturbance and odour. However, having regard to the scale of the development, its residential nature, the separation distances to The Pines and the current use of the site, it is considered, on balance, that the impacts are acceptable.
- 6.3.5 In respect of the rear block, the existing garages provide adequate separation to reduce the impact of the proposed building that is again sited on the boundary. The submitted daylight and sunlight assessment also shows there would not be an unacceptable impact. Any views from the windows of the proposed building would be sufficiently oblique. The proposed balconies to units 5 and 8 provide the potential for some sideways views. Whilst the distances involved are relatively largely, it is considered appropriate to require obscure glazed screens in this location also.

- 6.3.6 In respect of the impact on no. 93 Bramley Road, the building first and second floor element of the proposed building align with the two storey façade of no. 93 Bramley Road before stepping out 3.6 metres at distance of 3.4 metres from the boundary. There are some concerns regarding this impact. However, when the impact from the existing public house is taken into account, it is considered, on balance, that the impact would be no worse than the existing situation. As such, this relationship is considered acceptable.
- 6.3.7 There are balconies from both blocks that would provide a degree of overlooking and the car parking would provide some level of noise to the west. However, the area impacted upon is in commercial use. As such, this relationship is considered acceptable.
- 6.3.8 The impacts on Woodville Court to the south stem from Block B. The building is sited 29 metres from Woodville Court where the buildings 'overlap' and 25 metres at other times. This provides 12.5 metres from either boundary. Having regard to the adopted separation distances between windows, this relationship is considered acceptable. There are some concerns regarding the proposed balconies. However, the proposed balconies would not afford any greater view of Woodville Court than windows in the same location. In this instance, the sideways views afforded by projecting balconies are either acceptable as the overlooking commercial land or are mitigated by screens.
- 6.3.9 It is not considered there will be a significant impact in respect of a loss of outlook to Woodville Court, due to the distances involved. The amenity space will adjoin land in similar use, which is considered acceptable.
- 6.3.10 Having regard to the residential nature of the proposed development it is not considered that the proposal would result in an unacceptable level of noise and disturbance to nearby residents.

7

- 6.3.11 In respect of the concerns raised regarding disruption during construction, for a scheme of this size, this is not a basis upon which planning permission could be refused. A condition is proposed requiring a construction management plan.
- 6.3.12 Overall, it is considered the proposal will not have an unacceptable impact on the amenities of neighbouring properties.
- 6.4 Quality of proposed accommodation
- 6.4.1 The adopted minimum unit sizes for one, two and three bedroom units are 45, 57 and 80 square metres, respectively. There is currently no adopted standard for four bedroom flats, but they would be expected to exceed the 80 square metres three bedroom unit size. With the exception of the four three bedroom units within the rear block, these standards are met or exceeded in all cases. The three bedroom units in the rear blocks are range between 75 and 77 square metres. These are, however, dual aspect units with relatively square rooms. There would be limited wasted space. Having regard to this and, in particular, that this is a new build development, rather than a conversion, it is considered, on balance, that the unit sizes are adequate.
- 6.4.2 The outlook from the proposed units is considered acceptable. Whilst there are some concerns regarding north facing single aspect units, this affects only two units within the scheme, which has largely been arranged with dual



aspect. The scheme involves living space above bedrooms and vice versa. However, stacking of the units is of less significance in a new build block where floor construction will alleviate many of the problems in converted blocks.

- 6.4.3 EDF energy have raised concerns regarding the proximity of the existing substation to the eastern boundary. Having regard to all of the other factors limiting the layout, discussed in detail above, it is considered that the most effective method of addressing this constraint is mitigation through the construction process. This will be secured by condition required an examination of the noise and vibration impacts from the substation, with associated mitigation measures.
- 6.4.4 Overall, the quality of the proposed accommodation is considered acceptable.

## 6.5 Highway Safety

### 6.5.1 *Traffic Generation*

- 6.5.2 The site is currently a public house with associated car parking. The site has a PTAL of 4, which is above average. The site is close to Southgate tube station. The trip generation would not be significantly different to the existing development, as demonstrated in the submitted Transport Assessment. Having regard to this limited change, it is considered the proposed development would be unlikely to have a material impact on the capacity or operation of the surrounding highway network.

### 6.5.2 *Access and Servicing*

- 6.5.3 There are currently two vehicular accesses from Bramley Road. One is disused, whilst the other provides access to the customer car park at the rear. The applicant was advised, at pre-application stage, that there would be highway safety benefits to using the currently disused eastern access. There are existing road markings outside the site directing traffic into the right turn lane at the junction of Bramley Road and Chase Road which would need amending to allow for traffic turning into the new development and the existing access will need to be reinstated. It will be necessary to secure these works through conditions and a S106 agreement.
- 6.5.4 The impact of the access on residential amenity has been discussed above.
- 6.5.5 There are concerns regarding access by fire appliances and for servicing of the flats by larger vehicles. Taking each matter in turn, due to the undercroft access, fire engines would not be able to get beyond the site frontage. However, the alternative would be a far larger undercroft access that would severely affect the design of the building, or a reduction in the scale of the building that would not be consistent with its sustainable location. This is a matter that would need to be addressed through the building regulations process, but can be solved by the provision of fire hydrants or a sprinkler system to the rear block. It is considered, in this particular situation, that these technical solutions would be the most appropriate resolution.
- 6.5.6 The submitted details state that the existing public house is serviced from Bramley Road. However, it appears that at least some servicing currently takes place on the site frontage. There is no servicing area provided for the

flats. There is concern that the 25 units could potentially generate a high number of deliveries etc, but no turning space for larger vehicles is provided on site. It is necessary, therefore, to provide a loading/unloading bay. There is an existing pavement in front of the building is some 5 metres wide and an area could be designed without adversely affecting pedestrian flows. This will be secured by a S106 agreement. This arrangement would be preferable to providing an in/out access occupying a significant proportion of the site frontage.

6.5.7 Having regard to all of the above matters, on balance, it is considered the access arrangements are considered acceptable.

6.5.8 *Vehicular & Cycle Parking and Refuse Storage*

6.5.9 The proposed parking level is 21 spaces for the 25 units. This works out at a provision of 0.84 spaces per unit. The provision of the parking is slightly below one space per unit. However, the location has a good PTAL and is close to public transport. Current policy and guidance in the London Plan and PPG13, respectively, seeks to limit the level of parking provision in such locations. Cycle parking is provided at a rate of one space per unit, in a secure location that encourages use.

6.5.10 The site is located in the Oakwood CPZ and as this is a new development there should be an agreement (secured through section 106) that prevents occupiers of the units owning residents parking permits. The scheme includes a travel pack for future residents, which will be secured by condition.

6.5.11 Finally, having regard to the increase in the number of cyclists and the sites proximity to the Greenway Cycle route running from Grovelands Park to Trent Park a contribution to its improvement is required.

6.5.12 Having regard to the above factors, the proposed parking arrangements are considered acceptable.

6.5.13 Refuse storage is positioned at the front of the site close to the entrance and will be readily accessible for servicing, particularly with the required loading/unloading bay. The design and impact on amenity issues have been discussed above.

6.5.14 Overall, in respect of highway safety the proposal is considered acceptable.

6.6 Affordable Housing Provision

6.6.1 The applicant's Toolkit Appraisal provides for no surplus to contribute towards Affordable Housing. There has been considerable discussion with the applicant's agents regarding the submitted toolkit, in particular in respect of the figures used for the sales values, existing use values and build costs. Following the provision of further information it was concluded that there is a surplus sum of £174,000 available for affordable housing provision. This would only provide sufficient funds for a one bedroom affordable flat on the site. This would provide for a difficult situation in respect of management and the securing of an RSL/Housing Association. The Housing Enabling Officer and the Housing Strategy Team agree that an off site contribution is appropriate in this instance. The applicant has accepted this and the above contribution will be secured by a S106 agreement.

6.6.2 Overall, the secured off-site affordable housing contribution is considered acceptable.

## 6.7 Housing Mix

6.7.1 The Enfield Strategic Housing Market Assessment (2010) identifies a significant need for larger sized 3 and 4 bedroom units. Core Policy 5 of the emerging Core Strategy seeks to secure market housing at in the following proportion: 20% 1 and 2 bed flats (1-3 persons), 15% 2 bed houses (4 persons), 45% 3 bed houses , (5-6 persons), 20% 4+ bed houses (6+ persons). The submitted scheme provides 4 one bed (16%), 11 two bed (44%), 8 three bed (32%) and 2 four bed units (8%).

6.7.2 There are concerns that the scheme does not include any houses. However, it is noted that the emerging Core Policy 5 deals with housing provision across the Borough over the plan period. This site is located in a highly sustainable location, where higher density forms of development are to be encouraged. It is considered that the omission of houses from the scheme, having particular regard to the proximity of Oakwood Tube station, is, on balance, considered accepted. The scheme does, however, include 40% three bed+ flats including 2 four bedroom flats with private amenity space. Again, having regard to the sites location, this mix is considered acceptable.

6.7.3 The applicant has confirmed that three of the units will be to wheelchair accessible standards, which will be secured by condition.

6.7.4 Overall, on balance, the proposed mix of housing is considered acceptable.

## 6.8 Sustainable Design and Construction

6.8.1 The application includes both a renewable energy assessment and a Code for Sustainable Homes Pre-Assessment. These conclude that the scheme will achieve Code Level 3, with dwelling scores of between 59.2% to 61.6% (against minimum of 57% and 68% for Code Levels 3 and 4, respectively). The scheme will provide 20% onsite renewable energy in the form of photovoltaic panels. These will each be secured by condition. Having regard to the detailed financial viability work discussed above, it is considered that any requirement for Code Level 4 would be likely to be at the expense of the affordable housing contribution.

6.8.2 The submitted application includes the demolition of the existing building but no bat survey has been provided. A survey and any requisite mitigation measures will be secured by condition.

6.8.3 Overall, having regard to all of the above factors, the proposed sustainable design features are considered acceptable.

## 6.9 S106 Matters

6.9.1 For the reasons set out within the report above, an agreement under S106 will be required to secure:

- An education contribution of £45,992
  - Primary - 2 places @ £13,115 per place - £26,230

- Secondary - 1 place @ £19,762 per place - £ 19,762
- Affordable housing contribution of £174,000
  - Towards improvements to or the provision of affordable housing.
- Open space contribution of £30,000
  - Toward improvements to local open space
- Highway improvements works of £15,000
  - Changes to road linage in Bramley Road
  - Reinstatement of disused crossover
  - Provision of a loading/unloading bay to Bramley Road
  - Improvements to Greenway Cycle route running from Grovelands Park to Trent Park
- Restriction that prevents occupiers of the units owning residents parking permits
- Travel packs for future residents

## **7. Conclusion**

- 7.1 It is considered the scheme provides for an appropriate scale of development having regard to its sustainable location. The scheme provides for a positive design solution. The level of parking provision accords with adopted policy. The impact on neighbouring properties has been considered acceptable. The S106 contributions will address the impact of the proposal on local infrastructure. In light of the above, it is considered that the proposed development is acceptable.

## **8. Recommendation**

- 8.1 That planning permission be GRANTED for the following conditions:

1. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than Level 3 shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

a design stage assessment, conducted by an accredited and licensed Code for Sustainable Homes Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,

a post construction assessment, conducted by and accredited and licensed Code for Sustainable Homes Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan as well as PPS1.

2. The development shall not be occupied until the 20% photovoltaic panels set out within submitted Energy Assessment have been installed and are operational. The panels shall be retained thereafter.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan as well as PPS1.

3. The development shall not commence until a scheme for obscure glazed screens serving the balconies to units 5, 8 and 17 at a height of 1.7 metres above finished floor level and obscuring views to the east has been submitted to and approved in writing by the Local Planning Authority. The screens shall be in place prior to the occupation of the unit which they serve and shall not be changed without the written approval of the Local Planning Authority.

Reason: To prevent an unacceptable level of overlooking.

4. Three of the units shall be built to Wheelchair accessible standards, in accordance with Habinteg Housing Association, Thorpe S. Wheelchair Housing Design. Habinteg, 2006.

Reason: In the interests of providing for the varied needs of future residents.

5. The development hereby approved shall not commence until a bat survey has been undertaken, in accordance with the most recent guidance published by Natural England, and any necessary mitigation measures completed in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal does adversely affect a protected species.

6. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

7. The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

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

8. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

9. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, this shall include the provision of low walls and railings to aid natural surveillance of communal areas. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

10. The development shall not commence until details of parking and turning facilities to be provided in accordance with the standards adopted by the Local Planning Authority have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be constructed in accordance with the approved details before the development is occupied and shall be maintained for this purpose.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

11. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Unitary Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

12. The development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

13. The development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

14. The development shall not commence on site until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain: a photographic condition survey of the roads and footways leading to the site, details of construction access and vehicle routing to the site, arrangements for vehicle servicing and turning areas, arrangements for the parking of contractors vehicles, arrangements for wheel cleaning, arrangements for the storage of materials and hours of work. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads, prejudice highway safety or the free-flow of traffic and to minimise disruption to neighbouring properties.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

16. The development shall not commence until a scheme to insulated the building against noise and vibration from the adjacent substation has been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed in accordance with the approved detail before the development is occupied.

Reason: To ensure that the occupiers of the buildings are protected from external noise pollution.

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

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

18. The development shall not commence until details of the security features design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

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

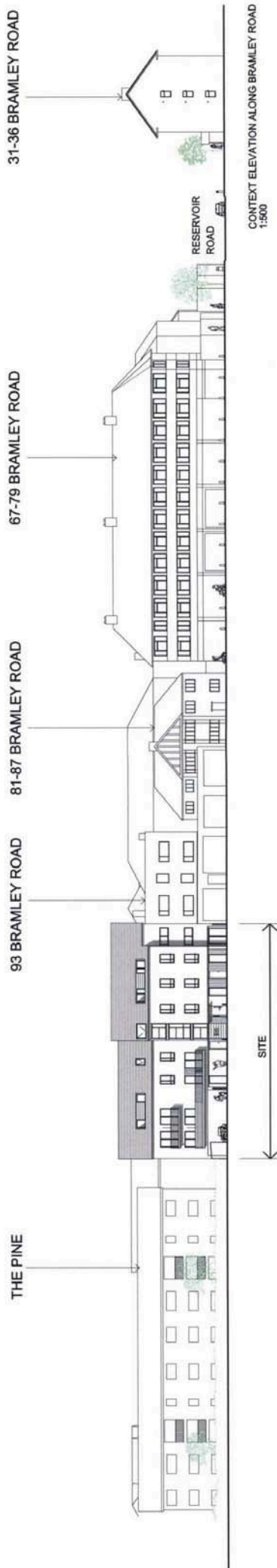
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

8.2 The reasons for granting planning permission are as follows

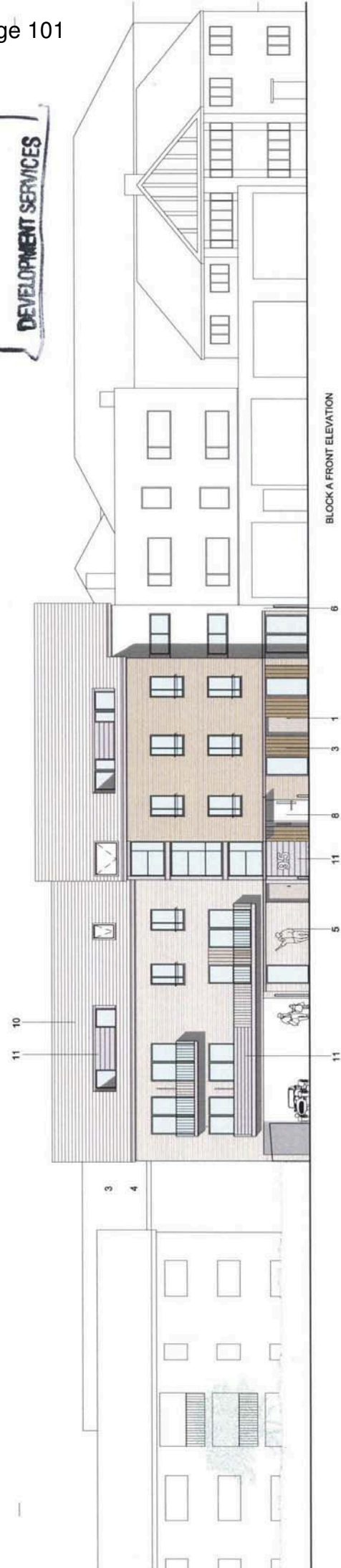
1. The proposed development would contribute to increasing the range of the Boroughs housing stock, having regard to London Plan Policies 3A.1 and 3A.2, as well as providing units of an acceptable size and quality having regard to Policies (I)GD1, (I)GD2, (II)GD3 and (II)H16 of the Unitary Development Plan, adopted Supplementary Planning Guidance on Flat Conversions and policies 3D.2 and 3D.3 of the London Plan (2008), as well as the objectives of PPS1, PPS3 and PPS4.
2. The proposed development would not have an unacceptable impact on the character and appearance of the area having regard to policies (I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary Development Plan as well as the objectives of PPS1 and PPS3.
3. The proposed development would not unacceptably impact on the amenities of nearby residents having regard to policies (I)GD1, (I)GD2, (II)GD1 and (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
4. The proposed development would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6, (II)GD8 and (II)T13 as of the Unitary Development Plan, Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.



10/0028



LONDON BOROUGH OF ENFIELD  
11 JAN 2010  
DEVELOPMENT SERVICES



**GML Architects**  
36-37 Featherstone Street  
London EC1Y 8QZ  
Tel 020 7490 4299  
Fax 020 7490 4064  
info@gmlarchitects.co.uk

MAZE INN, BRAMLEY ROAD  
OAKWOOD N14  
SEP 2009  
1:200@A3

BLOCK A FRONT ELEVATIONS  
3312-11

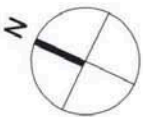
- 1 TIMBER CLADDING
- 2 ALUMINIUM DOUBLE GLAZED WINDOW
- 3 ALUMINIUM DOUBLE GLAZED DOOR
- 4 STEEL FLAT BALUSTRADE
- 5 MULTI YELLOW STOCK BRICK
- 6 COATED ALUMINIUM FASCIA/ COPING
- 7 TIMBER DOORS
- 8 PAINTED TIMBER DOORS WITH VISION PANEL
- 9 METAL CANOPY
- 10 SLATE ROOF
- 11 POWDER COATED ALUMINIUM PANELS
- 12 PHOTO VOLTIC PANELS
- 13 RENDERED COLOR

10/0028

LONDON BOROUGH OF ENFIELD

11 JAN 2010

DEVELOPMENT SERVICES



**GML Architects**  
 36-37 Featherstone Street  
 London EC1Y 8QZ  
 Tel 020 7490 4299  
 Fax 020 7490 4084  
 info@gmlarchitects.co.uk

MAZE INN, BRAMLEY ROAD  
 OAKWOOD N14  
 SEP 2009  
 1-500@A3

PROPOSED SITE PLAN  
 3312-07

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr P. Higginbottom Tel: 020 8379  
3846

**Ward:** Chase

**Application Number :** TP/10/0701

**Category:** Other Development

**LOCATION:** DEPOT, COOKS HOLE ROAD, ENFIELD, EN2 0UD

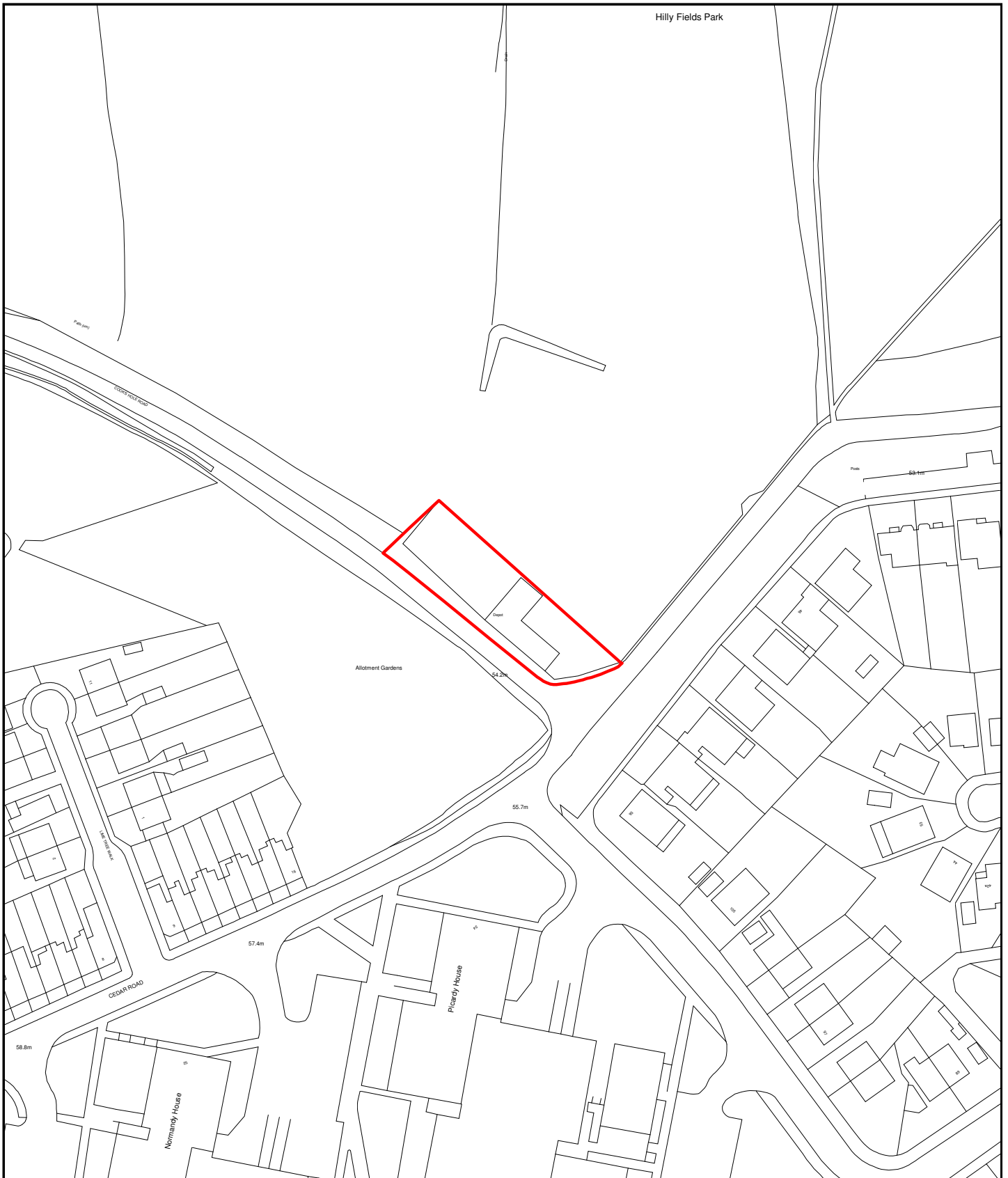
**PROPOSAL:** New front boundary wall and access gate.

**Applicant Name & Address:**

Mr Gary Simpson,  
Enterprise Depot,  
COOKS HOLE ROAD,  
ENFIELD,  
EN2 0UD

**Agent Name & Address:**

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 13:28

Date of plot: 08/10/2010

**1. Site and Surroundings**

- 1.1 The application site is located on the corner of Cooks Hole Road and Phipps Hatch Lane on the southern side of Hilly Fields Park. It comprises a depot building in the Council's ownership and is leased to the operator, Enterprise.
- 1.2 The site is within the Clay Hill Conservation Area.

**2. Proposal**

- 2.1 Permission is sought for the erection of a front boundary security fence and access gate to the side of the depot building. The fence is metal palisade erected to a height of 1.8m. The fence has also been painted ivy green. A line of hedges has been planted along the fence line fronting Cooks Hole Road in order to provide some screening of the fence.
- 2.2 It has been indicated that the fence has been erected in order to enhance security and protect the site from recent fly tipping and vandalism.

**3. Relevant Planning Decisions**

- 3.1 None

**4. Consultations**

4.1 Statutory and Non Statutory

- 4.1.1 Traffic and Transportation raise no objection to the proposal commenting that the proposed palisade fence does not impact on vehicular or pedestrian visibility and would not give rise to conditions prejudicial to the free flow or safety of traffic or pedestrians on the adjoining highway and footway having regard to Policies (II)GD8 and (II)T13 of the Unitary Development Plan.

4.2 Public

- 4.2.1 Consultation letters were sent to 3 neighbouring properties. No letters of objection have been received.
- 4.2.2 In addition, the Forty Hill & Bulls Cross Study Group was consulted. The Group objected to the application on grounds that the metal fencing would not be in keeping with the area and it would have a detrimental impact. The group suggest a brick or timber boundary treatment would be more appropriate.

**5. Relevant Policy**

5.1 Unitary Development Plan

(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD8	Site access and servicing
(I)C1	Conservation
(II)C26	Boundary treatments in Conservation Area
(II)C27	Character and setting of Conservation Areas
(II)T13	Access onto public highways

## 5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

SO1: Enabling and focusing change

SO2: Environmental sustainability

SO3: Community cohesion

SO5: Education, health and wellbeing

SO10: Built environment

CP8: Education

CP9: Supporting community cohesion

CP30: Maintaining and improving the quality of the built and open environment

## 5.3 London Plan

4B.1 Design principles for a compact city

4B.8 Respect local context and communities

4B.12 Heritage Conservation

## 5.4 Other Material Considerations

PPS5 Planning for the Historic Environment

Clay Hill Conservation Area Character Appraisal 2009

## 6. **Analysis**

6.1 Any development however, including demolition, must meet the test in PPS5 “Planning for the Historic Environment” regarding the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment: in the case, Clay Hill Conservation Area. More specifically, Policy (II)C26 of the UDP seeks to ensure that the demolition of any fences or railings which contribute to the character of a conservation area shall not be permitted unless the structure is incapable of beneficial use for its designed purpose.

6.2 The erected fence and access gate is intended to improve security for the associated building. While the existing 1 metre high railings are perhaps, more appropriate in the context of the conservation area in that they are less noticeable, they are not considered to contribute to the character of the area nor did they provide the level of security required for the depot building.

- 6.3 The Character Appraisal for the Conservation Area identifies the entire area as predominately rural in character with most of the land being given over to public open space and only 60 dwellings within the entire Conservation Area. There is no specific mention or value attached to the site of the fence. Moreover, the frontage onto Phipps Hatch lane has minimal presence in the wider area. Giving weight to the practical needs of the operator and noting that the proposed steel fence is painted ivy green and a line of bushes have also been planted to assist with future screening from Cooks Hole Road. the security fence is therefore considered appropriate, and would not detract from the character or appearance of the conservation area with regard to Policy (II)C26.
- 6.4 It is also recognised that buildings of architectural, historic or townscape interest within the conservation area should have their character and setting protected. The depot building and surrounding buildings are not explicitly referred to in the Clay Hill Character Appraisal and are not considered to be of architectural, historic or townscape interest. The fencing as proposed together with the additional planting, would not harm the appearance or setting of these buildings
- 6.5 With reference to Hilly Fields Park, which lies adjacent to the depot, the proposed fence is on the south west boundary of the site and not directly adjacent to Hilly Fields Park. It is therefore considered that the fence will not detract from the character of the Park.
- 6.6 The Forty Hill and Bulls Cross Study Group have objected to the proposal on the grounds that the fencing will have a negative impact on the Conservation Area and that a brick or timber boundary treatment will be more appropriate. While the views of the Study Group have been taken into account, it is considered that the proposed fencing having been painted in ivy green and further screened by additional planting, maintains an acceptable appearance taking into account the operational needs of the site, does not detract from the character of the Conservation Area with regard to Policies (II)C26 and (II)C27 of the UDP.

## 7. Conclusion

- 7.1 It is considered that the proposed front boundary fence and access gate will not detract from the character of the Clay Hill Conservation Area and that planning permission should be granted for the following reason:
- 1 The proposed front boundary fence and access gate, by virtue of its siting and design will not detract from the character of the Clay Hill Conservation Area with regard to Policies (I)GD1, (I)GD2, (II)C1, (II)C26, and (II)C27 of the Unitary Development Plan.

## 8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions.
- 1 Within 6 weeks of the date of the decision notice details of the boundary planting scheme fronting Cooks Hole Road shall be submitted to the local planning authority for approval in writing. Any trees or shrubs which die, becomes severely damaged or diseased

within five years of planting shall be replaced with new planting in accordance with the approved details.

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



TP/10/0701

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENT IMMEDIATELY FOUND.
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Rev	Revision details	Dr

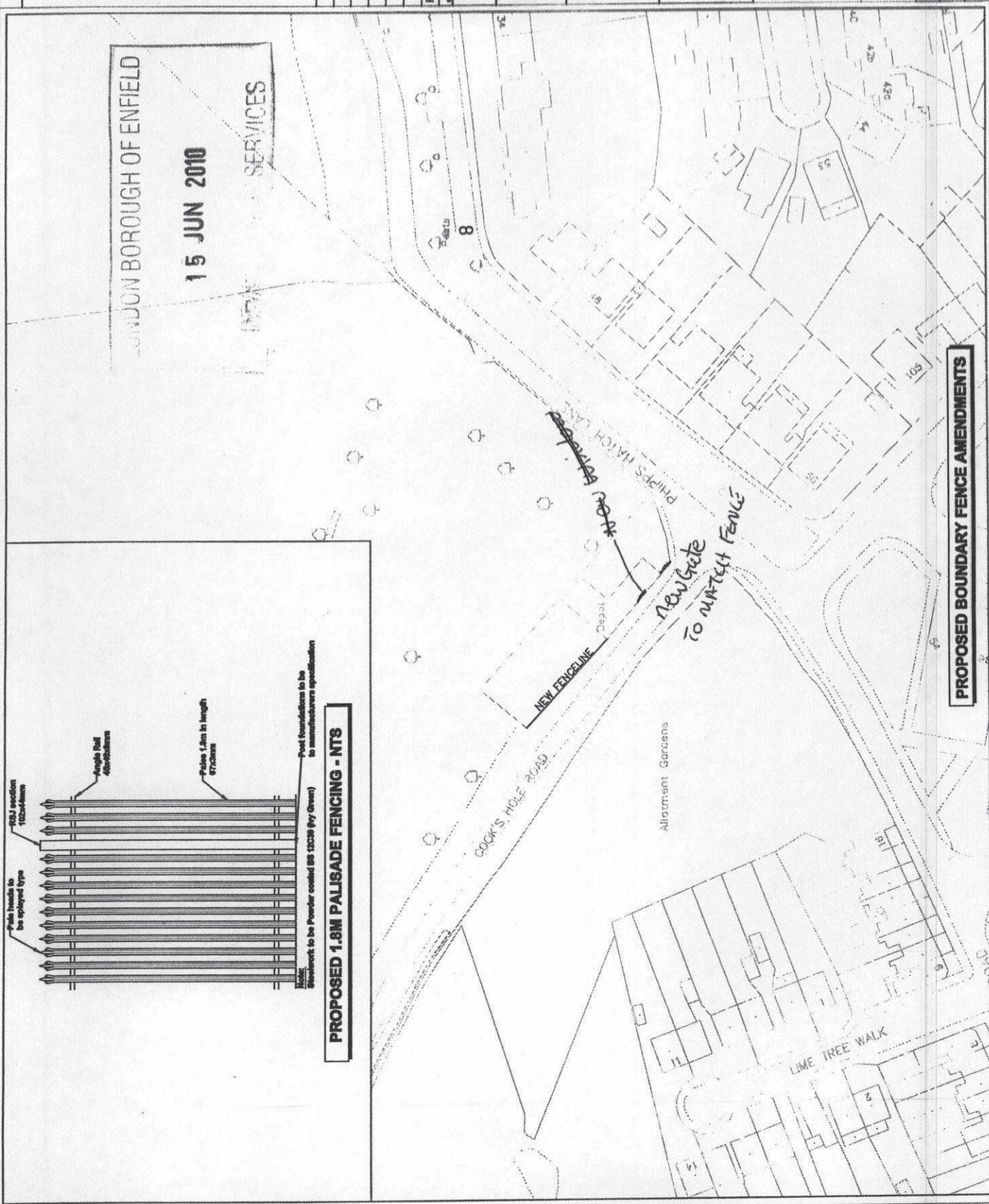
STATUS  
**FEASIBILITY**  
 CLIENT  
**ENTERPRISE PLC**

JOB TITLE  
**HILLYFIELD'S DEPOT  
 FENCING**

DRAWING TITLE  
**PROPOSED FENCING  
 AMENDMENTS**

**Enterprise**

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JUNE 2010	1-1	1:1	20100701



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Grange

**Application Number :** TP/10/0818

**Category:** Dwellings

**LOCATION:** 36, WALSINGHAM ROAD, ENFIELD, EN2 6EY

**PROPOSAL:** Subdivision of site and erection of a detached 4-bed single family dwelling to side incorporating detached garage at front and vehicular access to Walsingham Road.

**Applicant Name & Address:**

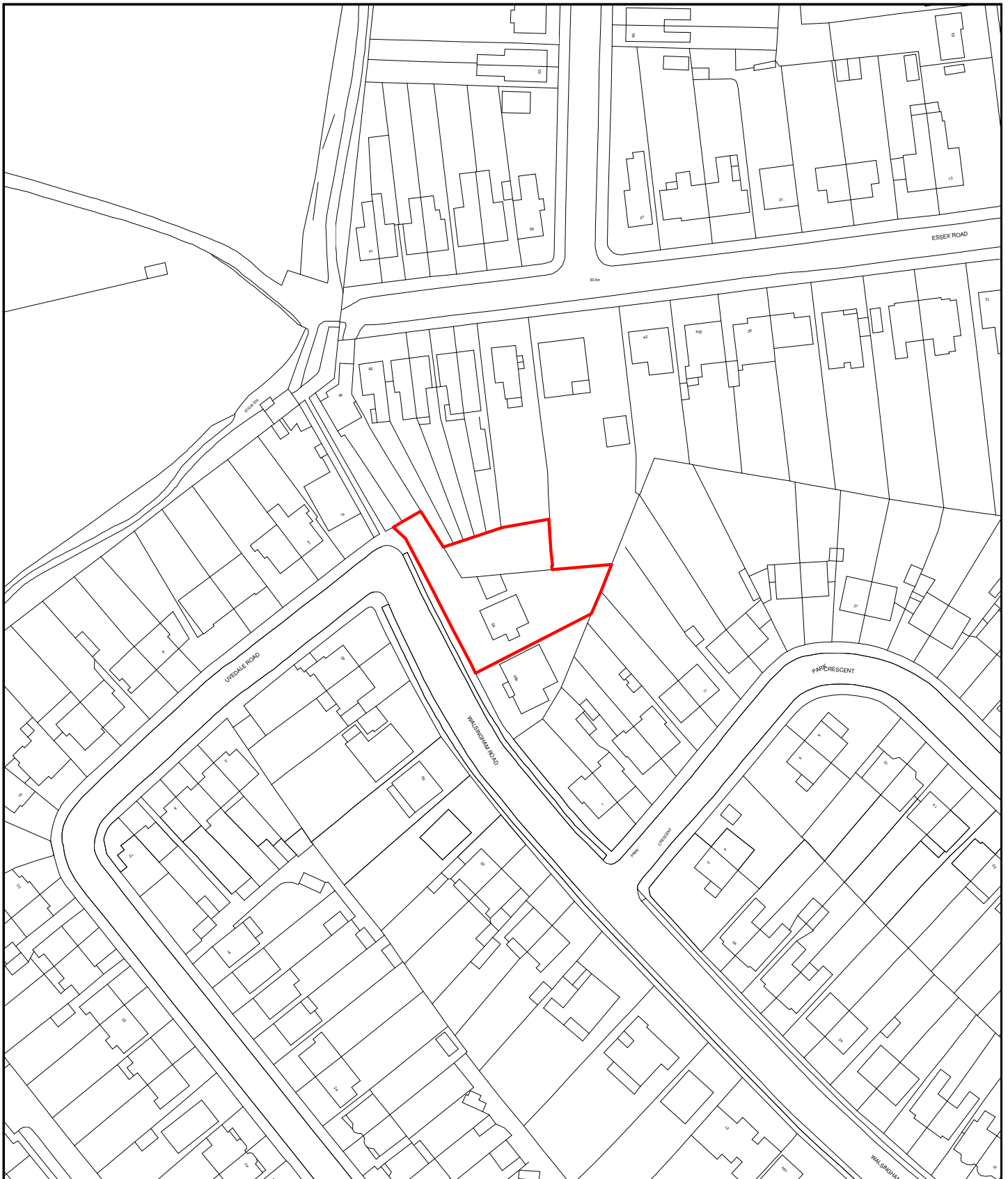
Mr Kevin Fitzgerald  
36, WALSINGHAM ROAD,  
ENFIELD,  
EN2 6EY

**Agent Name & Address:**

Mr Ian Wood,  
IWPS Planning & Building Control Service  
Cumarah  
Dunmow Road  
Leaden Roding  
Essex  
CM6 1QB

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions



### Development Control



Scale - 1:1250  
Time of plot: 13:30

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 The site comprises of a piece of garden land to the side of No.36 Walsingham Road, and is an irregular shaped plot, close to a sharp bend at the junction of Uvedale Road, together with a narrow strip of land extending to the north west, adjacent to a public footpath linking properties on Uvedale Road/Walsingham Road to Town Park.
- 1.2 Walsingham Road is characterised by single family dwellings in a mixture of housing styles. Numbers 36 & 36A, on the northern side of the road are 2-storey detached dwellings on elevated ground. Those dwellings on the southern side of the street are a mixture of detached bungalows and 2-storey semis. Within Uvedale Road, the dwellings are of a more uniform style, being mostly 2-storey 1930s semis.
- 1.3 The properties along the northern boundary of the site fronting Essex Road (Nos.26-40 (even) are within the Enfield Town Conservation Area and all of the aforementioned properties (except for Nos.30 & 40) are within the Article 4(2) Direction area removing permitted development rights for certain types of development.
- 1.4 The currently separated garden, falls within the Conservation Area and Article 4(2) Direction area and only appears to be included in the Conservation Area as it historically formed part of the rear garden of 28 Essex Road.

## **2. Proposal**

- 2.1 Permission is sought for the subdivision of site and erection of a detached 4-bed single family dwelling to side incorporating detached garage at front and vehicular access to Walsingham Road.
- 2.2 The proposed dwelling would have a maximum width of 9m, a maximum depth of 10.25m, 4.9m to eaves level, and approximately 8.2m to the ridge of a pitched roof.
- 2.3 The proposed garage will be 5m wide, 5.6m deep, a maximum eaves height of 2.5m, and approximately 4.2m in height to the ridge of the hipped roof.

## **3. Relevant Planning Decisions**

- 3.1 An application for the erection of detached 4-bedroom house with integral garage on land forming part of side garden of house (ref: TP/87/0161) was granted planning permission in July 1987. This dwelling is now known as 36A Walsingham Road.
- 3.2 An application for the erection of detached 3-bedroom house with detached garage and parking space on land forming part of side garden of house (ref: TP/88/0965) was refused planning permission by Planning Committee in September 1988 and a subsequent Appeal in October 1989 was dismissed as it was considered to result in a cramped form of development.
- 3.3 Following the refusal to TP/88/0965 above, planning permission was granted in March 1987 for the erection of a 2-bedroom detached bungalow style

dwelling including accommodation within the roof space, with an integral garage utilising the existing access off Essex Road, involving the demolition of the existing garage (ref: TP/96/0174). This dwelling is known as No.40 Essex Road.

- 3.4 An application for the demolition of garage and erection of a 2-storey side extension with basement garage (ref: TP/05/1527) was refused planning permission because of concerns of the roof design. A revised scheme (ref: TP/05/2172) was subsequently approved in February 2006.

#### **4. Consultations**

##### **4.1 Statutory and Non-Statutory Consultees**

- 4.1.1 Traffic and Transportation raise no objections subject to imposing conditions on access and private vehicles parking only for the parking areas.
- 4.1.2 Education raise no objection.
- 4.1.3 English Heritage (GLAAS) advise that the proposal is not considered to have any affect on the any heritage assets of archaeological interest. There is no requirement for an archaeological assessment.
- 4.1.4 Thames Water advise that there are no objections with regards to sewerage and water infrastructure. Moreover, should a connection be made to a public sewer, the prior permission of Thames Water will be required.
- 4.1.5 The Arboricultural officer confirms the following:

Trees T1 &2 are Norway Maples rather than London Plane;  
Tree T3, identified as an Ash tree, are in fact two semi-mature trees in close proximity to each other – a Sycamore and an Ash.

##### **4.2 Conservation Advisory Group**

The Group object for the following reasons:

- Loss of spaciousness and openness around the building which is characteristic of the area.
- Would appear as an overly large house against the diminutive scale of the existing cottages (identified in CA Character Appraisal).
- Poor and inappropriate detail (fenestration and Georgian style porch).

##### **4.3 Public**

Consultation letters were sent to the occupiers of 15 adjoining or nearby properties. Twenty one letters of objection have been received raising some or all of the following points:

###### *Impact on amenity*

- Overlooking of Nos.26-40 Essex Road.
- Loss of outlook to properties fronting Essex Road.
- Development will destroy trees and landscaping, be detrimental to the amenity of my (No.32 Essex Rd) house.

- Loss of daylight and sunlight to the rear gardens of Essex Road properties.
- Overshadowing of garden.
- Overdevelopment of this site will impact negatively on living standards of surrounding residential properties and future residents of the proposed dwelling.
- Disruption caused by construction.

*Impact on surroundings/ conservation area*

- Gross overdevelopment.
- Overcrowding of the street.
- Detrimental to the character of the conservation area.
- The 1m distance to the rear boundaries of properties on Essex Road is too tight.
- PPS3 no longer considers private residential gardens to be brownfield land therefore the principle of this development is not in accordance with national policy.
- Architectural merit in relationship to Uvedale road, Essex Road and Walsingham Road.
- Garden grabbing and overdevelopment, especially as this land is designated as Article 4.
- The plot was formerly the garden of No.28 Essex Road.
- The UDP states that land developed within a conservation area must reflect those properties within the conservation area, therefore this development should reflect the style and character of Essex Road and not Walsingham Road.
- There is nothing about the proposed development which has any architectural redeeming features.
- The Council should protect areas which are sensitive to change.
- The Council should take steps to ensure that this land is always retained as purely garden space.
- The environmental impact from such a building is unacceptable.
- Impact on existing trees.

*Traffic/ vehicular issues*

- Position of garage will be a danger to other road users and pedestrians.
- Proposal is detrimental to Council's responsibility to reinforce and improve the foot network in/adjoining the conservation area.
- Dangerous crossover driveway.
- Vision of both the parked cars by pedestrians and for manoeuvring drivers is obstructed on a site on a busy corner.
- Access to the garage is limited.
- Increased parking problems.

*Other issues*

- The land remains registered at Land Registry as listed under 28 Essex Road.
- We (28 Essex Road) have offered to buy the land with a view to have used as a community garden/ allotment – an approach now promoted within the Big Society.

- The site is currently the safe home for wildlife.
- There are public sewers nearby.
- If any development should take place on this piece of land, I would wish immediately to enter into a complaints procedure with the Council.
- The trees are incorrectly identified.
- Loss of property value, particularly due to increased views towards Tower Point.

4.3.1 In addition, the Enfield Town Conservation Area Group comment that:

- Only a part of this development falls within the conservation area.
- The land in question is higher than that in Essex Road and the side of the proposed house is very close to the rear gardens in Essex Road.
- The site is restricted and there could be a case for overdevelopment.
- This is no longer considered as brownfield site – recent legislation which is intended to preserve rear gardens.
- the house is not out of keeping with those adjacent to it in Walsingham Road

## 5. Relevant Policy

### 5.1 Unitary Development Plan

(I)C1	Preserving and enhancing, areas, sites, buildings and landscape features of archaeological, architectural or historic importance.
(II)C27	Buildings or groups of buildings within conservation areas are retained and setting protected
(II)C28	Developments in Conservations Areas
(II)C30	Development within or adjacent to a Conservation Area
(I)GD1	Regard to surroundings
(I)GD2	Surroundings and quality of life
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)H6	Range in size and tenure of housing stock
(II)H8	Privacy
(II)H9	Amenity Space

### 5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following polices from this document are of relevance to the consideration of this application:



- SO1: Enabling and focusing change
- SO4: New homes
- SO:6: The provision of high quality, sustainably constructed, new homes
- SO8: Transportation and accessibility
- SO10: Built environment
- SO16: To preserve local distinctiveness
- SO17: To safeguard established communities and the quality of the local environment
- SO18: To protect the Borough's conservation areas
- CP 1: Sustainable and efficient land use
  
- CP2: Housing supply and locations for new homes
- CP4: Housing quality
- CP5: Housing types
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP23: Built heritage

### 5.3 London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.1 Increasing London's supply of housing
- Policy 3A.2 Borough housing targets
- Policy 3A.3 Maximising the potential of sites
- Policy 3A.5 Housing choice
- Policy 3A.6 Quality of new housing provision
- Policy 3C.23 Parking strategy
- Policy 4A.3 Sustainable design and construction
- Policy 4B.1 Design principles for a compact city
- Policy 4B.8 Respect local context and communities
- Policy 4B.11 London's built heritage
- Policy 4B.12 Heritage conservation

### 5.4 Other Material Considerations

- PPS1: Delivering Sustainable Development
- PPS3: Housing
- PPS5: Planning for the Historic Environment
- PPS9: Biodiversity and Geological Conservation
- PPG13: Transport

Enfield Strategic Housing Market Assessment (2010)  
Enfield Town Conservation Area Character Appraisal (2006)

## 6. **Analysis**

### 6.1 Principle

- 6.1.1 The introduction to the Enfield Town Conservation Area Character Appraisal (the Appraisal) states that 'conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and... designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. In fulfilling this duty, the Council does not seek to stop all development,

but to manage change in a sensitive way, to ensure that those qualities, which warranted designation, are sustained and reinforced rather than eroded.'

- 6.1.2 The element of the application site within the Conservation Area falls within that sub-area identified as 'Enfield New Town'. Essex Road, at para.3.6.2, is described as more expansive and varied, where houses generally have a wider frontage and larger plots "consistent with their superior position on a street with a magnificent westward view into Town Park, and the wide footway offers seclusion behind hedges at the road edge" In addition, the Appraisal identifies Numbers 28 and 34-38 Essex Road as being houses that make a positive contribution to the area, and numbers 30 & 32 are described as neutral buildings.
- 6.1.3 The designation of the Conservation does not prevent new development provided it is appropriate and does not harm the special character and appearance. The use of the site for residential purposes would also be consistent with the prevailing character whilst the provision of additional housing would accord with local, regional and national guidance. In principle, such a proposal could receive favourable consideration but the principle must be weighed against policies and guidance which seeks to protect the character of the surrounding area and residential amenity. In addition, it should be noted that whilst recent changes to guidance within PPS3 excludes residential gardens from 'brownfield' sites, it does not preclude such land from future development as each proposal must still be weighed against all of the relevant planning considerations.

## 6.2 Impact on Character of Surrounding Area

### *Density*

- 6.2.1 The assessment of density must acknowledge PPS3 and the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area. The site falls within an area with a Public Transport Accessibility Level (PTAL) rating of 2, therefore the London Plan suggests that a density of 150-250 habitable rooms per hectare (hrph) may be appropriate for this location. Eight habitable rooms are proposed on a site approximately 0.041319sqm, providing a density of approximately 194hrph. This would suggest that in terms of density, the proposed development would be acceptable.

### *Site Coverage / Scale*

- 6.2.2 With regards to amenity space provision, dwelling houses should make provision for an area equivalent to 100% of the gross internal area (GIA) of the dwelling or 60sqm, whichever is the greater. The proposed GIA is 148.53sqm and the proposed amenity space is calculated to be approximately 413.9sqm, thus providing a ratio of 278.6%. On this basis, the level of amenity provision exceeds adopted standards and would therefore be acceptable.
- 6.2.3 The resulting amenity space provision for the existing dwelling must also be assessed, as it would be unacceptable to compromise provision or quality for the existing occupiers. Approximately 389.32sqm of amenity space will be retained for the existing dwelling, which has a GIA of approximately 130sqm.

The proposed level of amenity space for the existing dwelling would therefore also exceed adopted the minimum standard.

- 6.2.4 It is recognised that the proposed dwelling provides a greater footprint than the existing dwelling but one that would be comparable in size to No.36A. Moreover, whilst the depth of the proposed rear garden (maximum point, 12m) is less than the approximate average of 30m for those dwellings fronting Essex Road, the level of provision far exceeds those aforementioned dwellings.

*Design*

- 6.2.5 PPS1 advises that Local Planning Authorities should not attempt to impose architectural styles or particular tastes, and that design policies should concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings.
- 6.2.6 PPS3 advises that when assessing design quality, the development should be laid out so that: the space is used efficiently, is safe, accessible and user friendly; it provides for access to private outdoor space; and it integrates and compliments neighbouring buildings and the local area more generally in terms of scale, density, layout and access (para.16). At paragraph 49, the advice is that successful intensification needs not mean low quality accommodation with inappropriate space.
- 6.2.7 PPS5 advises at Policy HE9.5 that not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.
- 6.2.8 It is also advised within PPS5 that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment and should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application.
- 6.2.9 Whilst the majority of the plot (that element which contains the dwelling and associated rear garden and not the garage) is within the Conservation Area, it is considered more appropriate that the style and design of the proposed dwelling reflects those of which it will be more closely associated: namely those dwellings within Walsingham Road, and in particular Nos.36 & 36A. The properties fronting Essex Road are some 30m distant at their nearest point and the style of those dwellings would be largely incompatible with the style found within Walsingham and Uvedale Roads. In addition, it is only the rear elevations of those aforementioned dwellings that are partially visible from Walsingham Road and which would still be visible from within the street.
- 6.2.10 Furthermore, the design of the proposed roof has been altered to introduce a more conventional hipped roof rather than the Dutch Barn-hip. This has resulted in the dwelling appearing less bulky and also produces the effect of opening the gap between the proposed and surrounding dwellings.

- 6.2.11 In terms of the detailing of the dwelling, such as the proposed fenestration, the applicant has agreed that the window frames will be wooden rather than the previously proposed. This detail can be secured by a suitably worded condition. The remaining detail is considered acceptable.

*Height / Massing / Proximity to Boundaries*

- 6.2.12 Whilst it is acknowledged that some of the dwellings within Walsingham Road are single-storey, some with rooms in the roof, the houses with which the proposed dwelling is most closely associated with and seen within the same context, Nos.36 & 36A, are two-storey dwellings. The proposed ridge height is equivalent to the aforementioned dwellings, and is therefore considered acceptable.
- 6.2.13 The introduction of the hipped roof design considerably reduces the impact of the massing near to the rear boundaries of those properties on Essex Road and on No.36 Walsingham Road.
- 6.2.14 The flank wall (north elevation) of the proposed dwelling will be sited between 2m (at the front) and 1m (towards the rear) from the rear boundaries of the dwellings fronting Essex Road. There is a further 30m minimum to the outrigger elements of those Essex Road properties. The flank wall facing No.36 will be 1m from the common boundary at its nearest point, with a further 5m to the flank wall of that dwelling. The proposed distancing to boundaries is considered acceptable and will not detract from the character and appearance of the street scene and would still preserve the character and setting of the Conservation Area.
- 6.2.15 Whilst the proposed garage, at 4.2m in height, would be visible above the 1.8m rear boundary fences of those properties fronting Essex Road, due to differences in ground level, it will only project approximately 1.3m above the boundary fence and would be marginally higher than an existing garden shed in the rear garden of No.40 Essex Road. At a distance of approximately 25m from that dwelling, the garage would appear as an outbuilding and would not be unduly intrusive. In addition, the some vegetation along the common boundary between Nos.40 & 38 Essex Road would help to obscure views of the roof of the garage.

6.3 Impact on Neighbouring Properties

*Distancing / Overlooking*

- 6.3.1 Appropriate distances are sought between dwellings and boundaries to safeguard the privacy of occupants, to allow for the maintenance of the dwelling from within the curtilage of the property and to achieve an acceptable appearance within the street scene.
- 6.3.2 The depth of the rear garden exceeds in general 11 metres. The windows facing towards the properties on Essex Road to the north are a ground floor window serving a family room and a first floor bathroom window. The ground floor window will have its views towards the north obscured by the 1.8m high boundary fence. The bathroom window will be of obscured glazing. The proposal would therefore not result in any detrimental overlooking and loss of privacy to the occupiers of the properties fronting Essex Road.

*Loss of Light / Outlook*

- 6.3.3 There is no detrimental impact in terms of loss of light and outlook to any of the surrounding properties. The development scheme is sited, as stated above, some 30m from the dwellings on Essex Road therefore the proposal will not impact on light to those dwellings or unduly impact on outlook.

*Overshadowing*

- 6.3.4 As the proposed dwelling is in excess of 30m from those on Essex Road, there will be no overshadowing of those dwellings or the garden / patio areas immediately to the rear of those dwellings. There will naturally be some overshadowing of the gardens immediately adjacent to those rear boundaries but this is considered to not be unacceptable.

6.4 Access and Traffic generation

- 6.4.1 The existing vehicular access serving No.36 is to be widened to accommodate a new access for leading to the proposed parking area/ garage. The width of the proposed access would not be acceptable however a condition could be imposed requiring the applicant to submit revised details. This would entail retaining a strip of verge to separate the two access points.
- 6.4.2 The siting of the access would not lead to conditions detrimental to highway safety for both vehicular and pedestrian traffic. In addition a greater distance is retained to the entrance with Town Park than which was approved for the construction of No.40 Essex Road (ref: TP/96/0174), which is immediately adjacent to the pedestrian footpath and the vehicular entrance into Town Park.

6.5 Parking

- 6.5.1 Three parking spaces will be provided in total, inclusive of the parking within the garage. This level of provision is considered acceptable. Moreover the internal dimensions of the garage would also meet with adopted standards.
- 6.4.4 In relation to cycle parking, provision is to be made within the garage. This is considered acceptable.

6.6 Housing Mix and Affordable Housing

- 6.6.1 The proposed development would provide an additional 4-bed family dwelling unit. There is a recognised shortage of such units in the Borough, therefore the proposed development would be acceptable in this regard.

6.7 Biodiversity

6.6.1 Having regard to the comments of the Arboricultural officer, there are no issues for biodiversity as there are neither trees on the site nor any areas at ground level that would provide the habitat for any protected species. Furthermore, none of the above trees worthy of a TPO Information should though be provided on root protection measures, should planning permission be granted, particularly for trees within close proximity of the built development. This can be secured by way of a suitably worded condition

6.8 Sustainable Design & Construction

6.8.1 The Design & Access Statement and accompanying Sustainability Assessment detail the proposed measures to be incorporated into the construction. These include; a timber frame construction, mineral wool insulation, a sustainable mains drainage system, a rainwater re-harvesting / recycling system. The proposed measures are considered acceptable.

6.8 Other Matters

6.8.1 The potential impact of a scheme on property values are not a material consideration in the assessment of the planning application.

6.8.2 Thames Water have provided advice on the proposed scheme, which will be provided to the applicant by way of a Directive.

6.8.3 An Article 4(2) Direction does not stop development but provides a mechanism for the Local Planning Authority to have some control over development that could otherwise be undertaken without needing planning permission, that is, carried out as permitted development.

**7. Conclusion**

7.1 The development is considered to be of an overall design and scale that would not be out of keeping and character with the existing street scene that is Walsingham Road. Moreover, the design and scale does not detract from the character of the Conservation Area but still helps to preserve its setting.

7.2 The element of the site within the Conservation Area has no direct relationship to the Conservation Area and this is not as a result of it being fenced off from the rear gardens of those properties still within the Conservation Area. It is a detached piece of land which by the nature of it historically forming the bottom of the garden of No.28 Essex Road and running along the rear gardens of Nos.30-38, finds itself within the Conservation Area. In PPS5 terms, this site is not of any significance to the Conservation Area.

7.3 Should the application site have been entirely outside of the Conservation Area, a high design standard would still have been required because policies are in place for developments on land immediately adjacent to Conservation Areas. In addition, the Article 4(2) Direction will still provide the Local Planning Authority to have some degree of control over any further development of the property, should planning permission be granted for the present scheme.

7.4 Having regard to all relevant material considerations, approval is recommended for the following reasons:

1. The proposed development would contribute to increasing London's supply of housing and assist in meeting with the provision of family housing within the Borough, having regard to policies 3A.1, 3A.2, 3A.3 & 4B.8 of The London Plan, and with PPS1: Sustainable Development, PPS3: Housing.

2. The proposed development due to its design, size and siting, does not detract from the character and appearance of the street scene and would preserve the setting of the Enfield Town Conservation Area. In this respect it is considered that the proposed development has appropriate regard to policies (I)C1, (II)C27, (II)C28, (II)C30, (I)GD1, (I)GD2, (II)GD3, (II)H9 of the Unitary Development Plan, policies 3A.3, 4B.1, 4B.8, 4B.11 & 4B.12 of The London Plan and with PPS5: Planning for the Historic Environment.
3. The proposed development due to its design, size, siting and proposed uses does not unduly affect the existing amenities of adjoining or nearby residential occupiers having regard to policies (I)GD1, (I)GD2, (II)GD3, (II)H8 of the Unitary Development Plan and policy 4B.8 of the London Plan.
4. The proposed development, by virtue of measures proposed and conditions imposed, will contribute to the mitigation of and adaptation to climate change, having regard to Policies (I)EN6, (II)EN30 of the Unitary Development Plan, and with Policies 4A.1, 4A.3, 4A.4, 4A.5, 4A.6 and 4A.7 of the London Plan, and with PPS1: Delivering Sustainable Development.
5. The proposed development provides sufficient parking facilities to avoid giving rise to conditions prejudicial to the free flow and safety of vehicular and pedestrian traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, Policies 3C.22 and 3C.23 of the London Plan, and PPG13: Transport.

## 8. Recommendation

8.1 That planning permission be **granted** subject to the following conditions:

1. C60 Drawing numbers
2. C08 Materials to match (submitted plans)
3. C09 Details of hard surfacing
4. C10 Details of levels
5. C11 Details of enclosure
6. C14 Details of access and junction

Notwithstanding the details shown on Drawing No.KF-004-10/A, the development shall not commence until detailed drawings showing the means of access to the development including a separation of at least 0.60m between the proposed crossover and the existing crossover at 36 Walsingham Ave have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

Reason: To ensure that the development complies with Unitary Development Plan Policies and in the interests of the street scene.

7. C15 Private vehicles only – Garages
8. C16 Private vehicles only – Parking areas
9. C17 Details of landscaping
10. C18 Details of tree protection  

For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of between 1.5 and 2.0 metres from the existing planting. No building activity shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced. In addition, no lopping, topping or felling of any trees shall take place within the nesting season.

Reason: To protect existing planting during construction and to ensure that the development does not have an adverse impact on biodiversity in accordance with PPS9.
11. C19 Details of refuse storage
12. C24 Obscured glazing
13. C25 No additional fenestration
14. C26 Restriction of use of extension roofs
15. C28 Restriction of permitted development – Buildings.
16. NSC1 Details of new fenestration/joinery  

Notwithstanding the details provided on the submitted plans and accompanying documentation, all new fenestration and joinery shall be constructed of timber in accordance with large-scale joinery details (scale 1:20) to be submitted to the Local Planning Authority for approval in writing. The fenestration shall be installed in accordance with the approved detail.

Reason: To ensure a satisfactory appearance to the development and to help preserve the traditional character and setting of the conservation area.
17. NSC2 Tree root protection  

Prior to development commencing, details shall be submitted to the Local Planning Authority for approval in writing, showing the proposed method of excavation and details of the design of the footings and foundations including measures for the protection of the roots for the trees within the application site or near to the common boundary with the application site. The works shall be undertaken in accordance with the approved details.

Reason: To ensure that nearby trees are not harmed by the proposed development.
18. NSC3 Construction Methodology  

That development shall not commence on site until a construction methodology has been submitted to and approved



in writing by the Local Planning Authority. The construction methodology shall contain:

- (i) A photographic condition survey of the roads and footways leading to the site;
- (ii) Measures to protect the users of the adjacent public footpath; and
- (iii) Arrangements for wheel cleaning.

The development shall be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads, prejudice highway safety or the free-flow of traffic on the adjoining highway, and to minimise disruption to neighbouring properties.

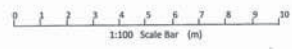
- 19. C57 Sustainability
- 20. C51A Time limited permission

**TREE SCHEDULE**

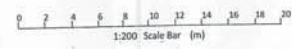
Tree Ref	Species	Canopy radius	Remarks
T1	London Plane	4.00m	Outside of site. Retain
T2	London Plane	4.00m	Outside of site. Retain
T3	Ash	3.00m	Outside of site. Retain
T4	Ash	3.00m	To be removed
T5	Elder	2.00m	To be removed
T6	Conifer	1.50m	To be removed
T7	Conifer	1.50m	To be removed
T8	Conifer	1.50m	To be removed
T9	Conifer	1.50m	To be removed
T10	Apple	2.00m	To be removed
T11	Apple	2.00m	To be removed
T12	Ash	4.00m	Retain
T13	Lime	4.00m	Outside of site. Retain
T14	Apple	2.00m	Outside of site. Retain
T15	Silver Birch	3.00m	Outside of site. Retain
T16	Conifer	2.50m	Outside of site. Retain
T17	Ash	4.00m	Outside of site. Retain
T18	Conifer	2.50m	Outside of site. Retain
T19	Conifer	2.50m	Outside of site. Retain
T20	Conifer	2.50m	Outside of site. Retain
T21	Lime	4.00m	Outside of site. Retain
T22	Oak	4.00m	Outside of site. Retain



Site Section 1:100



Existing Site Block Plan 1:200



Prepared by Ian Wood

All dimensions to be checked on site.

REVISION	DATE	REMARK
A	May 2010	Prepared for Planning & Building Control Applications

**PROPOSED:**  
4 BEDROOM DETACHED HOUSE & DETACHED GARAGE

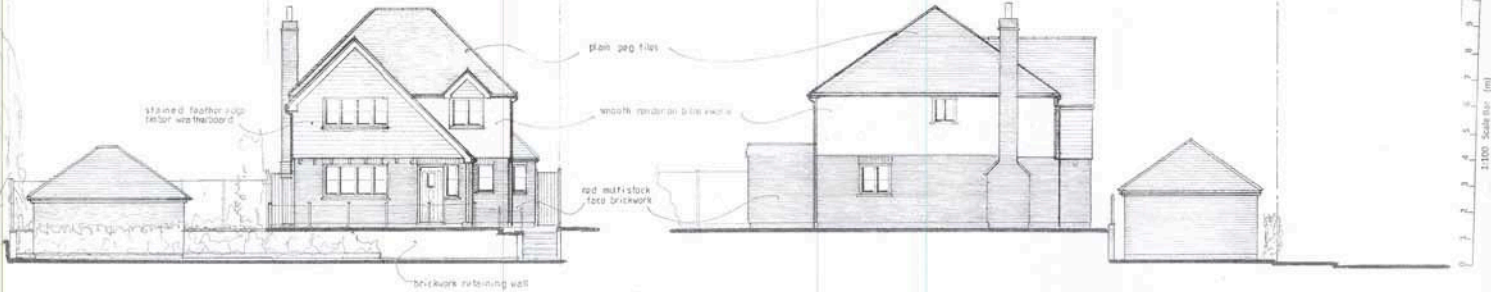
**SITE:**  
Land adjacent to:  
36 WALSINGHAM ROAD,  
ENFIELD,  
MIDDLESEX.  
EN2 6EY

**CLIENT:** Mr Mrs K. FITZGERALD

**DRAWING SCALE:**  
EXISTING SITE BLOCK PLAN 1:200  
SITE SECTION 1:100  
Original drawing format @ A1

<b>DATE:</b> MAY 2010	<b>DRAWING No. / Revision</b> KF-003-10 / A	
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Proposed Elevations 1:100.



front west

side north



side south

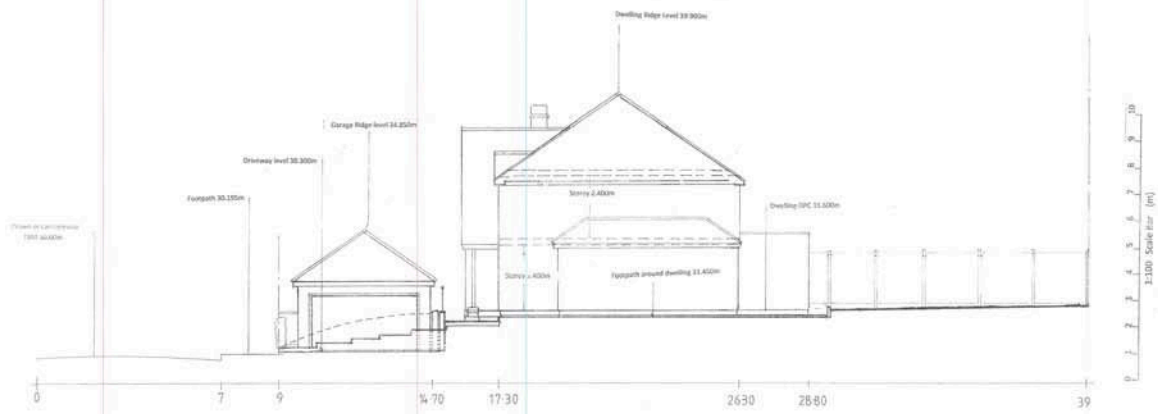


rear east



TP 10/0818  
 Revised/Additional Drawing  
 Received 4/10/10  
 Under cover of Agents Note  
 Dated 4/10/10

All dimensions to be checked on site.		Prepared by Ian Wood
REVISION	DATE	REMARK
B	September 2010	Prepared for Planning & Building Control Applications Roof Alterations: 17/10/0818
<b>PROPOSED:</b> 4 BEDROOM DETACHED HOUSE & DETACHED GARAGE		
<b>SITE:</b> Land adjacent to: 36 WALSINGHAM ROAD, ENFIELD, MIDDLESEX, EN2 6EY		
<b>CLIENT:</b> Mr Mrs K. FITZGERALD		
<b>DRAWING SCALE:</b> PROPOSED ELEVATIONS 1:100		
Original drawing format @ A1		
<b>DATE:</b> SEPTEMBER 2010	<b>DRAWING No./ Revision</b> KF-002 - 10 / 8	



Proposed Site Section 1:100



Street Scene Elevation 1:100

TP 10/0818  
 Revised/Additional Drawing  
 Received 4/10/10  
 Under cover of Agents Note  
 Dated 4/10/10

Prepared by Ian Wood

All dimensions to be checked on site.

REVISION	DATE	REMARK
B	September 2010	Prepared for Planning & Building Control Applications Roof Alterations 1P/10/0818

**PROPOSED:**  
4 BEDROOM DETACHED HOUSE & DETACHED GARAGE

**SITE:**  
Land adjacent to:  
36 WALSINGHAM ROAD,  
ENFIELD,  
MIDDLESEX,  
EN2 6EY

**CLIENT:** Mr Mrs K. FITZGERALD

**DRAWING SCALE:**  
PROPOSED SITE SECTION 1:100  
PROPOSED STREET SCENE ELEVATION 1:100

Original drawing format @ A1

<b>DATE:</b> SEPTEMBER 2010	<b>DRAWING No. / Revision</b> KF-005 - 10 / B	
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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr A. Jarratt Tel: 020 8379 3842

**Ward:** Town

**Application Number :** TP/10/0910

**Category:** Other Development

**LOCATION:** ST GEORGES RC PRIMARY SCHOOL, GORDON ROAD, ENFIELD, EN2 0QA

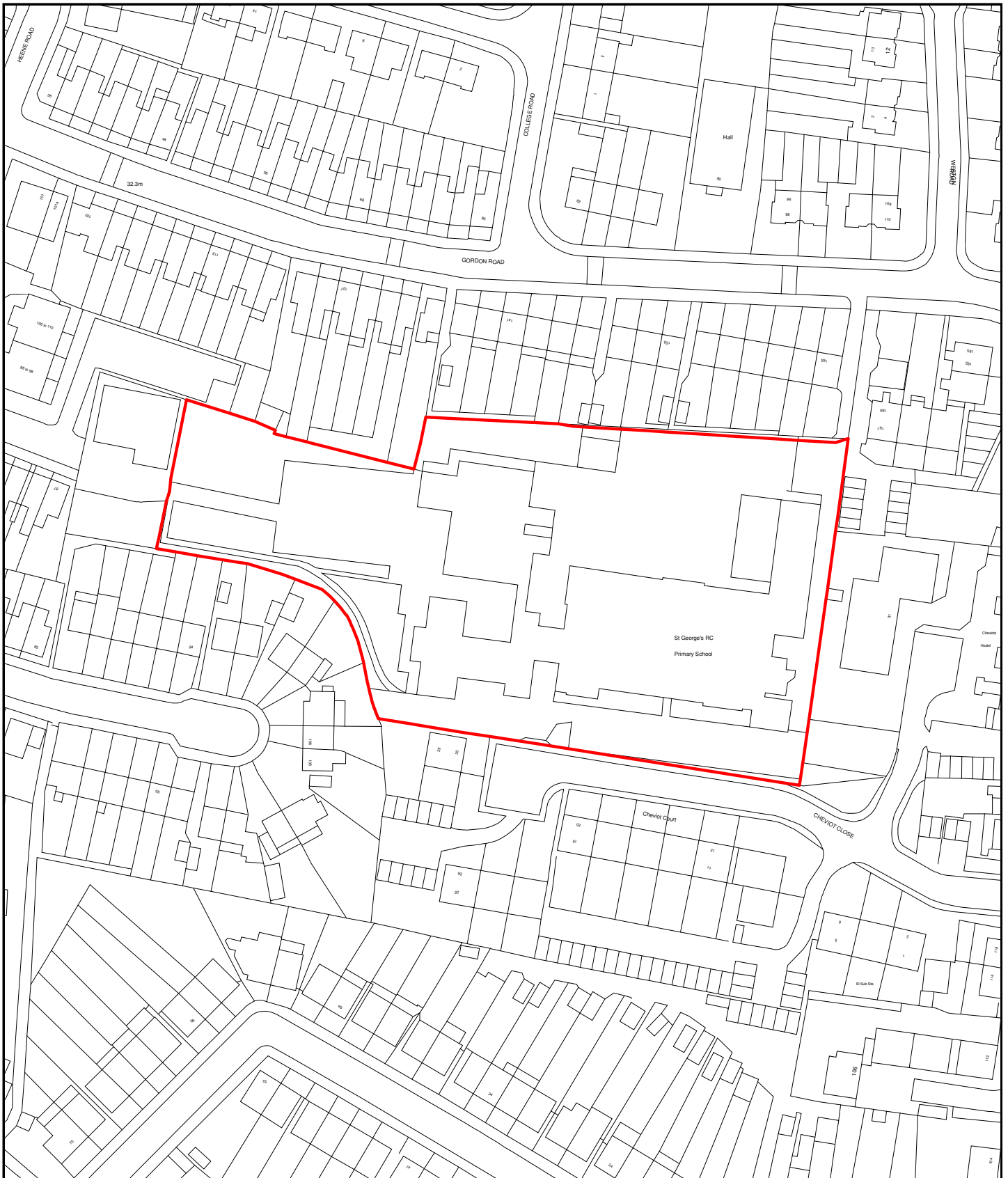
**PROPOSAL:** Single storey front extension to provide new entrance to north elevation.

**Applicant Name & Address:**  
The Governors of St Georges RC School  
ST GEORGES RC PRIMARY SCHOOL,  
GORDON ROAD,  
ENFIELD,  
EN2 0QA

**Agent Name & Address:**  
Stuart Pelan,  
Wilby and Burnett  
Provident House  
123, Ashdon Road  
Saffron Walden  
Essex  
CB10 2AJ

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to condition.



## Development Control



Scale - 1:1250  
Time of plot: 13:32

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The school comprises a range of two and single storey buildings, which are surrounded by residential properties on Cheviot Close, Baker Street, Gordon Road and Manor Road.
- 1.2 Within the site itself, the element of the building to which this application relates to is on the north side of the school at the section where there is a recessed lobby located between two pitched roofed sections of the building.

## **2 Proposal**

- 2.1 Permission is sought for the erection of a single storey extension to provide a new entrance to the south elevation fronting Cheviot Close.
- 2.2 The extension would have a depth of approximately 6.5 metres and would have a width of approximately 6 metres, infilling the section between the existing staff room and class room. The extension's roof would be tri pitched with elements of flat roofing to either side. The roof would have an eaves height of approximately 3.1 metres and maximum height of 4.9 metres. The extension would feature an automatic sliding door on its front elevation.
- 2.3 The objective for the development is to provide a more identifiable and secure main entrance for the school

## **3 Relevant Planning Decisions**

- 3.1 None relevant

## **4 Consultations**

- 4.1 Statutory and non-statutory consultees
  - 4.1.1 Education support the application
- 4.2 Public
  - 4.2.1 Consultation letters were sent out to 7 neighbouring properties. No responses were received.

## **5 Relevant Policy**

### 5.1 Unitary Development Plan

(I)CS1	Provision of community services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Aesthetic and functional design
(II)GD6	Traffic generation
(II)GD8	Access and servicing

5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO1: Enabling and focusing change
- SO2: Environmental sustainability
- SO3: Community cohesion
- SO5: Education, health and wellbeing
- SO10: Built environment
- CP8: Education
- CP9: Supporting community cohesion
- CP30: Maintaining and improving the quality of the built and open environment

5.3 London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 3C.17 Tackling congestion and reducing traffic
- Policy 3C.23 Parking strategy
- Policy 3D.13 Children and young people’s play and informal recreation strategies
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.4 Energy assessment
- Policy 4A.7 Renewable energy
- Policy 4A.14 Sustainable drainage
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.6 Safety, security and fire prevention and protection
- Policy 4B.8 Respect local context and communities

5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport
- PPS22: Renewable energy
- PPG23: Planning for open space, sport and recreation

**6 Analysis**



6.1 Impact on Neighbours

6.1.1 The proposed extension does not project closer to the road frontage than the existing building and is thus sufficiently separated from neighbouring residential development so as to ensure it does not have a detrimental impact upon the residential amenity of neighbouring properties.

6.1.2 In addition, although the proposed development forms a new entrance to the school buildings, the entrance for staff and children to the school grounds will remain unaltered

6.2 Impact on character and appearance of the area

6.2.1 The proposed extension, by reason of its height, scale, siting and design, is considered to fit well with the context of the existing building infilling a recess in the footprint of the school building. Consequently, it would not detract from the character and appearance of the subject building or the surrounding area.

6.3 Traffic Generation, Access and Parking

6.3.1 Although the proposal would increase floor space by 38 sq,m, it does not increase staff or pupil numbers or alter access arrangements for the site. There are no implications therefore for traffic Generation, Access and Parking

**7 Conclusion**

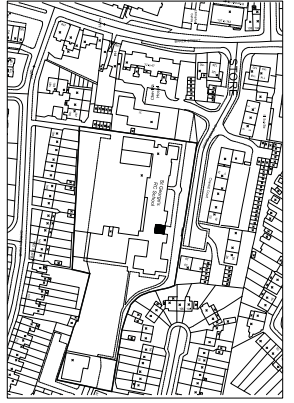
7.1 The proposed single storey front extension has appropriate regard to its surroundings and the amenities of the occupiers and neighbouring properties and therefore approval is recommended for the following reason.

1 The proposed single storey front extension to the north elevation, by virtue of its separation from neighbouring properties, siting, scale, height and design would not result in a loss of residential amenity or cause undue detriment to the character and appearance of the surrounding area, with regard to policies (I)GD1, (I)GD2, (II)GD3 of the Unitary Development Plan as well as policy 3A.18 of the London Plan with regard to (I) GD1, (I)GD2 (II) GD3, (II)CS3 of the Unitary Development Plan Belt as well as 3A.18 and 3A.19 of the London Plan.

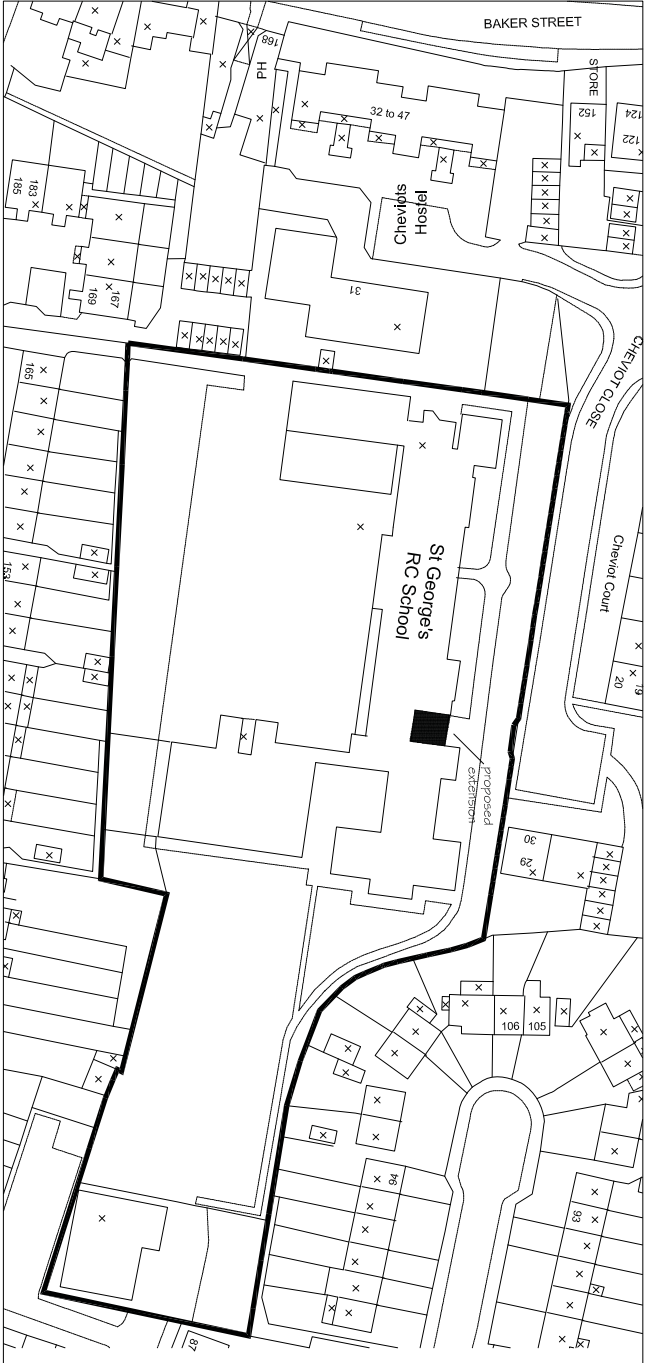
**8. Recommendation**

8.1 That planning permission be GRANTED subject to the following conditions.

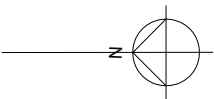
C08 – Materials to match existing  
C51A – Time limited permission (3 years)



LOCATION PLAN 1:1250



BLOCK PLAN 1:500



ALL WORKING DIMENSIONS TO BE CHECKED ON SITE.  
 FOUND DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED  
 DIMENSIONS. ANY DISCREPANCIES BETWEEN DIMENSIONS OF DIFFERING SCALES  
 ARE TO BE TAKEN AS INDICATED ON THE DRAWING. THE DRAWING IS  
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REVISIONS

**PLANNING**

PROJECT  
 NEW ENTRANCE at  
 ST GEORGES RC SCHOOL  
 GORDON ROAD, ENFIELD.  
 EN2 0QA

CLIENT  
 THE GOVERNORS

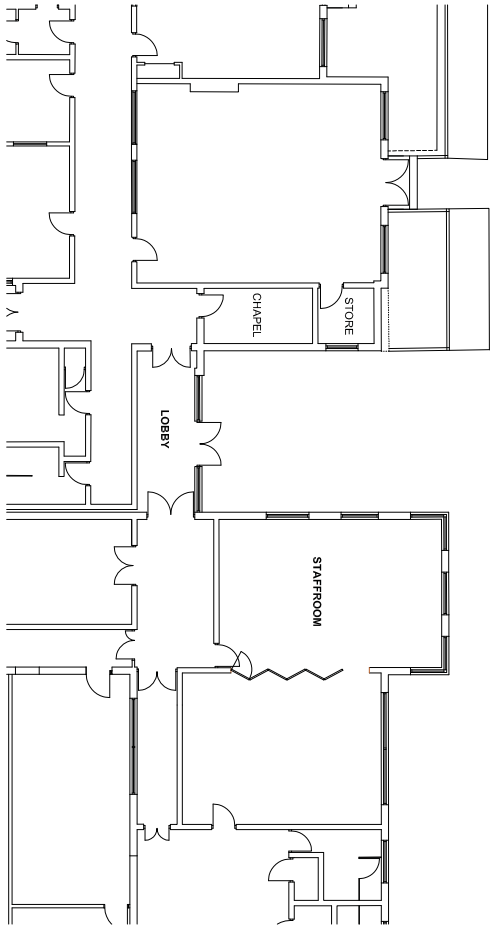
DRAWN  
 LOCATION & BLOCK PLAN

**WILBY & BURNETT LLP**  
 Project Management, Architecture & Surveying

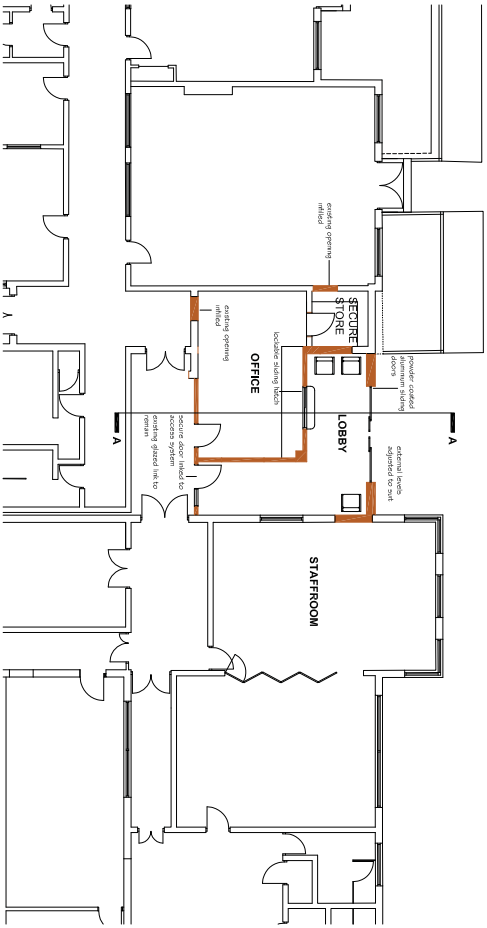
**RIBA** **WH**  
 Chartered Architects

Practical Room: 125, Madingley Road, Cambridge CB3 0ET  
 Tel: 01223 326400 Fax: 01223 326401 Email: info@wibbyburnett.com

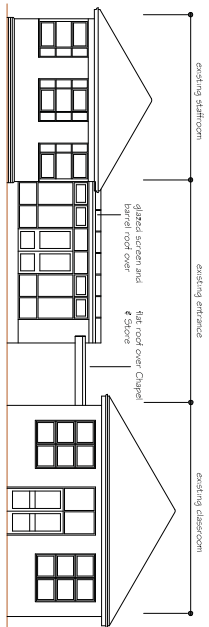
DATE	JUNE 2010	DRAWN BY	SP
SCALE	AS INDICATED	CHECKED BY	WH
DRAWING NO.	1596/7/SD1	REVISION	



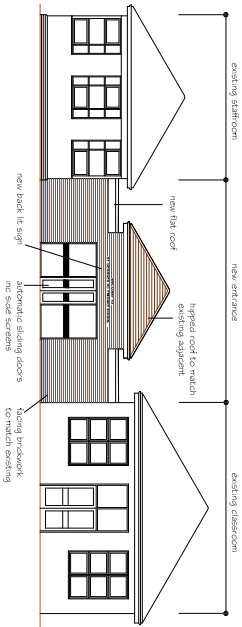
FLOOR PLAN AS PROPOSED  
1:100



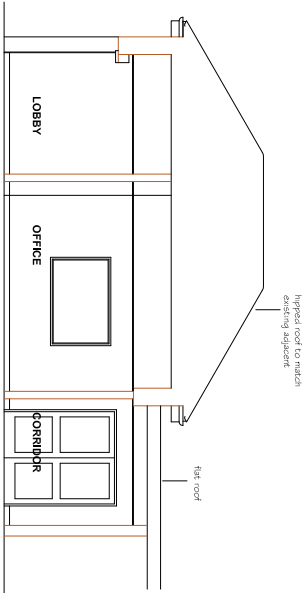
FLOOR PLAN AS PROPOSED  
1:100



ELEVATION FROM CHEVIOT  
CLOSE AS EXISTING  
1:100



ELEVATION FROM CHEVIOT  
CLOSE AS PROPOSED  
1:100



SECTION A - A  
1:50

ALL WORKING DIMENSIONS TO BE CHECKED ON SITE.  
FORWARD DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED  
DIMENSIONS. ANY DISCREPANCIES BETWEEN DIMENSIONS OF DIFFERENT SCALES  
AND/OR DIMENSIONS OF DIFFERENT SCALES SHALL BE THE RESPONSIBILITY OF THE  
APPLICANT TO BE NOTIFIED TO SUPERVISING OFFICER FOR  
CORRECTION BEFORE COMMENCEMENT OF WORK.  
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REVISIONS

**PLANNING**

A Section A - A added as requested by Planning Officer  
August 2010  
**PROJECT**  
NEW ENTRANCE at  
ST GEORGES RC SCHOOL  
GORDON ROAD, ENFIELD.  
EN2 0QA

**CLIENT**  
THE GOVERNORS

**DETAIL**  
PLANS & ELEVATIONS AS  
EXISTING & PROPOSED

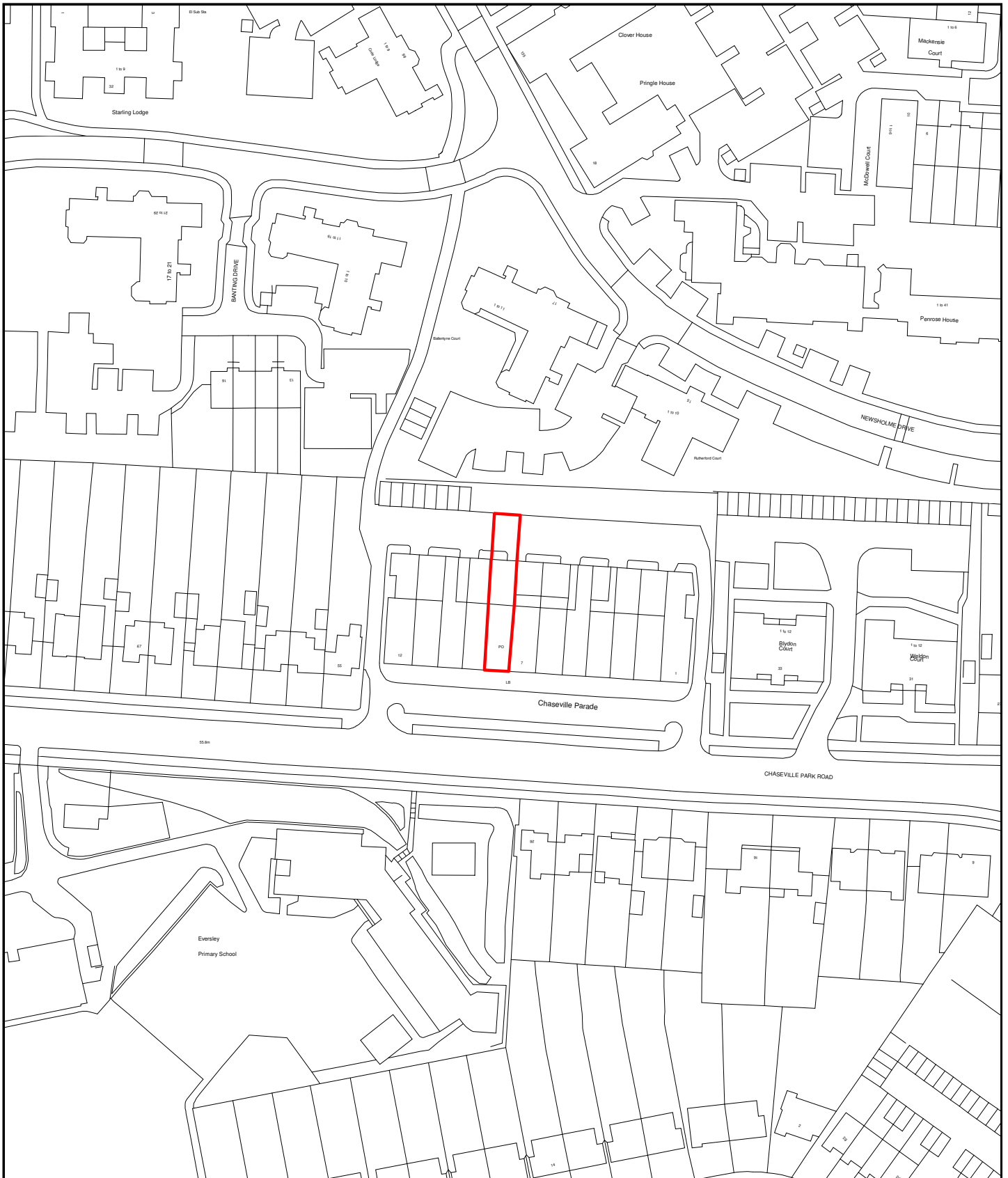
**WILBY & BURNETT LLP**  
Project Management, Architecture & Surveying  
**RIBA** **W**  
Chartered Practice

Practical Room: 125, Madingley Road, Cambridge CB3 0ET  
Tel: 01223 326400 Fax: 01223 326401  
www.wilbyburnett.com

DATE	JUNE 2010	DRAWN BY	SP
SCALE	1:100 & 1:50	CHECKED BY	WH
DRAWING NO.	1996 / 7 / SD2	REVISION	A

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<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>		<b>Date : 26<sup>th</sup> October 2010</b>
<b>Report of</b> Assistant Director, Planning & Environmental Protection	<b>Contact Officer:</b> Aled Richards Tel: 020 8379 3857 Andy Higham Tel: 020 8379 3848 Robert Lanacaster Tel: 020 8379 4019	<b>Ward:</b> Winchmore Hill
<b>Application Number : TP/10/0972</b>		<b>Category:</b> Change of Use
<b>LOCATION:</b> No. 8 Chaseville Parade, Chaseville Park Road, London, N21 1PG		
<b>PROPOSAL:</b> Change of use of ground floor from retail (A1) to restaurant (A3) with ancillary retail element and extract ducting to rear.		
<b>Applicant Name &amp; Address:</b> Mr Mustafa Kabalak, 8 Chaseville Parade, Chaseville Park Road, London, N21 1PG	<b>Agent Name &amp; Address:</b> Mr Jun Simon, ADA Group, 167 Stoke Newington Road, London, N16 8BP	
<b>RECOMMENDATION:</b>  That Planning Permission be <b>REFUSED</b> .		



**ENFIELD**  
Council



### Development Control



Scale - 1:1250  
Time of plot: 13:33

Date of plot: 08/10/2010

## **1.0 Site and Surroundings**

- 1.1 Chaseville Parade is located on Chaseville Park Road opposite Eversley Primary School. The parade of 13 ground floor units, is 3 storeys in height with commercial units on the ground and residential above. The retail parade benefits from the service road in front. Parking and additional servicing for both the retail and residential is available to the rear.
- 1.2 The parade is designated as a Local Centre and the surrounding area is residential in character.

## **2.0 Proposal**

- 2.1 Permission is sought retrospectively, for the change of use from A1 to mixed use A3 café with ancillary retail use.
- 2.2 The proposal also involves the installation of external ducting at rear.

## **3.0 Planning History**

- 3.1 TP/00/1403: New shopfront, security shutters and canopy approved in December 2000
- 3.2 TP/09/0266: Change of use of ground floor from retail A1) to restaurant and café (A3) was refused in (April 2009. An appeal against this decision was dismissed in December 2009.

## **4.0 Consultations**

### **4.1 Statutory and Non-Statutory Consultees**

- 4.1.1 Environmental Health raise no objections subject to conditions

### **4.2 Public:**

- 4.2.1 Consultation letters were sent to 5 neighbouring properties. In response, 1 letter of objection was received raising the following points:
  - Too many A3 uses on the parade
  - Waste product problem exacerbated by application unit
  - Noise, anti-social behaviour and rubbish
  - Too few A1 uses along parade
- 4.2.2 In addition, the Winchmore Hill Residents Association comment that this proposal differs little from that previously resisted and the proposed change of use would further decimate the number of retail outlets in this parade.
- 4.2.3 We have also received two letters and a petition containing 205 signatures in support of the proposal albeit, not all the petitioners are from the immediate locality

## **5.0 Relevant Policies**

5.1 Unitary Development Plan

(I)GD1	Regard to surroundings / Integrated into Local Community
(II)GD2	Quality of life and Visual Amenity
(I)GD1	Appropriate Location
(II)GD3	Character and Design
(II)GD6	Traffic Generation
(II)S13	Loss of neighbourhood retail units
(II)S14	Resist loss of retail on ground floor to non-retail
(II)S18	Assess food and drink proposals

5.2 Local Development Framework

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

SO1:	Enabling and focusing change
SO2:	Environmental sustainability
SO3:	Community cohesion
SO5:	Education, health and wellbeing
SO10:	Built environment
CP9	Community cohesion
CP16	Economic Success and Improving Skills
CP17	Town Centres

5.3 London Plan

3A.18	Protection and Enhancement of Social Infrastructure and Community
3A.26	Community Strategies
3B.11	Improving Employment Opportunities for Londoners
3C.23	Parking Strategy
3D.3	Maintaining and Improving Retail Facilities
4B.8	Respect Local Context and Communities

5.4 Other Material Considerations

PPS1	Delivering Sustainable Communities
PPS4	Planning for Sustainable Economic Growth

**6.0 Analysis**

6.1 Background



- 6.1.1 In December 2009, an appeal against a decision to refuse planning permission for the change of use to a restaurant was dismissed. The Inspector in determining this appeal considered the loss of A1 retail harmed the vitality and viability of the Local Centre due to the number of other non retail premises in the parade. In assessing this application, this appeal decision carries significant weight
- 6.1.2 The only change since this appeal decision is the inclusion of an element of ancillary A1 retail sales into the proposal.
- 6.2 Impact on Vitality and Viability of Local centre
- 6.2.1 There has been no material change in the composition of the retail parade since the previous appeal decision. Consequently, the assessment and conclusion of the Inspector remain pertinent to the assessment of this application. The following is an extract from the appeal decision letter:
- 6.2.2 *“The appellant calculates that, if planning permission is granted and implemented in the present case, the parade would have seven units in Class A1 use and five units in uses other than Class A1. This analysis does not, however, take into account that no. 9 was granted planning permission for Class A3 use in 2007. Consequently, if I allow the change of use proposed, potentially there could be six units in uses other than Class A1 (50% of the parade as a whole, with four of the units being in food and drink use). Furthermore, five of the six non-retail uses (existing and potential) would be concentrated in the western half of the parade (nos. 7 to 12) – retail uses would thus be largely restricted to the eastern half.*
- 6.2.3 *The appellant states that there is no policy basis for taking extant permissions into account. However, in my view, the extant permission at no. 9 is an important material consideration. I note the support that has been expressed for the proposed use, but I consider that a further permission for a non-retail use in this parade, particularly one located in the western half and particularly a further food and drink use, would be to the detriment of the character and viability of this local shopping area. I have carefully considered all other matters raised, but find none that outweighs the harm that would arise.*
- 6.2.4 *I conclude that the proposed change of use would have an adverse effect on the retail character and function of Chaseville Parade and be in conflict with the saved UDP policies to which I have referred. The appeal in respect of the proposed change of use therefore fails.*
- 6.2.5 In the light of the above, the objection to the loss of retail remains unless the alterations to the application materially address the concern.
- 6.2.6 The key alteration is the inclusion of ancillary retail to the restaurant use and the submitted plan shows a small section of the shop given over to retail sales. It is not clear whether it is a retail counter or drinks cabinet. Furthermore there is no indication of what is to be sold or any other information regarding the retail element.
- 6.2.7 Without this information, it is difficult to assess whether the retail element would be robust and would contribute to the needs of the local community. It is also difficult to establish what effect the retail element would have on the

overall character and function of the proposed use in terms of the composition of the local parade

- 6.2.8 in the absence of any supporting information it is considered that this 'retail' element is unlikely to materially retain any significant retail presence in the long run socially as any condition imposed to such effect would be difficult to continually monitor and enforcement
- 6.2.9 Therefore, this proposal is still considered to result in the effective cessation of the retail use of the premises and thus, it does not overcome the appeal inspector's decision that the loss of retail and introduction of a food/drink Class A3 use would be harmful to the vitality and viability of the Local Centre. It is considered therefore that the proposals does not accord with Policies (II) S13, (II)S14 and (II) S18 and therefore, remains unacceptable.

### 6.3 Extract Ducting

- 6.3.1 The external ducting system has been assessed by Environmental Health and is considered to be acceptable subject to appropriate conditions.
- 6.3.2 It is also considered that the size and siting of the ducting is visually acceptable

## 7. Conclusion

- 7.1 The introduction of a retail element is not significant enough to constitute a robust retail presence sufficient to offset the previously identified concern. Thus, in the absence of any material change in circumstances following the previous refusal and dismissed appeal, it is considered there is no other option that to refuse planning permission. This is because of the effective termination of retail use and introduction of a food/drink use that due to the number of non-A1 uses particularly in the western half of the parade, undermines the vitality and viability of the Local Centre, than to refuse planning permission.

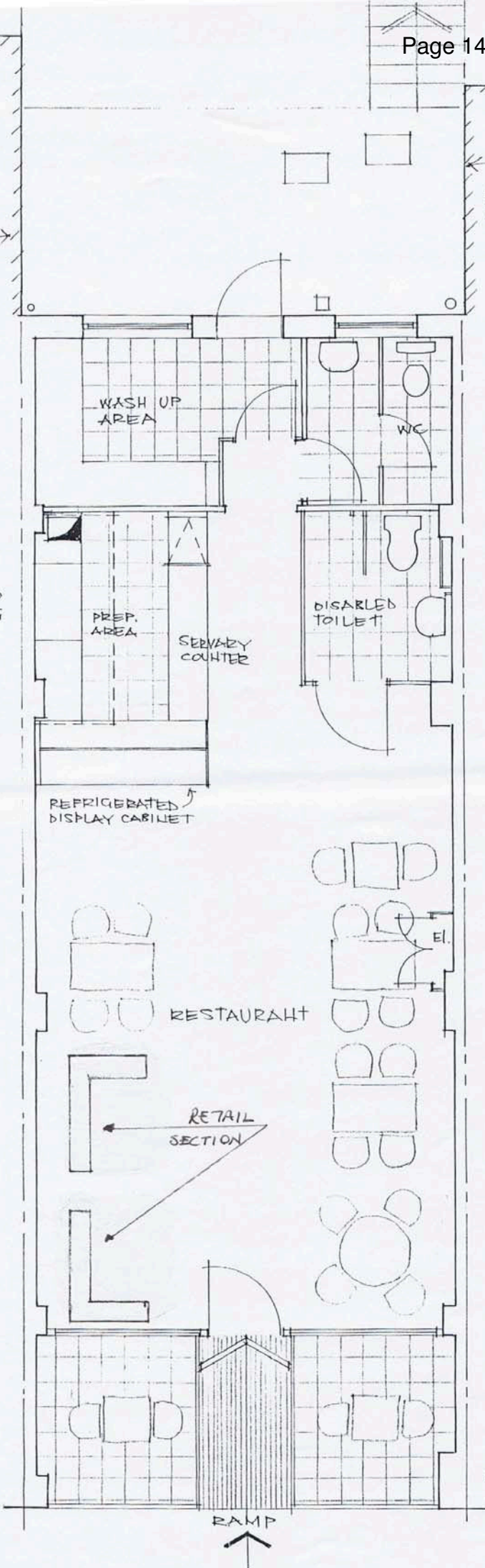
## 8. Recommendation

- 8.1 That planning permission be refused for the following reason:
1. The proposed loss of a retail unit and introduction of an A3 restaurant with ancillary retail sales would give rise to an unacceptable over representation of non A1 uses and would increase the already high proportion of food and drink premises in this area, detracting from the vitality and viability and retail character of the shops along Chaseville Parade contrary to Policies (II)S13, (II)S14 and (II)S18 of the Unitary Development Plan.

ADJOINING PROPERTY

ADJOINING PROPERTY

TRACT HOOD  
BOVE COOKING  
EA



# PROPOSED PLAN

SC : 1/50  
DWG. NO. : C / N21 / PG / 002

No. 9

No. 7

RAMP

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mrs S.L. Davidson Tel: 020 8379  
3841

**Ward:** Enfield  
Lock

**Application Number :** TP/10/1010

**Category:** Other Development

**LOCATION:** OASIS ACADEMY ENFIELD, 9, KINETIC CRESCENT, ENFIELD, EN3  
7HX

**PROPOSAL:** Installation of temporary building to north east elevation.

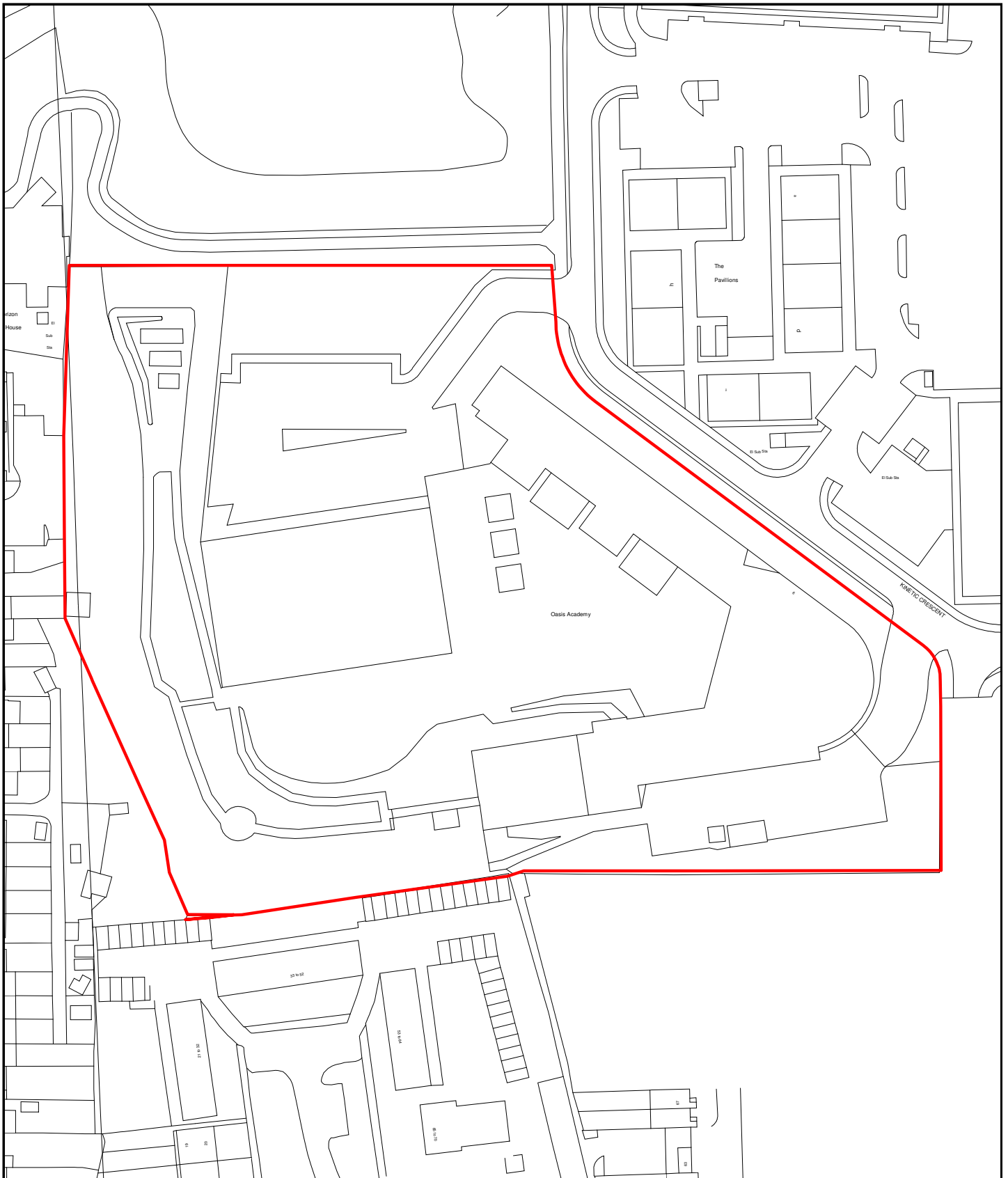
**Applicant Name & Address:**

Mr Nigel Poole,  
The Oasis Centre  
75, Westminster Bridge Road,  
London,  
SE1 7HS

**Agent Name & Address:**

Mr Garreth Howes,  
Portakabin Ltd Total Solutions  
The Drove  
Bridgwater  
Somerset  
TA6 4AG

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:1250  
Time of plot: 13:27

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The application site is located to the rear of the Oasis Academy school which fronts Kinetic Avenue and is located on the Innova Park site.

## **2 Proposal**

- 2.1 This application proposes the installation of a single storey temporary building measuring approximately 10m x 3m. The building would be used as a temporary facility by the local community as a children's centre.
- 2.2 The Applicant's state that the building will enable the children's centre to keep operating whilst plans for a new GP's surgery and children's centre are completed and constructed. No planning application is submitted or details of where the permanent GP's surgery and children's centre would be located have been provided.

## **3 Relevant Planning Decisions**

- 3.1 None

## **4 Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 None

### 4.2 Public

- 4.2.1 Consultation letters have been sent to the occupiers of 10 units on the adjoining business park. In addition a notice has been posted on site. No responses have been received.

## **5 Relevant Policy**

### 5.1 Unitary Development Plan

- |         |  |
|---------|--|
| (I)GD1  | New development to have appropriate regard to its surroundings |
| (I)GD2  | New development to improve the environment                     |
| (II)GD3 | Design   |
| (II)CS1 | Community services   |

### 5.2 Local Development Framework

- 5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.
- 5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the 'soundness' of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be

adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

Core Policy 8	Education
Core Policy 30	Maintaining and improving the quality of the built and open environment

### 5.3 London Plan

3A.18 Protection and enhancement of social infrastructure and community facilities  
4B.1 Design principles for a compact city  
4B.5 Creating an inclusive environment  
4B.8 Respect local context and communities

### 5.4 Other Material Considerations

PPS1 Delivering sustainable development

## 6 **Analysis**

6.1 The children's centre presently operates from within the main school building. However, as the school role increases with each yearly intake, the centre needs to find alternative accommodation. It has been indicated that they are seeking to progress permanent facilities in conjunction with a GP's surgery, but require temporary accommodation for 3 years in the meantime to ensure continuity in the service.

6.2 This temporary style of building would not normally be encouraged as a long term solution. However, the proposed building would be sited to the rear of the existing building and therefore would have no impact on the public domain or adjoining occupiers. Furthermore, there is significant benefit from the continued operation of the children's centre to the local community and on balance, this outweighs any temporary visual harm

## 7 **Conclusion**

7.1 Having regard to the above, approval is recommended for the following reasons:

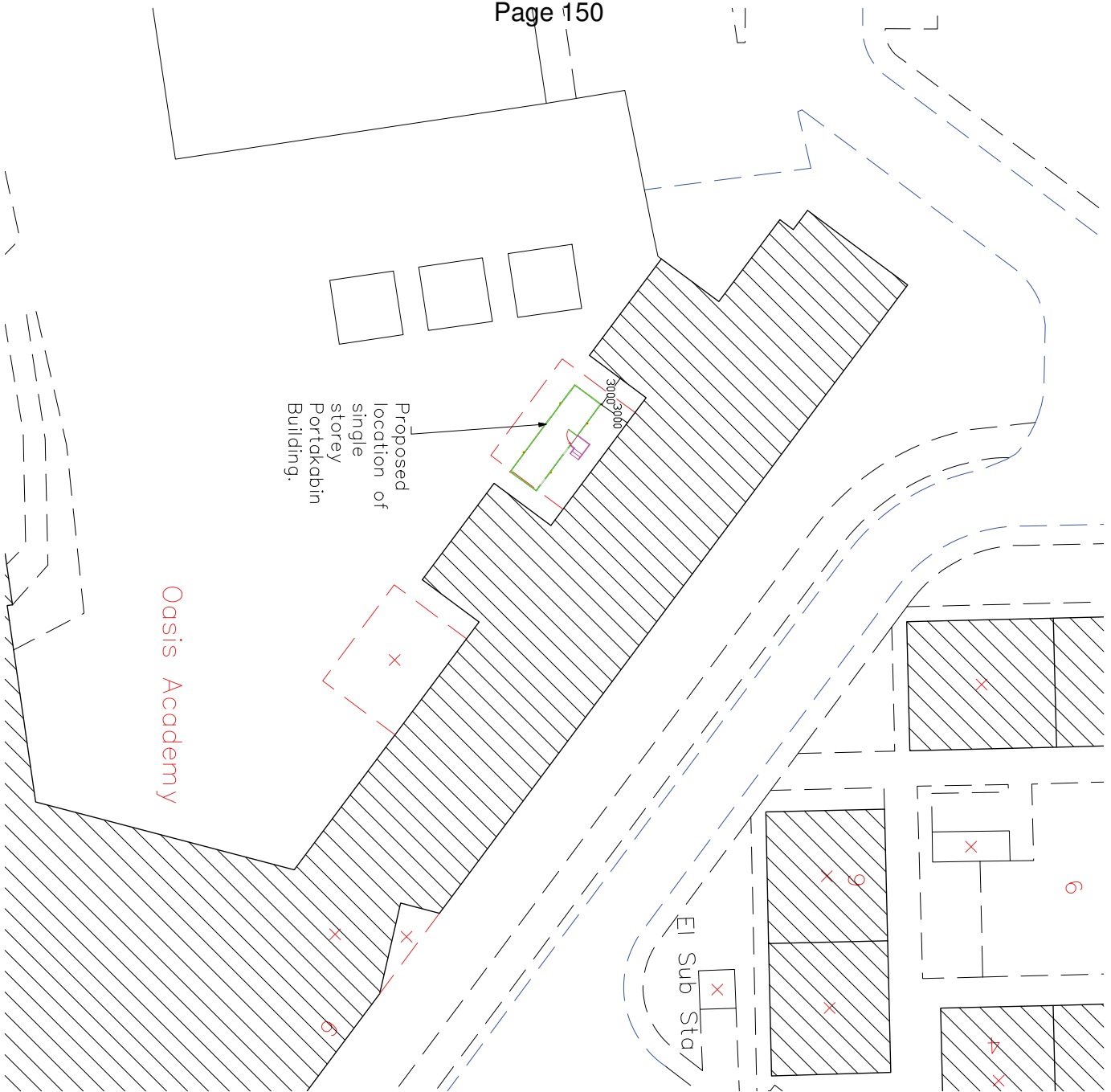
- 1 The proposal enables the children's centre service to continue until such time as permanent and purpose built facilities are available. In this respect the development complies with Policy (II)CS1 of the Unitary Development Plan.
- 2 The proposed building, given its size and siting would have no impact on the amenities of the wider area or those of nearby occupiers. In this respect the development complies with Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.

## 8 **Recommendation:**

8.1 That planning permission be GRANTED subject to the following conditions:



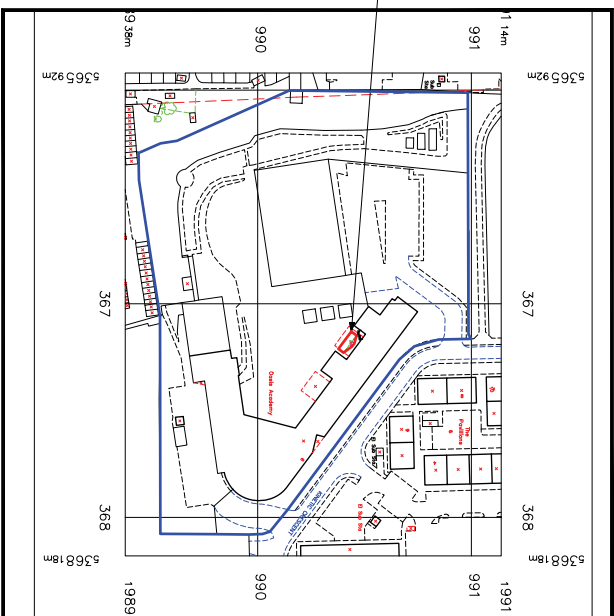
- 1 C50 Limited period permission
- 2 That prior occupation of the building, if level access cannot be achieved, details shall be provided of an access ramps to facilitate disabled access. The ramps shall be provided in accordance with the approved details prior to occupation.  
Reason: To ensure inclusive access to the building.



BLOCK PLAN  
scale 1:200



Proposed location of single storey Portakabin Building.



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LOCATION PLAN  
scale 1:1250

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**Portakabin**  
**Total Solutions**

Proposed Temporary Portakabin for  
**OASIS CHILDRENS CENTRE**  
at Kinetic Crescent  
Enfield  
EN3 7XH

Date: 19 July 2010

Scale : 1:200 & 1:1250

Drawing Number TS/GH/HGE0348571

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 26<sup>th</sup> October 2010

**Report of**

Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Chase

**Application Number :** TP/10/1151

**Category:** Agricultural Buildings and  
Operations

**LOCATION:** FARMLAND,FORTY HALL FARM, FORTY HILL, ENFIELD, EN2 9HA

**PROPOSAL:** Erection of replacement barn for storage of hay.

**Applicant Name & Address:**

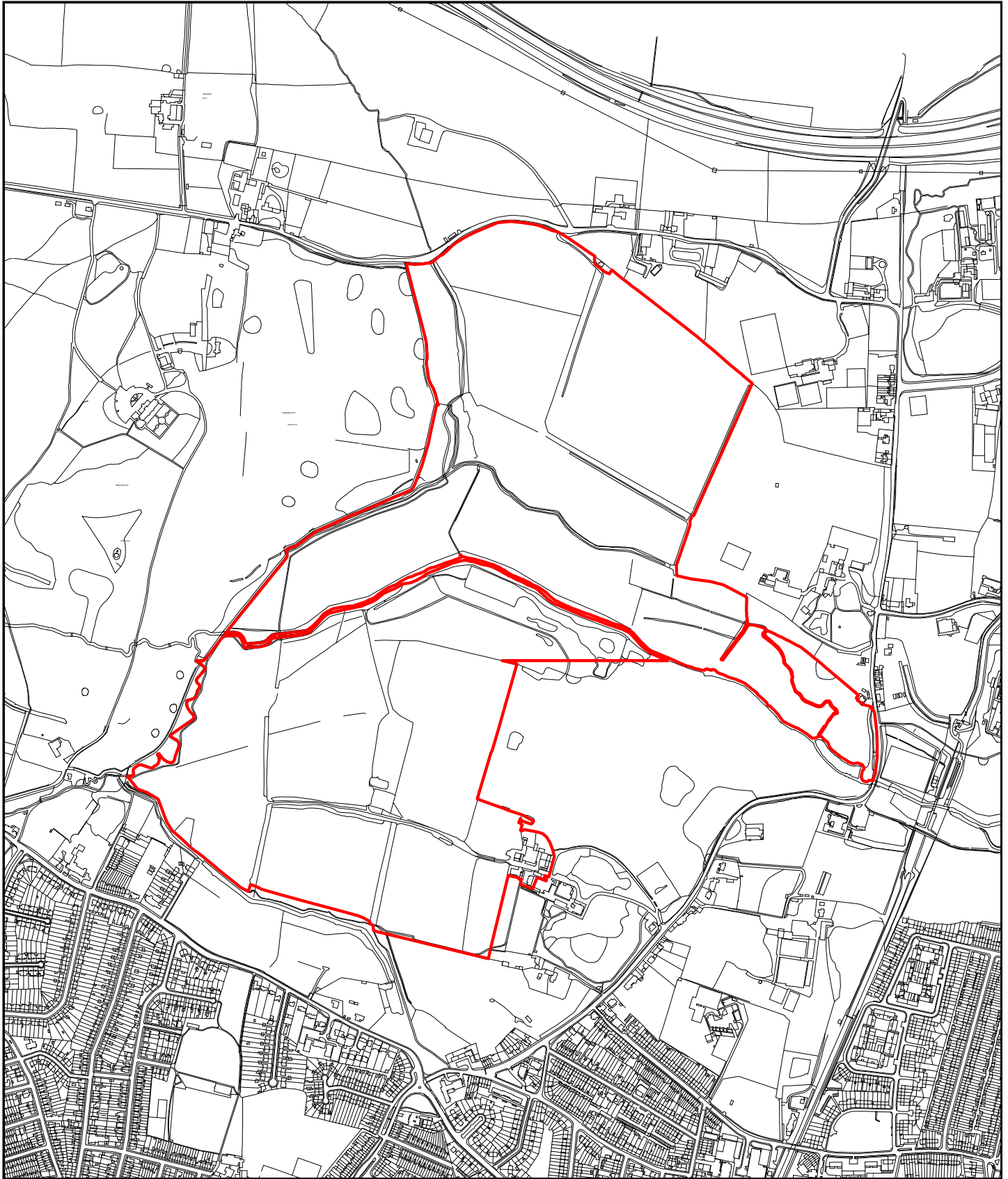
Mr Nicholas Evans  
CAPEL MANOR COLLEGE,  
BULLSMOOR LANE,  
ENFIELD,  
EN1 4RQ

**Agent Name & Address:**

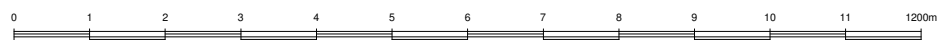
Barry Stow,  
Barry Stow Architect Ltd  
6, Harrowdene Court  
Belvedere Drive  
Wimbledon  
Surrey  
SW19 7BY

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:10000  
Time of plot: 10:08

Date of plot: 13/10/2010

## **1. Site and Surroundings**

- 1.1 The application site forms part of land known as the Home Farm and is part of the Forty Hall Farm. the main enclave of which lies to the north west of the House.
- 1.2 The site is Green Belt, within the Forty Hill Conservation Area, and in close proximity to several Grade II listed barn structures within Forty Hall Farm. The site is not covered by an Article 4 Direction.
- 1.3 The Forty Hill Conservation Area Character Appraisal describes the area thus:

“To the west and north-west of the house are the service and stable courts and the Home Farm, within which views are mostly contained by buildings of varying scales, with framed views out to the wider landscape, particularly to the north across to Myddelton House, between the structures. This is, and always has been, the working part of the historic landscape”

## **2. Proposal**

- 2.1 Planning permission is sought for the erection of a replacement barn in a new position for the storage of hay following fire damage to an existing structure.
- 2.2 The proposed barn will be 16m wide, 24m deep, 4m in height to the eaves, and 6.2m in height to the ridge of the pitched roof.

## **3. Relevant Planning Decisions**

- 3.1 None

## **4. Consultations**

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

- 4.1.1 The Conservation Advisory Group (CAG) comment that the group objects to the proposed materials and to the relocation on open ground and visible land highlighting that the relocation would be at the highest point of Forty Hill. It is also advised that the barn should be put back in the footprint of the previous barn, thus restoring the original courtyard.
- 4.1.2 English Heritage (GLAAS) comment that the Home Farm site has been in use since the 17th century in relation to Forty Hall. The Conservation and Management Plan for the estate, prepared by The Paul Drury Partnership, recommends that all groundwork in relation to this scheme are monitored for the appropriate recovery and recording of archaeological features. This is a recommendation that I would certainly support.

English Heritage do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application

4.1.3 Any additional comments will be reported at the meeting

4.2 Public

4.2.1 There are no neighbouring residential properties. Consequently, no consultation letters have been issued.

4.2.2 The Forty Hill & Bulls Cross Study Group comment that:

- The design is not of a high enough quality to either preserve or enhance the Conservation Area and in particular, the home farm.
- Materials proposed (cement sheets, uPVC guttering etc) are not commensurate with those in the surroundings and will be detrimental to the historic farm and listed buildings.
- The new location will be detrimental to the character of the Conservation Area
- The relocation will significantly increase its prominence in the landscape, degrading key views both to the farm and the rest of the estate.
- The farm is currently characterised by being compact and contained, offering a sharp division between the historic built and rural landscape – the moving of this structure will blur this transition and have a negative impact on the Conservation Area.

**5. Relevant Policy**

5.1 Unitary Development Plan

*Conservation Policy*

- |         |  |
|---------|--|
| (I)C1   | Preserving and enhancing, areas, sites, buildings and landscape features of archaeological, architectural or historic importance.  |
| (II)C1  | To ensure that buildings of architectural or historic interest are preserved or enhanced   |
| (II)C17 | To normally resist substantial built development within historic curtilages  |
| (II)C18 | To ensure curtilages of historic buildings retain their historic form, character and use   |
| (II)C26 | To resist the demolition of any unlisted building or structure or part thereof   |
| (II)C27 | To ensure that buildings or groups of buildings of architectural, historic or townscape interest within a conservation area are retained and their character and setting protected |
| (II)C28 | To ensure that development in conservation areas do not result in inappropriate development  |
| (II)C30 | Buildings, extensions, alterations within or adjacent to a Conservation Area   |

*Green Belt Policy*

- |       |  |
|-------|--|
| (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)G6 Areas of Special Character
- (II)G11 Ensure new development in Green Belt not detrimental to landscape
- (II)G22 To support and foster in general the needs of farming in the Green Belt

*General Development Policy*

- (I)GD1 Development to have regard to its surroundings
- (I)GD2 Quality of life and visual amenity
- (II)GD1 New developments and changes of use are appropriately located
- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation
- (II)GD8 Access and servicing

5.2 Local Development Framework

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO16: To preserve local distinctiveness
- SO18: To protect the Borough’s conservation areas
- CP 1: Sustainable and efficient land use
- CP 22: Strategic townscape and landscape character
- CP 23: Built heritage

5.3 The London Plan

- Policy 3D.9 Green Belt
- Policy 3D.14 Biodiversity and nature conservation
- Policy 3D.18 Agriculture in London
- Policy 4A.3 Sustainable design and construction
- Policy 4B.8 Respect local context and communities
- Policy 4B.11 London’s built heritage
- Policy 4B.12 Heritage conservation

5.4 Other Material Considerations

- PPS1 Delivering Sustainable Development
- PPG2 Green Belts

	Annex E: Permitted Development Rights for Agriculture and Forestry
PPS5	Planning for the Historic Environment
PPS7	Sustainable Development in Rural Areas

## 6. Analysis

### 6.1 Principle

6.1.1 The proposed barn replaces a fire-damaged barn of 1950s construction albeit in a new position. In terms of land use, the agricultural purpose of the barn would be in keeping with the prevailing function and character of the site. In principle therefore, there are no objections to the proposal. However, its location within Green belt and Conservation place additional considerations which need to be taken in to account when determining acceptability.

6.1.2 In particular, Paragraph 3.4 of PPG2 confirms that the construction of new buildings in the Green Belt constitutes inappropriate development unless it is for the following purposes:

- Agriculture and forestry;
- Essential facilities for outdoor sport, recreation, cemeteries, and other uses of land, which preserve the openness of the Green Belt;
- Limited extension, alteration or replacement of existing dwellings;
- Limited infilling in existing villages
- Limited infilling or redevelopment of major existing developed sites identified in adopted local plans.

6.1.4 The replacement barn is therefore an appropriate form of development for the Green Belt.

### 6.2 Impact on Character and Appearance of Green Belt / Surrounding Area

6.2.1 Although repositioned in a more open location, the barn will still be in close proximity (8m) to the other built structures on the site and would therefore still be seen in that context. Its size is somewhat dependant on the functional requirements but is not felt unreasonable having regard to the operation needs of the farm

6.2.2 Some vegetation screening can be provided, particularly along the western elevation, to soften any visual impact from the proposed barn. Subject to this can be secured by condition it is considered therefore that the proposal does not lead to an unacceptable encroachment into the green belt

### 6.3 Impact on Forty Hill Conservation Area

6.3.1 Any development within a Conservation Area must meet the test in PPS5 "Planning for the Historic Environment" regarding the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment: in the case, the Forty Hill Conservation Area.



6.3.2 The Character Appraisal refers to Home Farm as follows:

“To the west and north-west of the house are the service and stable courts and the Home Farm, within which views are mostly contained by buildings of varying scales, with framed views out to the wider landscape, particularly to the north across to Myddelton House, between the structures. This is, and always has been, the working part of the historic landscape”.

6.3.3 The associated Conservation Management Plan (CMP) discusses the Home Farm and the intention of Carpel Manor to use the buildings as part of a historic working farm, at a fixed point in time. This is supported by Policy A7 of the CMP which states that the ideal notional presentation of the Home Farm would be the late 19<sup>th</sup> / early 20<sup>th</sup> century.

6.3.4 The proposed siting of the barn would accord with this targeted period, as evidenced in an 1897 map of the site, as it would return the courtyard between buildings b28/ b19 / b29 (to the north) & b14 (to the south) to their original layout, as the 1950 era fire damaged barn in filled this gap. This represents a planning gain in historic and conservation management.

6.3.5 It is acknowledged that the proposed barn is of a typical utilitarian agricultural design that serves a need. Aspects of it can be improved, such as the materials proposed, but these can be conditioned. For example, it is considered that the use of uPVC is entirely inappropriate in a conservation area and less appropriate when in close proximity to listed buildings. Cast aluminium is an acceptable alternative. Conditions to this effect are proposed to address these issues if the principle is accepted

6.3.6 The replacement barn will be positioned near to the site of the remains of a 19<sup>th</sup> century farmhouse. Consequently a suitable condition should be imposed to ensure the recording of archaeological features.

## 7. Conclusion

7.1 It is considered that on balance, and having regard to the operational needs of the Farm, the proposed barn would not harm the appearance and character of the Conservation Area or the wider Green Belt. It is therefore considered that permission be granted for the following reason:

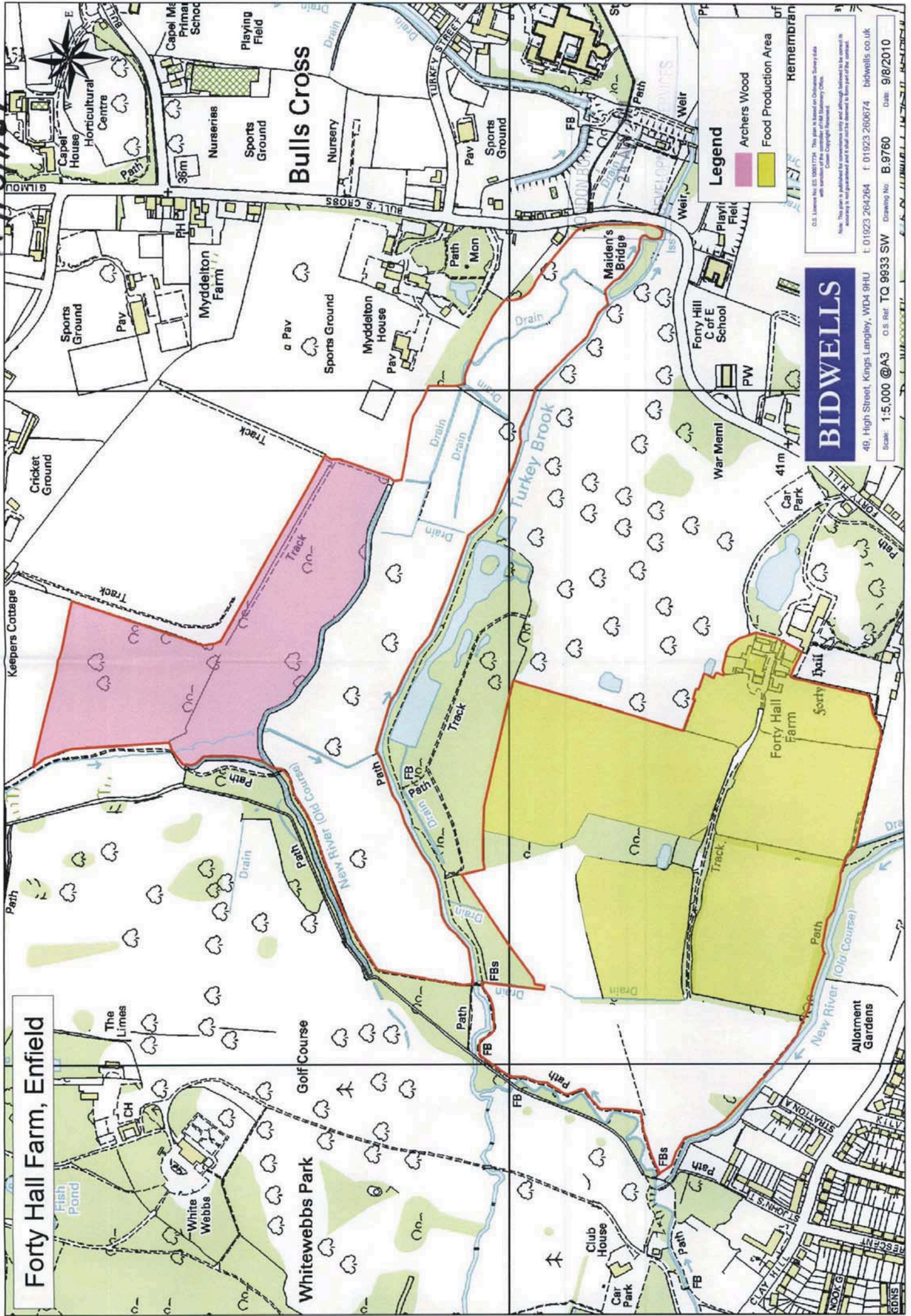
1. The proposed development due to its design and by virtue of the conditions imposed does not detract from the character and setting of the nearby listed buildings nor does it detract from the character, appearance and setting of the conservation area or the surrounding Green Belt. In this respect it is considered that the proposed development has appropriate regard to Policies (I)C1, (II)C1, (II)C17, (II)C18, (II)C26, (II)C27, (II)C28, (II)C30, (I)G1, (II)G1, (II)G11, (II)G22, (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan, with Policies 4B.8, 4B.11, 4B.12 of The London Plan, and with PPG2: Green Belt, PS5: Planning for the Historic Environment.

## 8. Recommendation

8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 Drawing Numbers
2. C07 Details of Materials
3. C17 Details of Landscaping
4. C23 Details of Archaeological Investigation
5. C51A Time Limited Permission

Telomus



**Legend**

- Archers Wood
- Food Production Area

O.S. Licence No: ES 10001774. This plan is based on Ordnance Survey data with permission of Ordnance Survey.  
 Note: This plan is published for convenience only and although believed to be correct in accordance with the information on which it is based, the Ordnance Survey does not warrant its accuracy and it shall not be deemed to form part of the contract.

**BIDWELLS**  
 49, High Street, Kings Langley, WD4 9HU  
 T: 01923 264264 F: 01923 260674 [bidwells.co.uk](http://bidwells.co.uk)  
 Scale: 1:5,000 @A3 O.S. Ref: TQ 9833 SW Drawing No: B.9760 Date: 9/8/2010

Forty Hall Farm, Enfield

Whitewebbs Park

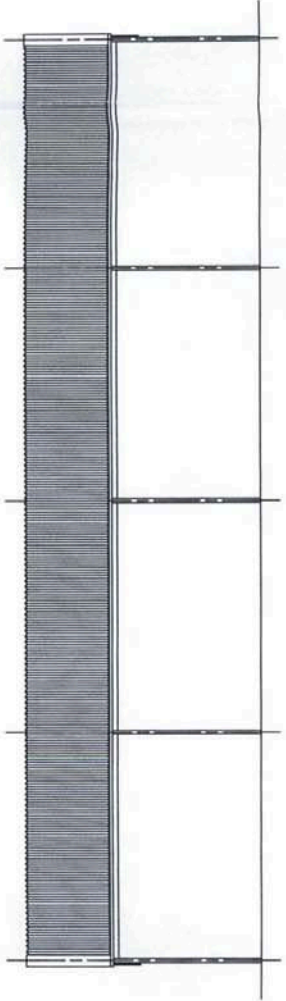
Golf Course

Bulls Cross

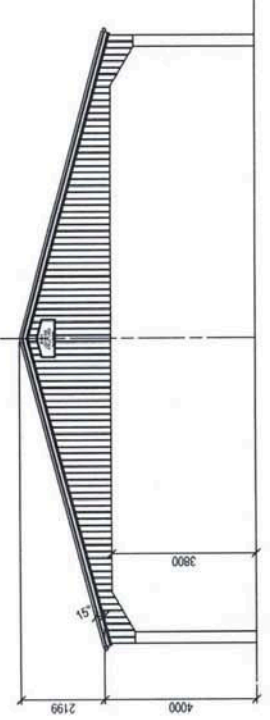
Forty Hall Farm

Allotment Gardens

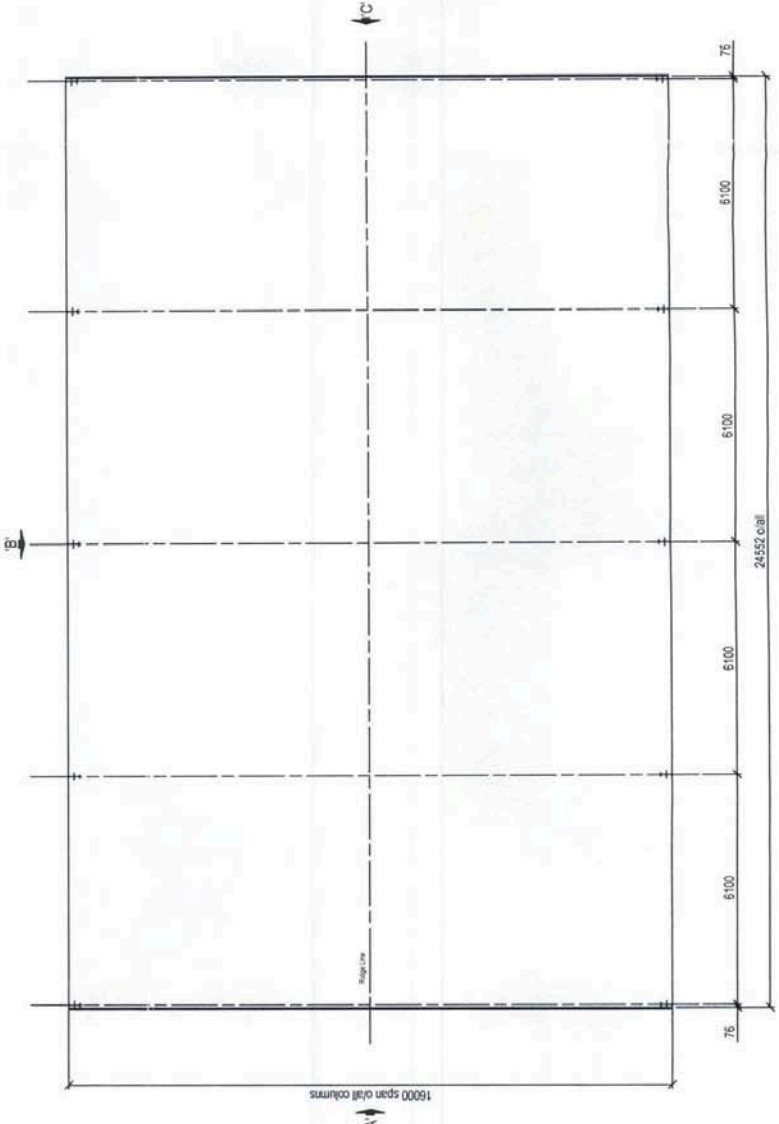
TP/10/1151



Elevation 'D'  
Elevation 'B' similar



Elevation 'C'  
Elevation 'A' similar



Plan

- Roof Cladding- Natural Grey Big Six fibre cement sheets incorporating close fitting ridge.
- Wall Cladding- Yorkshire Boarding to Gable Peak Level on Elevations 'A' & 'C'.
- RW Goods- 2 no. runs of 160mm (6") PVC HIR gutters, with 1 no. stack of 100dia pvc RWP per stretch.
- Steel Finish- Painted, dark green hi-build zinc phosphate primer, DFT 75µ.



**BOWIE LOCKWOOD STRUCTURES LTD**  
 FARM & RURAL BUILDING SPECIALISTS

Newham Fields Farm, Coopleit Lane, Willey,  
 Nr. Rugby, Warwickshire, CV23 0SL  
 Phone: 01455 556 366  
 Fax: 01455 558 887  
 e-mail: sales@bowllockwood.co.uk

**BLS**  
 Client: Forty Hall Farm  
 Forty Hill  
 Enfield  
 London

Project: Agricultural Building

Scale: 1:100	Drawn: BT	Date: 12-08-10
<small>(Unless Otherwise Stated)</small>		
Shl: A2	CRKD:	Date:
Job No. 1050	Dwg. No. 101	Rev.

Revision	Date	Details

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**

Assistant Director, Planning & Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
 Andy Higham Tel: 020 8379 3848  
 Mrs S.L. Davidson Tel: 020 8379 3841

**Ward:** Enfield Lock

**Application Number :** TP/10/1254

**Category:** General Industry/Storage/Warehousing

**LOCATION:** 965, HERTFORD ROAD, WALTHAM CROSS, EN8 7RU

**PROPOSAL:** Erection of 3 buildings to provide a combined home deliveries (dot com) and express distribution centre (B8) with associated vehicular maintenance building, gate house, vehicle fuelling and washing facilities, van and staff parking, landscaping, service yard, service road, combined heating and power (chp) plant and associated infrastructure (including sprinkler tank, pump house, switch rooms, fuel tanks, compactor and back-up generator), with access to staff parking from Hertford Road and vehicular access to service area from Mollison Avenue.

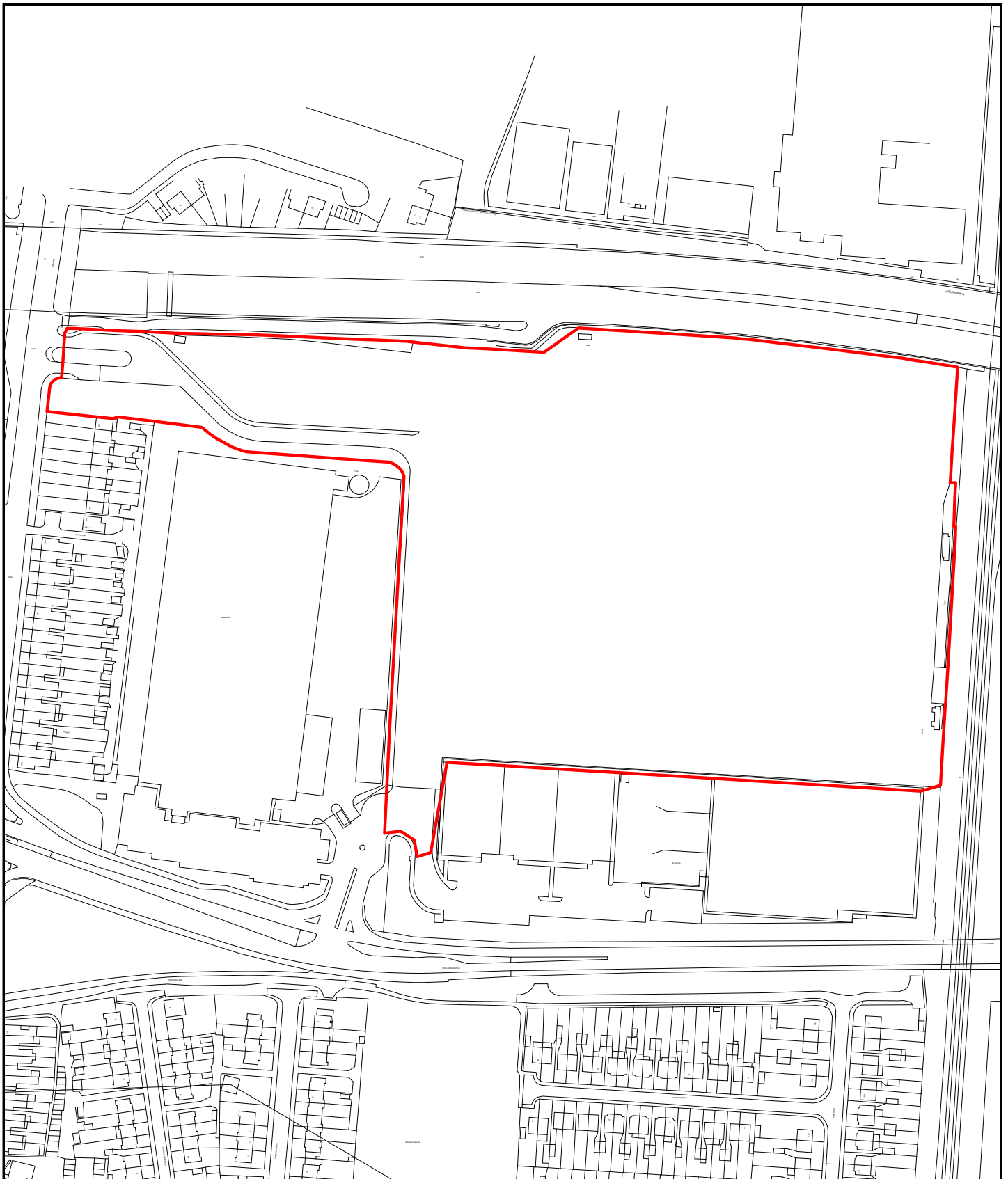
**Applicant Name & Address:**

Gazeley Uk Ltd & Tesco Stores Ltd  
 c/o agent

**Agent Name & Address:**

Peter Edwards,  
 Planning Perspectives  
 24, Bruton Place  
 London  
 W1J 6NE

**RECOMMENDATION:** That subject to any Direction from the Mayor of London and the completion of a S106 Agreement to secure a Local Employment Strategy planning permission be **GRANTED** subject to the following conditions:



## Development Control



Scale - 1:2500  
Time of plot: 13:36

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The application site forms part of the former ESAB site, north of Mollison Avenue and with a limited frontage to Hertford Road, just south of the M25 Holmsdale Tunnel. The site has an area of 4.19 hectares and has been cleared in preparation for redevelopment. To the east the site bounds additional land for development, within the ownership of Gazeley UK Ltd, the application site owners and thereafter the railway line. To the south of the site is a new development of smaller industrial units and the GE Education Supplies warehouse. To the south of the vehicular access to Hertford Road is a terrace of two storey residential properties. The site has the benefit of vehicle access to the Hertford Road and Mollison Avenue to the south. The site is designated as Strategic Industrial Land.

## **2 Proposal**

- 2.1 This application proposes the redevelopment of the site and the erection of buildings extending to 14,354 sq.m for B8 purposes. The buildings would be occupied by Tesco's to provide a Dot Com home deliveries centre and an express distribution centre.

- 2.2 The applicant advises that:

“The Dot Com element comprises a highly specialised and automated B8 warehouse that processes internet shopping orders.

The heart of the building will accommodate a mechanical handling/sorting system and aisles for the storage of food and non-food goods to accommodate internet orders which will be received online. Orders will then be picked from the aisles by Tesco staff before being directed to smaller vans for delivery to individual households within a 15-30 mile radius (45 minute drive time) of the centre. As this is a distribution warehouse, there will be no public access.

Although classified as a Class B8 use, at the date of opening the Dot Com warehouse will generate approximately 500 jobs. These will provide full time and part time positions across the full skills range. It is expected that once fully operational the Dot Com centre could provide in the order of 750 jobs.”

“The Express distribution centre is a new concept and will comprise 2,843 sqm unit (GEA) that will act as a distribution hub, where goods will arrive in large HGV's and will be unloaded and stored before being distributed by smaller lorries and 7 tonne vans to local Tesco Express stores; again within a 15-30 mile radius (45 minute drive time) of the centre. This operation will relieve the stress on these smaller stores many of which only have very limited service yards or have to rely on on-street servicing.

The Express trunking station will provide 50 jobs”

- 2.3 The buildings are to be located to run from the north boundary of the site with the M25 to within 19m of the southern boundary shared with the new industrial units fronting Mollison Avenue. The buildings would be sited within 3m of the western boundary of the site shared with GE Educational Supplies. Staff car parking would be accessed from the existing access to Hertford

Road and a total of 160 car parking spaces, 16 motorcycle and 32 cycle space proposed. Access for HGV's and vans linked to the distribution use would be from the existing access to Mollison Avenue with 154 van parking spaces serving the Dot Com facility and 11 van/lorry and 30 van parking spaces serving the Express Distribution Centre. The service yards and lorry/van parking areas are located to the rear of the proposed building and extending up to the eastern boundary of the site, shared with the vacant development plot to the east.

- 2.4 The proposals also include a Vehicle Maintenance Unit of 280sq.m, located in the north east corner of the site and a gatehouse of 10.5sq.m to the rear of the building. In addition there is a fuel island and vehicle washing area.
- 2.5 The buildings would stand approximately 16.3m in height to the top of a shallow pitched roof. The building would be finished in composite cladding with the use of silver finished panels to the majority of the eastern, western and southern elevations and the uses of shades of white through to blue on the north, and small sections of the east, west and southern elevations.

### **3 Relevant Planning Decisions**

- 3.1 TP/04/0448 Outline planning permission was granted for the redevelopment of the former ESAB site, which includes the subject site, on 15<sup>th</sup> April 2005 for B1, B2 and/or B8 purposes. Condition 26 of this permission required that applications for the approval of reserved matters must be made within 3 years of the date of the decision notice and that development must be begun within 2 years from the final approval of the last reserved matter approved. The permission allowed for up to 44,593sq.m of B1, B2 or B8 floorspace and the accompanying S106 Agreement, amongst other things, imposed a number of restrictions about the minimum number of units that could be provided on the site and the maximum quantum of B8 development that could be provided from within the total floorspace allowed. Reserved matters have since been submitted for the site which allow for a single large shed on the northern part of the site and a smaller terrace of units on the southern part of the site. The terrace of units have now been built and therefore the permission remains alive in the sense that the single large shed consented could still be implemented.
- 3.2 The proposals now submitted for the northern part of the site are materially different in terms of size, scale and siting of the buildings from the reserved matters approved. Accordingly, they could not be progressed as a reserved matters submission pursuant to the existing outline planning permission, given the requirements of Condition 26 of this permission and the fact that 3 years have elapsed since the outline consent was granted. This new full planning application was therefore required.
- 3.3 The S106 linked to above outline planning permission also required a contribution of £100,000 towards funding for the introduction of MOVA at the Hertford Road/Bullsmoor Lane/Mollison Avenue junction, a contribution to a study to assist identify possible improvements to the A10/Bullsmoor Lane junction (£10,000) and the submission of a comprehensive travel plan aimed at reducing traffic during the peak periods. The relevant contributions have been made.

### **4 Consultation**



## 4.1 Statutory and non-statutory consultees

### 4.1.1 Greater London Authority

The observations of the GLA are awaited and will be reported at the meeting.

### 4.1.2 Transport for London

In summary, TfL raises no objections to the principle of a foodstore distribution centre on the site. However, they consider some further information is required about the nature of the activity and the likely impact:

- the status of the previous planning permission for the site and the S106 obligations linked to it.
- More information on trip generation associated with the development and the modal split to ensure the assessment provided is robust.

They also advise that the level of staff parking and operational parking is excessive having regard to London Plan standards. Moreover, no details have been provided to demonstrate how any overspill of parking into local roads would be managed.

They consider that a S106 Agreement ought to be required covering:

- a contribution of £15k towards a new bus stop in Mollison Avenue
- assess existing bus stops in the vicinity and updrae as necessary to comply with accessibility guidelines
- car parking management plan to address any overspill parking
- green travel planning measures
- Details of the number and charging infrastructure for electric charging points.

### 4.1.3 Thames Water

Thames Water raises no objection to the development in terms of impact on sewerage or water infrastructure.

### 4.1.4 Traffic and Transportation

The main issues with the proposed DOTCOM use are as follows:

- Parking
- Trip Generation
- Use of the accesses
- Mitigation measures

Parking:

The parking provision is based on the floorspace of a B8 use. The standards in the London Plan are based on a maximum of one parking space per 100m<sup>2</sup>. The development would result in a requirement for 141

The number proposed is 160, which is above the maximum threshold. However, due to the way in which the site operates being different to a standard B8 use – the TA describes it in para 4.2 as *differing significantly from a typical B8 development with a significantly lower number of HGV movements and a higher proportion of van movements and staffing levels*, further justification for the provision of 160 is needed.

The TA provides this in the form of the predicted number of staff being employed on the site, and the predicted staffing levels over the next few years. As it is difficult to compare the site with a B8 site in the TRICS database due to the nature of the use, a comparison with a similar DotCom site was requested and is provided in the TA. The comparison has been done with the approved DotCom site in Aylesford, which was surveyed over a period of 24 hours to determine staffing levels on site (these figures were also used for the Greenford site which was approved in 2009). Tesco's also provided a breakdown of the predicted staffing levels for the Enfield site, and indicate the maximum number of staff on site will be 192. This additional info compliments the guidance of providing 1 space per 100m<sup>2</sup>, and adds further confidence to the level of 160 spaces being acceptable albeit above the standards in The London Plan. Although staffing levels will increase to 750, it is still considered that the 160 space is acceptable due to the shift patterns of the staff, although the site would be expected to operate a travel plan which should be monitored to ensure targets are being met in terms of vehicle trip reductions over the next five years. Cycle parking has also been provided but this should be conditioned to ensure it is of an acceptable standard.

The proposed level of van parking spaces is 154, based on the predicted trip generation ie deliveries, and is discussed below.

#### Trip Generation: Deliveries and HGVs

Trip generation is related to the use of the accesses, as due to the nature of the use trips will be split into two categories, delivery trips and staff trips. The deliveries will be carried out from the Mollison Ave access, whereas the staff access will solely be from Hertford Road. This is slightly different from the previous outline approvals, where the accesses would have been used for both trip types. Again, the trip generation needs to be compared to the outline permission and the reserved matters approval, which had the following trip rate:

The trip rate for TP/04/0448/REN1 was:

AM Peak: Arrivals 213 Departures 61  
PM Peak: Arrivals 35 Departures 216

In order to assess the impacts of the trip generation each access was modelled using the predicted figures for each type of trip. Again, due to the nature of the use, the level of trips will vary from a normal B8 use as the Tesco's delivery vans will be delivering and returning all day. In order to gauge a figure for the level of use then comparisons were made with the existing Dotcom sites in Aylesford, Greenford, and Croydon, as well as figures being provided for the existing number of deliveries being served by Tesco's stores in the area (these will be carried out from the Dotcom site).

The existing number of deliveries carried per week is as follows:

Borehamwood: 432  
Cheshunt: 724  
Ponders End: 281  
Waltham Abbey: 242  
TOTAL = 1679  
Daily = 239

The predicted level from provided by Tesco's is 218 trips a day, which an acceptable prediction given that the Dotcom site will be operating more efficiently than individual stores and would be expected to be below the total of 239. The delivery data has also been used to predict the expected hours when each delivery will take place so the impact on the peak hours of the network can be examined, and included in the TA. In order to confirm the accuracy of these times further info was requested on the actual delivery times and is contained in the supplementary TA Appendix 4. The peak trips are as follows:

AM Peak: Arrivals 60 Departures 23  
PM Peak: Arrivals 51 Departures 18

Trip Generation: HGVs

The HGV trip generation has been predicted using a comparison site with Magnor in Wales for the trunking station, and comparisons with other dotcom sites for the HGV deliveries to the warehouse. The number of HGV movements for the Dotcom sites is accepted as being lower than for a typical B8 use due to the operation of the vans to carry out deliveries, and the figure of 11 HGV movements a day can be considered acceptable. Further comparisons were done with existing Dotcom sites (Aylesbury and Croydon sites have 12 a day).

The predicted trip generation has been used to model the effect it will have on the accesses. Further details on the modelling for the Mollison Ave have been provided in the supplementary TA, and confirm that the generation will be 23% below the extant permission. Due to the fall in the trip generation then the application can be considered acceptable in terms of servicing and delivery movements at the Mollison Ave access, and the 23% reduction means there is still scope to redevelop the remainder of the site to incorporate eg a B8 use, to the extent originally approved in the outline approval.

Staff Trips:

The staffing trip generation will be limited by the car park only being available to staff and not the HGVs or service vehicles. As a result of this decrease in use, then further modelling was not required.

Mitigation measures:

As with the previous outline and reserved matters application, a travel plan is proposed. This needs to be secured through the Section 106 legal agreement, which should also include the measures originally required in the outline approval unless these have otherwise been agreed. The developer has agreed to fund the monitoring costs for the travel which will be agreed either in the Section 106 or through a unilateral undertaking. The Section 278

agreement for the original approval has also been agreed. The applicant has also been made aware that an additional contribution towards cycling infrastructure may be required (although this could be secured through the Travel Plan targets if they are not reached)

Traffic and Transportation therefore conclude that the potential traffic impact associated with the development of the site has been tested using recognized industry methods. The results suggest that the traffic generated by the development can be accommodated on the local highway network and will be below the levels approved under the original outline application for the whole site to an extent that still allow scope for the remainder of the site to be developed without exceeding the approved levels.

#### 4.1.4 Environmental Protection and Regulation

Environmental Protection and Regulation raises no objections to the development subject to conditions requiring the submission of a Construction Management Plan, hours of work for construction activities and deliveries associated therewith, hours of work for maintenance activities audible at the site boundary, no impact piling to take place without prior approval and submission of details of any air-conditioning or non-passive ventilation systems and if any further contamination is found on site as development progresses, that works cease until such time as a revised remediation strategy has been approved to update that approved at the outline stage.

#### 4.1.5 Biodiversity Officer

The Biodiversity Officer is satisfied with the proposals for the relocation of the small population of common lizard and slow worm that have been recorded on the site; both are protected species under the Wildlife and Countryside Act. He recommends a number of conditions to ensure that works proceed in accordance with the Reptile Mitigation Strategy that has been submitted.

The landscaping scheme proposed has been the subject of discussion and amendment to enhance the biodiversity of the site post development.

### 4.2 **Public Response**

Letters have been sent to the occupiers of 54 adjoining and nearby properties. In addition notices have been displayed on site and in the local press. No responses have been received.

## 5 **Relevant Policy**

### 5.1 London Plan

- 3B.4 Industrial locations
- 3C.1 Integrating transport and development
- 3C.21 Improving conditions for walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking strategy
- 3D.14 Biodiversity and nature conservation
- 4A.1 Tackling climate change
- 4A.2 Mitigating climate change
- 4A.3 Sustainable design and construction

- 4A.4 Energy Assessment
- 4A.6 Decentralised Energy: Heating, cooling and power
- 4A.7 Renewable energy
- 4A.9 Adaption to climate change
- 4A.14 Sustainable drainage
- 4B.1 Design principles for a compact city
- 4B.5 Creating an inclusive environment
- 4B.8 Respect local context and communities

## 5.2 Unitary Development Plan

- (I)GD1 New developments to have appropriate regard to their surroundings
- (I)GD2 New developments to improve the environment
- (II)GD3 Design
- (II)GD6 Traffic implications
- (II)GD8 Access and servicing
- (I)E1 Foster Enfield as a location for business
- (I)E2 Enhance, bring into use and retain those area of the Borough which generate commercial, industrial and distributive employment
- (II)E2 To concentrate B1, B2 and B8 activities in Primary Industrial Areas
- (II)T13 Access onto public highway
- (II)T16 Pedestrian access
- (II)T19 Provision for cyclists
- (I)EN6 Minimise the environmental impact of developments

## 5.3 Local Development Framework

- 5.3.1 The Planning Inspector has found that the Core Strategy provides an appropriate basis for the planning of the Borough over the next 15 years, and makes no recommendations for changes to the Core Strategy related to its soundness. The Planning Inspector has endorsed the Council's 'proposed minor changes' and 'further minor changes' as suggested in response to points raised by participants or for purposes of clarity, factual correction, consistency, correcting typographical errors or to improve referencing/signposting within the document. The formal adoption of the Core Strategy is expected to take place at a full Council meeting on 10th November 2010,
- 5.3.2 The following policies from the Core Strategy are considered of relevance to the consideration of this application:

- Core Policy 13 Promoting economic prosperity
- Core Policy 14 Safeguarding Industrial Locations
- Core Policy 16 Taking part in economic success and improving skills
- Core Policy 20 Sustainable energy use and energy infrastructure
- Core Policy 21 Delivering sustainable water supply, drainage and sewerage infrastructure
- Core Policy 30 Maintaining and improving the quality of the built and open environment
- Core Policy 32 Pollution
- Core Policy 36 Biodiversity

Core Policy 40 North East Enfield

5.4 Other relevant considerations

PPS1 Delivering sustainable development  
PPS4 Planning for sustainable economic growth  
PPS9 Biodiversity and geological conservation  
PPG13Transport  
PPG24Planning and noise  
PPS25 Planning and flood risk

**6 Analysis**

Principle

- 6.1 The site is located within a Strategic Industrial Area wherein B8 uses such as that proposed are encouraged to locate. Moreover, outline planning permission exists for over 33,000sq.m of B8 development on the balance of the former ESAB site, which includes the application site; approximately 10,000sqm of mixed B1,B2 development having been built out in the southern part of the site. There is no objection therefore in principle to this use on the site. The main issues to consider with this application are therefore whether the specific use proposed would have any greater impact on the local road network, the impact of the design and scale of building on the character of the area and the amenities of adjoining occupiers and whether the development is designed to meet current sustainable design and construction requirements.

Access, Traffic and Parking

- 6.2 Notwithstanding the comments made by Transport for London, the Traffic and Transportation Section consider that the traffic generated by the development can be accommodated on the local highway network and will be below the levels approved under the original outline application for the whole site to an extent that still allow scope for the remainder of the site to be developed without exceeding the approved levels.
- 6.3 It is noted that the level of staff parking proposed exceeds London Plan standards. The applicant has provided the rationale behind the level of parking proposed and this is accepted. There will be periods through the 24 hour working day as shifts change that staff arrive on site before other staff have left. Moreover, a significant number of staff will either arrive for or finish shifts at times when public transport is not available. Accordingly the level of parking proposed to support the development is considered acceptable and must be balanced against the need to ensure that the development does not lead to overspill parking in local streets.
- 6.4 The concerns raised by TfL about overspill parking are noted and it is recommended that this be addressed through obligations within the Travel Plan and S106 agreement, in that if through monitoring (funded by the developer) it becomes apparent that development is giving rise to on-street parking problems the developer will be obliged to make a contribution towards sustainable transport measures to reduce parking demand through encouragement of alternative travel modes or fund consultation for, implementation of and management of a Controlled Parking Zone.

- 6.5 TfL have advised that the developer should make a contribution towards enhancing public transport by funding a new bus stop in Mollison Avenue (£15k) and reviewing existing bus stops in the vicinity of the site to ensure they are in accordance with TfL bus stop accessibility guidelines. The provision of a bus stop on the north side of Mollison Avenue in proximity to the site could have a significant impact on the capacity of the Mollison Ave/Hertford Road/Bullsmoor Lane junction, as traffic travelling east is moving from two lanes into one and there is no capacity to provide a bus standing area clear of the highway. Consideration could be given to a bus stop on the south side of Mollison Avenue but this would require consultation with the bus service providers. The applicant has agreed to the required contribution, subject to the necessary consultation with the bus service with the scope to utilise the contribution for other bus related enhancements. With respect to reviewing existing bus stops in the vicinity in terms of accessibility guidelines, the application has agreed to undertake a review and address any issues arising.
- 6.6 The level of operational parking exceeds the London Plan standards referred to by TfL. However, this is a specific type of B8 use and it is unlikely that the operator would make provision for spaces that they did not consider necessary to meet their operational needs.
- 6.7 It is recommended that the S106 Agreement requires the developer to prepare and work to a detailed and agreed green travel plan and that this will require the developer to reduce demand for car travel, with associated improvements to cycle access (the applicant has agreed in principle to a contribution to improving cycle access through the greenways network), increasing cycle parking on site, improving pedestrian access to the site as the intensity of use and demand increases. The applicant has also confirmed that an electric charging point will be provided with the charging infrastructure to expand this put in place at construction stage as demand increases. It is considered that this can be addressed through the Travel Plan.

Impact on the character of the area

- 6.8 The proposed buildings whilst of some scale and bulk, would be sited over 170m back from the Hertford Road frontage and only a limited section would be visible due to its siting in relation to the existing residential properties to the Hertford Road frontage and beyond them, the GLE warehouse. The building itself would therefore have no undue impact on the Hertford Road street scene.
- 6.9 As with the previously approved development for the site, the element of the scheme with the greatest impact on the Hertford Road frontage is the staff car parking area, providing for a total of 160 parking spaces. Whilst this will result in a significant amount of hard surfacing towards the frontage, this is unavoidable if the operational requirements of the development are to be met. To minimise the impact a landscaping buffer is proposed to the Hertford Road frontage, to both the north and southern boundaries and the parking area is to be broken up with tree planting within it. Given this, it is considered that the car parking area would not have any undue impact on the Hertford Road street scene.

- 6.10 The buildings would be largely screened from view from Mollison Avenue by the recently constructed terrace of units closer to the frontage. Oblique views would be available through the site entrance, but the building would be set back a considerable distance from the frontage. It would also be seen in the context of the industrial units in front and to the west and therefore would have no undue impact on the Mollison Avenue street scene.
- 6.11 The development would also present an elevation to the M25 to the north, and views of the rear (east facing) elevation would also be visible until such time as the development of the remaining plot to the east comes forward. The development would be seen in the context of the range of industrial/warehouse buildings that exist either side of the M25 corridor and would not therefore be out of scale or character.

#### Impact on adjoining residents

- 6.12 The proposed buildings are sited a significant distance away from the either the residential properties fronting Hertford Road or those located to the south, on the south side of Mollison Avenue. Accordingly, the buildings would have no undue impact on the amenities of the occupiers in terms of light or outlook.
- 6.13 The Environmental Health Officer has confirmed that activities associated with the use and operation of the buildings are unlikely to prejudice the amenities of the occupiers of adjoining and nearby properties due to noise.
- 6.14 HGV's and vans associated with the operation of the premises would access the site from Mollison Avenue, well removed from residential properties. The use of this access by this type of vehicle would have no significant impact on the occupiers of dwellings to the south of Mollison Avenue, given the nature of Mollison Avenue and the volume and type of traffic it already carries.
- 6.15 The main impact of the development on adjoining residents is likely to be associated with the use of the staff car park, which is located in close proximity to the flank of No.963 Hertford Road, a two storey end of terrace dwelling. The proposed development would operate on a 24 hour basis with shift changes throughout the period when there is likely to be movement to and from the car parking spaces which run at right angles to this property and its rear garden. The Noise Impact Report submitted as part of the planning application has assessed the impact of the comings and goings associated with the use of the parking area, the shutting of doors, igniting of engines etc. It concludes that the impact is not expected to be greater than 'slight' and 'may be barely perceptible during most of the 24-hour period'. The report concludes that no acoustic mitigation is necessary. However, a 5m landscaping strip is provided to separate the parking spaces from the flank of the dwelling and this would maintain some separation between the activity within the car park and the house at No.963. A condition is recommended requiring that the landscaping scheme proposed is implemented.

#### Sustainable Design and Construction

- 6.16 The development is designed to achieve a BREEAM 'very good' rating. Conditions are recommended to secure Design Stage and Post Construction Stage Certification. As submitted, the development would achieve 20% renewable energy generation through the use of biofuel. However, this source of energy generation leads to other potential impacts which need to be



considered. In this respect the GLA have asked that the applicant provide additional information to support this choice of renewable energy, including information on the supplier, storage, fuel sustainability and air quality impacts. This information has been requested but had not been provided at the time of writing this report. Accordingly, if following the submission of this information and particularly the air quality impacts, it becomes apparent that this form of renewable is not appropriate, then a condition will be necessary requiring the applicant to demonstrate 20% renewable energy generation from an alternative source.

### Biodiversity

- 6.17 A small population of common lizard and slow worms have been recorded on the site and both are protected species under the Wildlife and Countryside Act. A mitigation strategy has been prepared in consultation with the Council's Biodiversity Officer to relocate these animals from the developable part of the site. The strategy proposes the creation of an on-site receptor area into which the animals can be relocated. The receptor site is within the 8m landscaping buffer to the eastern boundary of the site, alongside the existing railway corridor, which will be protected from future development. The Strategy is considered acceptable subject to the conditions recommended by the Biodiversity Officer.

### S106 Agreement

- 6.18 The outline planning permission for this site was the subject of a S106 Agreement requiring contributions to off-site highway works. These contributions have been paid. As this proposal has no greater impact on local roads than the existing outline consent no further contributions to off-site highway works are required.
- 6.19 However, in order to secure jobs for local people from the proposed development it is recommended that a S106 Agreement be entered into requiring the applicant to sign up to a local employment strategy. The applicant has confirmed a willingness to enter such an agreement and the detailed terms are currently under discussion. The S106 Agreement will also require adherence to an agreed Green Travel Plan, contribution of £15k towards a new bus stop, subject to consultation with the bus service providers, funding for monitoring of the on street parking situation pre and post occupation and funding for the consultation, preparation and monitoring of a Controlled Parking Zone if required, details of the number and position of electric charging points and the charging structure.

## **7 Conclusion**

- 7.1 In conclusion the proposal allows for the bringing back into beneficial use of this redundant employment site, which has now stood vacant for a number of years, together with the opportunity to provide over 500 jobs on the site. This is to be welcomed and this land use is consistent with both local and regional policy. The design of the buildings and associated works are considered acceptable in the context of the area and the development overall should have no undue impact on the amenities of local residents. There remain a number of outstanding issues regarding the nature of renewable energy generators to be used as part of the development. However, it is considered that with the conditions recommended this is capable of resolution. This

application has been referred to the Mayor for consideration and his final comments are still awaited. Given he has the power of direction, the recommendation for approval is subject to any direction from the Mayor and the completion of the S106 Agreement referred to above.

- 1 The proposed development will ensure a beneficial use for this significant site within the Prime Employment Area. In this respect the proposal complies with Policies (I)E1, (I)E2 and (II)E2 of the Unitary Development Plan.
- 2 Subject to the S106 Agreement proposed and in view of the lawful use of the site, the traffic generated by the development is considered acceptable. In this respect the proposal complies with Policies (II)T13 and (II)GD6 of the Unitary Development Plan.
- 3 Subject to the conditions of planning permission, it is considered that the proposed development has appropriate regard to its surroundings, the amenities of the nearby residents. In this respect the proposal complies with Policies (I)GD1, (I)GD2, (II)GD3 and (II)EN6 of the Unitary Development Plan.

**8 Recommendation: That subject to any Direction from the Mayor of London and the completion of a S106 Agreement to secure a Local Employment Strategy planning permission be GRANTED subject to the following conditions:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers]

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

- 2 That the landscaping scheme shown on drawing numbers 343.01 Rev A and 343.02 Rev A shall be implemented no later than the first planting season following occupation of the proposed buildings. Any planting which dies within five years of planting shall be replaced with new planting in accordance with the approved scheme.

Reason: To provide a satisfactory appearance, enhance the sites biodiversity and safeguard the amenities of the occupiers of adjoining property.

- 3 The Reptile Mitigation Strategy (Arnott & Mann Consulting Ecologists dated 12<sup>th</sup> September 2010) is to be implemented in full and as specified in the report unless otherwise agreed in writing by the Local Planning Authority. On completion of translocation works a closing report, detailing species, numbers, age and sex of animals moved, is to be submitted to and approved in writing the Local Planning Authority.

Reason: To ensure that reptiles are not adversely impacted upon by the proposed development in line with PPS9, local planning authority and wildlife legislation.

- 4 The reptile fencing installed adjacent to the railway track is to be maintained in good condition until the development has been completed on entire site, as outlined in red and blue on drawing number P00 Rev A.

Reason: To ensure that reptiles are not adversely impacted upon by the proposed development in line with PPS9, local planning authority and wildlife legislation.

- 5 The receptor site (land adjacent to the railway track identified within the Reptile Mitigation Strategy) is to be maintained in perpetuity as per the prescriptions given in section 4.3.16 of the Reptile Mitigation Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that reptiles are not adversely impacted upon by the proposed development in line with PPS9, local planning authority and wildlife legislation.

- 6 That development shall not commence on site until such time as a Construction Management Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall set out:

- i) hours of construction activity on site, including deliveries to the construction site;
- ii) mechanisms to control dust and emissions during construction activities;
- iii) provision of an area on site for the standing, loading, unloading and turning of construction and delivery vehicles; and
- iv) provision on site of wheel washing facilities and all vehicles shall pass through the wheel wash facility before exiting the site

The works shall be undertaken in accordance with the approved Strategy.

Reason: To safeguard the amenities of the occupiers of adjoining and nearby properties and to ensure material is not deposited on local roads.

- 8 That prior to the commencement of development the applicant and/or developer will appoint an independent BREEAM assessor to undertake a full BREEAM Certified Assessment under BREEAM Industrial 2008 to achieve a minimum 'Very Good' rating. The interim Design Stage Certification will be submitted to the Local Planning Authority prior to practical completion; monthly progress updates from the independent BREEAM assessor will be provided to the Local Planning Authority to demonstrate that this rating is being achieved. The applicant/developer will provide a post-construction stage assessment (i.e. full Certification) within 6 months of occupation. The development shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan.

- 9 That prior to the commencement of development on site an assessment shall be submitted to and approved by the Local Planning Authority demonstrating the impact the use of biofuel as proposed within the application would have local air quality. If the assessment concludes that the use of this renewable energy generator would have an adverse impact on local air quality then development shall not commence on site until such time as details have been submitted to and approved by the Local Planning Authority demonstrating the use of an alternative renewable energy source to achieve no less than 20%

on site CO2 reduction. The final agreed scheme shall be installed and operational prior to the first occupation of the development. If the air quality assessment concludes that the use of biofuel would not have an adverse impact on air quality then the biofuel boiler shall meet the requirements of the Clean Air Act 1993 and the boiler shall only be operated using sustainably sourced fuel types and comply with recognised fuel quality standards in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with policies 4A.1, 4A.2, 4A.3, 4A.7 and 4A.9 of the London Plan

- 10 That the development shall not be occupied until such time as the off-site works to the Hertford Road access to the site, as identified on drawing number SS015332 208B and detailed within the Transport Statement forming part of this application have been implemented, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate pedestrian and vehicle access to the site.

- 11 That the staff parking spaces identified on drawing number P01 Rev A and the documentation forming part of this application shall only be used for parking of motor vehicles of staff employed at the application site and shall not be used for any other purposes, including the parking of delivery vehicles associated with the operations at the site, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the parking facilities remain available for staff and the development does not give rise to on street parking to the detriment of highway safety.

- 12 That the van and lorry parking identified on drawing number P01 Rev A and the documentation forming part of this application shall only be used as such and shall not be used for any other purposes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the parking areas remain available for operational vehicles in the interests of highway safety and the free flow of traffic on local roads.

- 13 That the cycle parking facilities shown on drawing number P01 Rev A shall be provided and available for use prior to occupation of the development and shall thereafter be maintained.

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

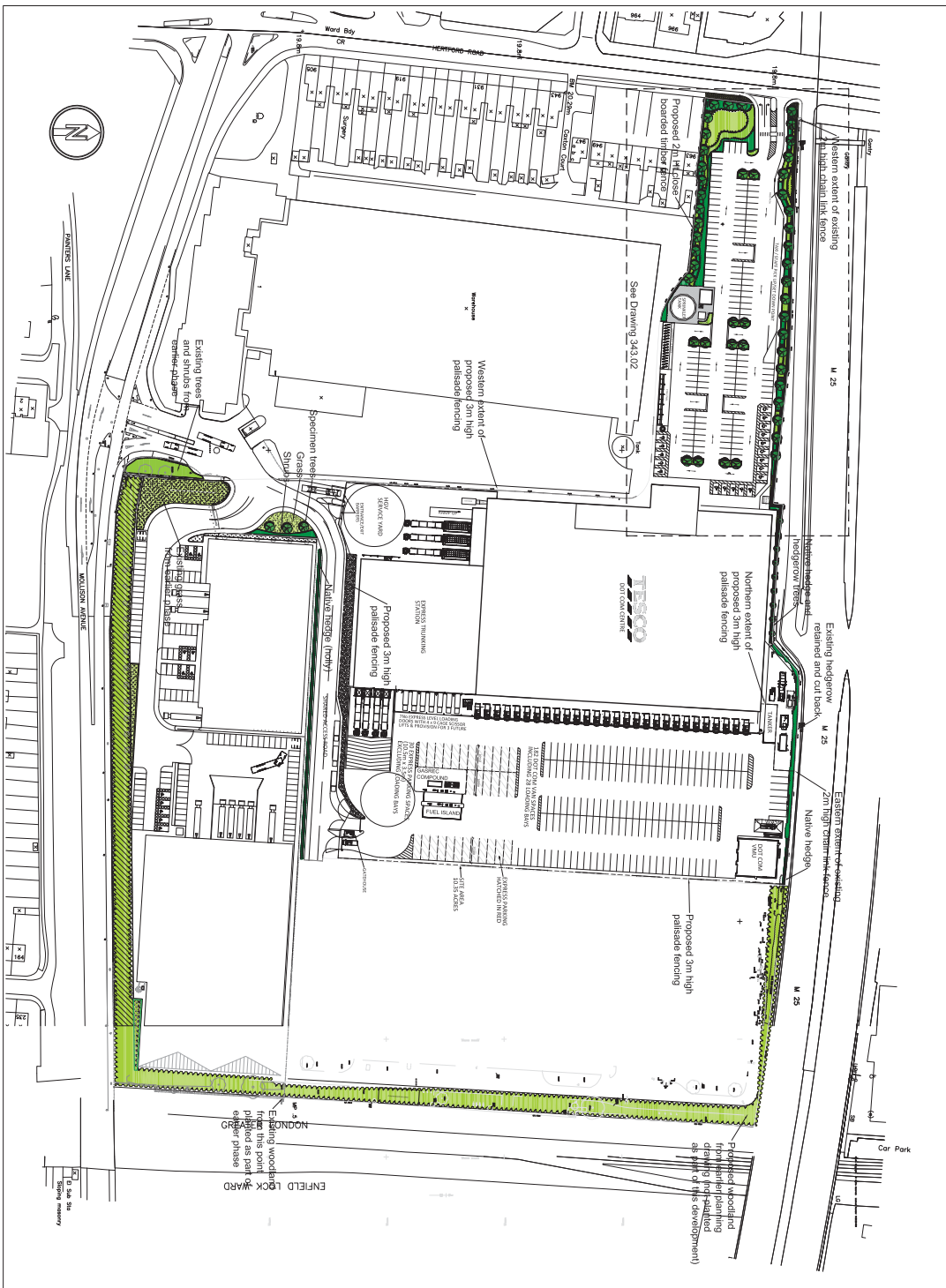
- 14 If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted and obtained approval in writing from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure all unsuspected contamination is identified and remediated.

- 15 C30 Restriction on open storage.

16 That the development shall not be occupied until such time as details of the design and siting of refuse storage facilities have been submitted to and approved in writing by the Local Planning Authority.  
Reason: In the interests of amenity.

17 C51a Time Limited Permission



PHILLIP CAVE ASSOCIATES

LANDSCAPE DESIGN MASTER PLAN

ENFIELD DOT COM

DATE	DATE	DATE	DATE
11/09/20	17/01/21	24/03/21	24/03/21
PROJ	DRW	REV	REV
003	001	A	A

70 Cavendish Street Clerkenwell London EC1M 6EU  
Tel: 020 7286 8877 Email: philip@philipcave.com

Rev: A: Minor changes: 01.10.10



PROJECT TITLE	ENFIELD DOT COM
PROPOSAL TITLE	PROPOSED ELEVATIONS
DRAWING NUMBER	PO4
REGION	A
DATE	AUG '10
SCALE	1:250
SHEET	A1
STATUS	PLANNING

Ashton-Smith, Inc., 2501 Eastman Avenue, Suite 100, Danvers, MA 01923  
Tel: 978-782-2338 Fax: 978-782-2824

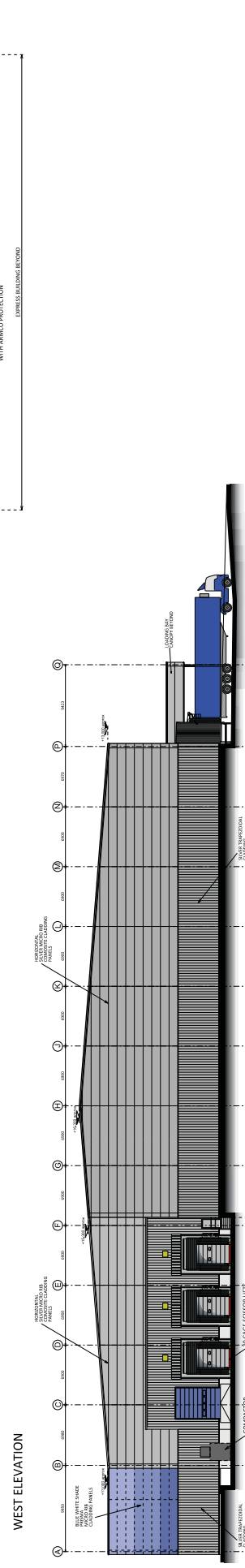
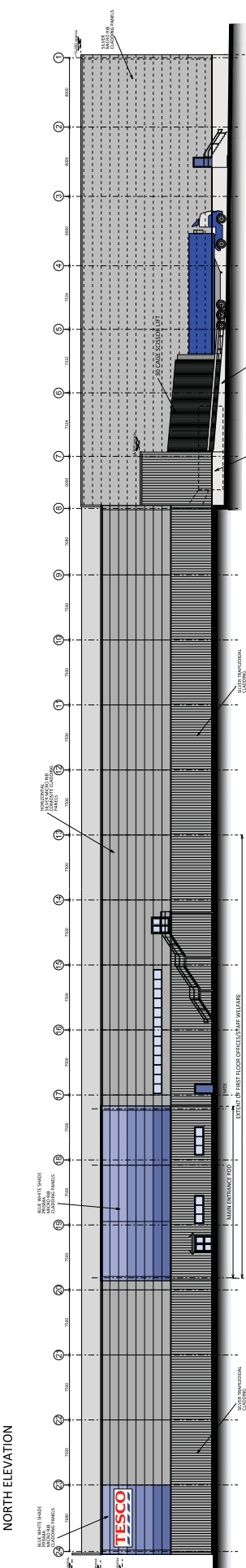
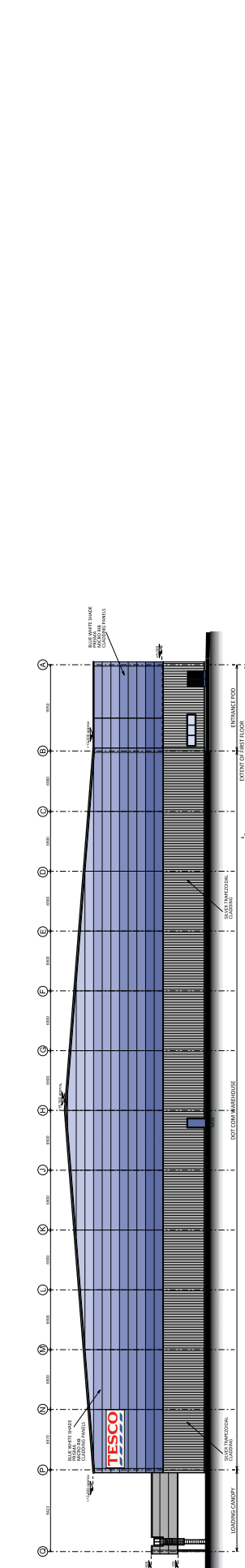
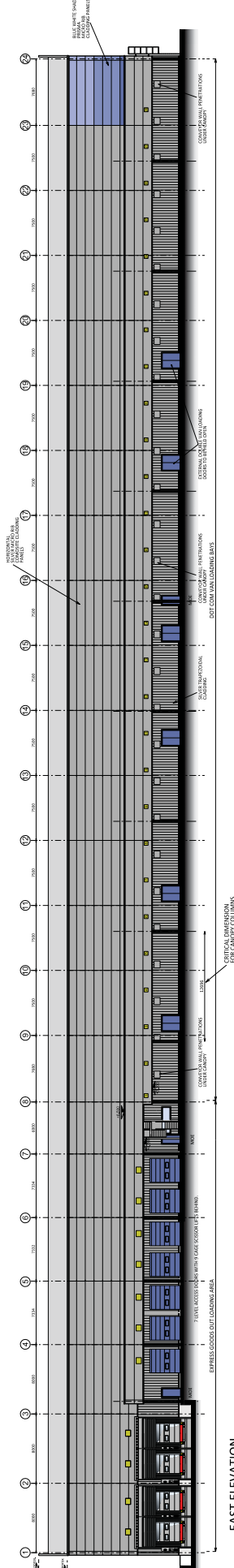
DATE	DESCRIPTION



NOTES

LOCATION PLAN

Ashton-Smith, Inc. is pleased to submit these proposed elevations for the construction of the proposed building. These drawings are for informational purposes only. This drawing is to be used only for information purposes. For other information refer to the relevant issues of any other associated drawings.



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Chase

**Application Number :** TP/10/1259

**Category:** Other Development

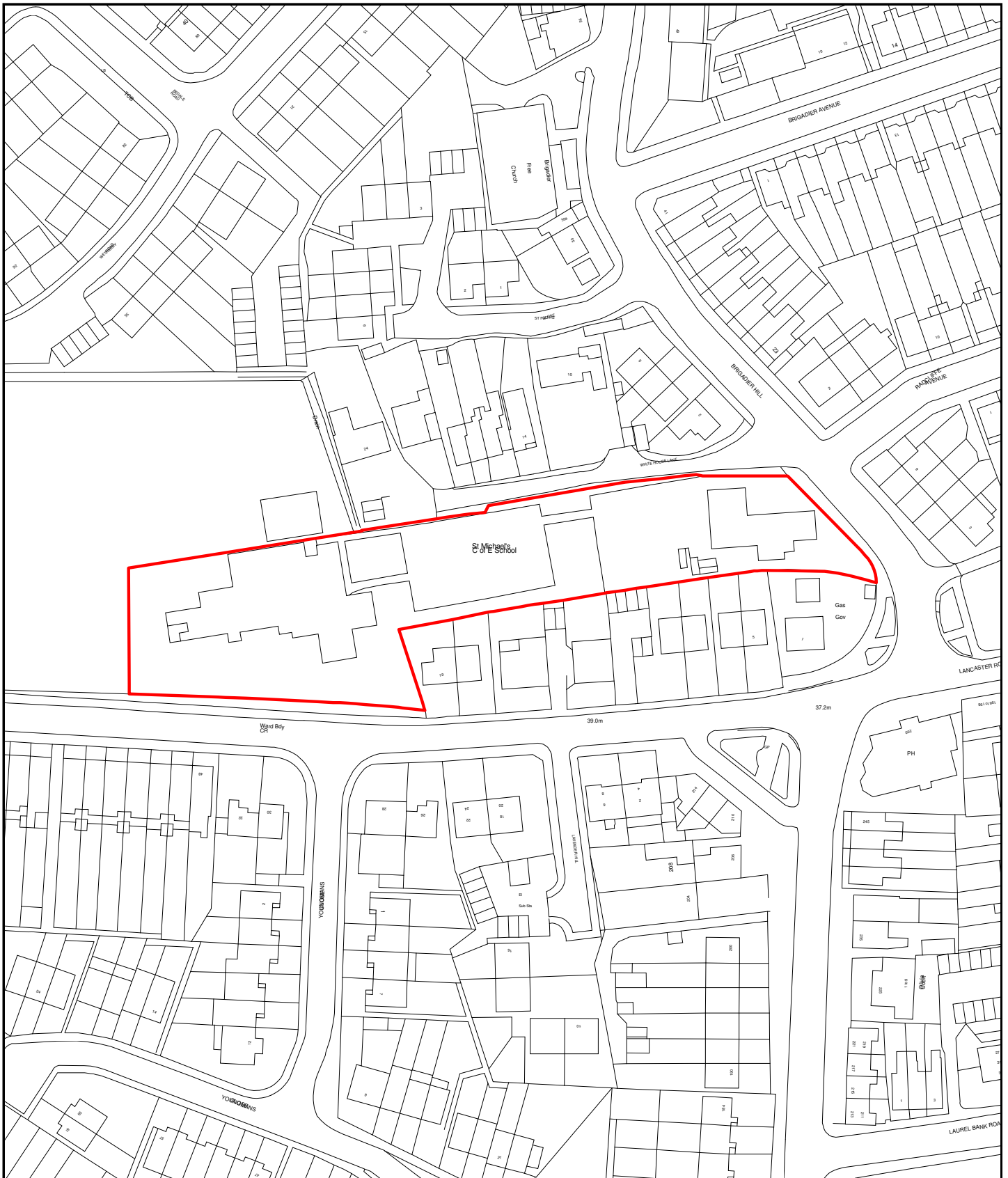
**LOCATION:** ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL,  
ENFIELD, EN2 0NB

**PROPOSAL:** Installation of temporary classroom with access ramps to north of main building.

**Applicant Name & Address:**  
Inigo Woolf,  
The London Diocesan Board for Schools  
36, Causton Street,  
London,  
SW1P 4AU

**Agent Name & Address:**  
Rowan Parnell,  
GHM Rock Townsend  
The Old School  
Exton Street  
SE1 8UE

**RECOMMENDATION:** That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 13:38

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 An existing school campus bounded by Brigadier Hill to the east, Lavender Hill to the south, a new flat development (3-storeys) to the west on Lavender Hill and residential to the north on Wetherby Road.
- 1.2 The school accommodation is provided within two blocks. The first, accommodating the Nursery and Reception classes is located near to the Brigadier Hill frontage and consists of single storey buildings. The second block, set within the larger part of the site and located to the south east of the playing fields, comprises of predominantly single storey, with some two storey elements.
- 1.3 Ground levels increase to the north and west, with the proposed building sitting at a more elevated position than the existing buildings.

## **2. Proposal**

- 2.1 Temporary permission (2 years) is sought for the installation of a temporary double classroom with access ramps to the north of main building.
- 2.2 The proposed building will be 21m wide and 7.2m deep, and to a maximum height of 3.2m to the top of a mono-pitch roof.
- 2.3 Fenestration comprises of x6 windows each on the front (south) and rear (north) elevations, a centrally positioned door on the front elevation and an entrance door on both flank elevations.
- 2.4 An entrance ramp will be provided on the front elevation, projecting 2.5m from the building, leading to the central lobby (with wc) that divides the two classrooms.

## **3. Relevant Planning Decisions**

- 3.1 Planning Committee, at its meeting of 27/07/2010, resolved to grant permission for the erection of a two storey rear extension to the main building to enable expansion from 1 to 2 form entry, a single storey extension to provide a new entrance at front of main building, new window to main hall, landscaping works to sloping grass pitch to provide a level pitch and Multi use games area (MUGA), vehicular access to Lavender Hill together with demolition of single storey accommodation at rear (ref: TP/10/0601). Following an objection from Sport England due to the use of part of the existing school playing field, the Secretary of State confirmed that planning permission be granted for the scheme in August 2010.

## **4. Consultations**

- 4.1 Statutory and non-statutory consultees
  - 4.1.1 Traffic and Transportation advise that there are no objections.
  - 4.1.2 Education and Environmental Health raise no objection

4.1.3 Thames Water advise that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage and water infrastructure, there are no objections to the proposal.

4.1.3 Any other comments will be reported at the meeting.

#### 4.2 Public

4.2.1 Consultation letters have been sent to 6 neighbouring and nearby occupiers. No comments have been received.

### 5. **Relevant Policy**

#### 5.1 Unitary Development Plan

(I)CS1	Provision of community services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Aesthetic and functional design
(II)GD6	Traffic generation
(II)GD8	Access and servicing

#### 5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

SO1:	Enabling and focusing change
SO2:	Environmental sustainability
SO3:	Community cohesion
SO5:	Education, health and wellbeing
SO10:	Built environment
CP8:	Education
CP9:	Supporting community cohesion
CP30:	Maintaining and improving the quality of the built and open environment

#### 5.3 London Plan

Policy 2A.1	Sustainability criteria
Policy 3A.18	Protection and enhancement of community infrastructure and community facilities

- Policy 3A.24 Education facilities
- Policy 3C.17 Tackling congestion and reducing traffic
- Policy 3C.23 Parking strategy
- Policy 3D.13 Children and young people's play and informal recreation strategies
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.4 Energy assessment
- Policy 4A.7 Renewable energy
- Policy 4A.14 Sustainable drainage
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.6 Safety, security and fire prevention and protection
- Policy 4B.8 Respect local context and communities

#### 5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport
- PPS22: Renewable energy
- PPG23: Planning for open space, sport and recreation

### **6. Analysis**

#### 6.1 Background

- 6.1.1 The proposed classrooms are required for a temporary period while the approved extensions (ref: TP/10/0601) for permanent accommodation is constructed.
- 6.1.2 In addition, the proposal should also be read alongside reference TP/10/1260, which is for temporary classrooms with access ramp, to the east of the main building which is reported elsewhere on this agenda.

#### 6.2 Impact on Character of Surrounding Area

- 6.2.1 The design and resultant appearance of the building is considered acceptable for a temporary structure and due to its size and position, would not detract from the visual amenities of the area.

#### 6.3 Impact on Neighbouring Properties

- 6.3.1 The proposed building would be 5 metres from the northern boundary of the site common with the rear the rear gardens of properties fronting Wetherby Road. It is considered that due to this siting, there is no detrimental impact arising from the single storey nature of the structure. Moreover, the nearest affected residential dwellings on St Michael's Close to the east and Wetherby Road to the north are approximately 16m and 21m distant, respectively.
- 6.3.2 Although the structures design includes significant fenestration, due to its single storey nature, no adverse affect on residential amenity is considered to arise. A suitably worded condition is recommended however to safeguard the existing tree screen along this boundary which assist in mitigating the visual presence of the building.

#### 6.4 Access and Traffic generation

- 6.4.1 The proposal is for temporary accommodation to decant existing pupils whilst works are undertaken to provide the new and additional teaching accommodation and sports fields approved under planning reference TP/10/0601. As this proposal is not for an increase in pupil numbers, there should be no identifiable increase in traffic generation.

#### 6.5 Parking

- 6.5.1 With reference to Para 6.4.1, no additional onsite parking is required.

#### 6.6 Sustainable Design and Construction

- 6.6.1 Due to the nature of the proposed development, a sustainability assessment is not required

### 7 **Conclusion**

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

1. The proposed development due to its size, siting and having regard to the educational need for the building, does not unduly detract from the character and appearance of the surrounding area having regard to policies (I)GD1, (I)GD2, (II)GD3, (I)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan and policies 4B.1, 4B.8 of The London Plan.
2. The proposed development having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.
3. The proposed development should not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic, on the adjoining highways. In this regard, the proposal is considered to comply with policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

### 8. **Recommendation**

- 8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:

1. C60 Drawing numbers
2. C08 Materials to match (submitted detail)
3. C09 Details of hard surfacing
4. C10 Details of levels
5. C21 Construction servicing area
6. C22 Details of construction vehicle wheel cleaning
7. NSC1 Details of construction methodology  
Development shall not commence until a construction methodology has been submitted to and approved in writing by

the Local Planning Authority. The construction methodology shall contain:

- i. Details of construction access and vehicle routing to the site.
- ii. Arrangements for vehicle turning and servicing areas.
- iii. Arrangements for the parking of contractors vehicles.
- iv. Arrangements for the storage of materials.
- v. Hours of work.

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.

8. C37

Restricted hours – Deliveries/ collection

Deliveries and collections to and from the premises of construction and demolition materials shall only take place between the hours of 08:00 hours-18:00 hours Monday to Friday and 08:00 hours-13:00 hours on Saturdays and at no other time without the prior written approval of the Local Planning Authority.

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

9. C41

Details of external lighting

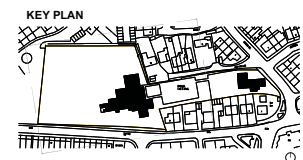
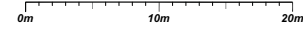
10. C50

Limited period permission (2 years)

This drawing is copyright © All dimensions to be checked on site prior to commencement of work. One check forward to be checked on any dimension on ground. This drawing is not to be scaled.

LET IT GO OUT - AFTER THE CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL SETTING OUT INFORMATION AND TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND FOR THE PROVISION OF ALL NECESSARY SETTING OUT INFORMATION.



- KEY**
- Site boundary
  - New building (app TP/10/0601)
  - Proposed temp. classrooms



Page 18

REVISION	DATE/DRAWN

PROJECT	ST MICHAEL'S CE PRIMARY	
DRAWING TITLE	TEMPORARY CLASSROOMS	
DATE	SEPTEMBER 2009	DRAWN RP
SCALE	1:200@ A1	CHECK
STATUS	PLANNING	
JOB NO.	RX-2687	
DRAWING NO.	02	REVISION

10/01/2009 09:51:07  
 10/01/2009 09:51:07  
 10/01/2009 09:51:07



## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

**Date :** 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mr S. Newton Tel: 020 8379 3851

**Ward:** Chase

**Application Number :** TP/10/1260

**Category:** Other Development

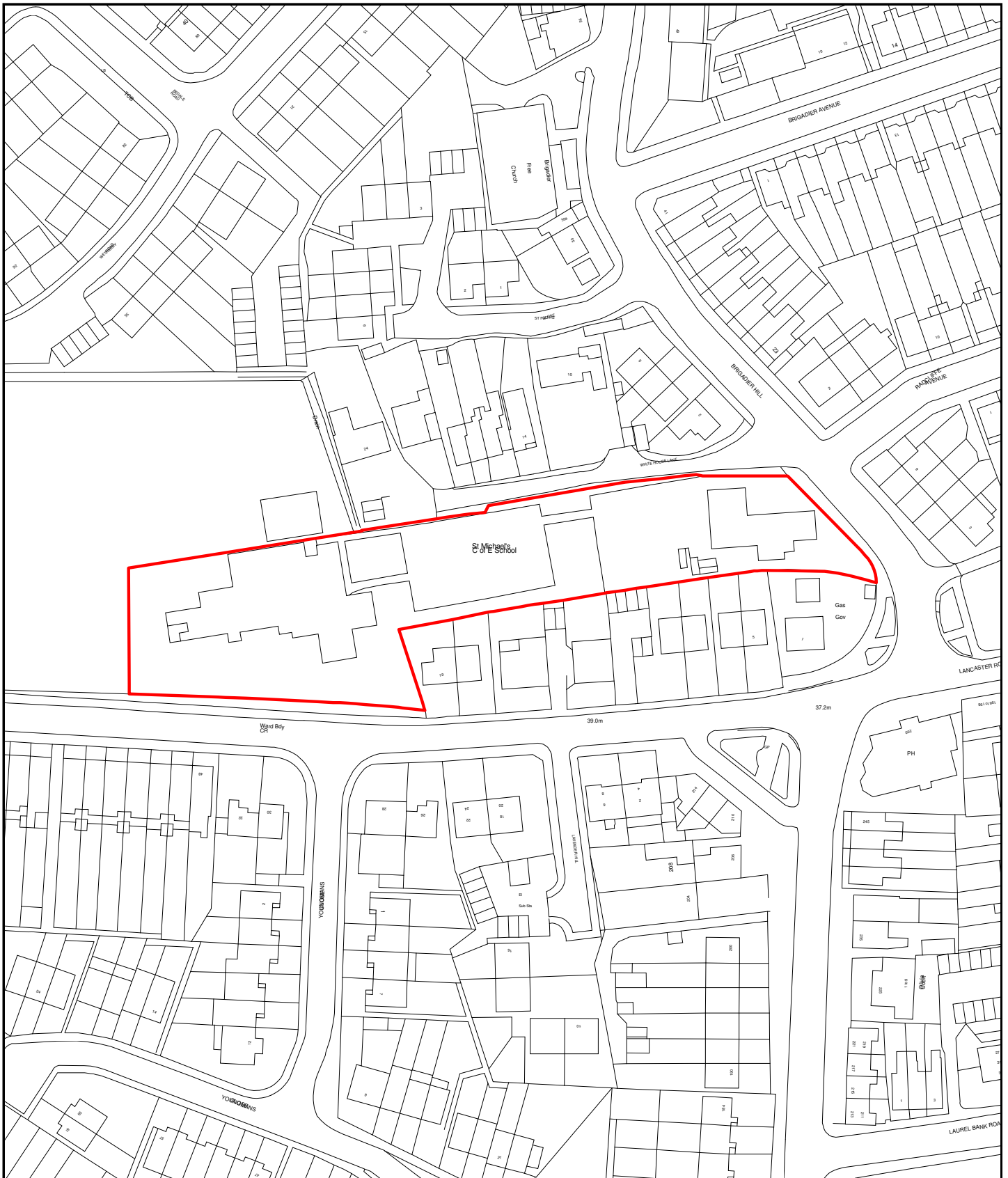
**LOCATION:** ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL,  
ENFIELD, EN2 0NB

**PROPOSAL:** Installation of temporary classroom with access ramp to east of main building.

**Applicant Name & Address:**  
Inigo Woolf,  
The London Diocesan Board for Schools  
36, Causton Street,  
London,  
SW1P 4AU

**Agent Name & Address:**  
Rowan Parnell,  
GHM Rock Townsend  
The Old School  
Exton Street  
SE1 8UE

**RECOMMENDATION:** That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 13:39

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 An existing school campus bounded by Brigadier Hill to the east, Lavender Hill to the south, a new flat development (3-storeys) to the west and residential to the north.
- 1.2 The school accommodation is provided within two blocks. The first, accommodating the Nursery and Reception classes is located near to the Brigadier Hill frontage and consists of single storey buildings. The second block, set within the larger part of the site and located to the south east of the playing fields, comprises of predominantly single storey, with some two storey elements.
- 1.3 The proposed site of the classrooms is on existing hard standing between the two aforementioned blocks and near to the northern boundary of the site adjoining White House Lane. The site is screened from those dwellings by boundary fencing and vegetation.

## **2. Proposal**

- 2.1 Temporary permission (2 years) is sought for the installation of a temporary double classroom with access ramps to the north of main building.
- 2.2 The proposed building will be 21m wide, 7.2m deep, with a maximum height of 3.2m to the top of a mono-pitch roof.
- 2.3 Fenestration comprises of x6 windows each on the front (south) and rear (north) elevations, a centrally positioned door on the front elevation and an entrance door on both flank elevations.
- 2.4 An entrance ramp will be provided on the front elevation, projecting 2.5m from the building, leading to the central lobby (with wc) that divides the two classrooms.

## **3. Relevant Planning Decisions**

- 3.1 Planning Committee, at its meeting of 27/07/2010, resolved to grant permission for the erection of a two storey rear extension to the main building to enable expansion from 1 to 2 form entry, a single storey extension to provide a new entrance at front of main building, new window to main hall, landscaping works to sloping grass pitch to provide a level pitch and Multi use games area (MUGA), vehicular access to Lavender Hill together with demolition of single storey accommodation at rear (ref: TP/10/0601). Following an objection from Sport England due t the use of part of the existing school playing field, the Secretary of State confirmed that planning permission be granted for the scheme in August 2010.

## **4. Consultations**

- 4.1 Statutory and non-statutory consultees
  - 4.1.1 Traffic and Transportation advise that there are no objections.
  - 4.1.2 Education and Environmental Health raise no objection

4.1.3 Thames Water advise that it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. With regard to sewerage and water infrastructure, there are no objections to the proposal.

4.1.3 Any other comments will be reported at the meeting.

#### 4.2 Public

4.2.1 Consultation letters have been sent to 6 neighbouring and nearby occupiers. No comments have been received.

### 5. **Relevant Policy**

#### 5.1 Unitary Development Plan

(I)CS1	Provision of community services
(II)CS2	Community services and the effective use of land
(II)CS3	Facilities provided in the optimum location
(I)GD1	Regard to surroundings
(II)GD1	Appropriate location
(II)GD3	Aesthetic and functional design
(II)GD6	Traffic generation
(II)GD8	Access and servicing

#### 5.2 LDF – Core Strategy

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

SO1:	Enabling and focusing change
SO2:	Environmental sustainability
SO3:	Community cohesion
SO5:	Education, health and wellbeing
SO10:	Built environment
CP8:	Education
CP9:	Supporting community cohesion
CP30:	Maintaining and improving the quality of the built and open environment

#### 5.3 London Plan

Policy 2A.1 Sustainability criteria

- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 3C.17 Tackling congestion and reducing traffic
- Policy 3C.23 Parking strategy
- Policy 3D.13 Children and young people's play and informal recreation strategies
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.4 Energy assessment
- Policy 4A.7 Renewable energy
- Policy 4A.14 Sustainable drainage
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.6 Safety, security and fire prevention and protection
- Policy 4B.8 Respect local context and communities

#### 5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport
- PPS22: Renewable energy
- PPG23: Planning for open space, sport and recreation

### **6. Analysis**

#### 6.1 Background

- 6.1.1 The proposed classrooms are required for a temporary period while the approved extensions (ref: TP/10/0601) for permanent accommodation is constructed.
- 6.1.2 In addition, the proposal should also be read alongside reference TP/10/1259, which is for temporary classrooms with access ramp, to the east of the main building which is reported elsewhere on this agenda.

#### 6.2 Impact on Character of Surrounding Area

- 6.2.1 The design and resultant appearance of the building is considered acceptable for a temporary structure and due to its size and position, would not detract from the visual amenities of the area.

#### 6.3 Impact on Neighbouring Properties

- 6.3.1 The proposed building would be 3 metres from the northern boundary of the site common with White House Lane. It is considered that due to this siting, there is no detrimental impact arising from the single storey nature of the structure. Moreover, the nearest affected residential dwellings are approximately 13m away.
- 6.3.2 Although the structures design includes significant fenestration, due to its single storey nature, no adverse affect on residential amenity is considered to arise. A suitably worded condition is recommended however to safeguard the

existing tree screen along this boundary which assist in mitigating the visual presence of the building.

#### 6.4 Access and Traffic generation

6.4.1 The proposal is for temporary accommodation to decant existing pupils whilst works are undertaken to provide the new and additional teaching accommodation and sports fields approved under planning reference TP/10/0601. As this proposal is not for an increase in pupil numbers, there should be no identifiable increase in traffic generation.

#### 6.5 Parking

6.5.1 With reference to Para 6.4.1, no additional onsite parking is required.

#### 6.6 Sustainable Design and Construction

6.6.1 Due to the nature of the proposed development, a sustainability assessment is not required

### 7 **Conclusion**

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

1. The proposed development due to its size, siting and having regard to the educational need for the building, does not unduly detract from the character and appearance of the surrounding area having regard to policies (I)GD1, (I)GD2, (II)GD3, (I)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan and policies 4B.1, 4B.8 of The London Plan.
2. The proposed development having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.
3. The proposed development should not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic, on the adjoining highways. In this regard, the proposal is considered to comply with policies (II)GD6 and (II)GD8 of the Unitary Development Plan.

### 8. **Recommendation**

8.1 That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:

1. C60 Drawing numbers
2. C08 Materials to match (submitted detail)
3. C18 Details of tree protection
4. C21 Construction servicing area
5. C22 Details of construction vehicle wheel cleaning

6. NSC1 Development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:
- i. Details of construction access and vehicle routing to the site.
  - ii. Arrangements for vehicle turning and servicing areas.
  - iii. Arrangements for the parking of contractors vehicles.
  - iv. Arrangements for the storage of materials.
  - v. Hours of work.

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.

7. C37 Restricted hours – Deliveries/ collection
- Deliveries and collections to and from the premises of construction and demolition materials shall only take place between the hours of 08:00 hours-18:00 hours Monday to Friday and 08:00 hours-13:00 hours on Saturdays and at no other time without the prior written approval of the Local Planning Authority.

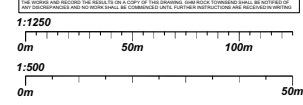
Reason: To safeguard the amenities of the occupiers of nearby residential properties.

8. C41 Details of external lighting
9. C50 Limited period permission (2 years)

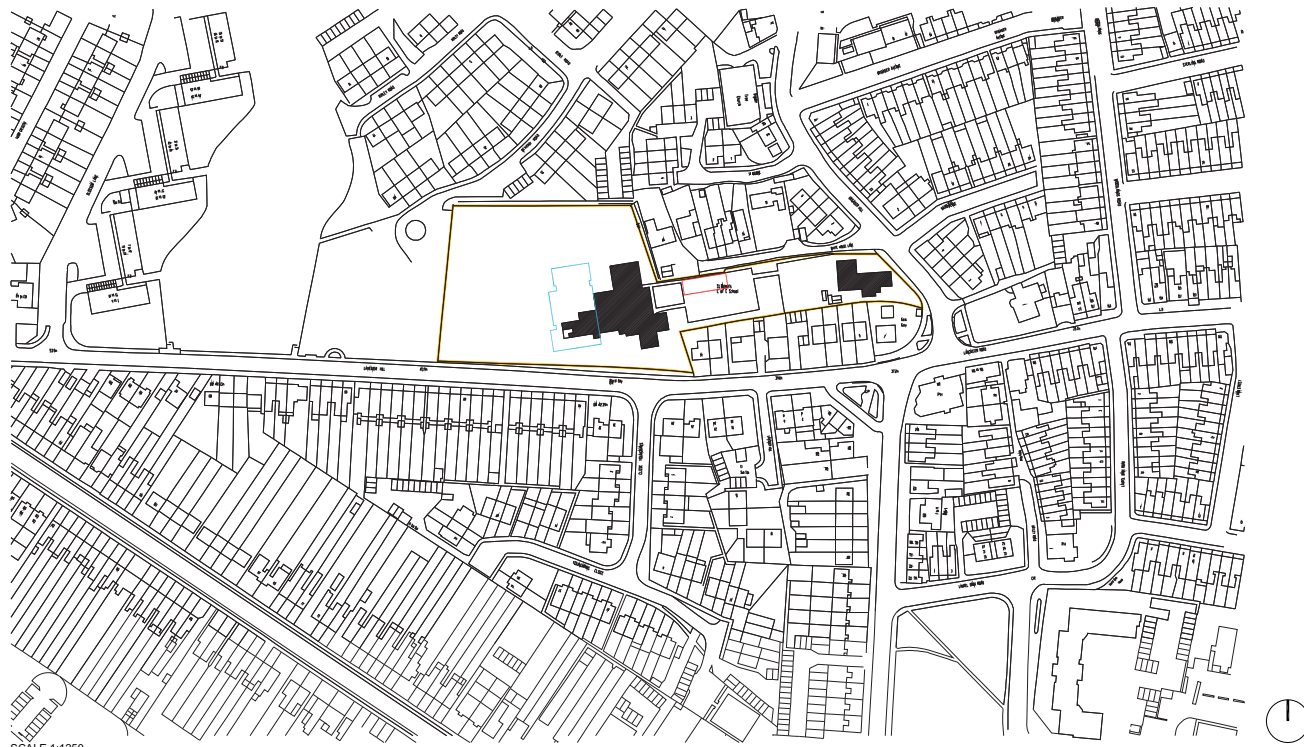
THIS DRAWING IS COPYRIGHT © ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

FOR THE REQUIREMENTS OF THE CONTRACTOR TO CHECK ALL SETTING OUT INFORMATION AGAINST THE DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWING AND DOES NOT ACCEPT LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT EXTEND TO ANY OTHER MATTERS.

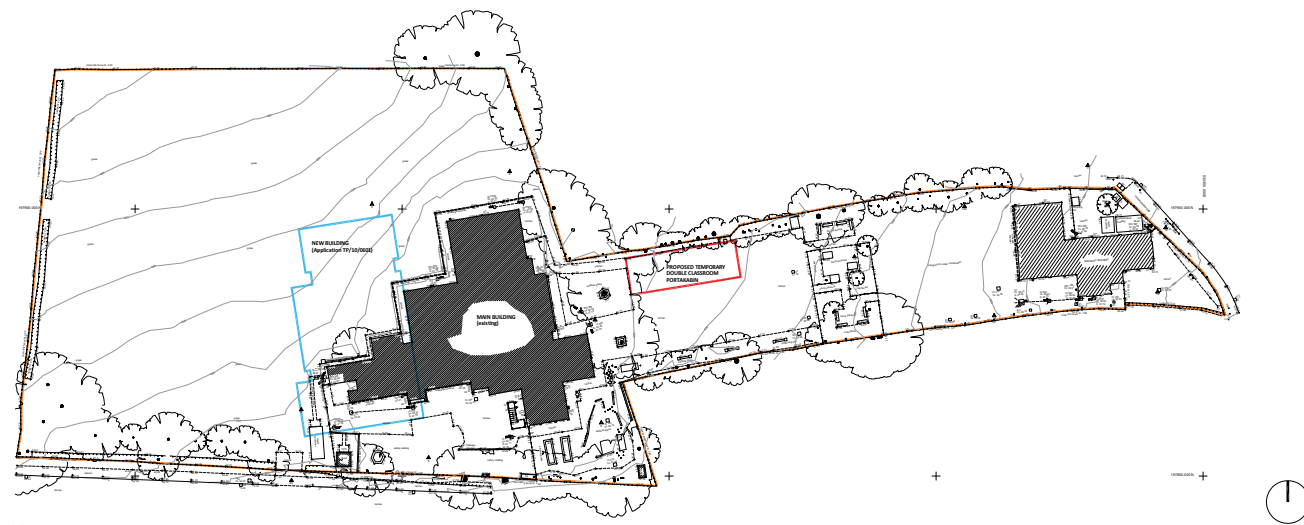
SETTING OUT: REFER TO CONTRACTOR



- KEY**
- Site boundary
  - New building (app TP/10/0601)
  - Proposed temp. classrooms
  - Existing buildings on site



SCALE 1:1250



SCALE 1:500

REVISION	DATE	DRAWN	CHECKED

PROJECT	ST MICHAEL'S CE PRIMARY
DRAWING TITLE	TEMPORARY CLASSROOMS
DATE	SEPTEMBER 2010
SCALE	1:1250/1:500 @ A1
STATUS	PLANNING
JOB NO.	RX-2687
DRAWING NO.	01





## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mrs S.L. Davidson Tel: 020 8379  
3841

**Ward:** Grange

**Application Number :** TP/10/1291

**Category:** Other Development

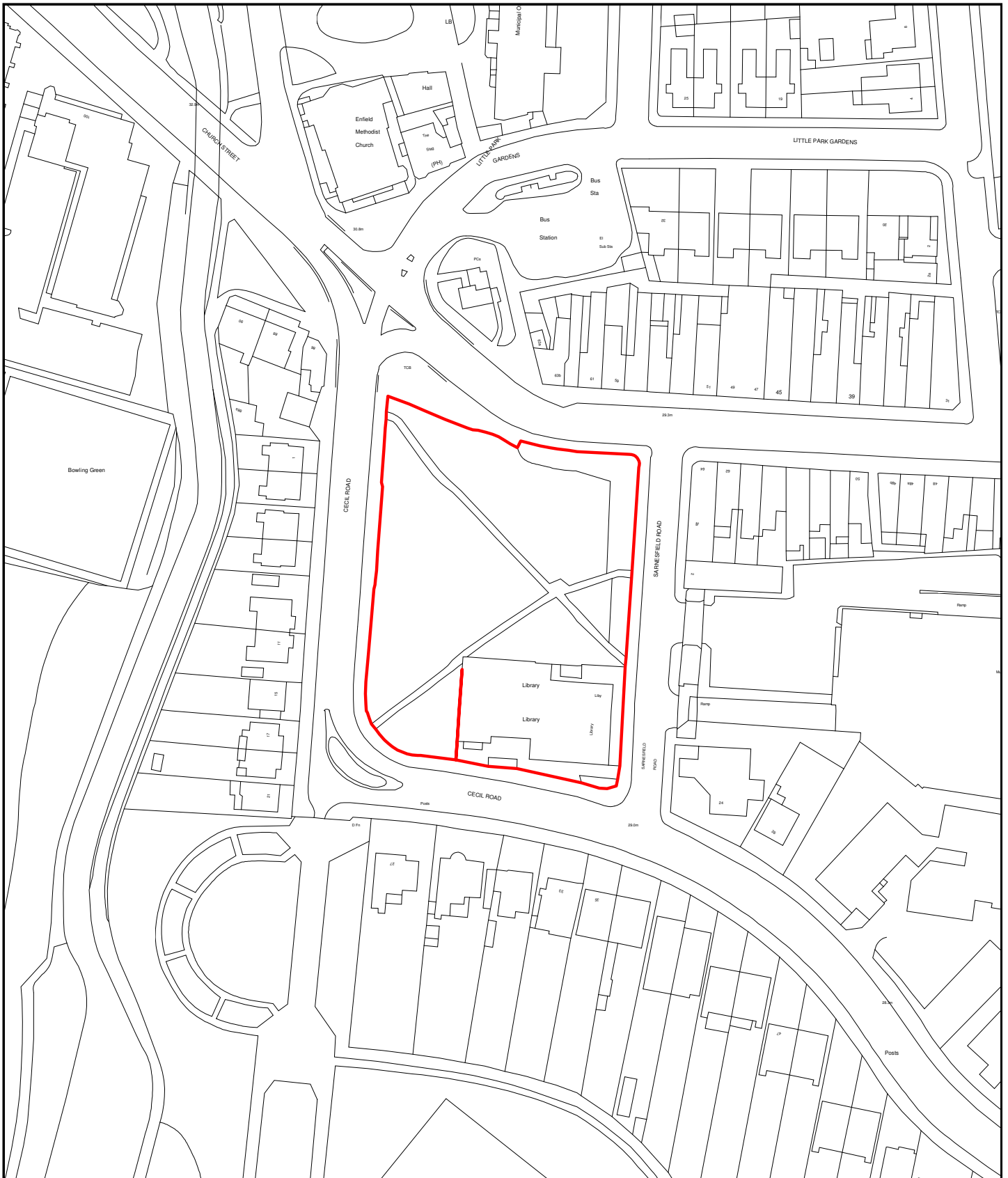
**LOCATION:** ENFIELD TOWN LIBRARY, 66, CHURCH STREET, ENFIELD, EN2 6AX

**PROPOSAL:** Installation of an ice rink, viewing platform and associated marquee for a temporary period between 18 November 2010 and 9 January 2011.

**Applicant Name & Address:**  
Mr Matthew Montack,  
Bon Robot Ltd  
40A, CHASE GREEN AVENUE,  
ENFIELD,  
EN2 8EB

**Agent Name & Address:**

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.



## Development Control



Scale - 1:1250  
Time of plot: 13:45

Date of plot: 08/10/2010

## **1 Site and Surroundings**

- 1.1 The application site comprises part of Library Green on the north side of the recently extended and refurbished Central Library. The site lies within the Enfield Town Conservation Area. The Library Green is also designated as Metropolitan Open Land

## **2 Proposal**

- 2.1 This application proposes the installation of a temporary ice rink , viewing platform , marquee and associated plant for the period 18<sup>th</sup> November 2010 to 9<sup>th</sup> January 2011. All works, structures and equipment would be sited to the south west of the new footpath that runs diagonally across the Green towards the Cecil Road/Church Street junction.
- 2.2 The ice rink would measure 20m x 10m, the viewing platform adjacent would measure 5m x 12m and the marquee would measure 5m x 12m. The marquee would comprise an aluminium framed structure with white pvc panels forming the walls.
- 2.3 The rink would be available for use between the hours of 10am and 8.30pm Monday to Friday, 9am to 10pm on Saturdays, 10am to 8.30pm on Sundays and Bank Holidays and 12noon until 8.30pm on Boxing Day. Closed Christmas Day
- 2.4 The rink would have the capacity to hold 66 people at any one time. The applicant expects around 15,000 visitors during the 52 day period it would be available.
- 2.5 The sub floor to the ice rink and marquee are raised off the ground by ½ m. The applicant advises that this allows air to flow under the structure allowing grass to breath. This causes minimum damage to the ground underneath and in their experience the grass recovers fully and quickly. A set bond has been agreed with the Parks Department to remedy any damaged ground or greenery once the works, equipment and structures are removed.
- 2.6 Festive music will be played onto the rink at low level through a small PA system. The applicant advises that level of this music will be lowered during weekday evenings and during Sunday/Bank Holiday mornings.

## **3 Relevant Planning Decisions**

- 3.1 None

## **4 Consultations**

### **4.1 Statutory and Non Statutory Consultees**

- 4.1.1 Environmental Health raises no objections but the applicant should note that if justified complaints about noise from the playing of festive music are received then they will be asked to reduce the volume to a reasonable level.

## 4.2 Public

4.2.1 Consultation letters have been sent to the occupiers of 38 adjoining and nearby properties. In addition the application has been advertised on site and in the local press. Two letters of objection have been received one from the Enfield Town Conservation Area Study Group and one from The Enfield Society raising the following issues:

- under no circumstances should this be permitted on the Library Green even on a temporary basis.
- Much time, effort and money has been spent on careful design of the Green and this has only just come to fruition
- The effect of 15000 visitors to this small area will be very damaging
- The proposed marquee will be an eyesore and detract from the conservation area
- The whole point of the design of the library and grounds is that it is environmentally friendly. This proposal goes against the ambience and ethos of this area.
- There are no toilet facilities, which are vital for such a venue
- The residential area around the Green will be disrupted by the festive music and be detrimental. It will discourage people from using the library.
- If it is desirable to have an ice rink, there is a large park in the near vicinity with toilet facilities and a café that would be grateful for the extra trade.
- Do not consider this an appropriate use of the area
- Library should be a place for calm and study

## 5 Relevant Policies

### 5.1 Unitary Development Plan

(I)C1	Conservation Areas
(II)C28	To resist inappropriate use of areas of hard or soft landscape that are important in the makeup of the character or appearance of the area
(II)C30	New development in conservation areas to replicate, reflect, complement the traditional characteristics of the area.
(II)C38	Trees
(I)GD1	New development to have appropriate regard to its surroundings
(I)GD2	New development to improve the environment
(II)GD3	Design
(II)GD6	Traffic implications
(I)S2	To maintain and enhance the role of town centres
(II)O1	To resist proposals for new buildings within MOL for purposes not normally appropriate in MOL
(II)O2	Appropriate uses within MOL
(II)O3	To increase open recreational use within MOL's

### 5.2 Local Development Framework

5.2.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.2.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

Core Policy 11	Recreation, leisure, culture and arts
Core Policy 12	Visitors and Tourism
Core Policy 13	Promoting economic prosperity
Core Policy 30	Maintaining and improving the quality of the built and open environment
Core Policy 31	Built and Landscape Heritage

### 5.3 London Plan

3D.1 Supporting town centres  
4B.12 Heritage conservation

### 5.4 Other Material Considerations

PPS1 Delivering sustainable development  
PPS5 Planning for the historic environment  
Enfield Town Conservation Area Character Appraisal

## **6 Analysis**

### 6.1 Development within Metropolitan Open Land

6.1.1 The site is designated as Metropolitan Open Land (MOL) wherein open recreational uses are to be encouraged. The proposed introduction of a temporary, seasonal ice rink will provide an added attraction which would enhance the recreational use of the Green. It is acknowledged that the proposals do require a number of temporary structures to support the ice rink. However, these are modest in size and scale and reasonably required to support the recreational use and more importantly, of a temporary nature. It is considered that for the temporary period the essential open character would not be harmed. Accordingly, there is no objection to the development within the MOL.

### 6.2 Impact on the Conservation Area

6.2.1 The Green forms an important part of the setting of the recently extended and refurbished Library and an important feature contributing to the character and appearance of this part of the Conservation Area. Buildings of the style and type proposed would not normally be acceptable in these circumstances. However, the buildings and structures proposed are genuinely temporary and are required for a very limited period to support a seasonal activity that will add to the vitality of this part of the town, providing an added attraction for

those visiting and using the town which should have a beneficial impact on existing businesses within the town centre. The structures are sited to minimise their visibility beyond the Green and thus their impact on the wider Conservation Area. Given the limited timescale over which the buildings are required, the character and appearance of the Conservation Area in wider sense will be preserved.

- 6.2.2 The Green has recently been landscaped in conjunction with the refurbishment and extension of the Library and concern has been expressed that the proposed development would damage this undermining the work that has recently been completed to enhance the setting of this building. This is acknowledged. However, the structures are only required for a limited period and conditions will be imposed requiring the land to be appropriately reinstated at the end of the period. The applicant has also agreed a bond with the Council to cover the costs of any reinstatement works.

### 6.3 Impact on Adjoining Amenity

- 6.3.1 The Library Green is bounded by a number of residential properties to the north. Given the hours of operation proposed it is considered that the amenities of the occupiers of these properties would not be unduly prejudiced through general noise and activity associated with the proposed use. Hours of operation will be controlled through planning condition and separately by way of the licensing process

- 6.3.2 The applicant has confirmed that festive music will be played when the rink is in use. The Environmental Health Officer has confirmed that any justified complaints of noise nuisance arising from this would result in the operator being required to reduce the volume to a reasonable level and through the Council's powers under the Environmental Protection Act.

### 6.4 Traffic, access and parking

- 6.4.1 The site is within the main town centre with ready access to public transport and served by a number of public car parks. Those using the rink are likely to be in town to also make use of the wider town centre facilities. Accordingly, the development is unlikely to lead to any undue increase in traffic in the town centre or generate an increased demand for car parking that would be prejudicial to the free flow and safety of traffic on the adjoining highways.

## 7 **Conclusion**

- 7.1 The proposal will provide an additional season visitor attraction that would increase footfall at this end of the Town for the benefit of local businesses and increase use of the Green and the Library. Accordingly it is recommended that planning permission be granted for the following reasons:

- 1 The proposed introduction of a temporary, seasonal ice rink will provide an added attraction which would enhance the recreational use of the Green, designated as Metropolitan Open Land. In this respect the development would comply with Policies (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
- 2 Given the temporary period over which the development is proposed and the temporary nature of the buildings and structures required, the character and appearance of the Conservation Area in its wider sense

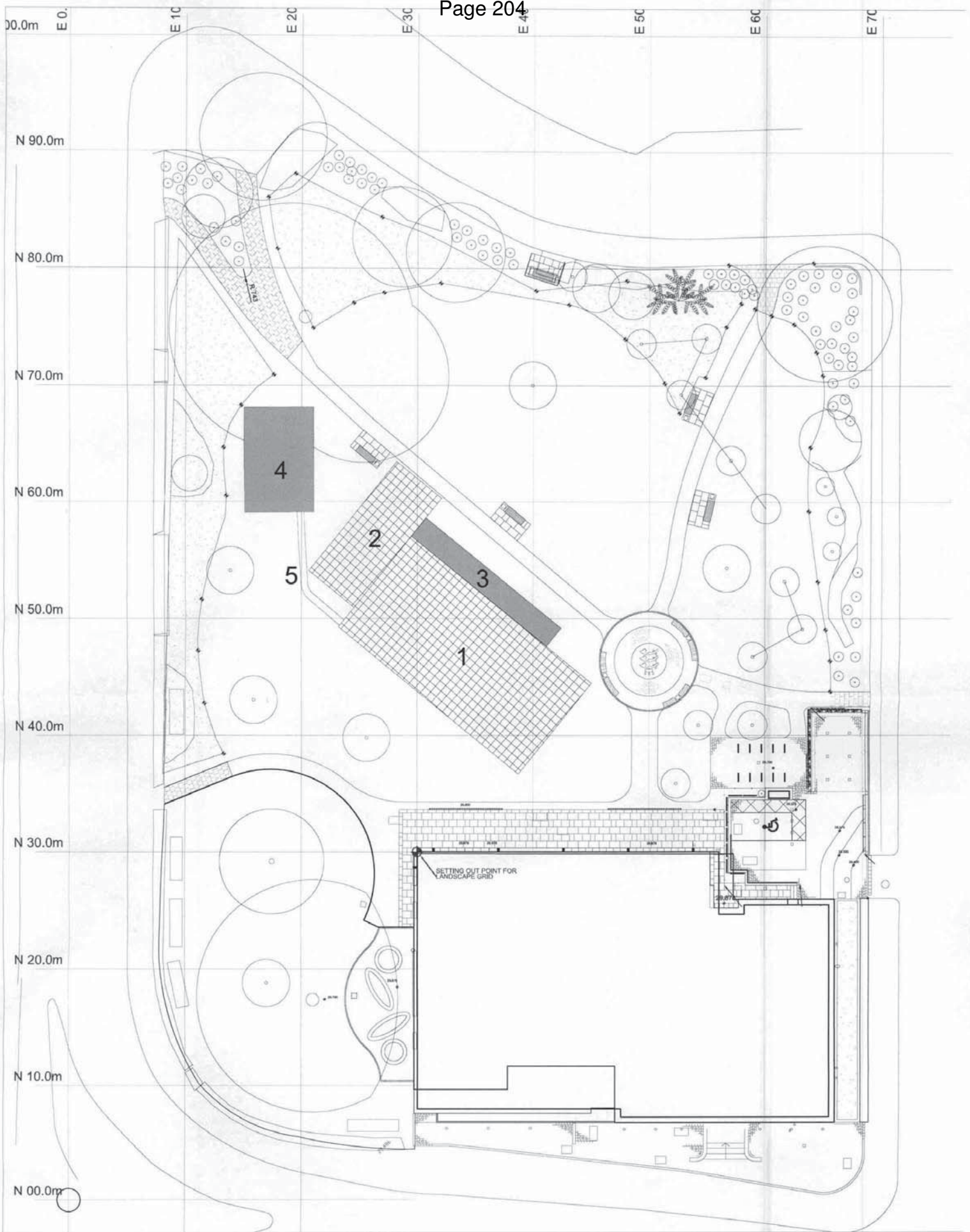
will be preserved. In this sense the development has appropriate regard to Policies (I)C1, (II)C28 and (II)C30 of the Unitary Development Plan.

- 3 Given the conditions imposed the development has appropriate regard to its surroundings and the amenities of the occupiers of nearby residential properties. In this respect the development complies with Policy (II)GD1 of the Unitary Development Plan.
- 4 The development is unlikely to lead to an increase in traffic generation or demand for car parking in the town centre and in this respect complies with Policy (II)GD6 of the Unitary Development Plan.

**8 Recommendation:**

8.1 That planning permission be granted subject to the following conditions:

- 1 That this permission is granted for a limited period between 18<sup>th</sup> November 2010 and 9 January 2011 only when the buildings, structures and plant hereby permitted shall be removed and the land reinstated.  
Reason: Having regard to the nature of the buildings, structures and plant and the need to preserve the character and appearance of this part of the Enfield Town Conservation Area.
- 2 That the ice rink shall only be open for business and working between the following hours: 1000 hours to 2030 hours Monday to Friday, 0900 hours to 2200 hours on Saturdays, 1000 hours to 2030 hours on Sundays and Bank Holidays and 1200 until 2030 hours on Boxing Day and at no time on Christmas Day.  
Reason: To safeguard the amenities of the occupiers of nearby residential properties.



**KEY:**

- 1. Rink 10m x 20m
- 2. Marquee 5m x 12m
- 3. External terrace Viewing/waiting area 2m x 15m
- 4. Equipment compound 9m x 6m
- 5. 2 Rink cooling pipes. 0.1m wide

LONDON BOROUGH OF ENFIELD  
 15 SEP 2010  
 DEVELOPMENT SERVICES

Original site plan from Shephard Epstein Foster Architects Planning London

<p><b>Matthew Montack</b>                  Enfield Town Central Library Ice Rink                  Proposed Plan                  Enfield Town Central Library Ice Rink                  Planning</p>	<p><b>Enfield Town Central Library Ice Rink</b>                  Proposed Plan                  Enfield Town Central Library Ice Rink                  Planning</p>
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**TERI OKORO CHARTERED ARCHITECTS**  
 ARCHITECTURE PROJECT MANAGEMENT  
 1A GATWARD CLOSE, LONDON N21 1AS  
 TEL: 020 881 8817 FAX: 020 881 7842  
 E: teri@terio.co.uk W: www.terio.co.uk

**toca**



**MUNICIPAL YEAR 2010/2011 REPORT NO. 94**

**REPORT TO:**  
**PLANNING COMMITTEE**  
**26.10.10**

**REPORT OF:**  
 Director of Place Shaping  
 and Enterprise

**Part 1**

**Subject: Introduction of a Section 106  
 Management Fee**

**Wards: All**

Contact officer and telephone number:

Natalie Broughton 020 8379 1451 / Stephen Tapper

E mail: [natalie.broughton@enfield.gov.uk](mailto:natalie.broughton@enfield.gov.uk) / [stephen.tapper@enfield.gov.uk](mailto:stephen.tapper@enfield.gov.uk)

**1. EXECUTIVE SUMMARY**

- 1.1. A section 106 (S106) agreement (or planning obligation) is an agreement negotiated in the context of some planning applications between the Local Planning Authority and a developer. S106 can be used, for example, to secure non monetary benefits such as affordable housing and environmental improvements, and financial contributions for social, physical and green infrastructure.
- 1.2. At its meeting on the 4<sup>th</sup> October 2010, the Council's Overview and Scrutiny Committee agreed to confirm the portfolio decision to approve the charging of a S106 management fee for all S106 agreements signed relating to planning applications received after 1<sup>st</sup> October 2010.

**2. RECOMMENDATIONS**

- 2.1 That the Planning Committee note that a Section 106 management fee has been introduced for all S106 agreements signed relating to planning applications received after 1<sup>st</sup> October 2010, as follows:
- 5% of the total value of financial contributions
  - a fixed charge to manage non-monetary obligations of £350 per head of term
  - a separate one-off fee of £250 will be charged for a deed of variation

The revenue generated from this fee will be used for S106 administration, monitoring and management purposes only.

The fee will be reviewed and if necessary amended on 1<sup>st</sup> April 2011 and every 12 months thereafter as part of the annual review of fees.

### **3. BACKGROUND**

- 3.1 Circular 05/05 states that once planning obligations have been agreed, it is important that they are implemented or enforced in an efficient and transparent way, in order to ensure that contributions are spent on their intended purpose and that the associated development contributes to the sustainability of the area.
- 3.2 In March 2008 the London Assembly published 'Who gains? The operation of section 106 planning agreements in London' . This found that at that point in time 61 per cent of London Boroughs were charging developers for monitoring fees. Charges are increasingly being introduced as awareness of the relevance of monitoring grows. The report made the following recommendation *'Boroughs should prioritise the monitoring of section 106 agreements and ensure they have enough staff, who are sufficiently skilled and experienced to do it. We recommend all section 106 agreements contain clauses that allow boroughs to charge developers for monitoring their agreements.'* A more recent benchmarking exercise carried out by the Council has found that over 75% of London boroughs now consistently charge a monitoring/ management fee.
- 3.3 The Council's S106 service was subject to an internal audit in July 2009. The report identified the possibility of the S106 monitoring post being funded through S106 receipts. Core Policy 46 of the Pre-Submission Core Strategy states that: *'Prospective developers will meet the Council's costs in drafting the planning obligations relevant to their proposals, together with a financial contribution to the Council's subsequent administration and monitoring costs'*.

### **4. S106 MANAGEMENT FEE**

- 4.1 The cost of managing S106 is a cost incurred in relation to the relevant development. Management is essential to ensure that S106 agreements are delivered, and that the development is, therefore, acceptable in planning terms. The proposed management fees are considered to be fairly and reasonably related in scale and kind to the development and the Council will only seek to recover the costs incurred in the administration, monitoring and management of obligations - the costs incurred by way of officer time needed to properly monitor throughout the lifetime of the agreement and any necessary software or hardware to support this work.
- 4.2 The introduction of a management fee will enable the Council to comprehensively manage all S106 agreements. The failure to adequately manage S106 agreements could result in the potential repayment of financial contributions to developers if money is not spent by the claw back date specified in the S106 agreement. It could also result in the failure to identify obligations that have not been paid. The management of S106 is beneficial to the developer: developers may be liable to penalty clauses/ additional payments if requirements of the agreement are not met when due. It will also lead to greater accountability and transparency by enabling more effective reporting, beneficial to developers, councillors, and internal departments such as finance.

**TOWN PLANNING APPEALS**

**Appeal Information for Period: 09/09/2010 to 11/10/2010**

Section 1: New Town Planning Application Appeals

Section 2: Decisions on Town Planning Application Appeals

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SECTION 1  
NEW TOWN PLANNING APPLICATION APPEALS

Application No.: AD/10/0053

Ward:Southbury

Appeal Type: Written Evidence

Appeal Received date: 20-Sep-2010

Location: UNIT 5, MARTINBRIDGE INDUSTRIAL ESTATE, 240-242, LINCOLN ROAD, ENFIELD, EN1 1SP

Proposal: Externally illuminated free-standing sign to southern boundary.

---

Application No.: PA/10/0021

Ward:Turkey Street

Appeal Type: Written Evidence

Appeal Received date: 21-Sep-2010

Location: SITE, Public footpath opposite 55, Turkey Street, Adjacent To 21 Auckland Close, West, Of Railway Bridge, Turkey Street, Enfield, EN3 5TT

Proposal: Installation of a 15m high telecommunications monopole with 6 antennas and 1 x equipment cabinets at base.

---

Application No.: TP/08/2051/VAR6

Ward:Bush Hill Park

Appeal Type: Hearing

Appeal Received date: 08-Oct-2010

Location: 131-137, ST MARKS ROAD, ENFIELD, EN1 1BA

Proposal: Variation of condition 19 of approval granted under ref: TP/08/2051 to allow extension of opening / working hours as follows: 06.30hrs - 23.30hrs Monday to Sunday, including Bank Holidays.

---

Application No.: TP/09/1767

Ward:Edmonton Green

Appeal Type: Written Evidence

Appeal Received date: 27-Sep-2010

Location: 70, VICTORIA ROAD, LONDON, N9 9SU

Proposal: Subdivision of site and erection of a detached 2-bed bungalow at rear.

---

Application No.: TP/10/0092                      Ward:Southbury

Appeal Type: FASTTRACK

Appeal Received date: 15-Sep-2010

Location: 154, SOUTHBURY ROAD, ENFIELD, EN1 1YG

Proposal: Vehicular access and hardstanding at front

---

Application No.: TP/10/0265                      Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 24-Sep-2010

Location: 31, WESTMINSTER DRIVE, LONDON, N13 4NT

Proposal: Conversion of a single family dwelling into 3 x self contained flats ( comprising 1x studio, 1x1- bed and 1x 2 bed) involving formation of a gable-end and rear dormer window.

---

Application No.: TP/10/0363                      Ward:Southbury

Appeal Type: Written Evidence

Appeal Received date: 28-Sep-2010

Location: 2, LINCOLN CRESCENT, ENFIELD, EN1 1JY

Proposal: Subdivision of site and erection of 2 storey 1x1 bed single family dwelling, off street parking to sides and vehicle access.

---

Application No.: TP/10/0393                      Ward:Highlands

Appeal Type: FASTTRACK

Appeal Received date: 07-Oct-2010

Location: 45A, BYCULLAH ROAD, ENFIELD, EN2 8PH

Proposal: First floor side extension.

---

Application No.: TP/10/0421

Ward:Winchmore Hill

Appeal Type: FASTTRACK

Appeal Received date: 21-Sep-2010

Location: 52, WADES HILL, LONDON, N21 1BG

Proposal: Formation of hardstanding involving demolition of front boundary wall and Vehicular access.

---

Application No.: TP/10/0565

Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 22-Sep-2010

Location: Ground floor flat, 43, SELBORNE ROAD, LONDON, N14 7DD

Proposal: Single storey rear extension.

---

Application No.: TP/10/0646

Ward:Cockfosters

Appeal Type: FASTTRACK

Appeal Received date: 30-Sep-2010

Location: 18, CLAREMONT ROAD, BARNET, EN4 0HP

Proposal: Single storey rear extension with domed rooflights.

---

Application No.: TP/10/0653

Ward:Palmers Green

Appeal Type: FASTTRACK

Appeal Received date: 27-Sep-2010

Location: 1, OAKTHORPE ROAD, LONDON, N13 5HY

Proposal: Retention of detached annex building at rear with living accommodation in roof space, ancillary to existing dwelling house.

---

Application No.: TP/10/0725

Ward:Grange

Appeal Type: Written Evidence

Appeal Received date: 08-Oct-2010

Location: 83, BUSH HILL ROAD, LONDON, N21 2DG

Proposal: Subdivision of site and erection of a detached 1-bed bungalow at rear involving conversion of garage and study, and construction of infill extension.

---

Application No.: TP/10/0726

Ward:Haselbury

Appeal Type: Written Evidence

Appeal Received date: 08-Oct-2010

Location: 161, BULWER ROAD, LONDON, N18 1QG

Proposal: Retention of property as 2x1-bed self contained flats.

---

Application No.: TP/10/0730

Ward:Cockfosters

Appeal Type: Written Evidence

Appeal Received date: 30-Sep-2010

Location: 15, HEDDON COURT PARADE, COCKFOSTERS ROAD, BARNET, EN4 0DB

Proposal: Installation of temporary office building at rear.

---

Application No.: TP/10/0759

Ward:Ponders End

Appeal Type: FASTTRACK

Appeal Received date: 17-Sep-2010

Location: 3, CLYDESDALE, ENFIELD, EN3 4RJ

Proposal: Rear conservatory.

---



Application No.: TP/10/0807

Ward:Enfield Highway

Appeal Type: Written Evidence

Appeal Received date: 04-Oct-2010

Location: LAND NEXT TO 62 & 64, STAINTON ROAD, ENFIELD, EN3 5JS

Proposal: Erection of a 2-storey block of 2 x 1-bed self contained flats with parking at front and vehicular access to Stainton Road.

---

Application No.: TP/10/0831

Ward:Southgate

Appeal Type: Written Evidence

Appeal Received date: 09-Sep-2010

Location: Land Adjoining, STARLING LODGE, 32, PENNINGTON DRIVE, LONDON, N21 1TU

Proposal: Sub division of site and new hard standing to provide 7 parking spaces and new vehicular access to Pennington Drive.

---

Application No.: TP/10/0842

Ward:Southgate Green

Appeal Type: Written Evidence

Appeal Received date: 15-Sep-2010

Location: 1, ULLESWATER ROAD, LONDON, N14 7BU

Proposal: Subdivision of site and erection of a 5-bed end of terrace single family dwellinghouse and enlargement of rear dormer to existing house and new vehicular access to Ulleswater Road.

---

Application No.: TP/10/0846

Ward:Enfield Lock

Appeal Type: Written Evidence

Appeal Received date: 15-Sep-2010

Location: GARAGES ADJACENT TO 55, UCKFIELD ROAD, ENFIELD, EN3 6AS

Proposal: Demolition of garage block and erection of a 1-bed detached bungalow.

---

Application No.: TP/10/0985

Ward:Edmonton Green

Appeal Type: Written Evidence

Appeal Received date: 07-Oct-2010

Location: 171, VICTORIA ROAD, LONDON, N9 9AY

Proposal: Conversion of single family dwelling into 2 flats (comprising 1x3 Bed and 1x2 Bed) together with single storey rear extension detached garage at rear and new access to Northumberland Gardens, gable end and rear dormer.

---

SECTION 2  
DECISIONS ON TOWN PLANNING APPLICATION APPEALS

Application No.: TP/09/0694

Ward: Bowes

(Planning Committee - 17-Dec-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 09-Sep-2010

Location: 129, PALMERSTON ROAD, LONDON, N22 8QX

Proposal: Redevelopment of site and erection of a part 3, part 4-storey building to provide 9 self contained flats (8 x 2-bed and 1 x 3-bed) with off street parking at rear.

---

Application No.: TP/09/0748

Ward: Bowes

(Delegated - 21-Jul-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 15-Sep-2010

Location: 14, ELVENDON ROAD, LONDON, N13 4SJ

Proposal: Conversion of single family dwelling into 2 x 2-bed self contained flats (RETROSPECTIVE).

---

Application No.: TP/09/0885

Ward: Cockfosters

(Delegated - 11-Aug-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 16-Sep-2010

Location: Rear Of, 91, The Fairway, London, N14 4PB

Proposal: Erection of detached 2-storey 3-bed dwelling house with associated access and car parking.

---

Application No.: TP/09/1200

Ward:Grange

(Planning Committee - 19-Jan-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Sep-2010

Location: 27, THE CHINE, LONDON, N21 2EA

Proposal: Subdivision of site and erection of a 3-bed chalet style single dwelling with off street parking and access from Nestor Avenue.

---

Application No.: TP/09/1216

Ward:Grange

(Planning Committee - 20-Oct-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 27-Sep-2010

Location: 1, HADLEY WAY, LONDON, N21 1AL

Proposal: Conversion of a single family dwelling house into 3 self contained flats (comprising 1 x 3-bed, 1 x 2-bed and 1 x 1-bed) together with off street parking at rear.

---

Application No.: TP/09/1239

Ward:Upper Edmonton

(Delegated - 27-Oct-2009 - REFUSED)

Appeal Type: Hearing

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 04-Oct-2010

Location: 6, COMMERCIAL ROAD, ENFIELD, N18 0SQ

Proposal: Change of use of factory to a place of worship with ancillary teaching facilities. (RETROSPECTIVE)

---

Application No.: TP/09/1266

Ward:Upper Edmonton

(Delegated - 19-Oct-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 07-Oct-2010

Location: 89, AMERSHAM AVENUE, LONDON, N18 1DU

Proposal: Conversion of single family dwelling into 2 x 1-bed self contained flats involving the erection of a single storey rear extension (RETROSPECTIVE).

---

Application No.: TP/09/1402

Ward:Jubilee

(Delegated - 27-Nov-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Sep-2010

Location: 12, WARREN CLOSE, LONDON, N9 8QE

Proposal: Erection of an end of terrace 2-storey 2-bed single family dwelling involving a 2-storey side extension and a part 2-storey rear extension to existing house.

---

Application No.: TP/09/1449

Ward:Cockfosters

(Delegated - 29-Dec-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 20-Sep-2010

Location: 6, BROADGATES AVENUE, BARNET, EN4 0NU

Proposal: Demolition of existing detached dwelling and redevelopment of site by the construction of an access road, erection of 2 detached single family dwellings (comprising of 1 x 6-bed with 2 front dormers, swimming pool to rear and parking to front and 1 x 7-bed with 2 x front 2 x side and 4 x rear dormers, balcony at first floor level, a swimming pool at lower ground floor level and garage).

---

Application No.: TP/09/1540

Ward:Southgate Green

(Delegated - 21-Dec-2009 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 27-Sep-2010

Location: 27, ULLESWATER ROAD, LONDON, N14 7BL

Proposal: Vehicle Access and Hardstanding.

---

Application No.: TP/09/1669

Ward:Grange

(Planning Committee - 23-Feb-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal allowed subject to condition(s)

Decision Date: 27-Sep-2010

Location: 1, HADLEY WAY, LONDON, N21 1AL

Proposal: Conversion of a single family dwelling house into 3 self contained flats (comprising 2 x 2-bed and 1 x 3-bed) together with off street parking at rear.

---

Application No.: TP/09/1690

Ward:Haselbury

(Delegated - 27-Jan-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Sep-2010

Location: 1, WEST WAY, London, N18

Proposal: Change of use from office (A2) to cafe/restaurant (A3).

---

Application No.: TP/09/1843

Ward:Ponders End

(Secretary of State - 12-Feb-2010 - SECRETARY OF STATE DECISION)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 15-Sep-2010

Location: 1, WHARF ROAD, ENFIELD, EN3 4TA

Proposal: Subdivision of existing industrial unit to provide 2 units together with alterations to front elevation involving new entrance doors and roller shutter.

---

Application No.: TP/10/0012

Ward:Jubilee

(Delegated - 19-Apr-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 23-Sep-2010

Location: 9, CHATSWORTH DRIVE, ENFIELD, EN1 1EX

Proposal: Two storey side extension to form a new 3-bed dwelling to existing end of terraced property, and a single storey rear extension to existing property.

---

Application No.: TP/10/0029

Ward:Ponders End

(Delegated - 24-Feb-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 24-Sep-2010

Location: 22, SWANSEA ROAD, ENFIELD, EN3 4JG

Proposal: Subdivision of site and erection of a detached 2-storey 3-bed single family dwelling with off street parking at front.

---

Application No.: TP/10/0193

Ward:Upper Edmonton

(Delegated - 14-Apr-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 22-Sep-2010

Location: 1, HUXLEY PARADE, GREAT CAMBRIDGE ROAD, LONDON, N18 1HY

Proposal: Change of use of ground floor from retail to mixed use tyre fitting and retail centre involving a new roller shutter to side elevation and vehicular access to Lister Gardens.

---

Application No.: TP/10/0194

Ward:Bowes

(Delegated - 28-Apr-2010 - REFUSED)

Appeal Type: Written Evidence

Appeal Decision: Appeal Dismissed

Decision Date: 06-Oct-2010

Location: LAND AT MAIDSTONE ROAD AND 10 WARWICK ROAD, LONDON, N11 2JR

Proposal: Redevelopment of site to provide 6 residential units involving 2 x 2-storey buildings with a lower ground floor level, comprising a 4-bed single family dwelling (Block A) and 2 x 3-bed and 3 x 1-bed self contained flats (Block B), new vehicular access to Maidstone Road with under croft access to parking at rear.

---

Application No.: TP/10/0385

Ward:Jubilee

(Delegated - 12-May-2010 - REFUSED)

Appeal Type: FASTTRACK

Appeal Decision: Appeal Dismissed

Decision Date: 28-Sep-2010

Location: 187, BURY STREET, LONDON, N9 9JE

Proposal: Vehicular Access.

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