

# Public Document Pack



## **PLANNING COMMITTEE**

Tuesday, 29th March, 2011 at 7.30 pm  
Venue: Conference Room  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

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## **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, Anne-Marie Pearce,  
Martin Prescott, George Savva MBE and Tom Waterhouse

**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 28/03/11.**

## **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 16 FEBRUARY 2011 (Pages 3 - 16)**

To receive the minutes of the Planning Committee meeting held on Wednesday 16 February 2011.

**5. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 222) (Pages 17 - 18)**

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/10/0036 - CHURCHFIELD PRIMARY SCHOOL, LATYMER ROAD, LONDON, N9 9PL (Pages 19 - 36)**

RECOMMENDATION: Approval subject to conditions  
WARD: Haselbury

**7. LBE/11/0001 - FORMONT CENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT (Pages 37 - 42)**

RECOMMENDATION: Approval  
WARD: Grange

**8. LBE/11/0002 - GREEN TOWERS HALL, PLEVNA ROAD, LONDON, N9 0BU (Pages 43 - 54)**

RECOMMENDATION: Approval subject to conditions  
WARD: Edmonton Green

**9. TP/10/0972 - 8, CHASEVILLE PARADE, CHASEVILLE PARK ROAD, LONDON, N21 1PG (Pages 55 - 66)**

RECOMMENDATION: Approval subject to conditions  
WARD: Southgate

**10. TP/10/1685 - 154, PALMERSTON ROAD, LONDON, N22 8RB (Pages 67 - 76)**

RECOMMENDATION: Refusal  
WARD: Bowes

**11. TP/10/1770 - 93, CAMLET WAY, BARNET, EN4 0NL (Pages 77 - 96)**

RECOMMENDATION: Approval subject to conditions  
WARD: Cockfosters

**12. TP/10/1784 - 5, WALMAR CLOSE, BARNET, EN4 0LA (Pages 97 - 108)**

RECOMMENDATION: Refusal  
WARD: Cockfosters

- 13. TP/10/0339 - NORTH MIDDLESEX HOSPITAL, STERLING WAY, LONDON, N18 1QX (Pages 109 - 130)**

RECOMMENDATION: Approval subject to conditions  
WARD: Upper Edmonton

**SENT TO FOLLOW**

- 14. APPEAL INFORMATION (Pages 131 - 132)**

Monthly decisions on Town Planning Application Appeals.

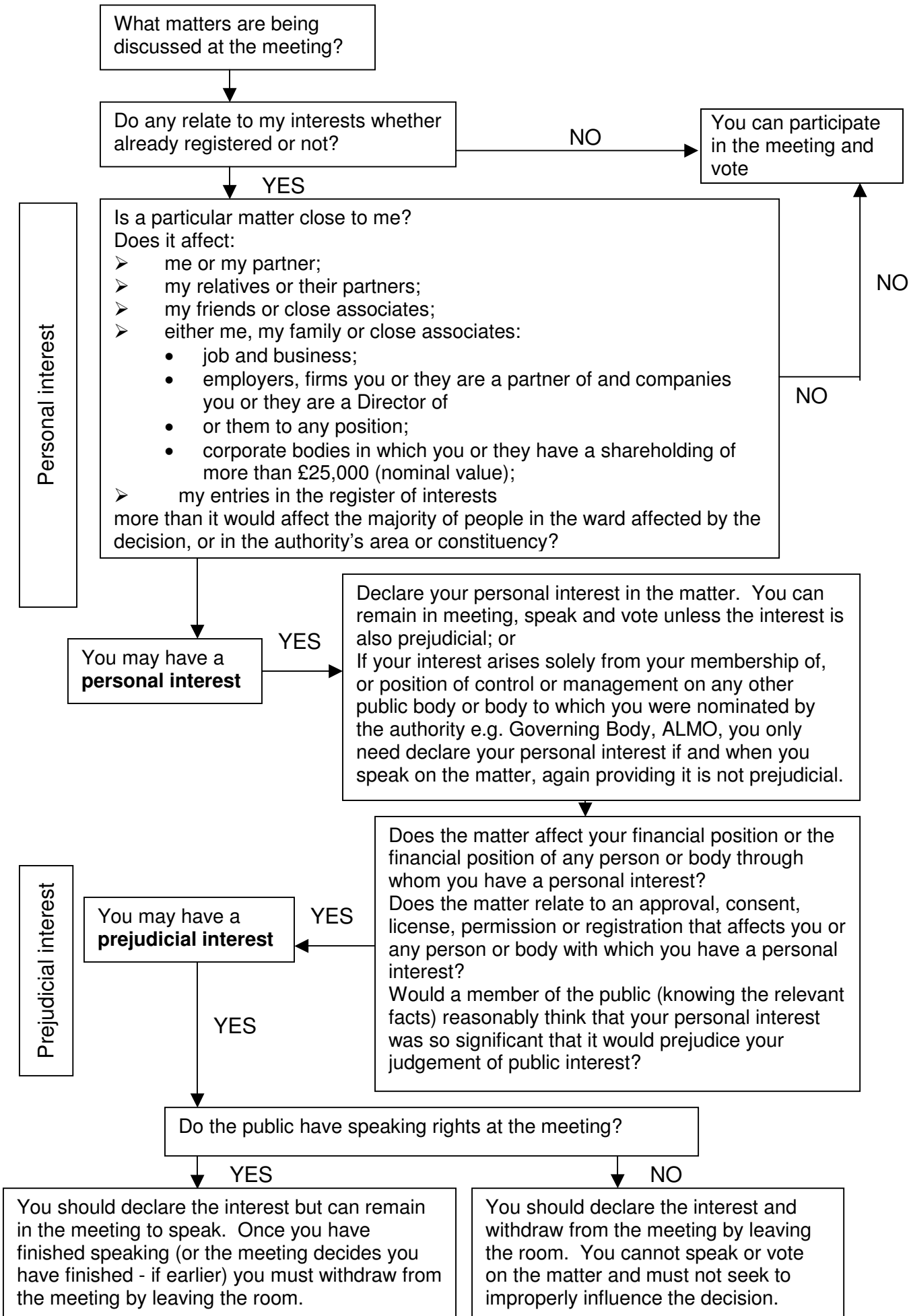
- 15. EXCLUSION OF THE PRESS AND PUBLIC**

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)

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**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 - 16.2.2011

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON WEDNESDAY, 16 FEBRUARY 2011**

**COUNCILLORS**

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

**ABSENT** Dogan Delman and Tom Waterhouse

**OFFICERS:** Debbie Addison (Legal Services), Bob Ayton (Schools Organisation & Development), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Area Planning Manager), Steve Jaggard (Traffic & Transportation), Aled Richards (Head of Development Management), David Warden (Principal Planning Officer), Mike Brown (Joint Acting Head of Planning Policy, Projects and Design - Heritage and Urban Design) and Sujata Majumdar (S106 Monitoring Officer) Jane Creer (Secretary) and Kasey Knight (Secretary)

**Also Attending:** Approximately 30 members of the public, applicants, agents and their representatives.  
Tony Dey, Vice Chairman of Conservation Advisory Group.  
Councillor Del Goddard, Cabinet Member for Regeneration and Improving Localities.

**770****WELCOME AND LEGAL STATEMENT**

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

**771****APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Delman and Waterhouse.

**772****DECLARATION OF INTERESTS**

NOTED that Councillor Prescott declared a personal and prejudicial interest in application TP/10/1392 – Enfield College, 73, Hertford Road, Enfield, EN3 5HA, as he was a governor of Southgate College, a competing college.

**PLANNING COMMITTEE - 16.2.2011**

**773**

**MINUTES OF PLANNING COMMITTEE 25 JANUARY 2011**

**AGREED** the minutes of the meeting held on Tuesday 25 January 2011 as a correct record.

**774**

**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.

**775**

**PROTOCOL FOR CABINET MEMBER FOR REGENERATION AND IMPROVING LOCALITIES TO ATTEND PLANNING COMMITTEE (REPORT NO. 189)**

RECEIVED the report of the Director of Finance and Corporate Resources (Report No. 189).

**AGREED** the draft protocol for Cabinet Member for Regeneration and Improving Localities to attend Planning Committee in his capacity as a Cabinet Member.

**776**

**REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 187)**

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 187).

**777**

**TP/10/1477 - 88 AND 90, HOPPERS ROAD, LONDON, N21 3LH**

NOTED

1. The deputation of Mr V. F. Carpenter, local resident of Hoppers Road, including the following points:
  - a. The site had a history of numerous unsatisfactory developments.
  - b. The proposed flats would not offer the same amenities as the bungalows, particularly for disabled access, and seemed to represent a change of use.
  - c. There were concerns about affects on foundations of the adjacent cottage at no. 86 Hoppers Road.
  - d. This development would disfigure the attractive row of cottages and would be out of keeping in the street scene.
  - e. The school should stay in its current boundary with no further expansion.
  
2. The deputation of Ms Katie Donouzjian, local resident of Hoppers Road, including the following points:

**PLANNING COMMITTEE - 16.2.2011**

- a. She lived directly opposite and was affected by high levels of traffic, and inconsiderate and dangerous parking linked to the school.
- b. Conditions on use of the proposed school hall were not strict enough. Use outside school hours would exacerbate the parking difficulties around the site. Parking space availability in the evenings was already affected by on-street parking by customers of the Dog and Duck pub.
- c. Use of the hall for noisy activities such as music and rehearsals would affect local residents, especially in summer.
- d. The proposed flats were not a like for like replacement for the bungalows: they were not family homes and lacked amenity space.
- e. Committee Members should visit to see the site themselves.

3. The response of Mr David Cooper, the agent, including the following points:

- a. The school had an urgent need for the hall. The number and frequency of formal assessments for GCSE had increased. The school currently had only one large space available to accommodate a large group under exam conditions, and this was also used for assemblies, PE and drama, which were therefore disrupted by exams and assessments. This development would allow PE and drama to be delivered properly without interruption.
- b. There would be no increase in the numbers of pupils or staff, so no extra traffic generation or parking requirements.
- c. The two-storey development would give a ground floor space for exams and two single one-bed flats, which would have their own access and would not have windows that overlooked adjacent roads.
- d. No part of the development would be for outdoor play, there would be modern heating, toilets and kitchen facilities and all measures would be taken to minimise disturbance.
- e. He highlighted a recent 'Enfield Advertiser' press article which had contained inaccuracies.
- f. The hall would be commensurate with surrounding properties.
- g. The effects on no. 86 Hoppers Road were shown in the report. There would be no reduction in daylight to that dwelling.
- h. There would be no overlooking issues.

4. Receipt of a letter from Councillor Bambos Charalambous, objecting to the application for the following reasons:

- a. Size and massing – the proposal is overly dominant and visually intrusive and will have an adverse impact on no. 86 Hoppers Road.
- b. Parking and access – the expansion and development will lead to increased parking and traffic in the local area and affect local residents by having more congestions and potentially a loss of parking spaces.
- c. Local heritage – the demolition of the two cottages will have an adverse impact on the appearance of the local area in particular the properties that make up the historic part of Hoppers Road.

5. Receipt of three additional objections from local residents, raising points including that use of the hall outside school hours would lead to more parking problems, dominant and unsympathetic addition to the street, concerns the

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residential part of the school was expanded without consent and consequent effect on parking.

6. In response to concerns raised, Condition 8 would be amended to restrict use of the school hall so that it should not be occupied beyond 6.00pm.

7. An omission at para 6.3.2 of the officers' report – distance of existing wall to boundary is 0.9m increasing to 1.6m.

8. The Planning Decisions Manager's advice in response to Members' queries, including confirmation of distances of flank walls from the boundary, clarification of material planning considerations, confirmation that conditions were robust and enforceable, clarification that the eaves level was consistent with the present bungalows but the ridge height would be 1.2 metres higher. There was a prevailing terraced form, but also a large school building of three to four storeys so the development would have a context in the street scene.

9. Councillor Prescott's concerns regarding effectiveness of conditions and potential rise in pupil numbers if the school had a larger physical capacity.

10. In response to Councillor Hurer's queries, the advice of the Schools Organisation and Development Officer confirming this was an independent school and not under the direct jurisdiction of the Council, but would still be subject to Ofsted inspection which may have picked up general inadequacies in the school's accommodation, particularly for the holding of public examinations.

11. Planning officers' advice that the application had been assessed on its physical merits and that they considered the scale, bulk and design were acceptable and it would not have a detrimental impact.

12. The advice of the Legal representative that a remark made by Councillor Constantinides was not specific to this application and did not amount to predetermination.

13. The proposal of Councillor Hurer that planning permission be refused, for the reasons set out in Councillor Charalambous' objection, which was not supported by a majority of the Committee. On request the votes were recorded as follows:

Votes for: Councillors Hurer, McCannah, Pearce and Prescott.

Votes against: Councillors Simon, Anolue, Cicek, Hasan, Keazor, Lemonides, Savva and Bakir.

14. Councillor Prescott's request that the Chairman's remark that the Labour Party were against private schools be recorded.

15. Councillor Constantinides' response that the voting showed Labour Members were not constrained by party policy on independent schools and were voting on the planning merits.

**PLANNING COMMITTEE - 16.2.2011**

16. The support of the majority of the Committee to accept the officers' recommendation: 8 votes for and 4 against.

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

Amended Condition 8

The school hall hereby approved shall not be occupied at any time other than for purposes ancillary to the operation of the school and at no time after 18:00 unless written approval is otherwise obtained from the local planning authority. Reason: To ensure the use of the hall remains appropriate and is not occupied as a separate unit and / or for purposes which would give rise to conditions through an increase in on street parking, that would be prejudicial to the free flow and safety of vehicles using the adjoining highway.

**778**

**LBE/10/0037 - HIGHMEAD ESTATE, FORE STREET & CAR PARK TRAFALGAR PLACE, LONDON, N18 2SL**

NOTED

1. Verbal introduction by the Planning case officer.
2. The additional and revised conditions and alterations to reasons for granting planning permission had been distributed to all Committee Members.
3. An additional S106 requirement for tree planting to site frontages along Fore Street, Cowper Road and Alpha Road.
4. An amendment to the recommendation to refer to Regulation 3 rather than Regulation 4 of the Town and Country Planning General Regulations 1992.
5. Additional consultation responses received from the Council's Environmental Health Officer and the Biodiversity Officer, who had no objection subject to conditions.
6. Receipt of a response from a neighbouring resident in support of the scheme, particularly the provision of private and affordable family homes.
7. The statement of Councillor Goddard, Cabinet Member for Regeneration and Improving Localities, in support of the application.
8. Councillor Goddard's confirmation of ongoing positive and constructive discussions taking place in respect of commercial uses.
9. The statement of Tony Dey that the views of the Conservation Advisory Group (CAG) were set out in para 4.3.1 of the report, and he highly commended the project officer's presentation to CAG.

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10. Members' comments welcoming the application, praising the architectural efforts and discussions regarding encouraging owner occupation.

11. Planning officers' confirmation that if negotiations in respect of potential inclusion of a health centre were successful, a further planning application would be submitted in that case.

12. Councillor Goddard was thanked for his attendance and left the meeting at the conclusion of this item.

**AGREED** that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, and subject to the completion of a S106 Agreement, planning permission be deemed to be granted, subject to the revised conditions set out in the note for Members, for the revised reasons set out in the note for Members.

**779**

**TP/10/1424 - CHASE SIDE WORKS, CHELMSFORD ROAD, LONDON, N14 4JN**

NOTED

1. At the previous meeting of the Planning Committee, a decision on the application was deferred to allow Members the opportunity to make a site visit, which was carried out on 5/2/11.

2. Receipt of two additional letters of objection raising points including inadequate separation from existing properties, does not meet distancing standards, balconies would dominate the street scene, inadequate parking provision, and concerns regarding the design.

3. A letter from the applicant highlighting revisions to their scheme.

4. In the Note for Members on page 119 of the agenda pack, point b) should read "... represents 31% of the existing movements" not 13%.

5. Councillor Charalambous' continuing objection, as reported at the previous meeting.

6. Members' appreciation of the opportunity to visit the site with a Planning officer and were now happy to support the recommendation.

7. Members' concerns highlighting the condition of the fencing enclosing the electricity sub station. Officers agreed to attach a directive highlighting its poor condition and requesting action by relevant party. It was also confirmed that Environmental Protection officers would also investigate to establish whether the Council had any powers to intercede.



**PLANNING COMMITTEE - 16.2.2011**

**AGREED** that planning permission be granted, subject to the conditions set out in the report and subject to a S106 Agreement in respect of the heads of terms as detailed in the report, for the reasons set out in the report.

**780**

**LBE/10/0031 - HONILANDS PRIMARY SCHOOL, LOVELL ROAD, ENFIELD, EN1 4RE**

NOTED

1. Verbal introduction by the Head of Development Management highlighting the objection from Sport England regarding loss of playing fields and that as a result of this objection any approval would have to be referred to the Government Office for the West Midlands.
2. Officers' advice that the increase in hard play area was felt sufficient to overcome the above objection.
3. Officers considered that mitigation measures set out in the report should satisfactorily deal with traffic generation and parking provision issues. A further condition would be added to require mitigation measures to be carried out prior to occupation.

**AGREED** that in light of the objection raised by Sport England to the loss of playing fields and therefore, subject to the views of the Government Office for the West Midlands, planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report and additional condition below, for the reasons set out in the report.

Additional Condition

That prior to the occupation of the development hereby approved, a scheme of mitigation measures to address the effects of increased traffic generation on the surrounding highways shall be submitted and approved by the Local Planning Authority. The approved mitigation measures to be implemented in accordance with agreed timescales.

Reason: In the interests of safeguarding the free flow and safety of vehicles and pedestrians using the adjoining highways.

**781**

**LBE/10/0039 - MERRYHILLS PRIMARY SCHOOL, BINCOTE ROAD, ENFIELD, EN2 7RE**

NOTED

1. Receipt of an objection from Sport England concerning the lack of fencing around the MUGA, that it would be marked out for one sport only, and that dimensions were not acceptable. Therefore any approval would have to be referred to the Government Office for the West Midlands.

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2. The response from the agent/applicant confirming acceptance of improvements as requested by Sport England except for the erection of fencing. Fencing was not considered necessary for the area's envisaged general usage, or visually pleasing.
3. The site was often waterlogged at present and the proposed drainage would make it more usable.
4. Officers did not consider the lack of fencing as sufficient reason to refuse planning permission. The school also had no wish to see fencing provided around the area.
5. Officers' confirmation that a MUGA was an all-weather Multi-Use Games Area and that the school wished to have a flexible general play space for use throughout the year.
6. General discussion about the merits of Sport England's objection and the needs of the school and about its status as a MUGA: should it be better defined as a multi use play space. However, taking into account the costs associated with improving drainage to make better use of the grassed playing field and the benefit to the school of this area being available all year round, there was agreement to the proposal notwithstanding the objection.

**AGREED** that in light of the objection raised by Sport England and therefore, subject to the views of the Government Office for the West Midlands, planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report, for the reason set out in the report.

**782**

**TP/10/0473 - 1, CRESCENT ROAD AND 33, WAVERLEY ROAD, ENFIELD, EN2 7BN**

NOTED

1. The Planning Decisions Manager's update on revisions to the application further to the Committee's deferral on 16/12/10, as set out in the Note for Members in the agenda pack.
2. Receipt of three further letters of objection reiterating previous objections including there were already a large number of dwellings, exacerbation of parking difficulties, congestion, the entrance to the car park was dangerous, loss of light, and disturbance from construction.
3. The advice of the Planning Decisions Manager in respect of S106 contributions and amendment to the recommendation.
4. Members welcomed the revised scheme brought by the developers.

**PLANNING COMMITTEE - 16.2.2011**

5. In response to Councillor Simon's request for additional detailing, officers' agreement to amend Condition 1.

**AGREED** that upon completion of a legal agreement to secure necessary financial contribution to Education, the Head of Development Management be authorised to grant planning permission, subject to the conditions set out in the report and amendment to Condition 1, for the reasons set out in the report.

Amendment to Condition 1

Details of the materials including revised elevations for the north and west flank wall showing the introduction of detailing using materials shall be submitted to and approved by the local planning authority. The development to be carried out in accordance with these approved details.

Reason: In order to secure an acceptable appearance for the development in the street scene and to introduce visual interest into the otherwise blank north and west elevations.

**783**

**TP/10/0601/MM1 - MAIN BUILDING, ST MICHAELS C OF E PRIMARY SCHOOL, BRIGADIER HILL, ENFIELD, EN2 0NB**

NOTED

1. Receipt of an additional objection from a resident to the north of the site concerned at the level of noise which might arise from the proximity of the repositioned hard surfaced play area.
2. Officers' confirmation that there would be an increase in play space for the school, and that there was no floodlighting proposed, and no suggestion of use by the community or outside school hours.

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

**784**

**TP/10/0880 - WATER TOWER, 405, THE RIDGEWAY, ENFIELD, EN6 5QT**

NOTED

1. The Planning Decisions Manager's confirmation that this was a retrospective application and that the Conservation Advisory Group (CAG) had objected to the application, as set out in para 4.3 of the report.
2. Mr Tony Dey spoke against the proposal in support of the CAG's original comments, supported by Councillor Prescott. Discussion focused on visual impact and assessment as a retrospective proposal.

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3. Planning officers' advice regarding permitted development rights, confirmation that the garage was ancillary to enjoyment of the dwelling house and could not be used for residential accommodation, and that applications were assessed similarly whether or not they were retrospective.

4. The recommendation was agreed by a majority of the Committee: 7 votes for, 3 votes against, and 2 abstentions.

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

**785**

**TP/10/1392 - ENFIELD COLLEGE, 73, HERTFORD ROAD, ENFIELD, EN3 5HA**

NOTED

1. Noted that Councillor Prescott, having declared a prejudicial interest, left the room and took no part in the discussion or vote on the application.

2. The Planning Decisions Manager's advice that the proposed building was considered utilitarian, but that its relationship with the Metropolitan Open Land and the tree belt would ensure that the development would not be overly intrusive when viewed from the adjoining open space.

3. An amendment to the recommendation to include a legal agreement in respect of traffic impact.

4. An additional condition regarding the requirement for a tree survey.

5. The Legal representative's confirmation that the S106 would be enforceable if framed appropriately.

6. In response to Councillor Simon's concerns regarding the external appearance of the proposed building and view from four nearby tower blocks, officers' advice in respect of green walls and roofs.

7. Members' discussion of parking issues and the advice of the Traffic and Transportation officer that surveys would be required in the future when the site was occupied to assess any necessary action.

**AGREED** that subject to the completion of a legal agreement to secure the review of traffic impact and financial contribution towards any identified necessary mitigation measures, the Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report and additional condition below, for the reasons set out in the report.

Additional Condition

No development shall commence until a tree survey has been undertaken and submitted to the local planning authority for approval. The tree survey shall

**PLANNING COMMITTEE - 16.2.2011**

categorise the trees and, identifies any necessary tree works and informs the need for additional planting to improve the tree screen along this eastern boundary. The tree works to be carried out in accordance with the agreed schedule and the additional planting shall be carried out in the autumn of 2011 unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the future condition and appearance of the existing trees and to ensure an adequate screening exists along the eastern boundary.

**786**

**TP/10/1725 - 173, GREEN LANES, LONDON, N13 4UR**

NOTED

1. The Planning Decisions Manager confirmed that the application was presented to Committee for consideration as the applicant was Councillor Oykener, with apologies for the incorrect spelling of his name in the report. Additionally, the agent was Councillor McGowan.

2. Planning officers' confirmation that the property was within the North Circular Area Action Plan, was in a poor state of repair and not currently in residential use, and would in due course be included as part of comprehensive proposals for the area.

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

**787**

**TP/11/0026 - GALLIARD PRIMARY SCHOOL, GALLIARD ROAD, LONDON, N9 7PE**

NOTED that the application was discussed in conjunction with application TP/11/0028.

**AGREED** that subject to the expiry of the site notice after 23 February and no additional issues are raised which are not covered in the report, that planning permission be granted, subject to the conditions set out in the report, for the reasons set out in the report.

**788**

**TP/11/0028 - GALLIARD PRIMARY SCHOOL, GALLIARD ROAD, LONDON, N9 7PE**

NOTED the receipt of an additional objection from a resident of Bedford Road.

**AGREED** that subject to the expiry of the site notice after 23 February and no additional issues are raised which are not covered in the report, that planning permission be granted, subject to the conditions set out in the report, for the reasons set out in the report.

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**789**

**APPEAL INFORMATION**

NOTED the information on town planning appeals received from 04/12/2010 to 31/12/2010, summarised in tables. Full details of each appeal were available on the departmental website.

**790**

**SECTION 106 AGREEMENTS - MONITORING INFORMATION (REPORT NO. 188)**

RECEIVED the report of the Assistant Director (Place Shaping) (Report No. 188).

NOTED

1. Mike Brown, Joint Acting Head of Planning Policy, Projects and Design – Heritage and Urban Design, introduced Sujata Majumdar, S106 Monitoring Officer, who would be the future contact and continue to report to Planning Committee.
2. As requested by the Committee on 25/1/11, the monitoring report format had been improved and simplified.
3. Members welcomed the amended format but expressed concern at delays with implementing some agreements, to be followed up by officers.
4. A written answer was requested by Councillor Prescott in respect of the agreement signed by Laing Homes in 1999.
5. The incorrect CPZ mentioned in the agreement with North Middx University Hospital would be corrected.
6. The Members of the Planning Committee noted the update of the monitoring of Section 106 Agreements (S106).

**791**

**PLANNING COMMITTEE DEPUTATION PROCEDURES**

NOTED

1. Councillor Prescott suggested that the deputation procedure would be improved by allowing deputees a further one minute speaking time to sum up after the Committee discussion.
2. The Chairman's advice that the procedure had been agreed by Council and any changes could be discussed by the Conservative and Labour Groups in the first instance.



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**MUNICIPAL YEAR 2010/2011 - REPORT NO 222**

**COMMITTEE:**  
PLANNING COMMITTEE  
29.03.2011

AGENDA - PART 1	ITEM 5
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SUBJECT -  MISCELLANEOUS MATTERS
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**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, 213 applications were determined between 04/02/2011 and 15/03/2011, of which 165 were granted and 48 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 07/02/2011 and 11/03/2011 and also contains information on decisions taken during this period.

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 29<sup>th</sup> March 2010

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Robert Lancaster Tel: 020 8379  
4019

**Ward:** Haselbury

**Application Number :** LBE/10/0036

**Category:** Smallscale Major

**LOCATION:** Churchfield Primary School, Latymer Road, London, N9 9PL

**PROPOSAL:** Two storey side extension, single storey front extension to enlarge reception area, single storey detached Eco building, reconfiguration of parking layout, formation of a hard play and habitat area involving demolition of pre-fabricated buildings.

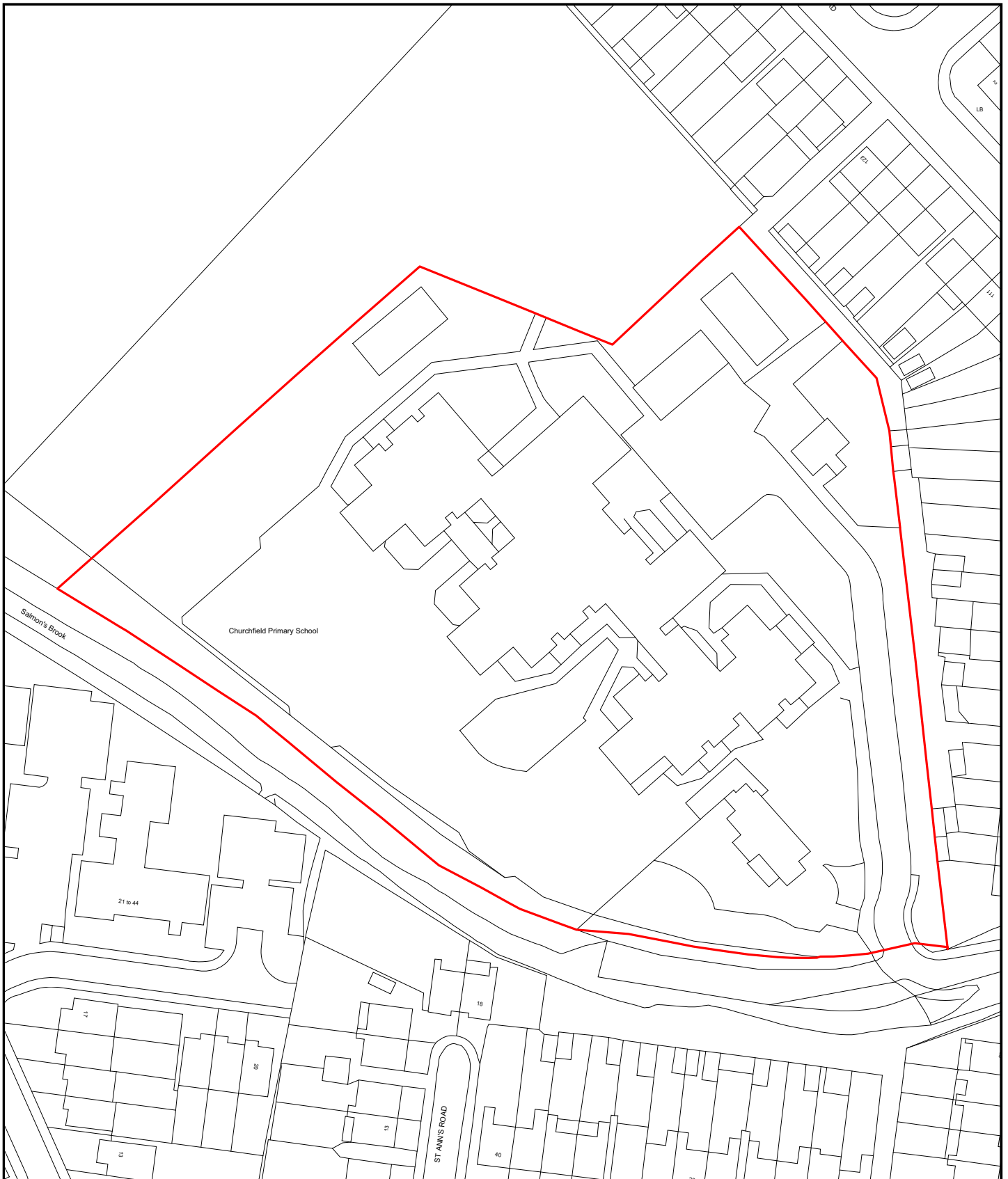
**Applicant Name & Address:**

MR Andrew Fraser,  
Director of ECSL,  
P.O. Box 51,  
Civic Centre,  
Silver Street,  
Enfield,  
EN1 3XBQ

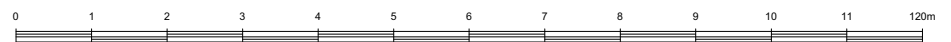
**Agent Name & Address:**

Miss Rettah Holland,  
BHP Architects,  
Nicholas House,  
River Front,  
Enfield,  
EN1 3TF

**RECOMMENDATION:** That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1001  
Time of plot: 12:11

Date of plot: 15/03/2011

## **1.0 Site and Surroundings**

- 1.1 Churchfield Primary School covers an area of 2.05Ha, consisting predominantly of single storey buildings although there are two storey elements situated in the centre of site. The main axis of the buildings runs from the south-west to north-east, with a playground to the north and east. The site is accessed off Latymer Road on the south-west edge of the site, with the access road and car park along the northern boundary.
- 1.2 The surrounding area is predominately residential, with 2-storey terraced properties to the north, east and south; purpose-built blocks of flats to the south-west and a Recreation Ground to the north-west. The Recreation Ground is designated as Metropolitan Open Land (MOL). Along the southern boundary of the site is Salmon's Brook, a main watercourse. A southern portion of the site is within an area designated by the Environment Agency as Flood Zone 2.
- 1.3 As existing there is a staff and visitor car park for 32 cars, located to the north east of the main building. There are currently 15 secure sheltered cycle parking spaces available to staff, pupils and visitors. Emergency vehicle access to the School is maintained with an adequate hammer head turning circle.
- 1.4 The site is located within a predominately residential area, on a borderline between two different PTAL levels: to the east of the site-2 and to the west 1b, both with poor access to the public transport. Both pedestrian and vehicular access is provided from Latymer Road (adopted, non classified highway). Vehicular traffic is controlled by the barrier and intercom at the entrance. There are School 'keep clear' 'zig-zag' markings just outside the school's access off Latymer Road with zebra crossing and a school crossing patrol operating during morning and afternoon school's peak times. The immediate area is subject to 20miles per hour speed restrictions.

## **2.0 Proposal**

- 2.1 The proposal is for a part-two storey extension on the northern side of the existing built form and some internal remodelling of the existing buildings. A single storey eco-unit is also proposed replacing a pre-fabricated building. The gross additional floor space is 1270sqm. The proposal also involves the remodelling of the car parking area as well as external play areas and will provide 29 parking spaces (including 2 disabled)
- 2.2 The School has previously operated as three forms of entry with numbers fluctuating in response to demand between two and three form entry. It is currently operating at three forms of entry and utilises a range of temporary classroom structures. This proposal would replace this temporary accommodation with more permanent buildings although for many years. Notwithstanding that point however, the numbers of staff and pupils is to increase from 65.55 to 70.16 (FTE) and from 574 to 630 respectively.

## **3.0 Planning History**

- 3.1 SO/10/0002: A request for a Screening Opinion in respect of the development proposed confirmed that an Environmental Impact Assessment was not required to be carried out..

#### **4.0 Consultations**

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

4.1.1 Environmental Health, Ecology Officer, Sustainable Design Officer, Environment Agency, Thames Water and Sport England raise no objections

4.1.2 Traffic and Transportation raises no objections subject to conditions

4.1.3 Education support the proposal

4.1.4 Any other responses will be reported at the meeting.

##### **4.2 Public:**

4.2.1 Consultation letters were sent to 75 neighbouring properties. In addition, a Notice was displayed adjacent to the entrance to the site and a notice was placed in the local press. In response, three letters of objection were received raising the following points:

- The development would be contrary to a Deed of Covenant on the School.
- The proposal will be harmful to the free flow and safety of highway and pedestrian traffic as well as noise and air pollution.
- Need for the development has not been generated
- Loss of public open space
- Lack of play area for children
- Lack of consultation with local residents

#### **5.0 Relevant Policies**

##### **5.1 Core Strategy**

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

- CP8 Education
- CP9 Supporting community cohesion
- CP20 Sustainable energy use
- CP21 Sustainable water use
- CP24 Road network
- CP25 Pedestrians and cyclists
- CP28 Managing flood risk through development
- CP30 Maintaining and improving quality of built environment
- CP32 Pollution
- CP34 Parks, Playing fields and other Open spaces

## 5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document.

- (II) GD3 Aesthetics and functional Design
- (II) GD6 Traffic
- (II) GD8 Servicing
- (II) CS1 Facilitate the work of various community services
  
- (II) CS2 Siting and design of buildings to accord with the Council's environmental policies

## 5.3 The London Plan

- Policy 2A.1 Sustainability Criteria
- Policy 3A.24 Education Facilities
- Policy 3C.23 Parking Strategy
- Policy 3D.10 M.O.L
- Policies 4A.1 - 4A.9 Tackling Climate change and Sustainable Design and Construction
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities

## 5.4 Other Relevant Policies

- PPS1 Sustainable Development
- PPS2 Green Belts
- PPS9 Biodiversity
- PPG13 Transport
- PPG17 Planning for Open Space, Sport and Recreation
- PPS25 Development and Flood Risk

## **6.0 Analysis**

### 6.1 Educational Need

- 6.1.1 The need for additional educational places at this school has been identified by Education. London Plan Policy 3A.21, Unitary Development Plan (II)CS1 and (II)CS2 as well as Core Policies 8 and 9 provide a strong policy basis for the inclusion of educational need as part of the material considerations in the determination of planning applications. As such this important need is recognised and in principle is supported where it does not unduly conflict with other material planning considerations.

### 6.2 Design and Impact on the M.O.L

- 6.2.1 Adjacent to the school's north-western boundary is MOL. There are strict controls relating to development in or adjacent to MOL, with the fundamental aim being to prevent urban sprawl by keeping land permanently open: the most important characteristics being their openness and permanence. Within an established built up area such as Enfield, open space represents a finite resource. Care must therefore be taken when considering options for its

future use. Consequently, there exists a strong presumption against allowing developments in or adjacent to such locations.

- 6.2.2 Policy 34 of the Core Strategy seeks to resist new development, where it is in proximity to, or visible from, MOL unless the development does not detract from, and where possible makes a positive contribution to improving, the character and setting of MOL.
- 6.2.3 Furthermore the London Plan Policy 3D.10 states that *'The Mayor will and boroughs should maintain the protection of MOL from inappropriate development... Policies should include a presumption against inappropriate development of MOL and give the same level of protection as the green belt. Essential facilities for appropriate uses will only be acceptable where they do not have an adverse impact on the openness of MOL, specifically having no greater impact on the purposes of including land in the MOL than the existing development; not exceeding the height of the existing buildings (unless this would achieve a reduction in height which would benefit visual amenity); and, not to lead to a major increase in the developed portion of the site.'*
- 6.2.4 The proposed two-storey extension projects closer to the M.O.L boundary and therefore has the potential to cause harm to the open character and setting of the M.O.L. Therefore careful consideration of the design is required to assess its impact. It is noteworthy that the extension is designed in a series of set-backs, which should help reduce its visual impact on the M.O.L. The design is also considered to be of a high standard presenting a positive design front to the open space and represents a significant improvement on the existing structures. Moreover, the extension would be set down at a lower level behind a new retaining wall, picket fencing and existing leylandii hedge. Given the height, design and proximity of extension in relation to the expanse of the adjacent M.O.L therefore, it is considered that the extension would not harm its open setting or character and thus it would be compliant with London Plan Policy 3D.10, national guidance to the form of PPG2 and Core Strategy Policy 34.
- 6.2.5 The proposals also involve the construction of an eco unit. This is a building built in a very sustainable manner with an innovative design solution and incorporating many sustainable construction techniques including a green roof, which is to be used to support curriculum activities focusing on green and ecology issues. The unit single storey and having regard to its size and siting, is considered to be visually acceptable. Furthermore, it is considered it would not harm the openness of the adjacent MOL.
- 6.2.6 The reception / entrance extension would not be visible from the street and only have a minimal visual impact from the M.O.L. It is also considered that the design satisfactorily integrates the existing school.
- 6.2.7 *Extended Playground and loss of MOL*
- 6.2.8 The plans indicate a north-eastern portion of playing field (within MOL designation) is proposed to be a hard play area. However, it is noted that this area would be largely screened from the remaining M.O.L by the group of Lombard Poplars. On balance, it is considered that creating a hard surfaced play area in this location would not have a significant effect on the character or objectives of the M.O.L and it is likely that the new surfacing would support a



greater variety of sports / games for the pupils. The minimal loss of playing field involved in this is also supported by Sport England.

### 6.3 Impact on neighbouring resident's amenities

6.3.1 The two-storey extension is over 50 metres from the northern boundary of the site and the closest residential properties. In addition, the Eco Building is some 26 metres to the same boundary. Taking this distance and the existing screening into account, it is considered that the proposed extensions would not harm neighbouring resident's amenities in terms of loss of light or outlook or result in overlooking or loss of privacy.

6.3.2 The proposed development would be carried out in two phases. The first would provide contractor's access at the main school entrance, off Laytmer Road and the compound would be opposite the caretaker's lodge. The second phase would use an access point between Nos. 123 & 125 Latymer Road and use the new proposed hard play area only as the contractor's compound. Given the constrained nature of the site it is considered that this is the optimal solution to ensure a little as possible harm to the amenities of neighbours, the efficient running of the school and the for the protection of existing mature trees of significant amenity value.

### 6.4 Traffic Generation, Parking and Access

6.4.1 This current application, as submitted, is not accompanied by a Transport Assessment as it has been emphasized by the Education that the school has been and remains a 3 form entry school, with a published admission number of 90 and the proposed works do not form part of Programme of School Expansion. Therefore the only intention of the scheme is to convert the existing temporary classrooms into permanent replacement to provide improved facilities for the same number of pupils for which the School has been designed and has previously admitted.

6.4.2 However there remain concerns that the development proposed which involves an increase of 5 full time equivalent staff members, and associated increase in pupil numbers, will increase trip generation and parking demand. The proposal also results in three less parking spaces than existing. Poor public transport services suggest that new trips will be predominantly by car. This will only exacerbate current problems on the highway. Observations taken during morning peak time appear to demonstrate that the existing situation under the current school size does give rise to difficulties around the site (e.g. obstruction of driveways, double parking/stopping in middle of the road). However, it is considered that the proposed development will not cause any additional material problems as the proposal does not involve an additional form of entry and the school could lawfully expand its numbers without obtaining planning permission. Mitigation measures such as CCTV installation, an expansion of waiting restrictions or improvements to pedestrian facilities would obviously be desirable. Nevertheless, such measures could not be warranted on the basis of the current proposals. No mitigation measures have been proposed by the applicant to address these issues nor any potential dedicated pick-up / drop-off facilities have been proposed.

Furthermore, the benefits for the school in securing permanent buildings cannot be dismissed nor can the on going pressure for primary school places.

It should also be noted that the site is particularly constrained, and the requirements to protect a number of trees as well as providing sufficient space for emergency vehicle turning is such that it is not possible to provide additional spaces. Therefore, whilst it is anticipated that the proposal will further exacerbate already constrained staff parking and pupil drop-off demands, the level of harm does not warrant refusal, given the limited options on site and the issues identified.

- 6.4.3 It is recognised however, that a number of road safety improvements have already taken place. These include signs preventing parents stopping on the school driveway and the yellow lines, senior staff has been supporting the crossing patrol, since the incident that led to the crossing patrol being knocked over by a vehicle, the parents' bulletin printed any number plates that have been seen parking on the yellow lines outside the school that have been reported to the office
- 6.4.4 In addition, the existing Travel Plan is of clear structure and provides a clear action plan. A few improvements could be proposed i.e. the pupil age ranges could be included within the School Travel Plan, additional transport considerations for children with Special Educational Needs could be incorporated. Therefore a condition will be attached requiring an enhanced School Travel Plan.

## 6.5 Ecology

- 6.5.1 The Council's Ecology Officer has assessed the submitted Bat Survey and Phase I Habitat Survey and does not object on ecological grounds subject to conditions and a directive.
- 6.5.2 The Arboricultural Officer advises that subject to appropriate conditions, all trees of significant amenity value can be adequately protected and a landscaping scheme providing additional planting can offset the loss of other trees.

## 6.6 Flooding

- 6.6.1 The site is within an area designated as Flood Zone 2. The Environment Agency has assessed the applicant's Flood Risk Assessment. They consider the flood risk and mitigation measures are acceptable subject to conditions.

## 6.7 Contaminated Land

- 6.7.1 The applicant's submitted information has not identified dangerously high levels of ground contamination. A condition will be attached requiring details to be submitted if further contamination becomes apparent.

## 6.8 Sustainability and Renewables

- 6.8.1 Policies 4A.1 to 4A.11 of the London Plan (2008), seek to support sustainable development, in particular Policy 4A.7 state that for this type of project a minimum obligation of 20% carbon dioxide reductions from on-site renewable energy is required. This applies solely to the additional permanent floor space and the existing buildings. The applicant has demonstrated through the use of air source heat pumps and photovoltaic panels that 20% of the buildings'

carbon-equivalent emission rate will be reduced through the use of these on-site renewables.

- 6.8.2 Furthermore, and in accordance with PPS1 and the London Plan Policy chapters 3 and 4, a BREEAM assessment has been submitted that demonstrates that the proposal can achieve at least a 'very good' score. A condition is attached requiring a "design" and "post-construction" Certificate to be submitted to the LPA.
- 6.8.3 Details of how the hard-surfaced areas are to be dealt with will also required. This should take the form of providing a Sustainable Drainage System (SUDS).

## **7. Conclusion**

- 7.1 It is thus recommended that planning permission be approved for the following reasons:
1. The proposal meets an established need for improved school provision within the locality and Borough. This accords with Policies (II) CS1 and (II) CS3 of the Unitary Development Plan, Policy 3A.24 of the London Plan and Policy 8 of the Core Strategy.
  2. The proposal due to its size, siting, mass, design and bulk does not detract from the character and setting of the adjacent Metropolitan Open Land having regard to Policy 34 of the Core Strategy, Policy (II)GD3 of the Unitary Development Plan, Policy 3D.10 of the London Plan and national guidance: PPG2.
  3. The proposal subject to the mitigation identified in the report is not considered to give rise unacceptable on-street parking pressure, nor harm the free flow of traffic or pedestrian or vehicular safety, in accordance with Policies (II) GD6 and (II) GD8 of the Unitary Development Plan, London Plan Policy 3C.23 and Core Strategy Policies 24 and 25.
  4. The proposal due to its size and siting does not significantly affect the outlook or privacy of adjoining or nearby residential properties having regard to Policy (II) GD3 of the Unitary Development Plan and Policy 30 of the Core Strategy.

## **8. Recommendation**

- 8.1 That planning permission be approved subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the approved plans.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
  2. The works to be undertaken shall be in accordance with the submitted Arboricultural Implications Assessment, good arboricultural practice and British Standards 3998 and 5837. In particular protective vertical barriers, in accordance with the Assessment and BS 5837, shall be

erected at distances beyond the edge of their Root Protection Areas of the retained trees prior to construction/demolition machinery entering the site and shall be maintained throughout the duration of construction. No building activity or storage shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced with a specimen of similar quality and maturity and the replacement specimen shall be approved in writing by the Local Planning Authority.

Reason: In order to maintain the retained trees amenity value and health throughout the construction period.

3. Prior to the commencement of any development a Construction Management Plan for all phases of the development shall be formally submitted to and approved in writing by the Local Planning Authority. The Plan will address the following issues:
  - (i) Noise
  - (ii) Control of site drainage and run off
  - (iii) Storage and removal of excavation/ demolition materials
  - (iv) Storage of construction materials
  - (v) The siting of work compounds together with loading and unloading
  - (vi) Contractors parking
  - (vii) Wheel washing facilities and methodology
  - (viii) Construction access and arrangements for vehicle servicing and turning areas
  - (viiii) Construction traffic routing
  - (vv) Control of dust and air quality during demolition and construction
  - (vvi) Hours of work

The works shall be carried out in accordance with the approved details.

Reason: In the interests of neighbouring resident's amenities, highway safety and minimising the environmental effects of the development.

4. No development shall take place until such time as 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.

5. C09 Details of Hard Surfacing [to include reason of protection of Trees Root Protection Areas]
6. C10 Details of Levels
7. C11 Details of Enclosure
8. C16 Private Vehicles Only - Parking Areas
9. C17 Details of Landscaping
10. C19 Details of Refuse Storage & Recycling Facilities

11. C20 Details of Fume Extraction
12. C26 Restriction of Use of Extension Roofs
13. C59 Cycle parking spaces
14. Prior to commencement of development details of the design and structure of the green roof on the 'eco building' is to be submitted to and approved in writing by the council. Unless otherwise agreed by the council the roof is to be designed in such a way as to maximise its biodiversity value.

Reason: In order to ensure that the development maximises opportunities to enhance biodiversity as per PPS9.

15. The development hereby permitted shall not be occupied until details of the lighting scheme have been submitted to and approved in writing by the council. The scheme is to include measures to ensure that there is no excessive light spillage onto the adjacent Salmon's Brook and no adverse impact on wildlife using it. The lighting scheme is to be installed and operated in accordance with the approved plans.

Reason: To ensure that wildlife, particularly bats, using the Salmons Brook are not adversely impacted upon by the proposed development.

16. The development, hereby permitted, shall not commence until such time as a plan shown details and locations of biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed by the Council these enhancements should as a minimum include five bird boxes attached to or integrated into the new building, a wildlife pond and native and wildlife friendly landscaping.

Reason: In order to ensure that the development maximises opportunities to enhance the ecological value of the site in line with PPS9.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect against risks arising from contamination.

18. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) for Churchfield School Edmonton, FRA Final Report, 24 November 2010 and the following mitigation measures detailed within the FRA:

For the new elements of the development, limiting the surface water run-off generated by the 1 in 100 year critical storm,

taking the effects of climate change into account to 50% of the current rates.

Provision of storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking the effects of climate change into account.

Reason: To prevent increased flood risk by ensuring the satisfactory storage and disposal of surface water from the site.

19. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding.

20. The renewable energy technologies identified in the submitted Energy Strategy, which provides for no less than 20% on-site total CO<sub>2</sub> reduction from the Target Emission Rate (as defined by Part L of Building Regulations) or lower emission rate as detailed within the Energy Strategy shall be installed and operational prior to the first occupation of the development

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets by renewable energy are met in accordance with Policy CP20 of the Core Strategy, Policies 4A.4 and 4A.7 of the London Plan 2008 and PPS22.

21. Evidence confirming that the development achieves a BREEAM Education rating of no less than 'very good' 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:
1. a design stage assessment, conducted by an accredited 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,
  2. a post construction assessment, conducted by an accredited 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.

22. No development shall commence until such time as the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

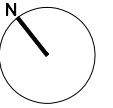
Reason: In the interests of protecting / excavating archaeological remains.

23. C51A Time Limited Permission

#### DIRECTIVES

1. The applicant has identified that there is very a small risk that bats may opportunistically roost in the buildings. Bats and their roosts are protected under the 1981 Wildlife and Countryside Act as amended. Recommendations to minimise the risk of harm to bats are given on P10 of the Bat Survey report submitted with the application [Bat Survey, Churchfields Primary School, Enfield, BHP Architects/ Total Ecology - Dated September 2010] and in order to minimise the risk of harm to bats and remain compliant with wildlife legislation the applicant should ensure that they follow these recommendations.
2. The development of this site is likely to damage heritage assets of archaeological interest. The applicant should, therefore, submit detailed proposals in the form of an archaeological project design. This design should be in accordance with appropriate English Heritage guidance.

1. No dimensions are to be scaled from this drawing



- Key:
- SITE BOUNDARY
  - NEW BUILD
  - NEW CIRCULATION
  - REMODELED AREAS
  - EXISTING BUILDINGS



Proposed Ground

ROMAN BUILDING  
Site #1

Post Bridge

Rev.	Date	Description	Name
P1	11.10	Planning Issue	NB

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 Nicholas Haines Floor Plans Exterior Interiors: 011 877  
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**CHURCHFIELD PRIMARY SCHOOL**  
 LATYMER ROAD  
 EDMONTON  
 N9 9PL

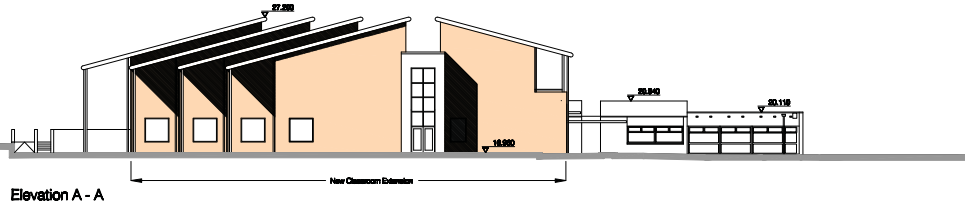
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Nov 2010	1:200

**SITE PLAN**

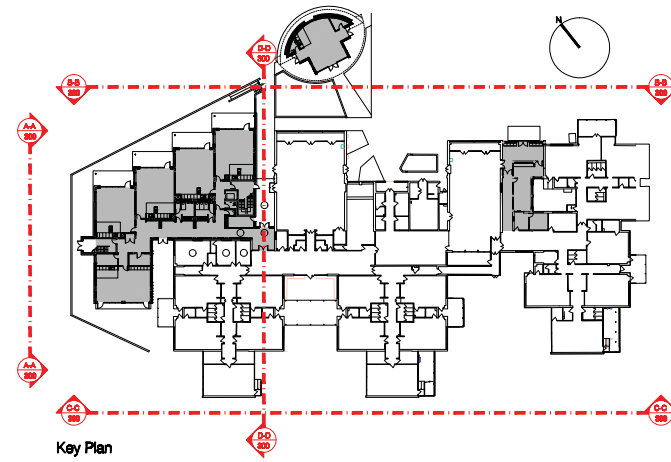
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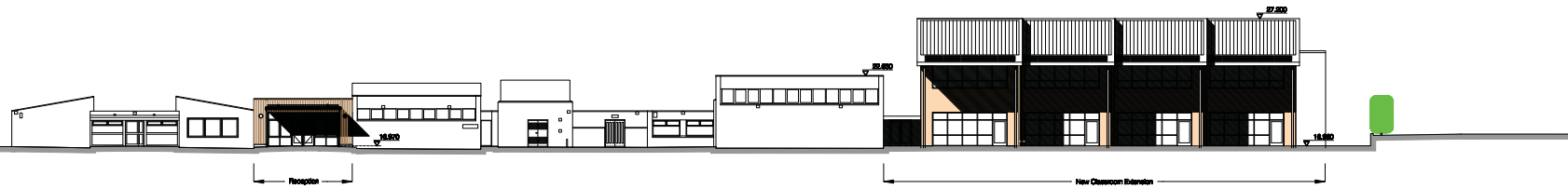




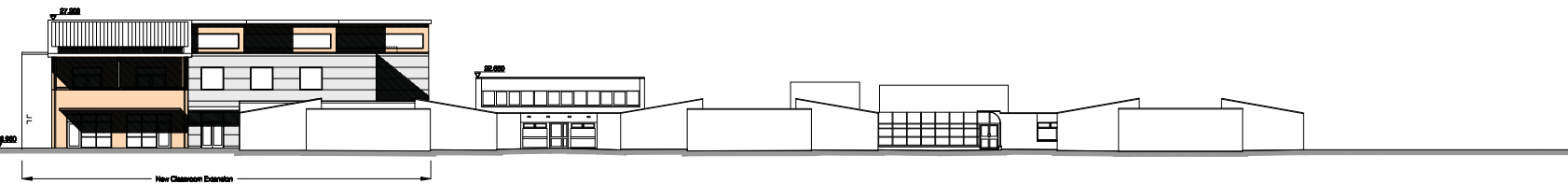
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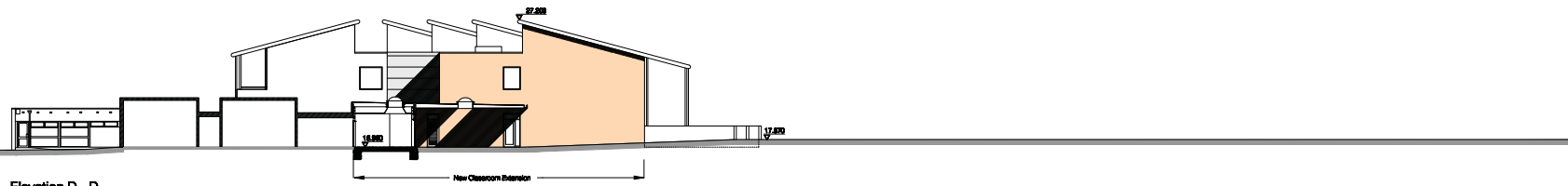
Key Plan



Elevation B - B



Elevation C - C



Elevation D - D

Rev.	Date	Description	Name
P1	11.10	Planning Issue	MTH

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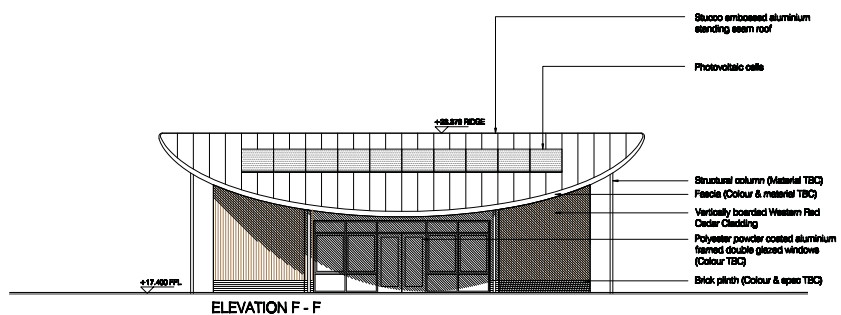
**CHURCHFIELD PRIMARY SCHOOL**  
 LATYMER ROAD  
 EDMONTON  
 N9 9P1

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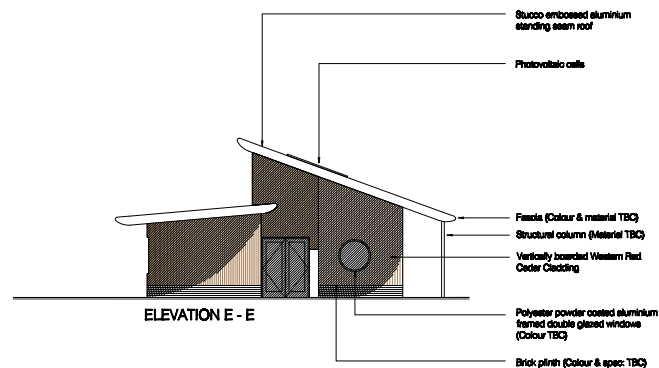
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**PROPOSED ELEVATIONS**

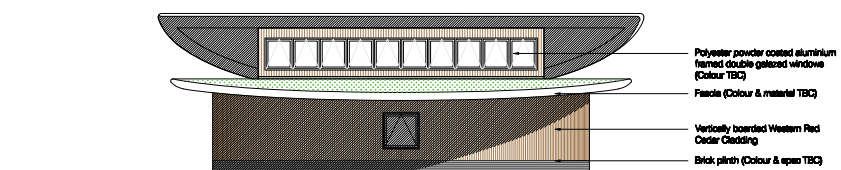
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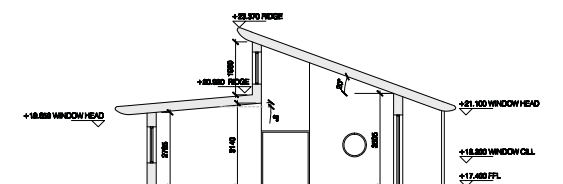
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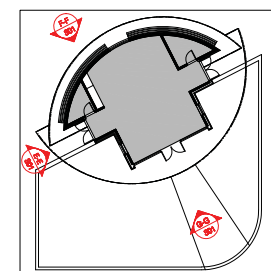
ELEVATION E - E



ELEVATION G - G



CROSS SECTION



KEY PLAN

Rev.	Date	Description	Name
P1	11/10	Planning Issue	MB

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**CHURCHFIELD PRIMARY SCHOOL**  
 LATYMER ROAD  
 EDMONTON  
 N9 9PL

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Date	Nov 2010	Scale	@ A1 1:50

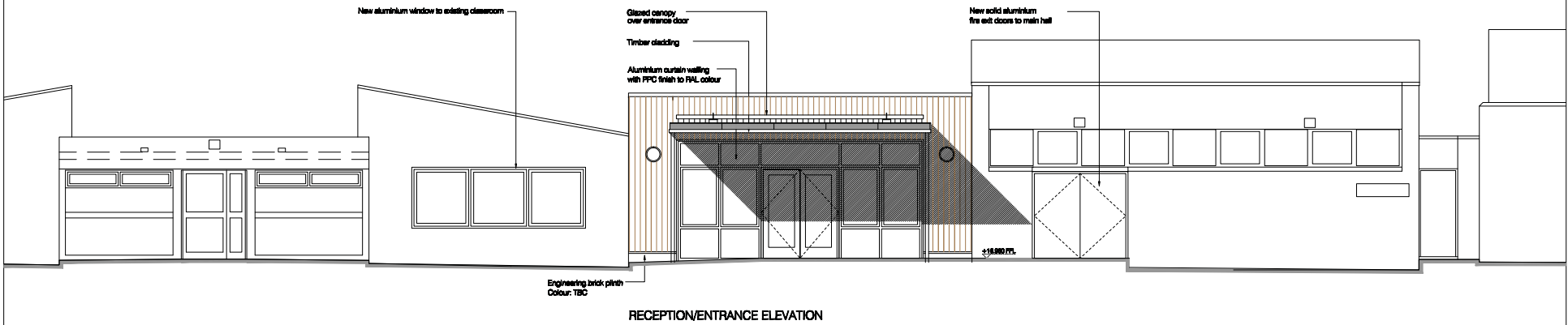
**ELEVATIONS  
ECO UNIT**

**AS PROPOSED**

Job number	Drawing number	Revision
643	3301	P1

1. No dimensions are to be scaled from this drawing

KEY:  
 Blockwork walls  
 In-situ concrete columns/ shear walls



P1	11/10	Planning Issue	MS
Rev.	Date	Description	Name

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 1000010000 River Front, 1000010000, E11 8TF  
 t +44 (0) 20 257 5000 f +44 (0) 20 257 5000 e info@bhparchitects.com

CHURCHFIELD PRIMARY SCHOOL  
 LATYMER ROAD  
 EDMONTON  
 N9 8PL

drawn	TR	file	11BEChurchfield - 643
date	Nov 2010	scale @ A1	1:20

ELEVATION  
 NEW RECEPTION

AS PROPOSED

643	321	P1
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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 29<sup>th</sup> March 2011

**Report of**

Assistant Director, Planning & Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
 Andy Higham Tel: 020 8379 3848  
 Mrs J. Tebbutt Tel: 020 8379 3849

**Ward:** Grange

**Application Number :** LBE/11/0001

**Category:** Other Development

**LOCATION:** FORMONTCENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT

**PROPOSAL:** Installation of air conditioning unit to west elevation.

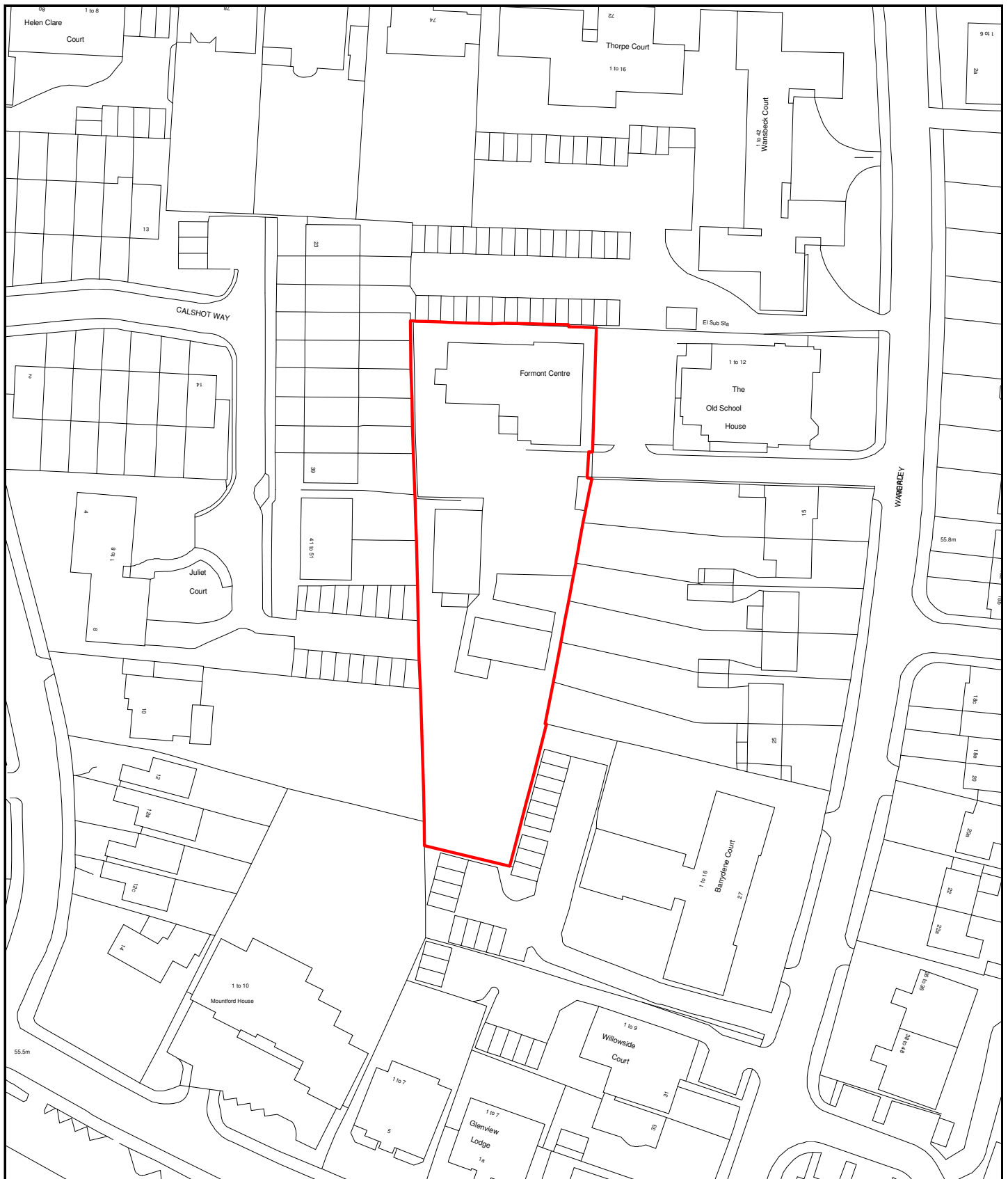
**Applicant Name & Address:**

Ms Barbara Hope,  
 London Borough of Enfield  
 FORMONT CENTRE,  
 WAVERLEY ROAD,  
 ENFIELD,  
 EN2 7BT

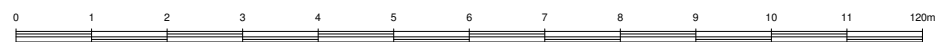
**Agent Name & Address:**

Mr Tahir Ditta, London Borough of Enfield  
 CIVIC CENTRE  
 SILVER STREET  
 ENFIELD  
 EN1 3XA

**RECOMMENDATION:** That planning permission be **GRANTED**.



## Development Control



Scale - 1:1001  
Time of plot: 11:41

Date of plot: 15/03/2011

## **1.0 Site and Surroundings**

- 1.1 The application site is situated approximately 50 metres back from the western side of Waverley Road on an irregular shaped plot, which tapers to the south. The main building on the site is a two storey detached building with a flat roof. The buildings are utilised as an adult day-care centre. The surrounding area is predominantly residential in character and features properties of varying design, age and character. Rear gardens of residential properties along Waverley Road and Calshot Way abut the application site to the east and west.

## **2.0 Proposal**

- 2.1 The proposal is for retrospective permission for installation of an air conditioning unit to west elevation of the main two storey building. The unit is approximately 0.7 m in width and 0.6 m in height. It is sited approximately 5.5 m above ground level.

## **3.0 Planning History**

- 3.1 LBE/09/0003- Single storey extension to front to form a new reception and waiting area together with canopy roof, new cladding to existing lift shaft at first floor side, access ramp to side and rear and demolition of existing detached blocks and erection of a new therapy pool and exercise building. Granted.

## **4.0 Consultations**

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

- 4.1.1 Environmental Health raises no objections.

### **4.2 Public:**

- 4.2.1 Consultation letters were sent to 13 neighbouring properties. No letters of objection have been received.

## **5.0 Relevant Policies**

### **5.1 Core Strategy**

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

CP30 Maintaining and improving quality of built environment  
CP32 Pollution

### **5.2 Saved UDP Policies**

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document.

(II) GD3 Aesthetics and functional Design

5.3 The London Plan

Policy 4B.8 Respect local context and communities

5.4 Other Relevant Policies

PPS1 Sustainable Development

**6.0 Analysis**

6.1 Impact on character and appearance of the area

6.1.1 The installed unit is not visible from the street scene being sited on the west elevation of the dwelling. Given its design and siting it is not considered that it adversely impacts on the amenities of the area in general having regard to policies (II) GD3 of the Unitary Development Plan and CP 30 and CP 32 of the Core Strategy.

6.2 Impact on Neighbours

6.2.1 The installed unit is sited at a distance of approximately 20 metres from the rear gardens of the nearest residential properties in Calshot Way and with this level of separation has no direct impact on the amenities of neighbouring residential properties.

**7. Conclusion**

7.1 In the light of the above assessment it is considered that the air conditioning unit as installed will not cause undue loss of residential amenities to the occupiers of surrounding residential properties or detract from the appearance of the area. It is therefore recommended that planning permission be granted for the following reason.

1. The air conditioning unit as installed does not detract from the character and appearance of the area or residential amenities of adjoining neighbours having regard to Policies (II) GD3 of the UDP and Core Policies CP30 and CP32 of the Core Strategy.

**8. Recommendation**

8.1 That planning permission be **GRANTED**.



All dimensions to be indicated per the Building Code unless otherwise stated. The contractor shall be responsible for all work, subcontractors and on site. The drawings to be made with all material and labor to be indicated. All drawings shall be made with all material and labor to be indicated. All drawings shall be made with all material and labor to be indicated.

**LEGEND:**

**DO NOT SCALE**

**ALL DOORS TO OPEN OUT UNLESS OTHERWISE STATED.**

**ALL WINDOWS TO HAVE 100mm OPENING RESTRICTIONS, BUT FULLY OPERABLE FOR CLEANING AND MAINTENANCE.**

**MATERIAL KEY:-**

**F = FINED GLAZING**

**OG = OBSCURED GLAZING**

**C = CLEAR GLAZING**

**WINDOW OPERATION KEY:-**

**TOP HUNG PROJECTING FULLY REVERSIBLE FOR CLEANING**

NO.	DATE	BY	CHKD.	REV.



Formont  
 Waverley Road  
 Enfield  
 Middlesex

Block A  
 Existing & Proposed Elevations

London Borough of Enfield

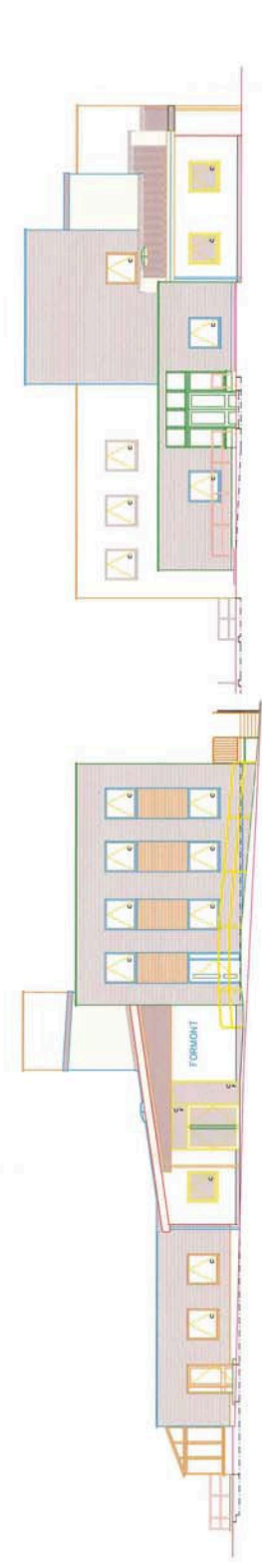
CJB TD Jan '11 As shown A1

Formont Center 01



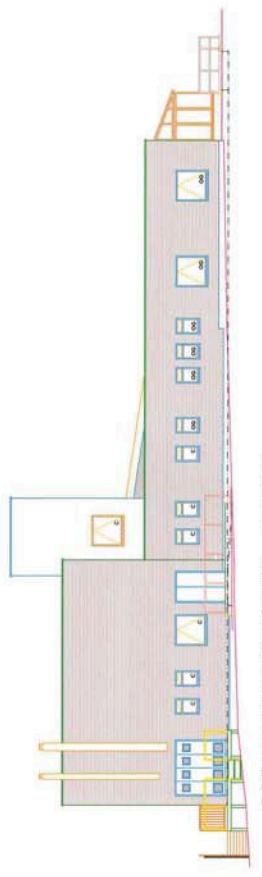
Proposed front elevation (south) Scale 1:50

Proposed side elevation (west) Scale 1:50



Existing front elevation (south) Scale 1:100

Existing side elevation (west) Scale 1:100



Existing rear elevation (north) Scale 1:100



Existing side elevation (east) Scale 1:100



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 29<sup>th</sup> March 2011

**Report of**

Assistant Director, Planning & Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
 Andy Higham Tel: 020 8379 3848  
 Mr R.W. Laws Tel: 020 8379 3605

**Ward:** Edmonton Green

**Application Number :** LBE/11/0002

**Category:** Other Development

**LOCATION:** GREEN TOWERS HALL, PLEVNA ROAD, LONDON, N9 0BU

**PROPOSAL:** Refurbishment of existing Community Centre involving part demolition at side and erection of 2-storey side extension, single storey projecting extension to elevation facing Plevna Road with balcony over and new elevated roof above, infil extension to existing undercroft at ground floor, re-cladding of all elevations, replacement windows and a new roof.

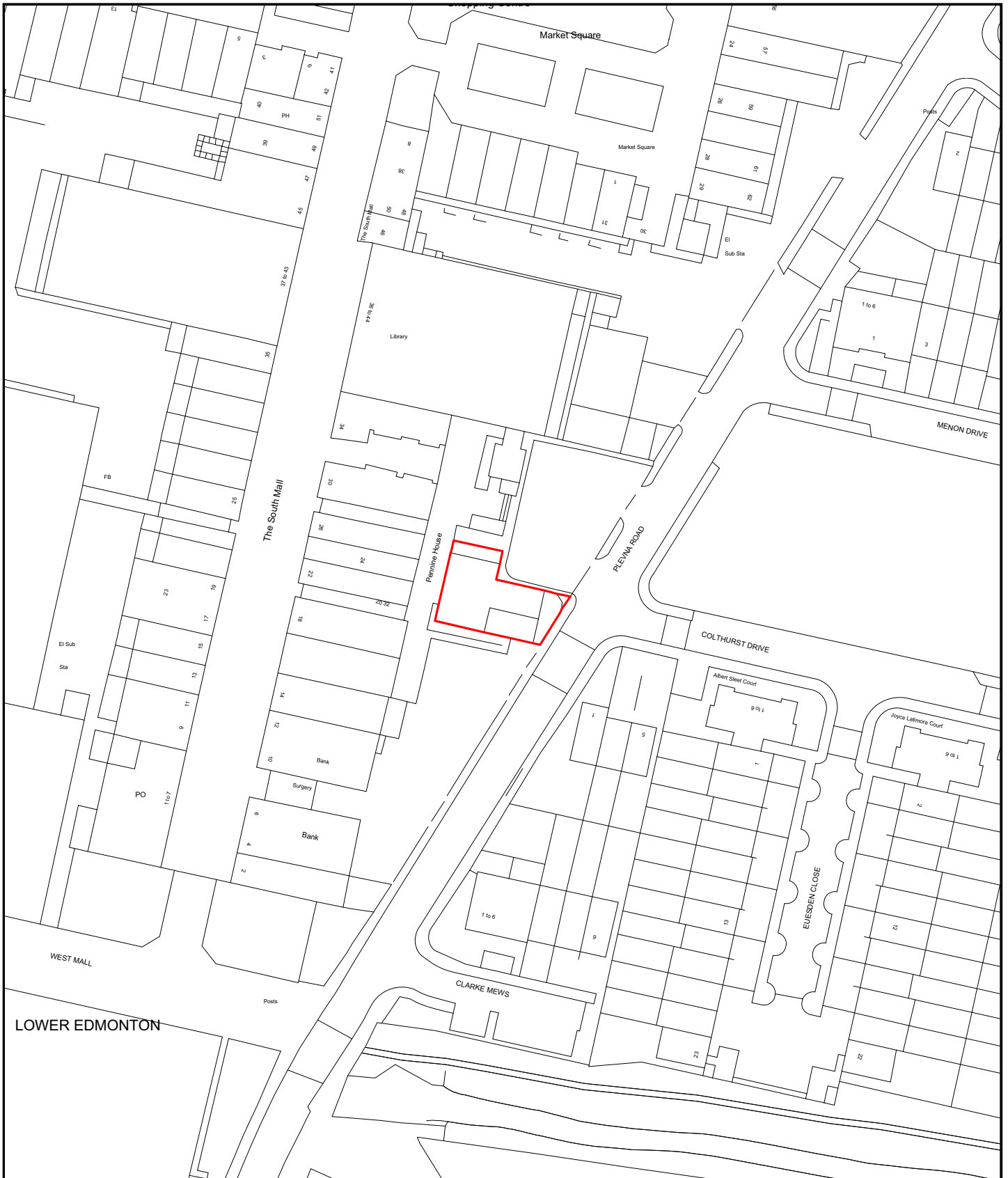
**Applicant Name & Address:**

Anne Crowne,  
 Enfield Council  
 THOMAS HARDY HOUSE,  
 39, LONDON ROAD,  
 ENFIELD,  
 EN2 6DS

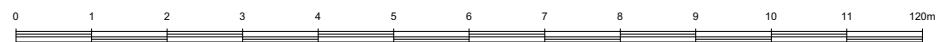
**Agent Name & Address:**

Chris Evelyn-Rahr, Baily Garner  
 146-148, Eltham Hill  
 Eltham  
 London  
 SE9 5DY

**RECOMMENDATION:** That Planning Permission is deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country General Regulations 1992, subject to conditions.



### Development Control



Scale - 1:1001  
Time of plot: 11:55

Date of plot: 15/03/2011

## **1. Site and Surroundings**

- 1.1 Green Towers Community Centre is situated on Plevna Road, directly to the south of Edmonton Green Shopping Centre. The building is a brick built flat roofed two storey building constructed in the early 1970's as part of the Edmonton Green shopping centre to provide a community facility. The Community Centre is currently in need of refurbishment and updating.
- 1.2 The Community Centre is flanked on either side by car parking and service yard areas accessed from Plevna Road. The centre is overlooked by Pennine House: a 23 storey Tower Block. On the opposite of Plevna Road there is residential development which fronts onto Colthurst Drive. There is no dedicated parking provision associated with the Community Centre.

## **2. Proposal**

- 2.1 The proposal involves major internal and external refurbishment to the Community Centre as well as extensions to upgrade the visual appearance of the building which is part of the overall regeneration programme for Edmonton Green. The objective is to raise the profile and presence of the Community Centre by improving the visual image of the building as well as maximising the amount of usable community space and hopefully attract new users to the Centre, including the local business community. The proposals will help to revitalise the identity of the centre and create a modern 21st Century Community facility fit for purpose.
- 2.2 In more detail, the proposal involves a part single storey / part two storey extension to the Plevna Road frontage incorporating a new "feature" balcony area across the entire frontage. It is also proposed to enclose the ground floor undercroft area to provide a reception/ staff area as well as a new relocated main entrance to the building accessed from Plevna Road. A new two storey side extension will provide a toilet area as well as staircase and lift at ground floor with kitchen area and lift.
- 2.3 To improve the appearance, extensive cladding and fenestration to all external elevations of the building including steel cladding and colour render to the building is proposed to completely transform the external elevations. The main feature will be the removal of the existing flat roof and its replacement with a new, steel mono pitch roof design with expressive overhanging eaves to front, the increased elevated part of the roof being on the section of the building closest to Plevna Road.
- 2.4 The internal remodelling of the centre to maximise the amount of usable, flexible community space through internal reconfiguration. At ground floor there would be two activity rooms a conference room, main foyer, staff reception area as well as toilets, at first floor a large hall area, store, kitchen and wc. An existing external steel metal ramp on the side flank elevation of the building is also removed.

### **3. Relevant Planning Decisions**

- 3.1. There is no recent planning history relating to Green Towers Community Centre.

### **4. Consultations**

#### 4.1 Statutory and non statutory consultees

- 4.1.1 Any replies will be reported at the meeting

#### 4.2 Public

- 4.2.1 Consultation letters were sent to 62 neighbouring properties. In addition 6 site notices were posted. Any responses received will be reported at the meeting.

### **5. Relevant Policy**

#### 5.1 Local Development Framework

- 5.1.1 At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance

- CP 17 Town Centres
- CP 20 Sustainable energy use and energy Infrastructure
- CP 30 Maintaining and improving the quality of the built environment
- CP 39 Edmonton

#### 5.2 Unitary Development Plan

- 5.2.1 After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document.

- (II)GD3 Character and Design
- (II)GD6 Traffic Generation
- (II)GD8 Site Access and Servicing
- (II) H8 Privacy
- (II) CS1 Community Services
- (II) CS3 Community services represent Efficient and Effective use of land

#### 5.3 London Plan

- 2A.1 Sustainability Criteria
- 4B.8 Respect local context and communities
  - 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3C.23 Parking Strategy
- 4B.5 Creating an Inclusive environment
- 4B.6 Safety, security

5.4 Other Material Considerations

PPS1            Sustainable Development  
PPG13         Transport

**6. Analysis**

6.1 Principle

6.1.1 The use of the building as a Community Centre is long established and thus, there is no objection in principle, to the proposals. Moreover, the new external alterations, internal reconfiguration and general refurbishment of the building offers an opportunity to provide a modern community facility that is more able to meet the needs of the local community whilst also supporting the wider regeneration programme and environmental improvement for Edmonton Green. Accordingly, the proposal is considered to be consistent with Policies CP30 and CP39 of the Core Strategy, as well as Policies (II) CS1 and (II) CS3 of the UDP and Policy 3A.18 of the London Plan.

6.2.1 Impact on Character of Surrounding area

6.2.1 The new external alterations as well as the proposed extensions, new balcony and new roof would provide a modern dynamic building which would significantly improve the appearance of the existing building and this part of Plevna Road. The increase in height and scale at the front of the centre, along with features of the new balcony and overhanging eaves, helps to create interest within the street scene and would enhance the visual presence of the centre within the community.

6.2.2 In terms of appearance, the proposal involves a palette of new modern materials including profiled, light grey polyester powder coated steel cladding, green render, new enlarged dark grey aluminium window fenestration (which would provide significant amounts of light into the building), as well as new elevated roof, steel balcony with glass balustrade.

6.2.3 It is considered that the overall design and appearance of the building with extensions and alterations would result in a 21<sup>st</sup> Century modern community building which would enhance and improve the appearance of the area and would help to provide an important catalyst for uplifting in the area. This would be consistent with Policy (II) GD3 of the UDP and Policy CP30 of the Core strategy.

6.2.2 Impact on Neighbouring properties

6.3.1 With reference to the proposed two storey side extension, its siting and height would place it below residential balconies of properties in Pennine House. Consequently, although it would not adversely impact on their residential amenities in terms of loss of light or view, it is acknowledged disturbance from noise could be a consideration. However, it must be recognised that the existing centre would generate a certain level of activity and with it; a degree of noise and disturbance would already be associated with its use. It is not considered that the proposals would significantly increase this level of noise and disturbance, given its town centre location, sufficient to challenge the acceptability of the overall proposals. Moreover, a condition is recommended restricting the opening times of the Centre beyond 11pm

- 6.3.2 With regard to the new roof, the elevated part at its closest point is 15m away and at its furthest point approx 28m away from residential properties in Pennine House. The overall maximum height of the elevated section of the roof is 10.4m at its highest point. It is therefore considered that there is adequate separation between the new elevated roof and properties in Pennine House so as not to adversely impact on their residential amenity in terms of loss of light.
- 6.3.3 Furthermore it is considered that the elevated section of the new roof, new first floor steel balcony area and front extension facing Plevna Road would adversely impact on the residential amenities of these properties on the opposite side of Plevna Road in terms of a loss of outlook, privacy or result in any significant degrees of overlooking.
- 6.3.4 The proposed conversion of the undercroft area of the building to a reception and staff room with new main entrance of Plevna Road would have no adverse impact on the residential amenities of immediate adjoining neighbours.

#### 6.4 Parking and Access

- 6.4.1 The existing Community Centre has no dedicated car parking provision and no access to parking or servicing on either side. As such there is no opportunity to provide additional car parking for the centre. Whilst the purpose of the proposals is to encourage more users to visit the centre, the increase in new floor area is not significant. Accordingly the maximum number of users at any given time would also not significantly increase and it is considered that the facility is likely only to attract visitors from surrounding neighbourhoods, which is well served by public transport with the train and bus station within easy walking distance consistent with a PTAL of 4.
- 6.4.2 There are car parks associated with the Edmonton Shopping Centre. These could be utilised and this is not unreasonable given their relatively close proximity and this is felt sufficient to address any addition pressures.
- 6.4.3 Whilst the proposals do not include any disabled parking, the applicant has agreed to cover the costs of amending the existing loading restrictions on Plevna Road to enable blue badge permit holders to park just outside the main entrance. In addition a sign strategy to help improve pedestrian travel to the centre is also to be imposed to help encourage the use of sustainable modes of transport. Accordingly, it is considered that the proposal would not lead to any significant increase in on street parking.
- 6.4.3 An area to the south of the main entrance of the building has been designated for cycle parking providing for 8 cycle stands, which would be close to the main entrance and capable of being well supervised from the windows of the office area. This level of provision and general arrangement is considered acceptable.

### 7. **Conclusion**

- 7.1 The proposed refurbishment and external alterations to Green Towers Community Centre would result in a building and facility that would significantly enhance the amenities and environmental quality of the area



whilst also supporting the wider regeneration of Edmonton Green. Accordingly the proposal is considered acceptable for the following reasons

1. The proposed new extensions, new roof, balcony, external and internal alterations to the Community Centre having regard to its design, overall external appearance would enhance the appearance of the community centre and street scene as well as improving community facilities for residents helping contributing the wider regeneration of Edmonton Green having regard to Policies (II) GD3, (II) CS1, (II)CS3 of the UDP as well as Core Policy 30 and Core Policy 39 of the Core Strategy as well as having regard to London Plan Policies 4B.8 and3A.18 of the London Plan.
2. The proposed new extensions, new roof, balcony and external alterations to the community centre would by virtue of their size, siting, design and appearance would not adversely impact on the residential amenities of surrounding residents having regard to policies (II) H8 of the UDP as well as having regard to Core Policy CP 30 of the Core Strategy.
3. The proposed improvements to the Community Centre with reference to the suggested Conditions would not lead to any significant increase in noise and disturbance detrimental to the amenities of neighbouring properties having regard to Policy CP 30 of the adopted Core Strategy and Policy GD3 of the Unitary Development Plan.
4. The proposed development, due to accessibility to public transport and nearby public car parks is unlikely to lead to an increase in on street parking adversely that would affect the free flow and safety of vehicles and pedestrians using the adjoining highways having regard to Policies (II) GD6 and (II) GD8 of the UDP as well as Policy 3C.23 of the London Plan.

## **8. Recommendation**

8.1 That Planning Permission is deemed to be GRANTED in accordance with Regulation 3 of the Town and Country General Regulations 1992, subject to conditions:

1. C60- Approved Drawings
2. C7- Details of materials
3. C19 Refuse storage
4. Details of the design of the secured covered and lockable cycle parking facilities shall be submitted to and approved in writing by the LPA. The cycle parking facilities shall thereafter be provided and retained.

Reason: To ensure that satisfactory cycle parking facilities are provided.

5. Prior to the completion of the hereby approved works granted by this permission, details of an adequate signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved signage strategy shall then be implemented prior to the completion of works unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of improving pedestrian linkage encouraging sustainable modes of transport.

6. The community centre shall close at 11pm with all people off the premises by 11.30pm.

Reason: In order to help protect the residential amenities of surrounding properties from noise and disturbance.

7. Prior to the completion of the hereby approved works granted under this permission a mechanism to secure the amendment of parking controls in Plevna road to allow for the provision of adequate parking for blue badge holders shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to the completion of works unless otherwise agreed in writing by the LPA.

Reason: To ensure that satisfactory parking is provided for disabled visitors.

9. C9 (Details of hard surfacing) – pedestrian access

10. C51A- Time Limit

All dimensions to be indicated per the Building Code unless otherwise specified. The contractor shall be responsible for all work, subcontractors and for the safety of all workers on site. The contractor shall be responsible for all work, subcontractors and for the safety of all workers on site. The contractor shall be responsible for all work, subcontractors and for the safety of all workers on site.

**LEGEND:**

**DO NOT SCALE**

**ALL DOORS TO OPEN OUT UNLESS OTHERWISE STATED.**

**ALL WINDOWS TO HAVE 100mm OPENING RESTRICTIONS, BUT FULLY OPERABLE FOR CLEANING AND MAINTENANCE.**

**MATERIAL KEY:-**

**F = FINED GLAZING**

**OG = OBSCURED GLAZING**

**C = CLEAR GLAZING**

**WINDOW OPERATION KEY:-**

**TOP HUNG PROJECTING FULLY REVERSIBLE FOR CLEANING**

NO.	DATE	BY	REVISION
01	12.11.10	MD	ISSUE FOR PERMIT
02			
03			
04			
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Formont  
Waverley Road  
Enfield  
Middlesex

Block A  
Existing & Proposed Elevations

London Borough of Enfield

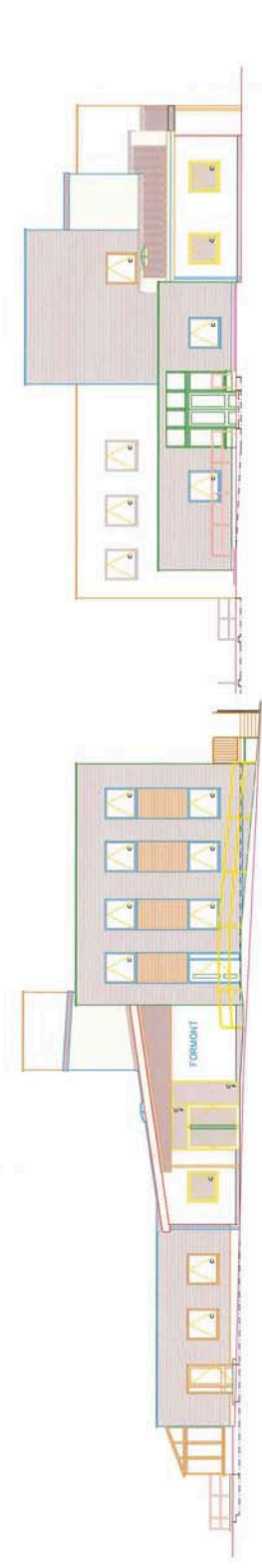
Formont Center - 01

Jan '11



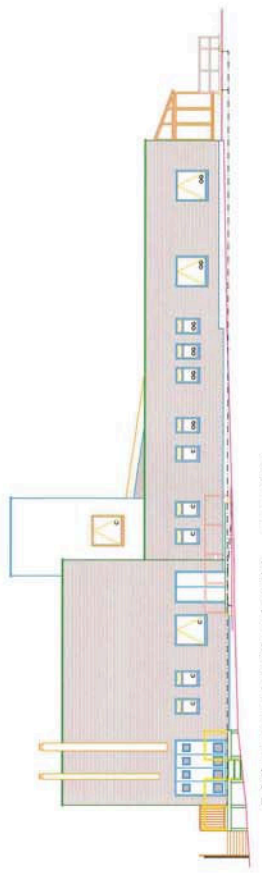
Proposed front elevation (south) Scale 1:50

Proposed side elevation (west) Scale 1:50



Existing front elevation (south) Scale 1:100

Existing side elevation (west) Scale 1:100



Existing rear elevation (north) Scale 1:100

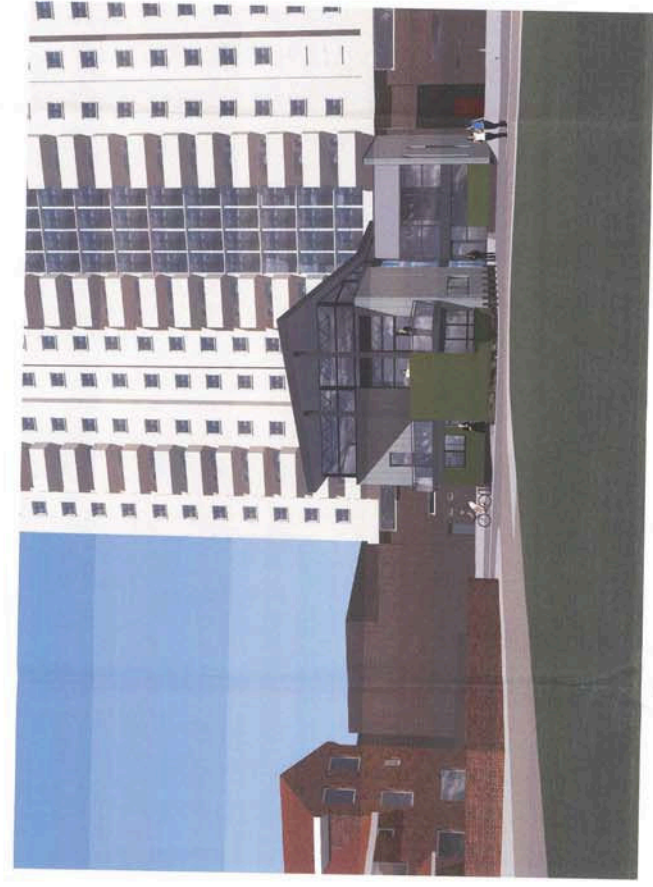


Existing side elevation (east) Scale 1:100



LB/E/11/0002

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# Green Towers Community Centre

## Enfield Council

Green Towers Community Centre  
 Green Towers Community Centre  
 Pivonia Road  
 Enfield  
 N9 0BU  
 NTS  
 01832 614620  
 12/01/2011  
 24226

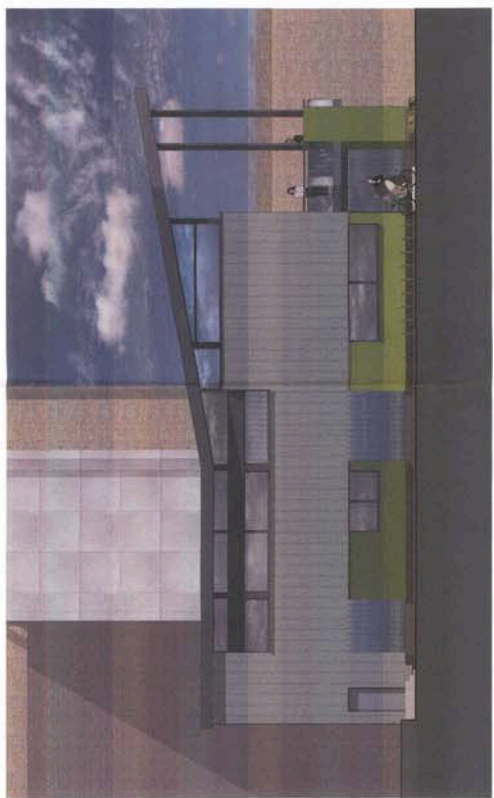
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 Green Towers Community Centre  
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 Enfield  
 N9 0BU  
 NTS  
 01832 614620  
 12/01/2011  
 24226





LB6 | 11 | 0002

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SOUTH ELEVATION



NORTH ELEVATION



PLEWNA ROAD ELEVATION



REAR ELEVATION

City of Enfield  
 - 2 FEB 2011  
 DEVELOPMENT SERVICES



# Green Towers Community Centre

## Enfield Council

PROJECT: Green Towers Community Centre  
 DRAWING: Main Proposed Elevations  
 DATE: 12/01/2011  
 DRAWING NO: 74276  
 SHEET NO: 133  
 OF SHEETS: 133  
 A



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 29<sup>th</sup> March 2010

**Report of**

Assistant Director, Planning & Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
 Andy Higham Tel: 020 8379 3848  
 Robert Lancaster Tel: 020 8379 4019

**Ward:** Southgate

**Application Number :** TP/10/0972

**Category:** Change of Use

**LOCATION:** 8, CHASEVILLE PARADE, CHASEVILLE PARK ROAD, LONDON, N21 1PG

**PROPOSAL:** Change of use of ground floor from retail (A1) to mixed use retail (A1) and restaurant (A3).

**Applicant Name & Address:**

Mr Mustafa Kabalak  
 8, CHASEVILLE PARADE,  
 CHASEVILLE PARK ROAD,  
 LONDON,  
 N21 1PG

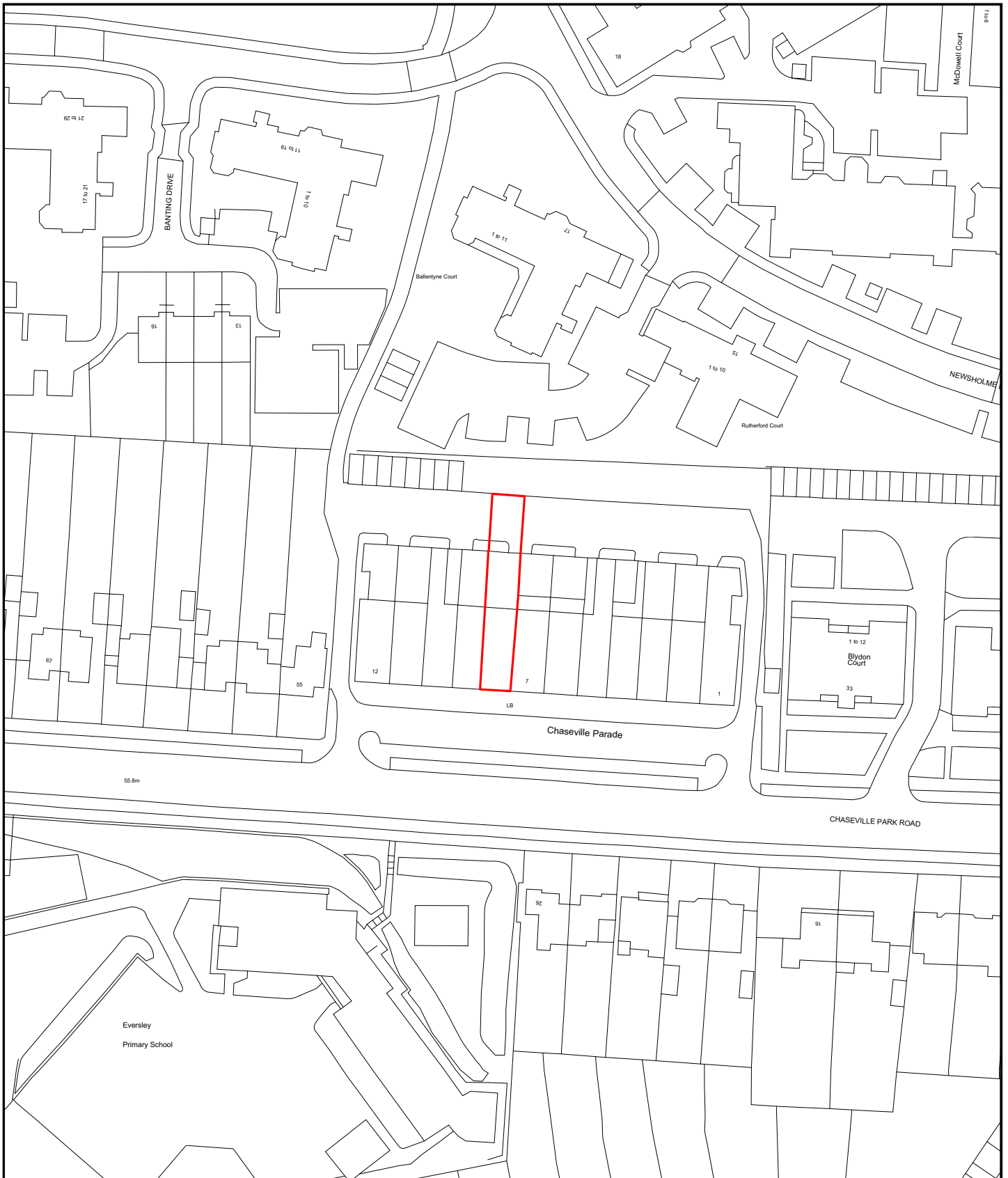
**Agent Name & Address:**

Mr Jun Simon,  
 ADA GROUP  
 167, Stoke Newington Road  
 London  
 N16 8BP

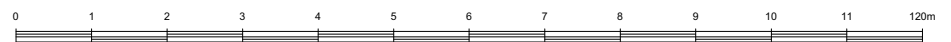
**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.

**Note for Members:**

At Planning Committee on 26<sup>th</sup> October 2010, Members resolved to defer any determination of this application to enable further information to be included in the report on the existing composition of the parade, the number of any extant but unimplemented permissions and the robustness of the retail component. The report has now been updated to reflect this request and also, the current situation.



### Development Control



Scale - 1:1001  
Time of plot: 11:57

Date of plot: 15/03/2011



## **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 Parade with the hierarchy of retail centres set out in the recently adopted Core Strategy 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 a mixed A1 (retail) and A3 (café / restaurant) use.
- 2.2 The proposal also involves the installation of external ducting at rear.

## **3.0 Planning History**

### Site

- 3.1 TP/09/0266: an application to 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.
- 3.3 TP/10/0094: an application to change of use of ground floor from retail (A1) to restaurant and café (A3). The Council declined to determine this application on 22/02/2010 as there was no material difference between it and the previous application determined at appeal.

### Other

- 3.4 TP/07/1795: an application for change of use of one unit of the ground floor from A1 to A3 at 9 & 10 Chaseville Parade was approved in 28<sup>th</sup> February 2008. This permission has now expired and cannot be lawfully implemented.
- 3.5 TP/10/1268: an application for change of use of ground floor to a dental surgery was approved (20/12/2010) at the ground floor unit of No.9.

## **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, two letters of objection were 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 Petition

In addition two letters and a petition containing 205 signatures in support of the proposal have also been received albeit, it must be noted that not all the petitioners are from the immediate locality

### 5.0 **Relevant Policies**

#### 5.1 Core Strategy

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

SO1:	Enabling and focusing change
SO2:	Environmental sustainability
SO3:	Community cohesion
SO5:	Education, health and wellbeing
SO10:	Built environment
CP7	Health
CP9	Community cohesion
CP16	Economic Success and Improving Skills
CP18	Delivering shopping provision across Enfield
CP30	Built and Open Environment

#### 5.2 Unitary Development Plan

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance

(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

#### 5.3 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 the Council's 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 grouping and number of other non retail premises in the parade. In the absence of any material change in circumstances, this appeal decision would carry significant weight.

6.1.2 In response to the Council's concerns and that of the Planning Inspectorate, the Applicant has introduced an element of retail sales to the operation to create a mixed use which differs from that previously considered. Nevertheless, Members resolved to defer consideration of the application previously to obtain further information on the occupancy along the parade, an analysis of any extant permissions and the robustness of the proposed retail element of this proposal.

6.1.3 Of note since the previous appeal decision, is that a previously occupied A1 unit at No.5 has now become vacant, a previously extant permission for change of use of No.9 from A1 to A3 has now expired and at the same unit, permission has been granted for a change of use to a Dentist's Surgery (Class D1), although this permission has yet to be implemented.

### 6.2 Impact on Vitality and Viability of Local centre

6.2.1 A further retail survey of the parade and extant permissions has been undertaken. The occupation of the parade is as follows:

No	Lawful Use	Occupied / Vacant	Extant permissions
1a	A2	Office of David Burrowes MP	None relevant
1c	B1a	Southgate Conservation Association	None relevant
2	A1	Hair and Beauty	None relevant
3	A1	Bakers & Confectionery	None relevant
4	A1	Dry Cleaners	None relevant
5	A1	Vacant	None relevant
6	A1	Frames and	None relevant

		Mirrors	
7	A2	Betting Shop	None relevant
8	A1	Closed	None relevant
9	A1	Vacant	Permission (granted in December 2010) for a Dentist's Surgery (Class D1)
10	A1	Newsagents/ Post Office	None relevant
11	A3/A5	Indian takeaway	None relevant
12	A5	Fish and Chips shop	None relevant

6.2.2 The survey shows that three of thirteen units are vacant. One of these is the subject of this application, another is a vacant A1 unit and another can be used either as an A1 unit or a Dentist's Surgery. Five of occupied units are in A1 retail use. Two of the occupied units are in use as "food and drink" uses (Classes A3 / A4 /A5) and are at the western end of the Parade.

6.2.3 Given that;

a) the planning permission for a café / restaurant at Number 9 has now expired and cannot be implemented: and;

b) Number 9 now has an extant permission for a Dentist's Surgery instead of a café/ restaurant use,

there has been a material change in the composition of the parade since the previous appeal decision. Consequently, whilst the assessment and conclusion of the Inspector remains pertinent to the assessment of this application, its findings must be assessed in light of the material changes in the composition of the Parade.

6.2.4 Consequently, were this application to be allowed it would mean that three out of thirteen (23%) units would have a food and drink component, the same as that existing in the Parade at the time of the appeal decision.

6.2.5 Moreover, it is noteworthy that this application is not solely for an A3 use but includes a significant element of retail use. The applicant indicates that the area of the floor given over to retail would be 25% and this reflects the estimated proportion of the business' revenue.

6.2.6 Although the current plans are not completely clear, it is considered that a condition can be attached to the approval specifying the provision of retail and how it will be achieved, which can be mandated to be retained in the future.

6.2.7 As previously identified, the previous appeal decision is a material consideration. However it is considered that there is a material change in circumstances which diminishes the weight that should be attached to it. In particular, with reference to the material change in circumstance regarding the composition of the Parade and the extant permissions, it is considered that this proposal is now acceptable.

### 6.3 Health and Wellbeing

- 6.3.1 With reference to issues of health and wellbeing, particularly of young people, it is noted that Eversley Primary School is in close proximity. However the proposal is for a café rather than a takeaway and children attending Primary Schools are more likely to be under parental supervision and certainly not allowed out at lunch or break times to avail themselves on the café. Therefore, and having regard to the adopted Core Strategy and previous decisions including that on appeal, it is not considered that the impact on health and wellbeing of the local population would merit refusal of this application.

### 6.4 Extract Ducting

- 6.4.1 The external ducting system has been assessed by Environmental Health and is considered to be acceptable subject to appropriate conditions. Consequently, it is considered that there would be no harm to the amenities of the neighbouring residential properties.
- 6.4.2 It is also considered that the size and siting of the ducting which is 40cm in diameter and would project 1.25 metres above eaves to the rear of the premises, is visually acceptable and does not appear intrusive in the outlook of neighbouring and nearby residential properties or the wider area

## 7. **Conclusion**

- 7.1 The alterations to the composition of the Parade and extant permissions along with the introduction of retail alongside the proposed restaurant / cafe is, on balance, considered to result in a change in circumstances that supports a more favourable recommendation. In particular the expiry of the café permission at No.9 ensures that were this application be granted it would not lead to an undue concentration of food and drink uses in the Parade that would materially harm function and character of this local parade. It is thus recommended that planning permission be approved for the following reason:

*The proposed loss of a retail unit and introduction of a mixed A1 & A3 use would not give rise to an unacceptable over representation of non-A1 uses nor would it unduly increase the proportion of food and drink premises in this area. Thus the proposal does not detract from the vitality, viability and character of the shops along Chaseville Parade in accordance with Policies CP9, CP16, CP17 and CP18 of the adopted Core Strategy and Policies (II)S13, (II)S14 and (II)S18 of the Unitary Development Plan.*

## 8. **Recommendation**

- 8.1 That planning permission be approved subject to the following conditions:
1. No use of the premises hereby approved shall commence until such as time as a plan along with supporting information and a business plan is submitted to the Local Planning Authority for its approval in writing. The plan to show the area for retail sales and this shall be

retained at all times thereafter unless permission is otherwise agreed in writing by the local planning authority

Reason: In the interests of ensuring a robust retail element of the proposal in order to safeguard the vitality, viability and character of the parade.

2. The premises shall only be open for business and working between the hours of 08.00 to 22.00 hours Monday to Saturday and 10.00 to 17.00 hours on Sunday.

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

3. The use shall maintains a window display at all times.

Reason: To safeguard the appearance of the premises in the street scene as well as the vitality, and appearance of the retail parade.

4. 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.

ADJOINING PROPERTY

PATIO

MH

MH

ADJOINING PROPERTY

No. 9

G

WVP

WC

E1

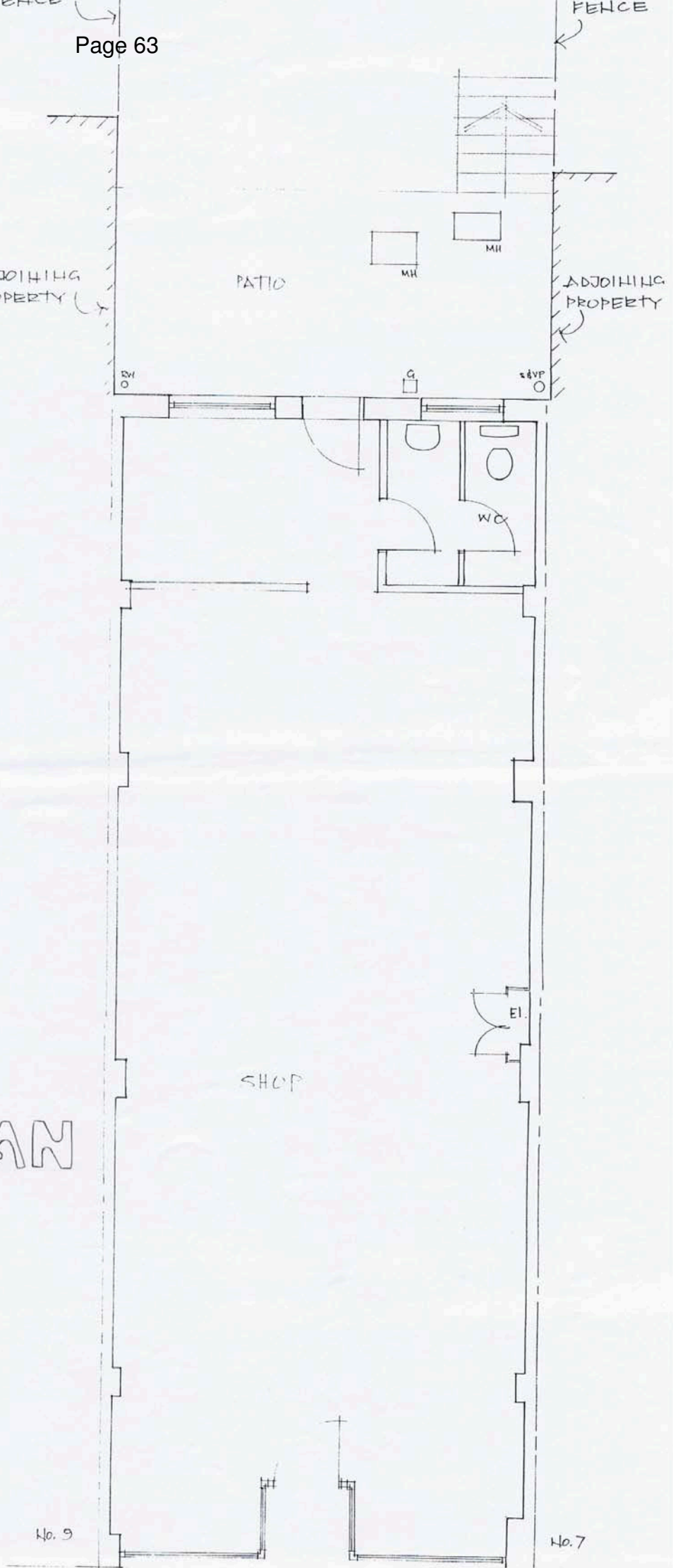
SHOP

# EXISTING PLAN

SC: 1/50  
DWG NO: C/N211PG/001

No. 9

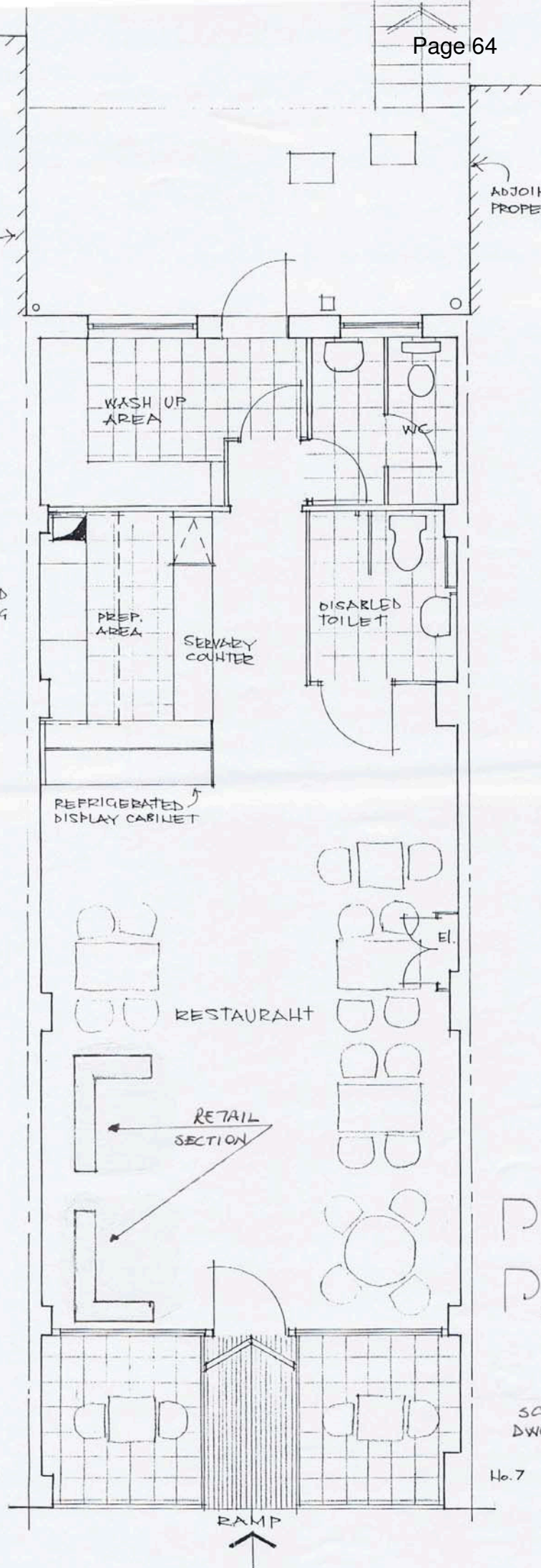
No. 7



ADJOINING PROPERTY

ADJOINING PROPERTY

TRACT HOOD  
BOVE COOKING  
EA



# PROPOSED PLAN

SC: 1/50  
DWG. NO.: C/N211PG/002

No. 9

No. 7

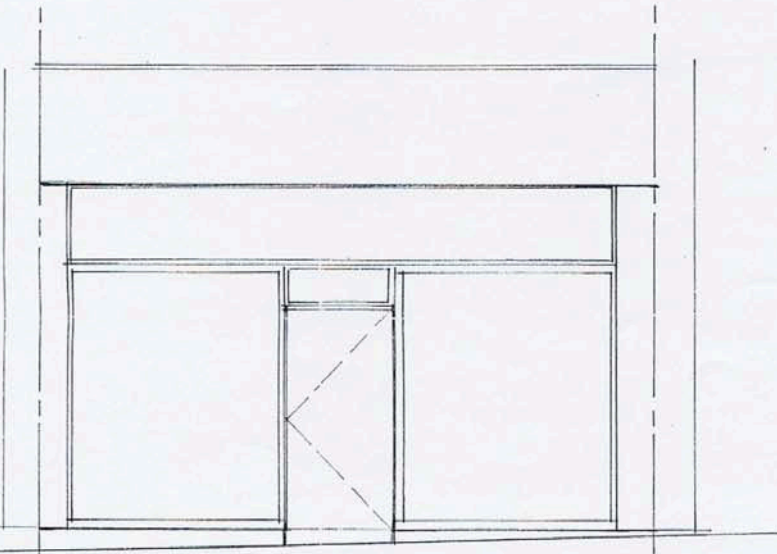
RAMP





MECHANICAL EXTRACTION  
SYSTEM TO BE PROVIDED  
WITH TRUNKING FIXED TO  
REAR WALL  
ALL IN ACCORDANCE WITH  
SPECIALIST'S RECOMMENDATIONS.

EXISTING & PROPOSED  
REAR ELEVATION



EXISTING & PROPOSED  
FRONT ELEVATION (SHOPFRONT)

SC: 1/50

DWG. NO: C/N21/P03/003



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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date :29<sup>th</sup> March 2011

**Report of**

Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Ms E. Kiernan Tel: 020 8379 3830

**Ward:** Bowes

**Application Number :** TP/10/1685

**Category:** Dwellings

**LOCATION:** 154, PALMERSTON ROAD, LONDON, N22 8RB

**PROPOSAL:** Conversion of single family dwelling into 3 self contained flats (comprising 1 x 2-bed, 1 x 1-bed and 1 studio) involving single storey rear extension, rear dormer and new external staircase and walkway at rear.

**Applicant Name & Address:**

Anastasi Estates  
29, St Marks Rise,  
London,  
E8 2ML

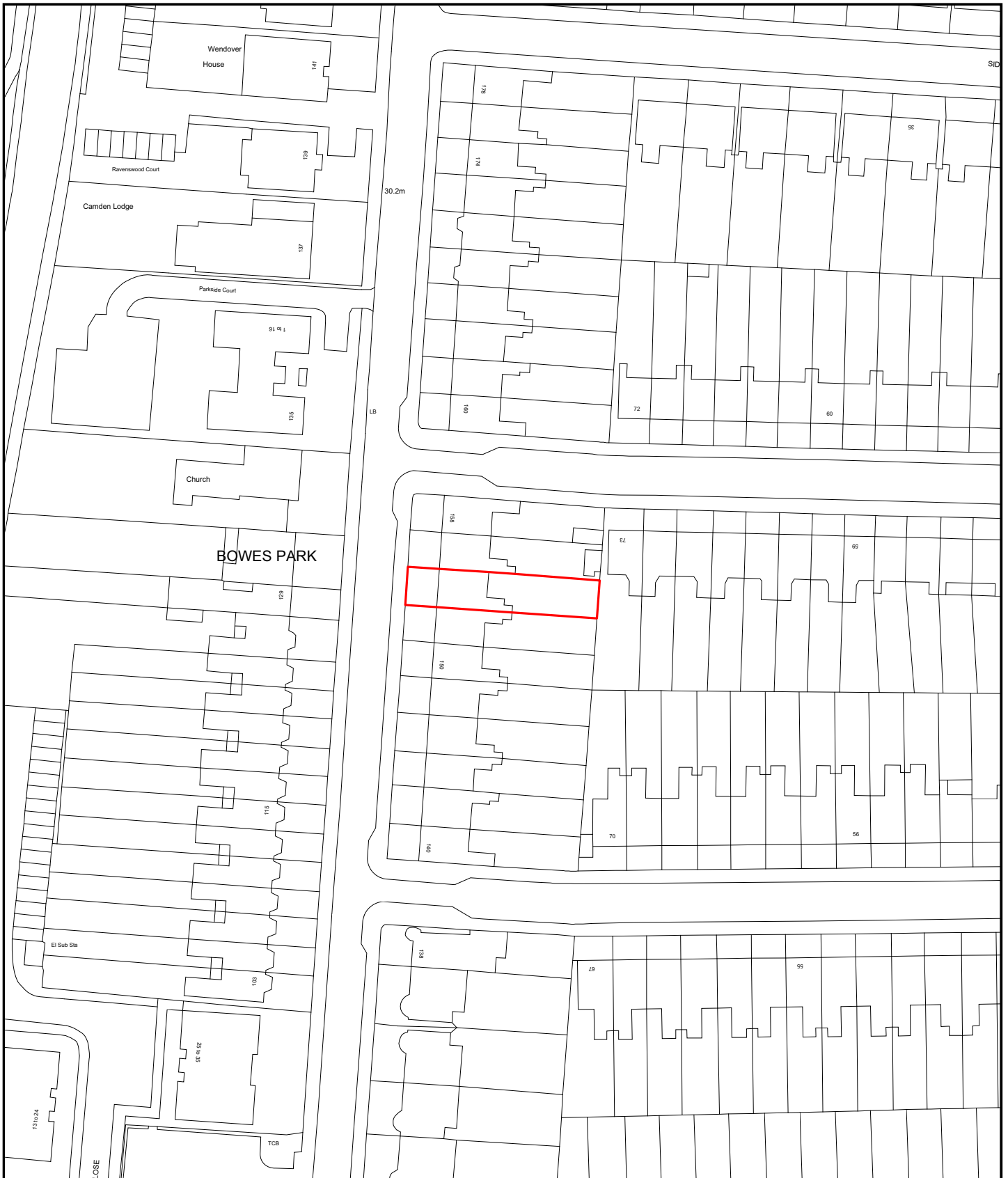
**Agent Name & Address:**

Gareth Stockbridge  
18, Friern Park  
London  
N12 9DA

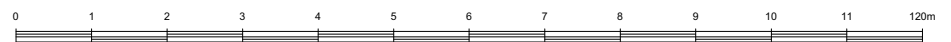
**RECOMMENDATION:** REFUSE

**NOTE TO MEMBERS:**

Although an application for a proposal of this nature would be determined under delegated authority, this application is reported to Planning Committee at the request of Councilor Constantinides.



### Development Control



Scale - 1:1001  
Time of plot: 11:59

Date of plot: 15/03/2011

## **1. Site and Surroundings**

- 1.1.1 The property is a two-storey mid-terrace dwelling house situated on the east side of Palmerston Road. The surrounding area is residential in character, comprised predominantly of similar terraced dwellings.

## **2. Proposal**

- 2.1 Permission is sought for the conversion of the property into 3 self-contained flats (comprising 2 x 1-bed and 1 x 2-bed units) together with a single storey rear extension, rear dormer window and new external staircase and walkway at rear with balustrade.
- 2.2 The proposal differs from the scheme previously refused planning permission (ref:TP/10/1332) in that a more detailed plan has been submitted indicating the head height provided by both the dormer window and existing roof to serve the studio flat within the roof space. This attempts to demonstrate the adequacy of the accommodation in the roof space.

## **3. Relevant Planning Decisions**

- 3.1 TP/07/2182 – Conversion of single family dwelling into 2 self-contained flats (comprising 1 x 2-bed and 1 x 3-bed) was approved subject to conditions in December 2007
- 3.2 TP/09/1567 - Conversion of single family dwelling into 3 self contained flats (comprising 2 x 1-bed and 1 x 2-bed) involving a single storey rear extension, rear dormer and external staircase with walkway at rear was refused in ..... . An appeal against this decision was dismissed in ..... On the following grounds:
- Inadequacy of floor space standards
  - Insufficient space within the loft area to provide for a single-bedroom flat
  - inadequate headroom within loft area
- 3.3 TP/10/0893 - Conversion of single family dwelling into 2 self contained flats (1x2-bed and 1 x 3-bed) involving a single storey rear extension with external staircase and walkway over and a rear dormer was granted with conditions
- 3.4 TP/10/1332 - Conversion of single family dwelling house into 3 self-contained flats (comprising 1 x 1-bed, 1 x 2-bed and 1 x studio), single storey rear extension, rear dormer and new external staircase and walkway at rear with balustrade was refused for the following reason:
1. The conversion of the single family dwelling into 3 self-contained flats (comprising 1 x 1-bed, 1 x 2-bed and 1 x studio) by virtue of the substandard internal floor area of flat 3, including an insufficient head height above 2.3 metres, would give rise to poor living conditions to occupiers of the property, contrary to Policy (II)H16 Appendix A1.9 of the Unitary Development Plan, the Supplementary Planning Guidance on flat conversions, Policy CP4 of the Core Strategy and Policy 3A.6 of the London Plan (2008).

## **4. Consultations**

4.1 Statutory and non-statutory consultees

4.1.1 Thames Water raises no objection in regards to sewerage and water infrastructure

4.1.2 Any other comments will be reported to the meeting

4.2 Public

4.2.1 Consultation letters were sent to 10 neighbouring and nearby residential properties. In addition, notice was published in the local press and displayed at the site. No objections have been received.

**5. Relevant Policy**

5.1 Local Development Framework: Core Strategy

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance

CP2 Managing the Supply and Location of New Housing

CP3 Affordable Housing

CP4 Housing Quality

CP5 Housing Types

CP9 Supporting Community Cohesion

CP30 Maintaining and Improving the Quality of the Built and Open Environment

CP46 Infrastructure Contributions

5.2 Unitary Development Plan

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document

(II)GD3 Character / Design

(II)GD6 Traffic Generation

(II) GD8 Access and Servicing

(II) H6 Range of Size and Tenure

(II) H8 Privacy

(II) H9 Amenity Space

(II) H16 Flat Conversions

5.3 London Plan

3A.1 Increasing London's Housing Supply

3A.2 Boroughs Housing Targets

3A.3 Maximising the Potential of Sites

3A.6 Quality of Housing Provision

3A.8 Definition of Affordable Housing

3A.9 Affordable Housing Targets

- 3A.10 Negotiating Affordable Housing in Individual Private Residential and Mixed –use Schemes
- 3A.18 Protection and Enhancement of Social Infrastructure and Community
- 3C.23 Parking Strategy
- 4B.1 Design Principles for a Compact City
- 4B.2 Design
- 4B.8 Respect Local Context and Character

5.4.1 Other Relevant Policy

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transportation

Supplementary Planning Guidance -Conversion of Single Dwellings into Flats, adopted March 1996

**6. Analysis**

6.1 Principle of the Development

6.1.1 The main consideration in the assessment of this application is whether the application overcomes the previous reasons for refusal and the appeal decision (ref TP/09/1567 & TP/101332). In addition, the adoption of the Core Strategy also now introduces a contribution towards off site affordable housing in respect of new residential units.

6.1.2 The principle of converting the property into 2 self-contained flats was accepted by the previous planning permissions (ref: TP/07/2482 & TP/10/0893). The main reasons supporting this approach was that the proposal resulted in a less intensive use of the property when compared with its current use as a House of Multiple Occupation. The adoption of the LDF Core Strategy does not affect in principle, the acceptability of this form of development and the key focus must therefore be on the standards of accommodation resultant from a reconfiguration of the property.

6.2 Floor Area

6.2.1 Supplementary Planning Guidance requires that in the case of a studio flat the minimum net internal floor space (excluding staircases and any other area which is incapable of practical use) of the converted accommodation should be 30 sq.m. In the case of a 1-bed flat this figure increases to 45 sq.m. and for a two bed 57 sq.m. The floor areas of each flat taken from correctly scaled and verified drawings are stated in the table below:

Flat No.	No. of bedrooms	Floor area (m <sup>2</sup> )
1	2	65.27m <sup>2</sup>
2	1	51.45m <sup>2</sup>
3	Studio	38.99m <sup>2</sup>

6.2.2 According to the plans submitted, while all the flats would comply with specified floor space standards, there remain reservations. This is because of the cramped nature of the studio accommodation: a concern which was

supported in the recent appeal. Appendix A1.9 of Policy (II)H16 specifies in addition to a minimum floor area, a minimum head height of 2.3 metres: floor area with a head height below 2.3 metres being considered to be of limited amenity value to the standard of residential accommodation.

- 6.2.3 In the relevant appeal decision, the Inspector gave significant weight to the lack of head height which in his opinion. Led to restricted movements and a cramped form of accommodation.
- 6.2.4 To address this, it is acknowledged that a cross section plan showing the area of useable floor space has been provided. Whilst the overall floor space equate to 38.99 sq.m., that over 2.3 metres is only 24.58sq.m which is below 30 sq.m. identified as being necessary for a studio unit of residential accommodation. Consequently and despite the perception of adequate floor area when taking the entire floor area into account, it remains a concern that the proposed use of the roof space as a separate unit of residential accommodation represents cramped form of accommodation with restricted useable circulation space thus leading to an inadequate standard of internal accommodation for existing / future residents.
- 6.2.5 While it is noted that guidance in PPS3 and the London Plan advise of a more flexible approach to the size of residential accommodation, in light of the recent Appeal decision and the deficiency that exists when assessed against the relevant standard, the proposed studio flat is considered to particularly cramped especially in relation to the proposed bathroom and sleeping area, resulting in a poor and unacceptable form of residential accommodation.

### 6.3 Affordable Housing

- 6.3.1 With the adoption of the LDF Core Strategy since the previous appeal decision, the provision of a contribution towards off site affordable housing is now a requirement.
- 6.3.2 Policy 3 of the Core Strategy states that "Some form of contribution towards affordable housing will be expected on all new housing sites...For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a Borough-wide target of 20%.' In response to this policy, the Applicant has confirmed that they are willing to make such a contribution as required by this policy (i.e. (£15,375). However, at this time, no agreement has been entered into and consequently, without this, its provision cannot be guaranteed and thus, it must form a reason for refusal.

### 6.4 Amenity Space

- 6.4.1 When assessing the previous applications, the size of the garden area was considered acceptable notwithstanding the fact that access to the amenity space to the rear is limited to flats 1 and 2. While it is acknowledged that the scheme results in a more intensive use of the property, it is considered that this arrangement serving the larger flats, is acceptable

### 6.5 Car Parking and Servicing

- 6.5.1 The London Plan recommends a maximum residential car parking standard of 1-1.5 spaces per unit for terraced houses and flats. As submitted, three off-



street car parking spaces are to be provided to an existing hard-surfaced area to the front. While it is clear that each of the spaces are compliant with current standards in terms of their size, the parking space located to the southern boundary would obstruct access. However, taking this into consideration it is still considered that the provision of 2 spaces would still be acceptable.

6.5.2 Details of refuse and recycling storage have been submitted with the application. They are considered acceptable to ensure compliance with the Council's preferred standards and Policy (II) GD8 of the Unitary Development Plan.

## 6.6 Design and Impact on Character of the Area and Neighbouring Amenities

6.6.1 Policy (II) H12 of the Unitary Development Plan seeks to ensure that residential extensions do not negatively impact on the residential amenities of neighbouring properties. In this regard, single storey rear extensions should generally not exceed 2.8m in depth from the rear main wall, and if site conditions allow for greater extensions they should not exceed a line taken at 45-degrees from the midpoint neighbours nearest original ground floor window.

6.6.2 As submitted, the proposed extension would have a depth of 5.2m significantly in excess of specified standards. However, the original property has an existing projection of the same depth which lies adjacent to the boundary with No 152. Furthermore, No.156 also has a rear projection of the same depth. As a result, the proposed rear extension, although deeper than normally considered acceptable, would infill the space between two existing projections. As there is no projection beyond either, it is considered that the rear extension would not give rise to any harm to the amenities of either adjoining property. Additionally, due to its design and siting at the rear the extension despite its size does not unduly detract from the character and visual amenity of the surrounding area.

6.6.3 The extension does not occupy the full width which permits the flank elevation to contain patio style windows. This would face the flank elevation of the projection of No 156 but due to this arrangement would not affect the privacy to this neighbouring property.

6.6.4 To gain access to the segregated rear garden from the first floor, the scheme proposes to install an external staircase. This would extend across the flat roof the rear projection. There are other examples of this form of development and it is considered the level of use would not give rise to conditions prejudicial to the amenities of neighbouring properties

6.6.5 A rear dormer would be constructed measuring at 3.85m wide by 1.4m high and would project a maximum of 1.9m from the roof plane. It would be sited set up from the eaves by 900mm and down from the ridge by 500mm. In addition, it would abut the common boundary with No 156. However, in this instance due to the existing design of the property, this siting is considered acceptable as its overall appearance would not be incongruous or overly dominant.

6.6.6 The proposed rear dormer would serve the living area of a studio flat. Given the relationship to neighbouring dwellings it is not considered that the

imposition of the rear dormer would give rise to conditions prejudicial to the privacy of neighbouring properties in excess of levels currently experienced.

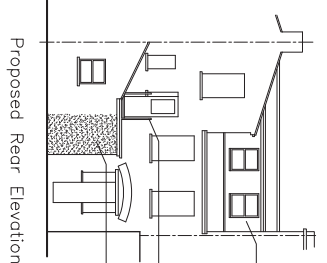
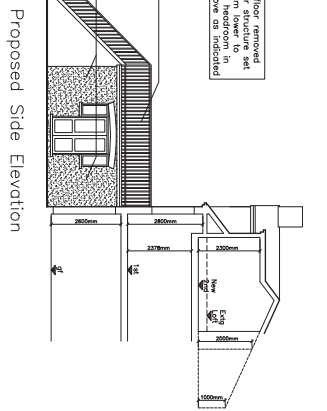
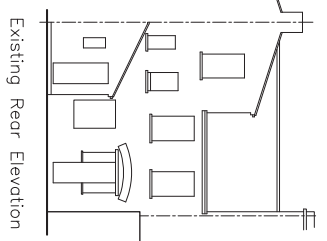
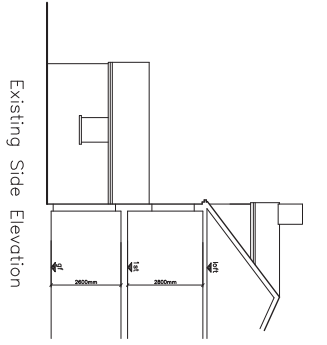
## **7. Conclusion**

7.1 Having regard to the above considerations, it is considered the proposal does not overcome the previous reason for refusal and Inspectors concerns raised in the appeal decision relating to useable floor space and the quality of the resultant studio accommodation. Additionally the off site affordable housing contributions have not been secured. Therefore, whilst the single storey rear extension, rear dormer and new external staircase and walkway to rear remain acceptable and were not raised as issues in either the appeal decision or previous planning applications, it is considered overall, the proposal remains unacceptable, contrary to the Council's adopted policies.

## **8. Recommendation**

8.1 That planning permission be refused for the following reasons:

1. The conversion of the single family dwelling into 3 self-contained flats (comprising 1 x 1-bed, 1 x 2-bed and 1 x studio) by virtue of the substandard internal floor area of flat 3, including an insufficient head height above 2.3 metres, would give rise to poor living conditions to occupiers of the property, contrary to Policy (II)H16 Appendix A1.9 of the Unitary Development Plan, the Supplementary Planning Guidance on flat conversions, Policy CP4 of the Core Strategy and Policy 3A.6 of the London Plan (2008).
2. Insufficient information has been provided to justify an absence of Affordable Housing provision, in this regard it is considered that the proposal fails to provide a sufficient level of affordable housing and associated monitoring fees, contrary to Policies 3 and 46 of the Core Strategy and Policies 3A.8, 3A.9 and 3A.10 of the London Plan.



Existing Side Elevation

Existing Rear Elevation

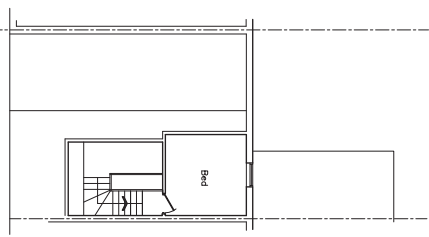
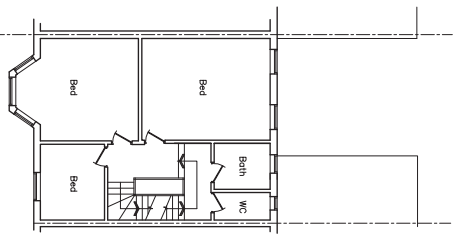
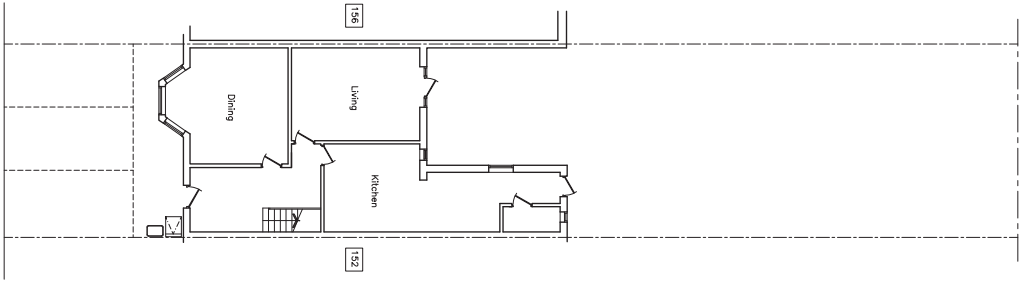
Proposed Side Elevation

Proposed Rear Elevation

Existing loft floor removed in rear and to provide 2.3m bedroom in 2nd floor shown on indicated

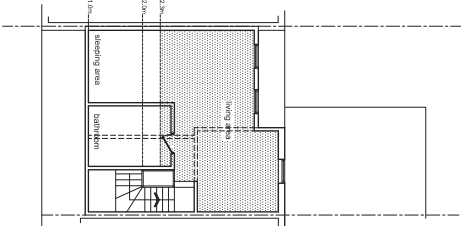
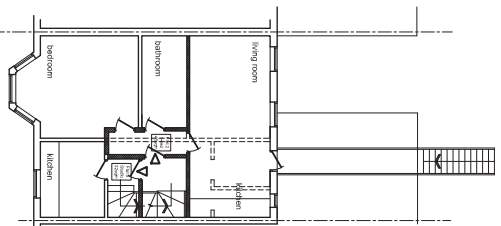
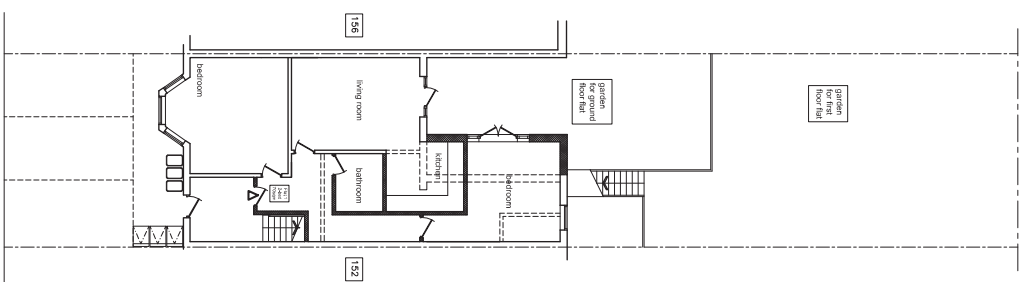
Steel Railings printed block  
Extension finished in render and polished white to match existing

Lead clad dormer existing roof  
Steel Railings printed block  
Extension finished in render and polished white to match existing



1st Floor Plan Existing

2nd Floor Plan Existing



1st Floor Plan Proposed

2nd Floor Plan Proposed

2No additional windows doors and additional units

3No Existing windows retained

Existing Windows Retained

EXISTING ROOF EXISTING LEAD CLAD DORMER TO BE REMOVED AND REPLACED WITH NEW 2.3m x 2.3m

GF Plan Existing

PALMERSTON RD

GF Plan Proposed

PALMERSTON RD

**STUART HENLEY & PARTNERS**  
Chartered Surveyors & Planning Consultants

2a Wrotham Business Park  
Hadley, Barnet  
Herts EN5 4SB  
T: 020 8275 1080  
F: 0800 007 3003  
e: info@stuarthenley.com  
w: www.planningconsent.com

Scale: 1:100@A1

Drawing Title: Existing and Proposed Floor Plans and Elevations

Project: Conversion and Extension to 10m 2-5/1c Flats

Location: 154 Palmerston Road London N22 8RB

Drawing No: 3881 04

Rev:

Date: Nov 2010

Dwinn: 1de

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 29<sup>th</sup> March 2011

**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:**  
Cockfosters

**Application Number :** TP/10/1770

**Category:** Dwellings

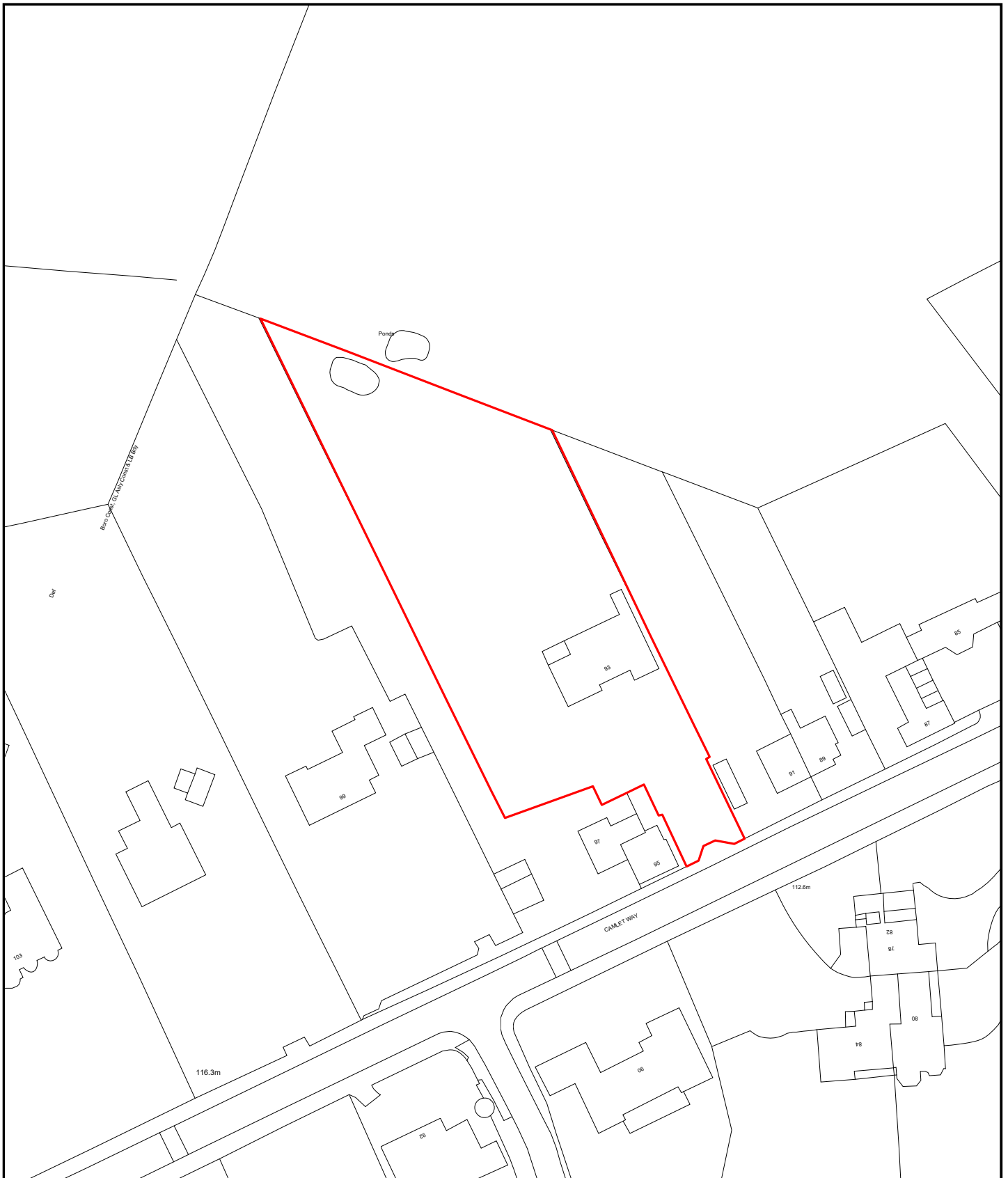
**LOCATION:** 93, CAMLET WAY, BARNET, EN4 0NL

**PROPOSAL:** Sub-division of site and erection of a single storey part lower ground single family dwelling with obscured glazed balustrade to roof and integral garage.

**Applicant Name & Address:**  
Opticrealm Limited  
62, York Way,  
London,  
N1 9AG

**Agent Name & Address:**  
Paul Carter,  
Paultcarter Planning  
35, The Ridgeway  
Kent  
TONBRIDGE  
TN10 4NJ

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



### Development Control



Scale - 1:1001  
Time of plot: 12:04

Date of plot: 15/03/2011

## **1.0 Site and Surroundings**

- 1.1 The application site comprises a large detached house in substantial grounds on the northern side of Camlet Way. The house is set back significantly from the road frontage and sits behind a smaller pair of semi-detached properties (No's 95 and 97 Camlet Way) to the frontage. The site is not within a Conservation Area and the site adjoins a pair of Grade II Listed cottages (No's. 89 & 91 Camlet Way) to the east. To the north the site adjoins the Green Belt boundary.
- 1.2 The site contains a number of trees. None are presently the subject of a Tree Preservation Order.
- 1.3 A site visit was undertaken on 26 January 2011 to the application site and the neighbouring property of No. 99 Camlet Way.

## **2.0 Proposal**

- 2.1 This application seeks permission for the subdivision of the site which contains a single detached dwelling and erecting a single storey 4-bed house to the rear of the site. The proposed dwelling will be of a contemporary design and, owing to the topography of the site, the roof level will be at the ground level of the existing dwelling.
- 2.2 The dwelling will have a depth of 30m, width of 26.5m and maximum height of 6m. The dwelling will feature an underground garage below a grass covered roof.

## **3.0 Planning History**

### **Site**

- 3.1 TP/08/0407 – Demolition of existing house and erection of four detached 6-bed single family dwellinghouses. Application refused for reasons of cramped development.

### **Other**

- 3.2 TP/08/0647 – 103 Camlet Way. Demolition of existing building and subdivision of site and erection of two 6-bed 2-storey detached dwelling houses with accommodation in roof space, dormer windows together with side balcony and detached double garage to house one and construction of associated accesses. (Revised scheme). Approved 10 June 2008.
- 3.3 TP/06/1920 – Land at rear of 96 Camlet Way. Erection of a 2-storey 5-bed detached single family dwelling house incorporating accommodation in the roof with front and rear dormers and attached garage. Approved 12 December 2006.

## **4.0 Consultations**

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

4.1.1 Tree Officer consulted – No objection. Should permission be granted, condition should be attached to ensure methodology for retaining trees indicated in Arboricultural Report is carried out.

4.1.2 Sustainability Officer – No Objection

Code 4 dwelling would be acceptable, however, given the design of the development with a subterranean element it is likely that the development could achieve a higher energy efficiency at the detailed specification stage. It is acknowledged that the required SAP modelling to demonstrate the final emissions of the development would not necessarily be available at this stage in the development process and in this regard, I would be minded to attach a condition that seeks to maximise the energy efficiency rather than simply accept the 40% improvement assumed to accord with Policy CP4 and CP20 of the Core Strategy to accommodate this change and ultimately maximise the sustainability of the site.

4.1.3 Traffic and Transportation – No Objection

4.1.4 Biodiversity – No objection. Should permission be granted, condition should be attached to ensure ecological enhancements.

4.1.5 Highway Services – No comment

4.1.6 Thames Water – No objection

4.1.7 London Borough of Barnet – No objection

4.2 Public

Consultation letters were sent to five neighbouring properties. The statutory consultation period ended on 07 February 2011. Six letters of objection were received raising the following comments:

- Increased traffic and congestion
- Development adjacent to green belt
- Wildlife
- Trees with TPOs
- Historical local interest
- Overdevelopment of plot, garden grabbing
- Loss of privacy and outlook
- Inappropriate design for rural environment and green belt
- Traffic access, parking issues
- Unsuitable and unsightly development

## **5.0 Relevant Policies**

### **5.1 Core Strategy**

At the meeting of the full Council on 10<sup>th</sup> November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:



- SO1 Enabling and focusing change
- SO2 Environmental sustainability
- SO4 New Homes
- SO10 Built environment
- CP2 Housing Supply and Locations for New Homes
- CP3 Affordable housing for sites providing less than ten units
- CP4 Housing Quality
- CP5 Housing Types
- CP20 Sustainable energy use and energy infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP33 Green belt and countryside
- CP36 Biodiversity

## 5.2 Unitary Development Plan

After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance:

- (II)GD3 Character / Design
- (II)GD6 Traffic implications
- (II)GD8 Access and servicing
- (II)H8 Privacy and overlooking
- (II)H9 Amenity space standards
- (II)H10 Loss of garage/parking
- (II)T13 Access onto public highway
- (II)T16 Access for pedestrians
- (II)T19 Provision for cyclists
- (II)G20 New development in proximity to Green Belt not to increase visual dominance and intrusiveness of the built up area.

## 5.3 London Plan

- 3A.1 Increasing London's housing supply
- 3A.2 Borough housing targets
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3C.23 Parking strategy
- 4A.3 Sustainable Design and Construction
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

## 5.4 Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPG2 Green Belt
- PPS3 Housing
- PPS5 Planning for the Historic Environment
- PPS9 Planning and Biodiversity
- Enfield 2008 Housing Market Assessment
- Affordable Housing Economic Viability Study (2009)

London Housing Guide Interim Edition, August 2010

## **6.0 Analysis**

### **6.1 Principle for development**

6.1.1 PPS3: Housing states that Local Authorities should look at the effective use and re-development of vacant, derelict and previously developed land. However, PPS3 paragraph 41 also indicates that Local Authorities will need to consider sustainability issues and some previously developed sites will not necessarily be suitable for housing. There is no presumption that previously-developed land is necessarily suitable for housing development nor that the whole of the curtilage should be developed. The PPS also now confirms that private residential gardens no longer fall within the definition of previously developed land and therefore there is no longer a presumption in favour of development.

6.1.2 The subdivision of the site and proposed residential development is considered acceptable in principle owing to the large plot size and existing use of the site as a single dwelling with regards to Policy (II)GD3 of the Unitary Development Plan.

6.1.3 The proposed development is for a 4-bed dwelling whilst retaining the existing large family dwelling on site. The Council through Core Policy 5 of the Enfield Plan Core Strategy seeks a mix of homes with a particular need for larger family dwellings. Therefore, the proposed 4-bed dwelling will contribute to this need.

### **6.2 Character**

6.2.1 The existing house on site is two storeys in height and sits substantially back from the site frontage. It is located approximately 1m away from the common boundary of the site with No. 91 Camlet Way to the east and almost 20m away from the common boundary with No.99 Camlet Way to the west.

6.2.2 The proposal involves the erection of a new single storey detached house to the rear of the existing dwelling. The dwelling is proposed to be partially sunk with the roof level to match the ground level of the existing dwelling of No. 93. The single storey dwelling is intended to be less intrusive to the property of No. 93 while a 4 bed property is considered to be more appropriate to the application site.

6.2.3 The proposed dwelling is contemporary in design and differs from the existing property of No. 93 and the neighbouring properties. The issue of design is highly subjective. 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. The proposed dwelling of a single storey and partially submerged is considered to respond to the site context while its siting to the rear of the existing dwelling would not be of detrimental affect to the character of the surrounding area with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and 4B.8 of the London Plan.

### **6.3 Design Considerations**

- 6.3.1 The proposed dwelling is designed in an L-shape with living functions facing the north to maximise the natural light available on the site. Natural light will also be available from a number of rooflights and internal courtyards. The dwelling has been designed to ensure that the majority of the rooms have access to natural light from either large windows or rooflights.
- 6.3.2 Bedroom accommodation will be lined along the boundary with No. 99 together with screening will provide sufficient privacy and separation from the rest of the dwelling. A home office is also proposed to the front of the property with a separate access from the entrance courtyard.
- 6.3.3 The proposed dwelling is considered to provide a high standard of living accommodation for the future occupants while respecting the context of the site with regards to Core Policies 4 and 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and 4B.8 of the London Plan.

#### 6.4 Neighbours

- 6.4.1 No. 99 Camlet Way lies to the west of the application site and No. 93, following subdivision of the site will lie to the south. The proposed house will be sited 22m away from the existing dwelling of No. 93 and 24m away from the neighbouring property of No. 99 which is considered acceptable to safeguard the privacy of the occupiers of these properties. In addition, a large number of trees surrounding these properties are to be retained which will assist in maintaining sufficient levels of privacy and reduce the impact on the neighbouring properties.
- 6.4.2 The proposal includes a roof terrace featuring a glass balustrade measuring 1m in height. Owing to the existing vegetation on both the eastern and western boundaries and the 1.7m high fence which will surround the amenity space of No. 93, the privacy of the neighbouring properties are considered to be respected with regards to Policy (II)H8 of the UDP. As a further safeguard to the protection of privacy, a condition requiring the glass balustrade to be of obscure glazing to the east, west and southern boundaries shall be added to any approval.
- 6.4.3 A concern regarding the access road in close proximity to the neighbouring property was raised in an objection letter. The creation of an additional dwelling is not considered to give rise to significant increase in vehicles on site. It is recognised that vehicle movements will now occur along the boundary with No. 99, yet owing to the limited number of vehicles expected to use the private driveway it is not considered to cause significant harm to the residential amenities of the neighbouring property.

#### 6.5 Impact on the Green Belt

- 6.5.1 The site lies to the south of the green belt. PPG2 indicates that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. The proposed dwelling will be single storey and sited at least 8m from the northern boundary. Owing to its siting and considerate design, the proposed dwelling is not considered to be visually impact on the adjacent Green Belt land with

regards to Core Policy 33 of the Enfield Plan Core Strategy, (II)G20 of the Unitary Development Plan and PPG2.

#### 6.6 Traffic, Access and Parking

- 6.6.1 The proposal includes the erection of a triple garage for the new dwelling to the rear which exceeds the London Plan maximum parking standards in 3C.23 and Annex 4. However, having regard to the location of the site and its low PTAL rating, this level of provision is not considered inappropriate with regards to Policy (II)GD6 and (II)GD8 of the UDP and 3C.23 of the London Plan.
- 6.6.2 The existing garage of No. 93 is to be demolished in order to provide access to the new dwelling. No replacement parking provision is included in the scheme, however owing to the large driveway with sufficient space for parking the level of provision for the existing dwelling is considered acceptable with regards to Policies (II)GD6, (II)GD8 and (II)H10 of the UDP and 3C.23 of the London Plan.
- 6.6.3 The proposal includes the excavation and creation of an access drive to the new dwelling. The access will be substantially below existing ground levels featuring retaining walls on either side. A number of objection letters received refer to the increased traffic from the development on Camlet Way. The erection of a single additional dwelling at the site is not considered to create significant levels of traffic with regards to Policy (II)GD6 of the UDP.

#### 6.7 Impact on Trees

- 6.7.1 None of the trees on site have TPOs. An Arboricultural report has been submitted as part of the application. A number of trees on site will be removed as part of the development. The Arboricultural report indicates that the 17 trees are to be removed which include four Category 'R' specimens and 13 trees which are of limited landscape value or potential. The loss of these trees is considered acceptable as they are not necessary to provide screening of the development nor do they have any significant value in retention.
- 6.7.2 A tree protection plan has been prepared as part of the Arboricultural report which sets out the measures necessary to secure the effective retention and protection of trees identified as retained within the context of the proposals. The measures include root protection areas which are considered sufficient to protect the retained trees. In order to ensure that the trees are retained, a condition can be attached to the permission requiring the works to be carried out in accordance with the proposed Tree Protection Plan.
- 6.7.3 A number of trees lie to the northern boundary of the site which are identified as being retained. The proposed dwelling being only a single storey and partially sunk into the ground means that light entering the property may be limited and therefore pressure to significantly prune the trees to the north was thought to be a potential issue. Paragraph 3.8.2 of the Arboricultural report indicates that owing to the layout of the property, the retained trees are not considered likely to result in any perceived degree of excessive obstruction of daylight or shading to windows of habitable rooms and therefore pressure to fell or severely prune trees to the north is unlikely to be undertaken for this purpose.

## 6.8 Impact on Wildlife

6.8.1 An ecological assessment has been submitted as part of the application. The report indicates that evidence from detailed survey work shows no reason to suggest that an ecological designation, habitats or nature conservation interest nor any protected species will be significantly harmed by the proposal providing the following recommendations are carried out.

6.8.2 PPS9 requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The following enhancements are recommended to being implemented in the development:

- Tree planting incorporating native species
- Landscaping incorporating native species
- Removal of non-native and invasive species.
- Bat boxes
- Bird boxes

6.8.3 In order to ensure that these enhancements are carried out should permission be granted, a condition will be attached requiring these works as a minimum unless otherwise agreed with the council. Furthermore, details of the green/brown roof will be required prior to commencement of development in order to ensure the impact on the area is minimised with regards to Core Policy 36 of the Enfield Plan Core Strategy.

## 6.9 Impact on the setting of the Listed Buildings

6.9.1 Nos. 89 and 91 Camlet Way are both Grade II Listed Buildings. The proposed development is not considered to have a detrimental impact on the setting of Listed Buildings. Access to the site remains largely as existing and the siting of the proposed dwelling to the rear of the existing house would not intrude on their setting with regards to Core Policy 31 of the Enfield Plan Core Strategy and PPS5.

## 6.10 Sustainable Design and Construction

6.10.1 A Code 4 dwelling is considered acceptable, however, given the design of the development with a subterranean element it is likely that the development could achieve a higher energy efficiency at the detailed specification stage. It is acknowledged that the required SAP modelling to demonstrate the final emissions of the development would not necessarily be available at this stage in the development process and in this regard, I would be minded to attach a condition that seeks to maximise the energy efficiency rather than simply accept the 40% improvement assumed to accord with Core Policies 4 and 20 of the Enfield Plan Core Strategy to accommodate this change an ultimately maximise the sustainability of the site.

6.10.2 The Council promotes the provision of inclusive design and accessibility in residential development through the application of Lifetime Homes Standards. The proposed dwelling meets the relevant criteria of the standards.

## 6.11 Amenity Space

6.11.1 Policy (II)H9 of the UDP requires that amenity space for new residential development should be of a size equal to 100% of the total GIA or a minimum of 60sqm, whichever is the greater in area. The proposed new dwelling will have a GIA of 560sqm and amenity space of 909sqm equal to a provision of 162% therefore meeting the requirements of Policy (II)H9.

6.11.2 The GIA of the existing dwelling can not be calculated owing to the lack of floorplans in the application. The amenity space provision for 93 Camlet way is 724sqm which is considered to be sufficient for a property of this size with regards to Policy (II)H9 of the UDP.

## 6.12 Affordable Housing

6.12.1 Core Policy 3 of the Enfield Plan Core Strategy requires that some form of contribution towards affordable housing will be expected on all new housing sites. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing.

6.12.2 The calculation for affordable housing financial contribution is as follows:

Open Market Value (A)  
Residual Land Value % (B)  
15% of ((A) \* (B)) for site acquisition and servicing costs (C)  
Per unit sum (D)  
Contribution = 20% of D

Formula is:  $A * B + C = D$ ;  
20 % of D = financial contribution.

4 bed unit value: £350,000 (A), 38.2% (B).

Therefore  $350,000 * 0.382 = £133,700$   
 $133,700 * 1.15 = £153,755$   
 $153,755 * 0.2 = \mathbf{£30,751}$

6.12.3 Administration and Monitoring of S106 Agreements: Government Circular 05/05 and the consultation document a New Policy Document for Planning Obligations requires agreements to be managed. Management is essential to ensure that S106 agreements are delivered, and that the development is, therefore, acceptable in planning terms. The following management fees will be charged on S106 agreements signed for applications received on and after 1<sup>st</sup> October 2010:

- 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

6.12.4 The revenue generated from this fee will be used for S106 administration, monitoring and management purposes only.

6.12.5 Given the scheme is required to make payment towards off-site affordable housing provision; a Monitoring fee is also required.

6.12.6 The applicant has agreed to the financial contribution and a section 106 agreement will be required should permission be granted.

## 7.0 Conclusion

7.1 Having regard to the above considerations, it is considered that the proposed sub-division of the site and erection of a single storey 4-bed family dwelling by virtue of its innovative responsive design to the context of the site would not be detrimental to the character of the surrounding area, nor give rise to conditions causing undue harm to the residential amenities of neighbouring properties. Accordingly the proposal is considered acceptable for the following reasons:

1. The proposed subdivision and erection of a single storey family dwelling by virtue of its size, siting and design is not considered to be detrimental to the character of the surrounding area nor cause undue harm to the residential amenities of the neighbouring properties with regards to Core Policies 30 and 31 of the Enfield Plan Core Strategy, Policies (II)GD3, (II)GD6, (II)GD8, (II)H8 and (II)H9 of the Unitary Development Plan and Policy 4B.8 of the London Plan.
2. The proposed dwelling by virtue of its size, layout and design is considered to be an addition of a large single family unit to the borough's housing stock and provide a high standard of accommodation with regards to Core Policies 2, 3, 4, 5 and 30 of the Enfield Plan Core Strategy and Policy 3A.1 of the London Plan.
3. Owing to its siting and design, the proposed dwelling is not considered to have a negative visual impact on the adjacent Green Belt land with regards to Core Policy 33 of the Enfield Plan Core Strategy, Policy (II)G20 of the Unitary Development Plan and PPG2.
4. The loss of garage to the existing dwelling by virtue of sufficient space for parking on the driveway to the front of the property is considered acceptable with regards to Policies (II)GD6, (II)GD8 and (II)H10 of the UDP and 3C.23 of the London Plan.

## 8.0 Recommendation

- 8.1 That planning permission be **GRANTED** subject to the following conditions:
1. C60 Approved Plans
  2. C07 details of materials
  3. C09 surfacing materials
  4. C15 private motor vehicles only – garages
  5. C16 private motor vehicles only – parking areas
  6. C19 refuse storage and recycling facilities
  7. C21 Construction servicing area
  8. C22 Details of construction vehicle wheel cleaning
  9. C25 No additional fenestration
  10. C28 restriction of permitted development - buildings
  11. The development shall not commence until detailed drawings showing that the shared access to the development is at least 4.1m in width 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 does not prejudice conditions of safety or traffic flow on adjoining highways.

12. The development hereby approved shall not commence until a written confirmation from the Fire Department agreeing with the proposed means of access to the building has been submitted to and approved in writing by the local highway authority.

Reason: In the interests of highway safety and highway amenity.

13. The construction works shall be carried out in accordance with the proposed Tree Protection Plan as submitted in the Arboricultural Report unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the existing trees on site during construction.

14. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate energy efficiency of the development and shall provide for no less than 40% improvement in the Dwelling Emission Rate from the Target Emission Rate as expressed by Part L of Building Regs 2010 arising from the operation of a development and its services. In addition the report will also demonstrate the feasibility of achieving increased efficiency beyond a 40% improvement in CO<sub>2</sub> emissions over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies and shall be implemented in accordance with the details approved.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 4A.4 and 4A.7 of the London Plan 2008 and PPS22.

15. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 4A.16 of the London Plan 2008.



16. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in Appendix F of PPS25, London Plan Policy 4A.14 and SUR1 of the Code for Sustainable Homes. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policy 4A.14 of the London Plan 2008 and PPS25.

17. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than Code Level 4 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 Code 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 Code 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.

18. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

- a revised Access Statement detailing routes through the landscape and the facilities it provides;
- an ecological report detailing how the landscaping scheme maximises the ecological value of the site;

- existing and proposed underground services and their relationship to both hard and soft landscaping;
- proposed trees: their location, species and size;
- soft plantings: including grass and turf areas, shrub and herbaceous areas;
- topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible paving, unit paving, furniture, steps and if applicable synthetic surfaces; and
- any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 3D.14, 4A,3 and 4B.5 of the London Plan 2008.

19. The development shall not commence until details of the biodiversity (green/brown) roof(s) shall be submitted and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:
- Biodiversity based with extensive substrate base (depth 80-150mm);
  - Sited in accordance with plan No. 1370.02.01 rev. C hereby approved; and,
  - Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

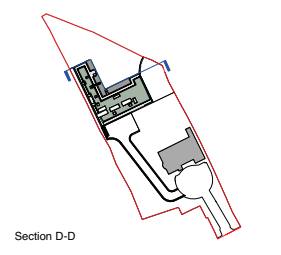
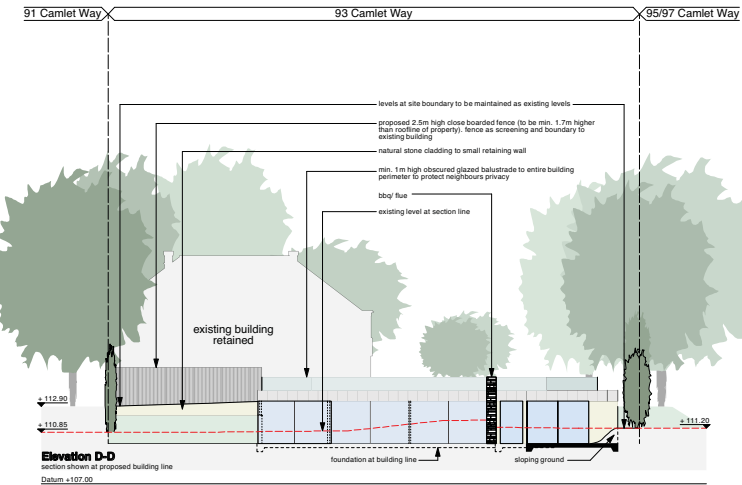
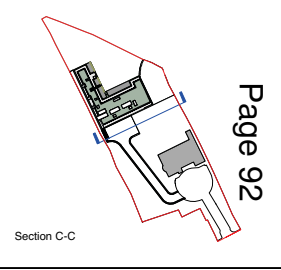
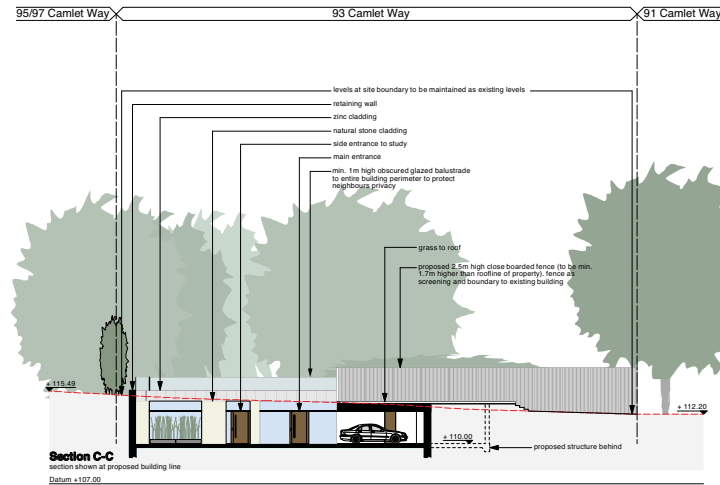
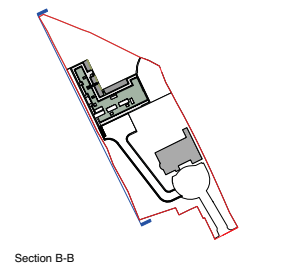
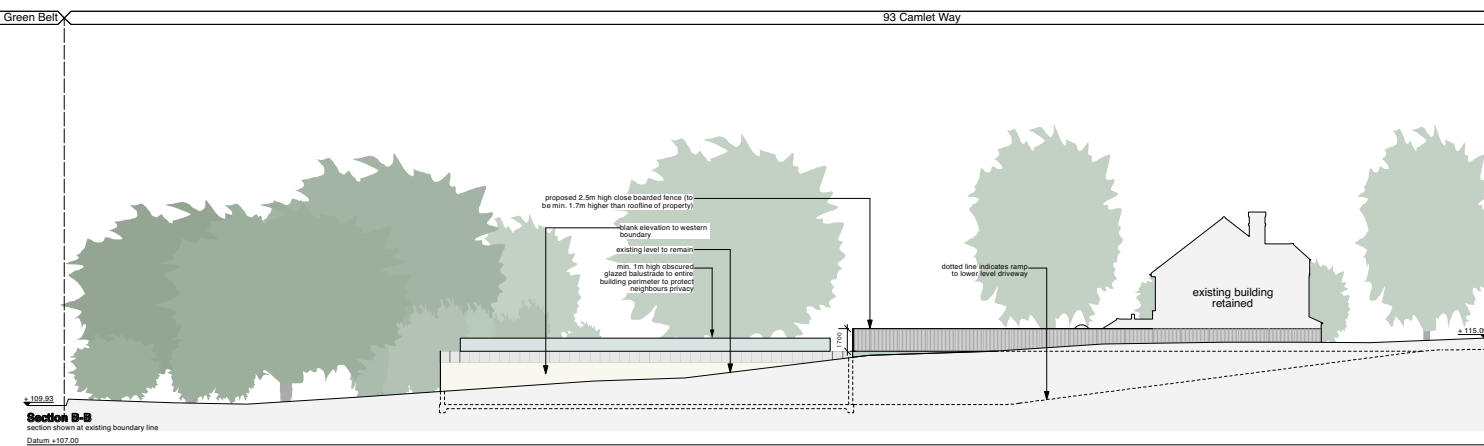
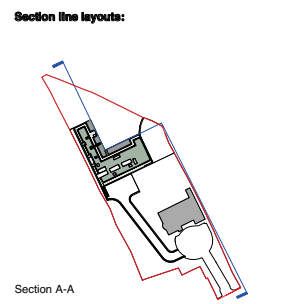
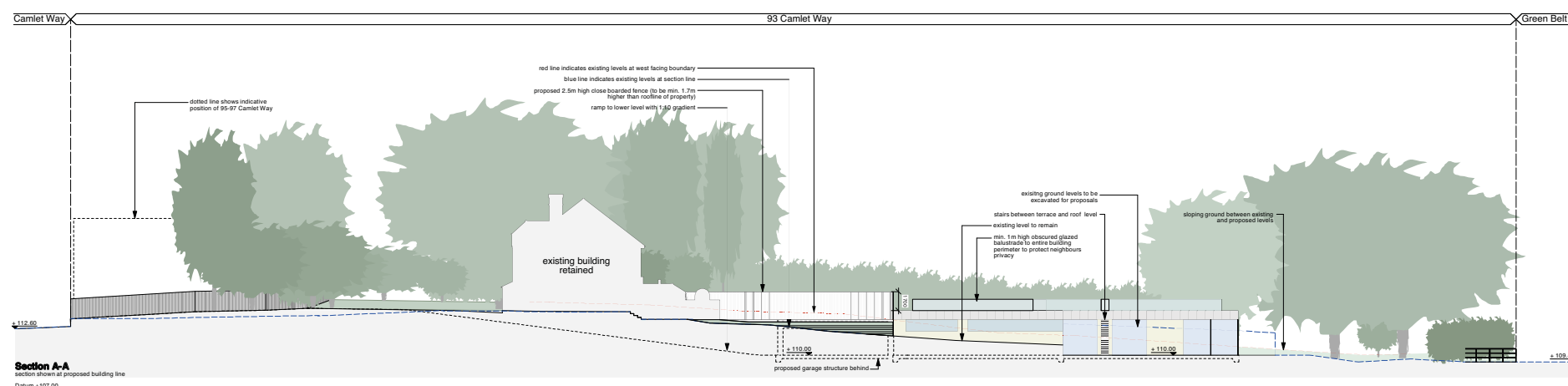
The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 3D.14, 4A,3 and 4B.5 of the London Plan 2008.

20. C51A time limited permission (3 years)
21. C59 cycle parking spaces
22. The glass balustrade on the roof serving the eastern, western and southern elevations of the development indicated on drawing No. 1370.02.01 rev C shall be of obscure glass unless otherwise agreed in writing by the Local Planning Authority.

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



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notes  
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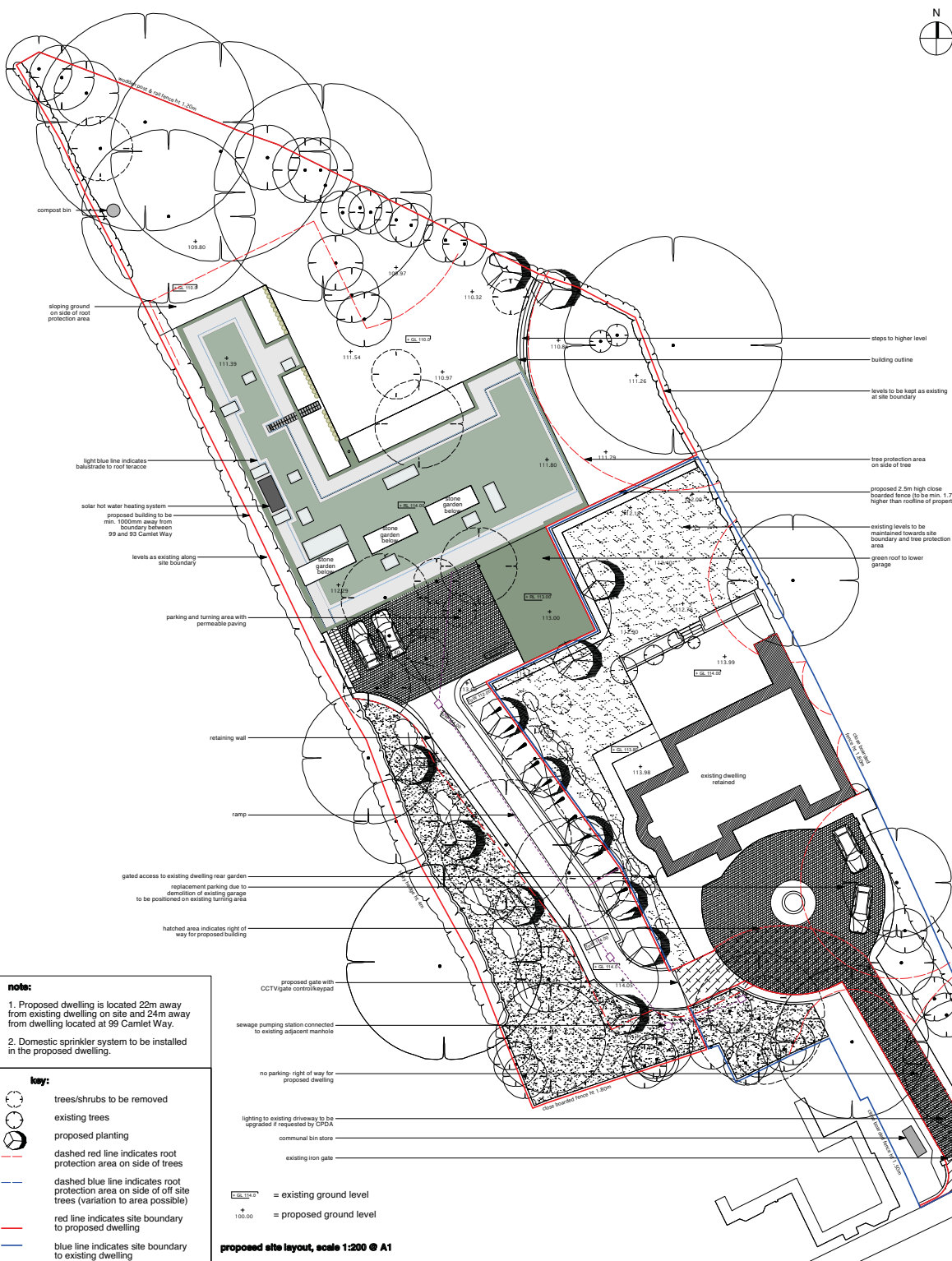
revision  
 A - 20.09.10 - pre-application  
 B - 15.11.10 - planning  
 C - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

drawing title **site sections**  
 scale **1:200@A1** date **aug 10** drawn by **pr**  
 status for information  for tender  for construction

drawing number **1370.02.02** revision

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**note:**

- Proposed dwelling is located 22m away from existing dwelling on site and 24m away from dwelling located at 99 Camlet Way.
- Domestic sprinkler system to be installed in the proposed dwelling.

**key:**

- trees/shrubs to be removed
- existing trees
- proposed planting
- dashed red line indicates root protection area on side of trees
- dashed blue line indicates root protection area on side of off site trees (variation to area possible)
- red line indicates site boundary to proposed dwelling
- blue line indicates site boundary to existing dwelling

proposed gate with CCTV/gate control/keypad

sewage pumping station connected to existing adjacent manhole

no parking - right of way for proposed dwelling

lighting to existing driveway to be upgraded if requested by CPDA

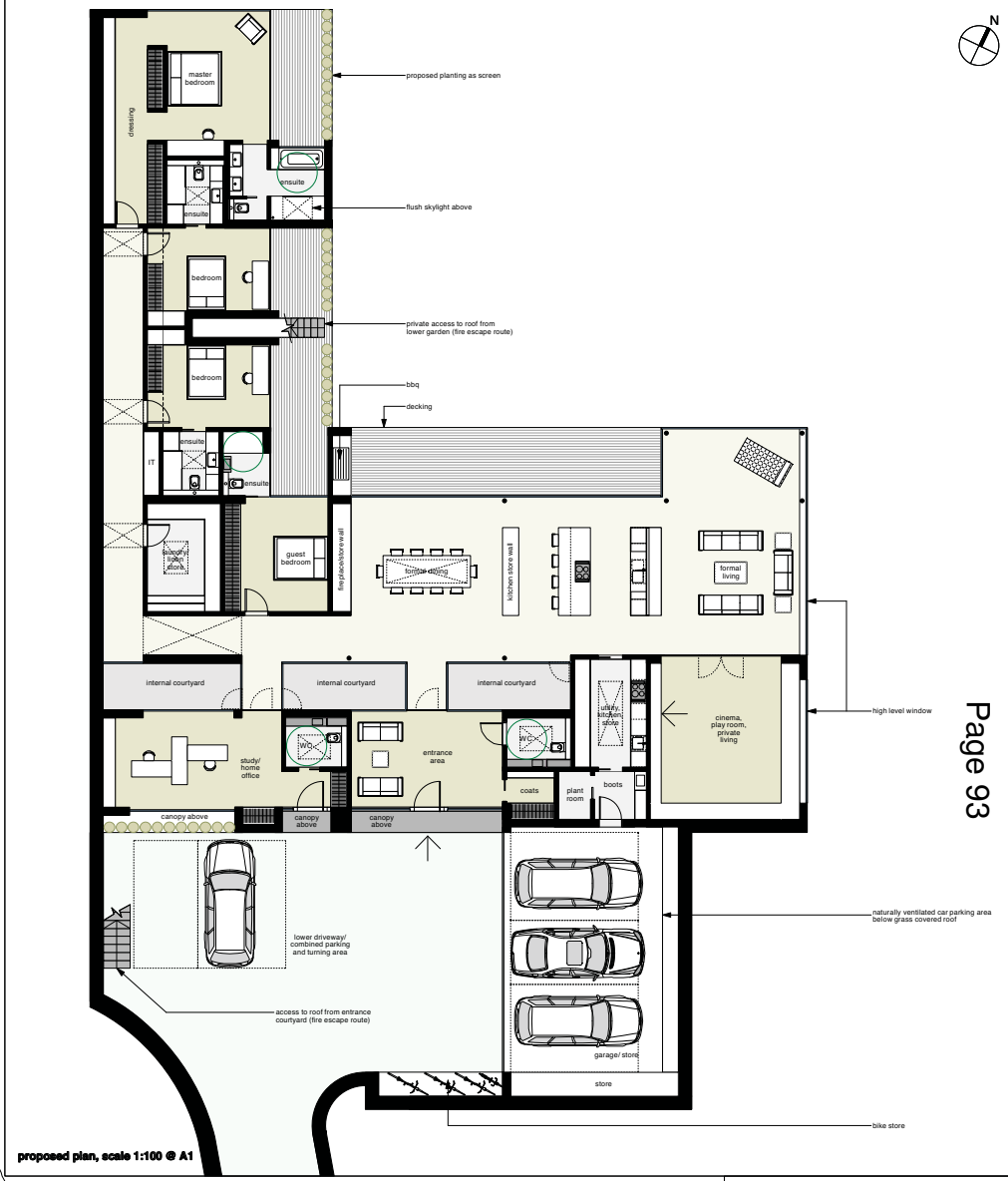
communal bin store

existing iron gate

existing ground level

proposed ground level

proposed site layout, scale 1:200 @ A1



proposed plan, scale 1:100 @ A1

proposed planting as screen

flush skylight above

private access to roof from lower garden (fire escape route)

bbq

docking

high level window

naturally ventilated car parking area below glass covered roof

bike store

cinema, play room, private living

formal living

guest bedroom

study/home office

entrance area

coats

plant room

boots

garage/store

store

lower driveway/combined parking and turning area

access to roof from entrance courtyard (fire escape route)

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revision  
A - 20.09.10 - pre-application  
B - 15.11.10 - planning  
C - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

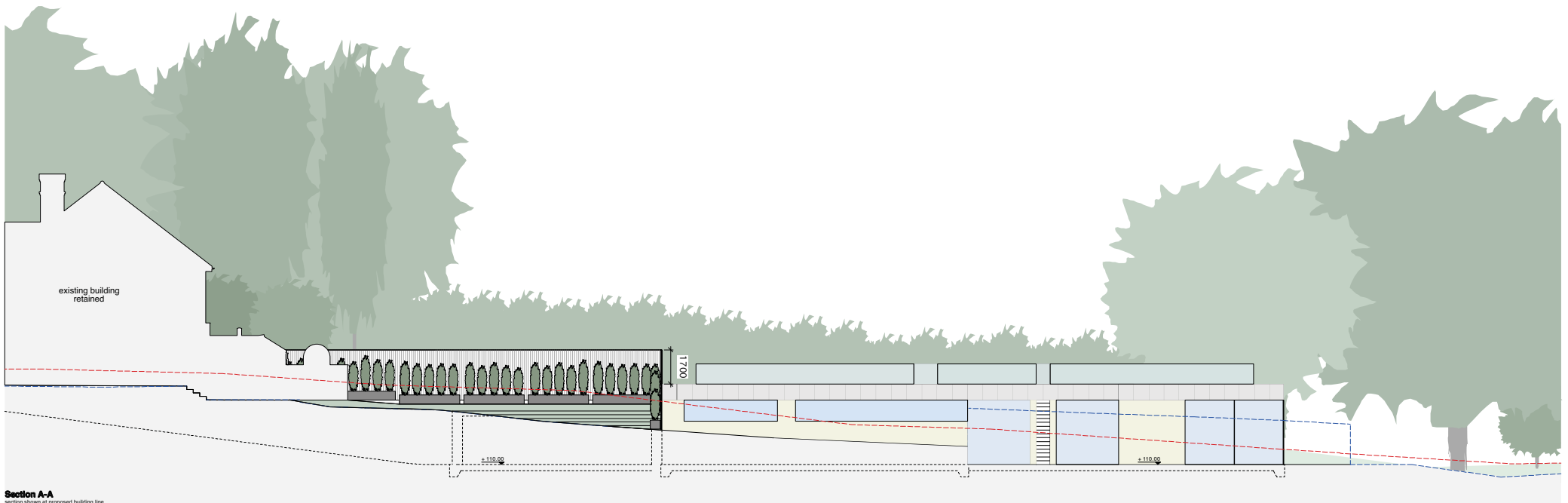
drawing title **site layout and plan**

scale **see drg.** date **aug 10** drawn by **pr**

status  for information  for tender  for construction

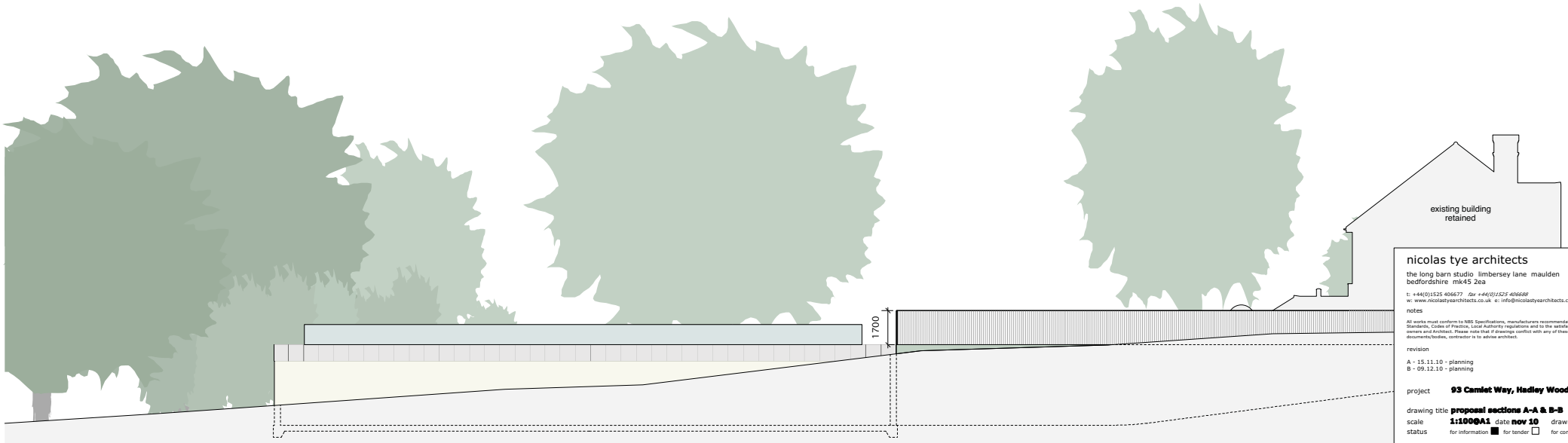
drawing number **1370.02.01** revision

(please note figures are approximate)



**Section A-A**  
section shown at proposed building line

Datum +107.00



**Section B-B**  
section shown at existing boundary line

Datum +107.00

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revision  
 A - 15.11.10 - planning  
 B - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

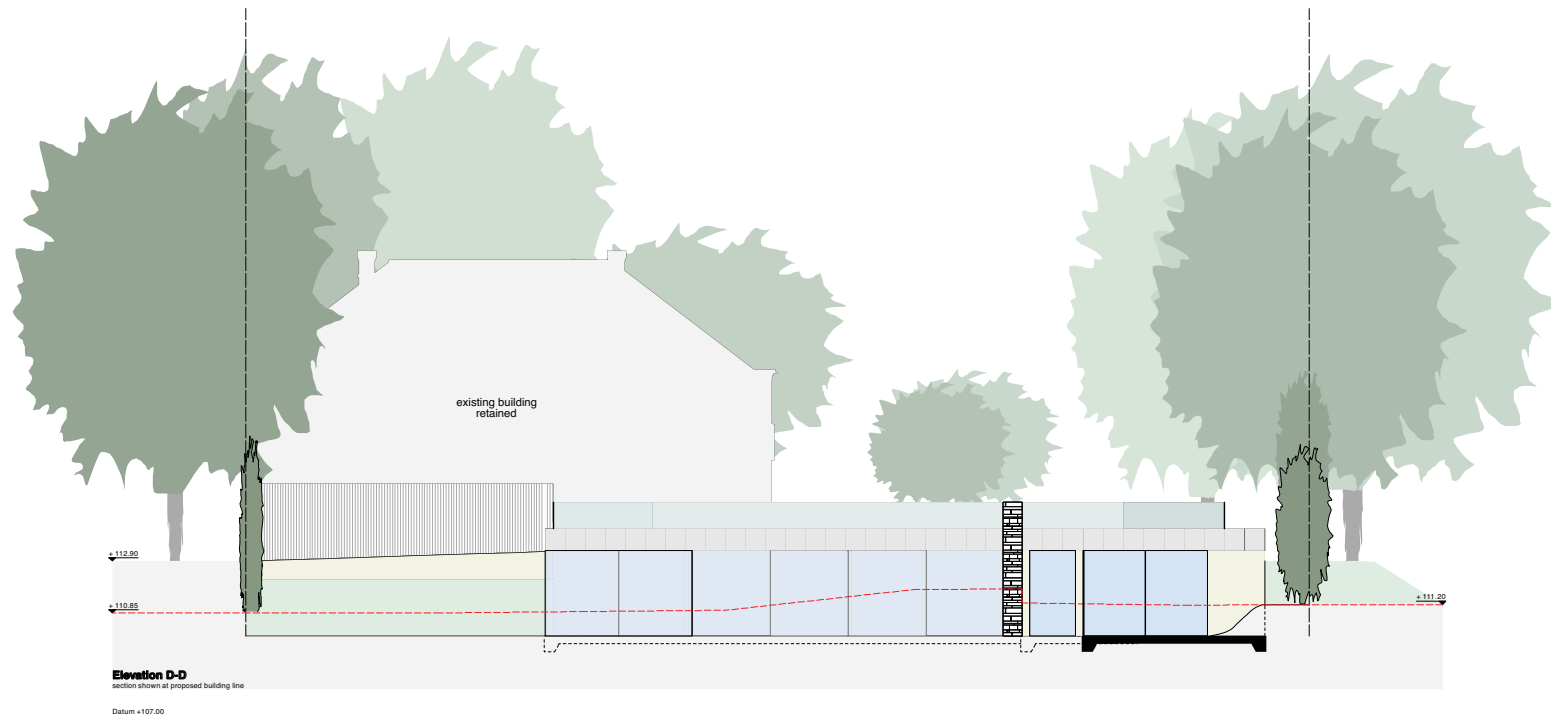
drawing title **proposal sections A-A & B-B**  
 scale **1:1000A1** date **nov 10** drawn by **pr**  
 status for information  for tender  for construction

drawing number  
**1370.02.03**  
 revision

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**Section C-C**  
 section shown at proposed building line  
 Datum +107.00



**Elevation D-D**  
 section shown at proposed building line  
 Datum +107.00

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**revision**  
 A - 15.11.10 - planning  
 B - 09.12.10 - planning

**project** **93 Camlet Way, Hadley Woods, Harze**

**drawing title** **proposal sections C-C & D-D**  
**scale** **1:100@A1** **date** **Nov 10** **drawn by** **pr**  
**status**  for information  for tender  for construction

**drawing number**  
**1370.02.04**  
 revision

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date :29<sup>th</sup> March 2011

**Report of**

Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**

Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Ms E. Kiernan Tel: 020 8379 3830

**Ward:**

Cockfosters

**Application Number :** TP/10/1784

**Category:** Dwellings

**LOCATION:** 5, WALMAR CLOSE, BARNET, EN4 0LA

**PROPOSAL:** Increase in roof height (amendment to approval granted under ref: TP/10/0264 for the erection of a detached 5-bed single family dwelling) (RETROSPECTIVE).

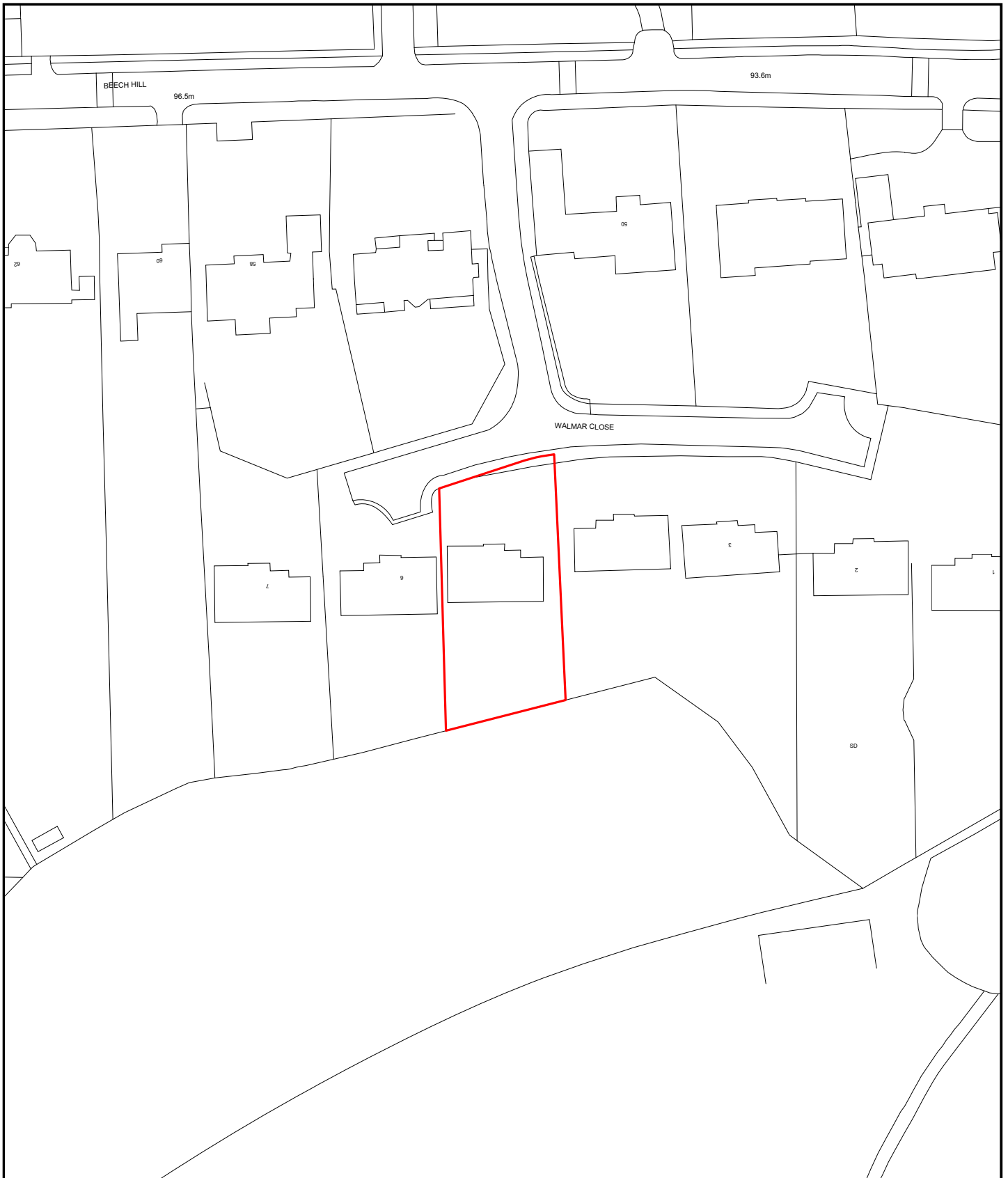
**Applicant Name & Address:**

Mr David Clement  
5, WALMAR CLOSE,  
BARNET,  
EN4 0LA

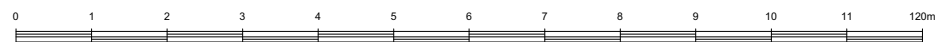
**Agent Name & Address:**

Scott Associates LLP  
1, Watton Road  
Knebworth  
Hertfordshire  
SG3 6AH

**RECOMMENDATION: REFUSE**



### Development Control



Scale - 1:1001  
Time of plot: 12:09

Date of plot: 15/03/2011

**1. Site and Surroundings**

- 1.1 Walmar Close is a gated cul de sac situated on the southern side of Beech Hill. The site contains a recent constructed two storey detached dwelling.
- 1.2 The surrounding area is residential in character and the street scene predominantly features a limited number of similarly designed large detached dwellings.

**2. Proposal**

- 2.1 Permission is sought retrospectively for the increase in the roof height of the previously approved dwelling which received planning permission under ref. TP/10/0264 for the erection of a detached 5-bed single family dwelling.
- 2.2 As approved, the dwelling house had a height of 8.8 metres to the ridge and 5.2m to eaves. However, the dwelling has been constructed with a ridge height of 9.3 metres and an eaves 5.5m. This represents a height increase of between 0.5 – 0.8 metres in excess of that approved

**3. Relevant Planning Decisions**

- 3.1 TP/10/0264 - Demolition of existing dwelling and erection of a detached 5-bed single family dwelling with integral garage, Juliet balcony to first floor rear, front and rear dormer windows and extended hard standing and a ramp to front (PART RETROSPECTIVE) together with re-profiling of rear garden involving an increase above original (a reduction on the current level), the erection of fencing to both side boundaries and the construction of semi subterranean pool equipment building with roof level terrace adjacent to the boundary with no 6 – granted with conditions at planning committee in June 2010
- 3.2 TP/09/1606 - Demolition of existing dwelling and erection of a detached 5-bed single family dwelling with integral garage, extended hard standing and a ramp to front, 3 x rear dormers, 1 x front dormer, new patio and balustrades to existing swimming pool was refused in January 2010 for the following reasons:
  - 1 The raised ground levels to the southern section of the garden due to their siting and height would give rise to unacceptable overlooking and loss of privacy to the rear private amenity space of the occupiers at 4 and 6 Walmar Close. The proposal is therefore contrary to Policies (I) GD1, (I) GD2, (II) GD3 and (II) H8 of the Unitary Development Plan.
- 3.3 TP/08/2238 - Part single, part 2-storey, part first floor side and rear extensions, Juliet balcony to rear and extension to roof with front and rear dormer windows granted in February 2009
- 3.4 TP/08/1746 – Two storey side, single storey rear extension, front porch, first floor side extension over garage and front and rear dormer windows was granted with conditions in November 2008
- 3.5 TP/07/2093-Erection of a 2-storey side extension to east elevation, first floor side extension to west elevation, single storey rear extension, rear Juliet

balcony, rise in the height of the roof ridge, 3 rear dormer windows and a dormer window and canopy porch at front was granted with conditions December 2007.

#### **4. Consultations**

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

4.1.1 Traffic and Transportation raise no objections subject to conditions

##### **4.2 Public**

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

- The development does not respect its surroundings and is not inkeeping with the character of the surrounding area
- Discrepancies with drawings and application form
- Insufficient set back from common boundaries-this does not contribute to the character of the street scene or allow for future maintenance
- The dwelling is too bulky and introduces substantial mass, which is inconsistent with the remainder of the street scene and creates a visual terrace of housing
- The rear of the building is set back from no. 4, which would have a significant impact on the sunlight/daylight received in the habitable rooms serving no. 4
- Issues of overlooking and overshadowing to no. 4
- Ground levels have not been addressed, contrary to Policy (II) H8 of the UDP
- The increase in height and mass does not reflect the best aspects of the character of the existing area and is not in scale with the other properties within Walmar Close, which changes the appearance of the Close

#### **5. Relevant Policy**

##### **5.1 Local Development Framework: Core Strategy**

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance

- 3A.3 Maximising the Potential of Sites
- 4B.1 Design Principles for a Compact City
- 4B.2 Design
- 4B.8 Respect Local Context and Character

##### **5.2 Unitary Development Plan**

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and

updated policies and development standards within the Development Management Document

(II)GD3	Design
(II) H8	Privacy
(II)H13	Residential Extensions
(II) H15	Roof Extensions

### 5.3 London Plan

- 3A.3 Maximising the Potential of Sites
- 4B.1 Design Principles for a Compact City
- 4B.2 Design
- 4B.8 Respect Local Context and Character

### 5.4 Other Relevant Considerations

- PPS1 Delivering Sustainable Development
- PPS3 Housing

## **6. Analysis**

### 6.1 Background

- 6.1.1 Following the grant of planning permission under TP/10/0264, an investigation by Planning Enforcement revealed that the development was not being constructed in accordance with the approved plans through an increase in the height of the dwelling. The increase is considered material and represents a breach of planning control.
- 6.1.2 Having assessed the increase in height (as set out in later in this section), it is considered that the increase in height is of sufficient harm to the amenities enjoyed by the occupiers of the neighbouring properties for it to be considered expedient to serve an Enforcement Notice to secure the scheme compliance with the approved development
- 6.1.3 An enforcement notice has therefore been served and currently, an appeal against this notice is being considered by the Plannign Inspectorate.
- 6.1.4 In addition, to the appeal, this application has been submitted to establish whether planning permission could be granted retrospectively for what has been built.
- 6.1.5 Therefore, the key issue to assess is the difference between the approved scheme and that constructed on site in terms of the impact on the amneities of the neighbouring occpuiers and the visual ammeities of the street scene arising from this

### 6.2 Impact on Amenities of Neighbouring Property

- 6.2.1 It is acknowledged that planning permission has been granted for the rebuilding of the existing dwelling house. In so doing, it is accepted that the resultant development (as approved) had a greater size, scale and bulk than that of the original dwelling house. A number of objections have been received regarding the acceptability of the development in its entirety but

weight must be given in this assessment of the extant permission which represents the acceptable fall back position. Nevertheless, it is contended that the dwelling as now built, exceeds the parameters of acceptability and results in an increase in the size, scale and bulk leading to an overbearing and intrusive form of development, detrimental to the residential amenities enjoyed by the occupiers of the properties at 4 and 6 Walmar Close as well as the visual appearance and character of the street scene.

- 6.2.2 In implementing the planning permission, changes in ground level have occurred. A fixed point however is the retained slab of the original dwelling house which is still evident. From this point, as approved, the dwelling house should have had a height of 8.8 metres to the ridge and 5.2m to eaves. Unfortunately, in constructing the development, the ridge has been built to a height of 9.3 metres and the eaves 5.5m above this slab level. This represents an overall height increase of at least 0.5 metres in excess of that approved.
- 6.2.3 In addition to this, it is recognised that the ground levels around the original house were at a lower level as evidenced by the levels survey submitted with the planning application (DRG NO 2920-800 A). This plan shows a difference in ground level either side of the slab of approx 0.25m. This is of relevance because the key harm arising from this breach of planning control derives from the relationship of the built development to the adjacent residential properties.
- 6.2.4 As approved therefore, the height of the dwelling house should have been 8.8 metres. This is taken from a raised ground level of 49.07 which was approved when granting the planning permission; thus increasing the height of the approved building above original ground level by 0.06m to 8.86m.
- 6.2.5 When measurements were taken on site of the height of this flank wall, a dimension of 9.7 metres was found. With reference to the plans submitted with the current scheme, the height of the dwelling above original ground level is 9.66 metres. Compared to what was approved therefore, this represents an increase of approx 0.8 metres when viewed from the neighbouring properties. Similarly, measurements taken on site of the eaves height of this flank wall were recorded at 5.9m. However, using the same consistent approach, the current plans indicate an eaves level of 5.7m from original ground level. In comparison to what was approved, this represents an increase of approximately 0.5m when viewed from neighbouring properties.
- 6.2.6 In terms of assessing the acceptability of the increased height, reference needs to be given to Policy (II) H12 and Appendix A1.8 of the saved Unitary Development Plan. With this in mind, whilst it is accepted that the siting of the dwelling relative to the neighbouring properties has not altered, the assessment of acceptability is more than just a test to comply with the 45 degree and 30 degree criteria. Factors such as size, height, scale, bulk, orientation and proximity to the boundary are all material considerations which despite compliance with the 30/45 degree criteria, can still give rise to harm to residential amenity. Taking these factors into account together with the height increase identified, it is considered that the dwelling house as built incorporates a material and significant increase in the scale and bulk of the dwelling house when viewed from these neighbouring properties causing an unacceptable sense of enclose and an overbearing impact. This impact is accentuated in this case by the gabled design of the flank walls and adds to

the dominant and discordant presence in the visual relationship to the neighbouring properties. It is considered this harms the residential amenity of the adjacent properties contrary to Policy (II)H12 of the saved Unitary Development Plan.

#### Impact on Character and Appearance of Street Scene

- 6.2.7 With regard to the impact on the visual amenities of the street scene, the applicant contends that the increase in ridge and eaves height does not alter the bulk and massing and that the height is the only issue. Furthermore, the increase by 0.55m higher than approved is marginal and as there is a variation in ridge and eaves heights as well as ground levels in Walmar Close, the dwelling is in keeping and reflects the best aspects of the character of the existing area. Moreover, the applicant considers that the additional bulk is minimal and not easily seen due to the proximity of it to the adjacent dwellings.
- 6.2.8 Policy (II) GD3 of the Unitary Development Plan seeks to achieve a high standard of design in all new developments by ensuring that they reflect the best aspects of the character of the existing area. This is achieved by ensuring that there is a general compatibility with the adjoining properties and the local area in regards to factors such as the new building's siting, layout, alignment, spacing, height, bulk, massing and site coverage. Policy CP30 of the Core Strategy requires that all developments and interventions in the public realm must be high quality and design led, having special regard to their context.
- 6.2.9 Additionally, both PPS1 and PPS3 indicate that high quality design should be integrated into the urban form and be well integrated with, and complement the neighbouring buildings and local area.
- 6.2.10 Walmar Close is a gated cul de sac situated on the southern side of Beech Hill. The surrounding area is residential in character and the street scene features a limited number of similarly designed large detached dwellings. The dwellings feature a simple pitched roofline and the ridge height is consistent with the exception of no's 2 and 5 Walmar Close, which both have planning permission to increase the ridge height to 8.8m: the permission at 2 Walmar Close has not currently been implemented.
- 6.2.11 It is acknowledged that the character and appearance of Walmar Close is defined by the detached nature and the variation in ridge heights, largely in response to the prevailing ground level. The dwellings at Walmar Close all feature a ridge height of approximately 8 metres with a simple pitched roof design. It is acknowledged that there are minor alterations in ground level between dwellings; however it is contended that this is not sufficient to justify the 0.8m increase in ridge height at no.5 Walmar Close, which is notably higher than both the immediate neighbours and other dwellings within Walmar Close. Additionally, the planning permission granted at no.2 Walmar Close was for a ridge height in line with that at no. 5 Walmar Close.
- 6.2.12 The visual impact of the development is accentuated as No. 5 Walmar Close as the dwelling is almost immediately opposite the junction when approaching via the gated entrance, and therefore is considered to be highly prominent within the street scene and particularly visible when approaching from the gated access road. Given the scale and appearance of the surrounding

dwellings, it is considered that the increased height, bulk and massing to the roof results in an excessively large and discordant form of development out of character and scale with the street scene and detrimental to the visual amenities of the street scene and the appearance of the locality. Moreover, although it is acknowledged that No 5 is viewed in the context of other properties along Walmar Close, the proximity of the neighbouring dwellings is not sufficient to offset the harm arising from the increased size, scale and bulk of the dwelling as built. Consequently, it is considered that the building appears intrusive and dominant when viewed in the street scene from either property, which is contrary to Policy (II) GD3 of the Unitary Development Plan and Policy CP30 of the Core Strategy.

## **7. Conclusion**

- 7.1 Having regard to the above considerations, it is considered the proposal is unacceptable and the increased height of the roof (ridge and eaves) levels results in an excessively large and discordant form of development, which is out of keeping and detrimental to the visual amenities of the street scene and amenities of occupiers at no's 4 and 6 Walmar Close, contrary to policies (II) GD3 and (II) H15 of the Unitary Development Plan and CP30 of the Core Strategy.

## **8. Recommendation**

- 8.1 That planning permission be **refused** for the following reasons:
- (I) The increased height of the roof with reference to the as built ridge and eaves levels results in an excessively large and discordant form of development out of scale and detrimental to the visual amenities of the street scene and the appearance of the locality and due to the additional bulk and mass of the resulting development, gives rise to a greater sense of enclosure and overbearing impact, detrimental to the amenities of the occupiers of the neighbouring properties, No 4 and 6 Walmar Close. This is contrary to Policies CP30 of the Adopted Core Strategy and (II) GD3 of the Unitary Development Plan.



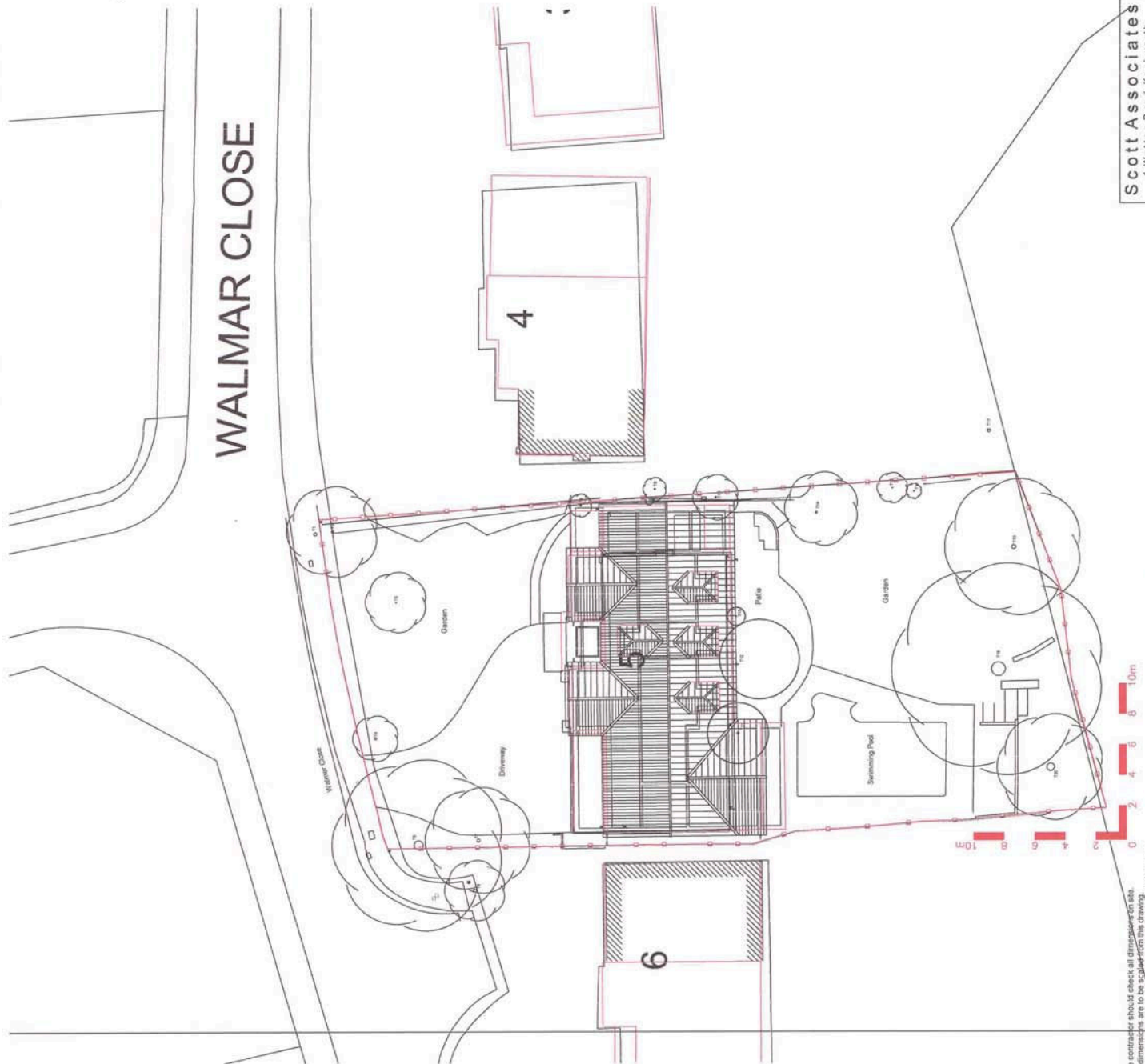
TP/10/1784



**Site Location Plan**

Scale: 1:1000

NOTE: The Ordnance Survey plan data upon which this drawing is based is not an accurate representation of location or alignments of the adjoining properties. These have been re-surveyed and are indicated by the red line profiles.



**Site Plan**

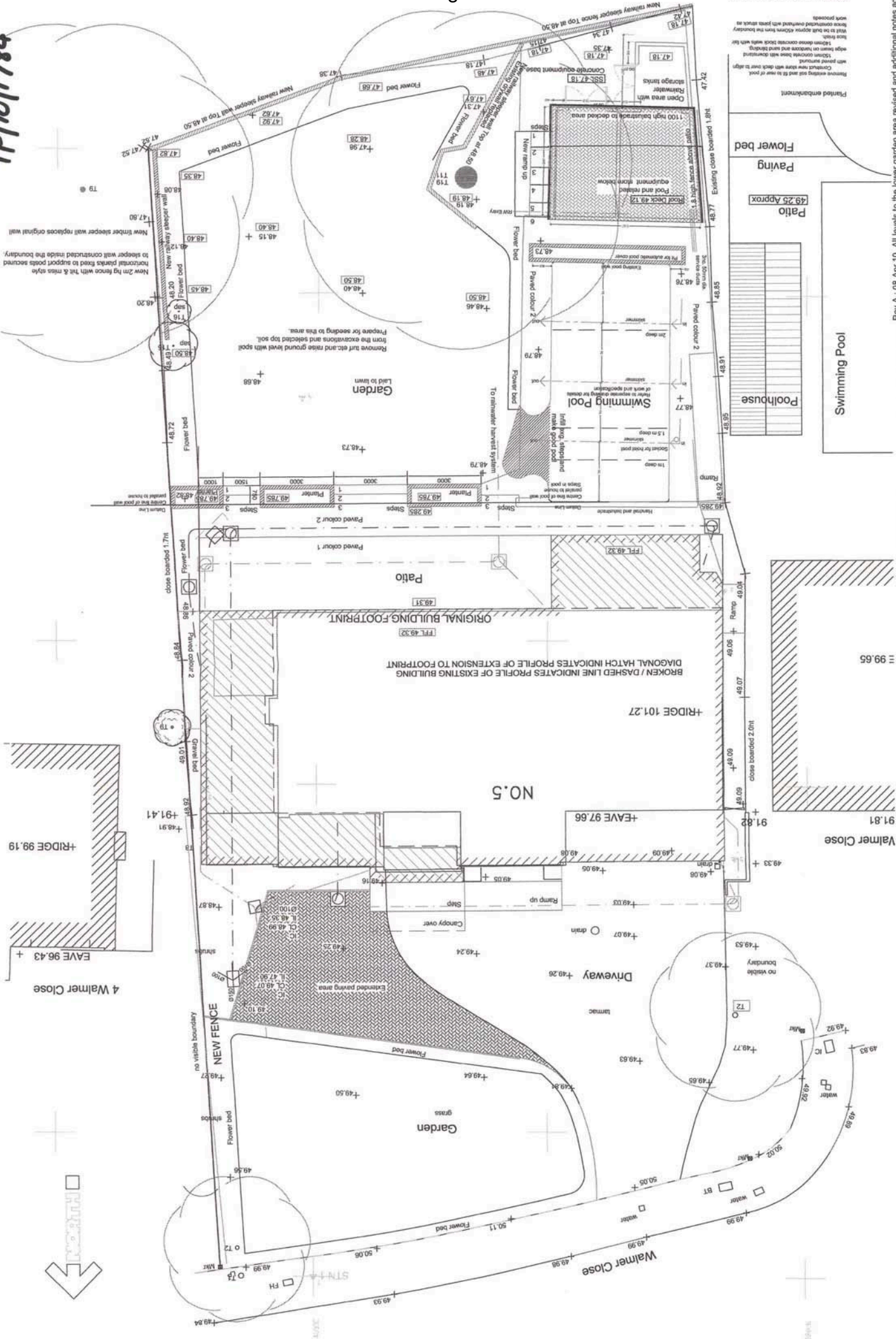
Scale: 1:200

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Client	Mr. + Mrs. David Clement	Drawn by	2920-900	Date	Oct 09
Address	5 Walmar Close Hadley Wood	Drawn No.	A	Issue	as noted
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Rev A : Dec 10 : Checked and issued for Planning Application

79/10/1784

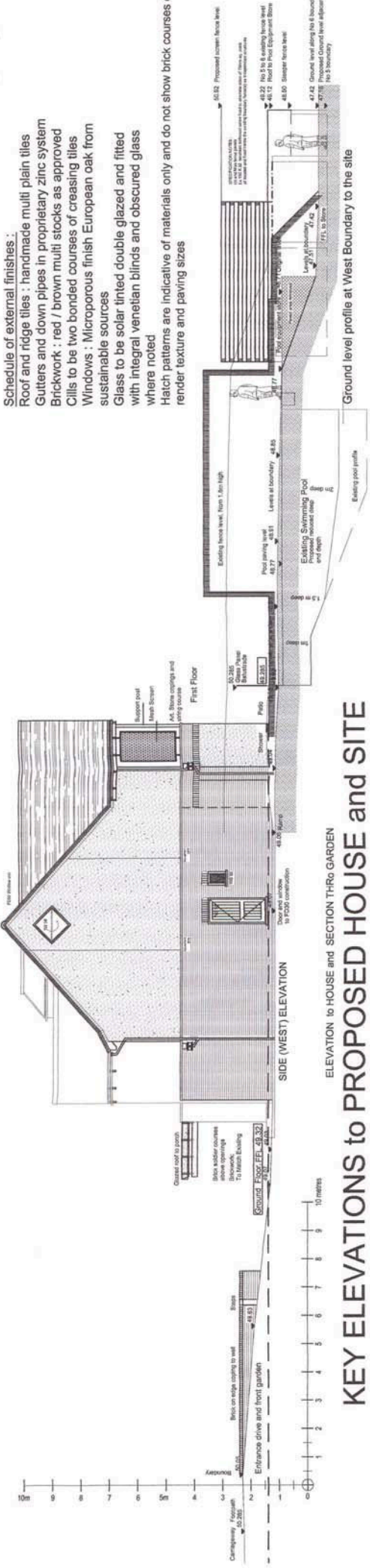


47.62 indicates New / Proposed level  
 48.50 indicates original levels recorded on the survey dated Jan 2008  
 Remove existing and add 66 to area of pool  
 Construct new stone with deck over to edge  
 150mm concrete base with drainage  
 100mm concrete base with drainage  
 Edge to be built above concrete base with kerb  
 150mm concrete base with drainage  
 100mm concrete base with drainage  
 Work proceeds  
 Note to be taken before construction of boundary  
 These constructed overlaid with green track as

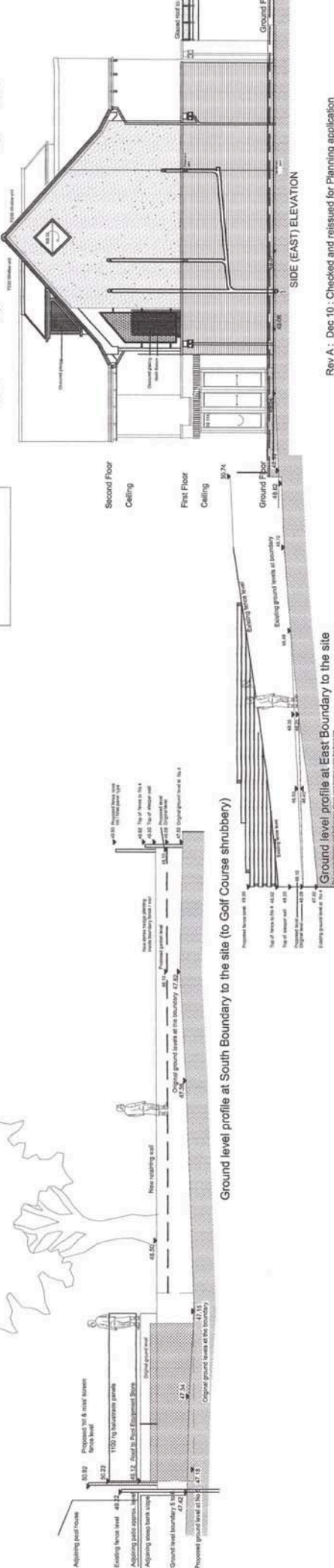
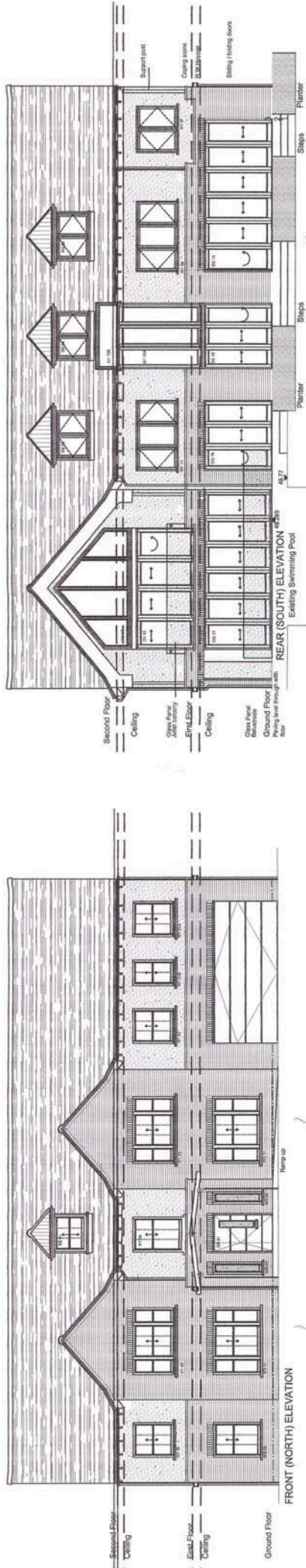
<p>Scott Associates                  1 Wallon Road Knebworth                  Hertfordshire SG3 6AH                  Tel: 01438 234910                  Fax: 01438 234922</p>	<p>Mr. + Mrs. David Clement                  5 Walmar Close Hadley Wood</p>	<p>Proposed Extension + Alterations                  SITE WORKS PLAN</p>	<p>Rev A : 08 Apr 10 All levels to the lower garden area revised and additional notes added</p>
<p>Drawn By                  2920-800 A                  1:100                  1:100</p>	<p>Date                  Oct 09</p>	<p>Scale</p>	<p>Notes</p>

The contractor should check all dimensions on site  
 No dimensions are to be scaled from this drawing.  
 It is the contractor's responsibility to ensure that all works are in  
 accordance with the relevant Building Regulations and  
 Building Regulations, British Standards, etc.  
 IF IN DOUBT ASK





KEY ELEVATIONS to PROPOSED HOUSE and SITE



Mr. + Mrs. David Clement 5 Walmar Close Hadley Wood Essex, UK		Proposed New Dwelling Key Elevations Sheet 4 of 4		Date: Oct 10 Drawing No.: 2920-2550 Scale: A Revision: 1	
Scott Associates 1 Watton Road Knabworth Hertfordshire SG3 6AH Tel: 01438 234010 Fax: 01438 234321					
Rev A : Dec 10 ; Checked and reissued for Planning application					

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## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date :29<sup>th</sup> March 2011

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848

**Ward:**  
Upper Edmonton

**Application Number :** TP/10/0339

**Category:** Large Scale Major

**LOCATION:** NORTH MIDDLESEX HOSPITAL, STERLING WAY, EDMONTON,  
N18 1QZ

**PROPOSAL:** Erection of Six Storey Women's and Children's Unit together with provision of associated car parking.

**Applicant Name & Address:**

Kevin Howell  
NMUH NHS Trust  
Sterling Way  
Edmonton  
N18  
1QZ

**Agent Name & Address:**

Mark Lydall  
AHP Architects and Surveyors  
Wimpole Close  
Bromley  
Kent  
BR2 9JF

**RECOMMENDATION: GRANT**

## **1.0 Site and Surroundings**

- 1.1 North Middlesex Hospital occupies an area of 9.32 hectares with the main site, to the east of Bull Lane comprising 8.18 hectares. The Hospital comprises a mix of older and more recent development with the most recognisable features being the 11 storey high tower block and the four storey high “old nurses home” on the frontage of the site with the North Circular Road.
- 1.2 The development site consists of an existing one and two storey Library and Learning Centre which is adjacent to the A406 boundary and which currently supports the provision of the Trust’s Education programme. The remainder of the site comprises tarmacadam parking and footways.
- 1.3 The surrounding area contains a mix of uses. To the east, the site is bounded by two storey terraced properties of Somerset Road whilst to the south, there are more two storey residential properties along Bridport Road. Also on Bridport Road facing the site is the Bull Lane/Commercial Road industrial area which is designated a Local Employment Area in the Interim Amendments to the UDP. Bull Lane bounds the site to the west beyond which is a residential development (Wigston Close): a development of 3 storey blocks of flats and the Hospital’s estate facilities. Along the northern boundary is the North Circular Road beyond which is residential development of 4 storey height.
- 1.4 The main vehicular access to the Hospital is from Bull Lane opposite its junction with Watermill Lane. Secondary access is also available via Sterling Way and the North Circular in the north eastern corner of the site. A total of 740 vehicles are able to park within the hospital grounds although there are only 700 spaces marked out. Bus routes 318 (North Middlesex Hospital to Stamford Hill) and 491 (Waltham Cross to North Middlesex Hospital) serve the site directly whilst routes 444, 34, 102 and 144 serve Bridport Road and Silver Street and 444 (Chingford – Turnpike Lane).

## **2.0 Proposal**

- 2.1 Permission is sought for the construction of a 6 storey building to provide new Women and Children’s Unit comprising 18 new maternity delivery suites, 2 Obstetrics Theatres and three 30-bed wards complete with all supporting plant space and ancillary accommodation.
- 2.2 The Lower Ground floor (Level -1) may accommodate an expanded Renal Dialysis Service but this is currently subject to review and may alternatively comprise a relocation of 32 existing dialysis stations with an additional expansion 16 stations.
- 2.3 Phase A of the development pertaining to this application provides;
  - i) A larger Consultant Led Delivery Unit including further high dependency beds and two new Obstetrics Theatres within Level 0 of the proposed new building.
  - ii) Level -1 of the new building will provide a plant room for the significant services associated with the provision of the new theatres and a ‘Shell space’ for future development.

Phase B of the development will provide 3 storey's of Ward accommodation within the new building at Levels 2, 3 & 4.

- 2.4 The proposal also involves the construction of a two storey generator building sited immediately to the west of the proposed 6 storey block
- 2.4 Overall, this application provides an additional 5814 sq metres on completion of Phase A and includes 220m<sup>2</sup> of Generator Building with a further 5594 sq metres on completion of Phase B.
- 2.5 Additional and associated parking to support the development is proposed to the east of the site within an area identified and previously approved in principle, for residential development. Retention of the land will provide the Trust with the space to create new clinical space in the future.
- 2.6 The development would also provide additional employment opportunities for 350 staff

### **3.0 Relevant Planning History**

- 3.1 TP/02/0785 – outline permission granted in July 2003 for the comprehensive redevelopment of the hospital together with the release of land for residential development
- 3.2 TP/02/0785/RM1-5 – reserved matters pursuant to the outline planning permission in respect of siting, design, external appearance, parking, access and landscaping approved in May 2005

### **4.0 Consultations**

#### 4.1 Statutory and Non-Statutory Consultees

- 4.1.1 Environment Agency have confirmed that the flood risk assessment carried out is acceptable and raise no other objection to the development subject to the imposition of a condition
- 4.1.2 Traffic and Transportation raises no objections subject to conditions
- 4.1.3 Assistant Director (Community Protection) raises no objection subject to the imposition of conditions
- 4.1.4 Any other responses will be reported at the meeting.

#### 4.2 Public

- 4.2.1 Consultation letters were sent to 99 neighbouring and nearby residential properties. Notice was also published in the local press and displayed on site. No letters of objection have been received.

### **5.0 Relevant Policies**

#### 5.1 Core Strategy

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the

policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

- CP7 Health & Social Care Facilities
- CP9 Supporting community cohesion
- CP20 Sustainable energy use
- CP21 Sustainable water use
- CP28 Managing flood risk through development
- CP30 Maintaining and improving quality of built environment
- CP32 Pollution
- CP34 Parks, Playing fields and other Open spaces

## 5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document.

- (II) GD3 Aesthetics and functional Design
- (II) GD6 Traffic
- (II) GD8 Servicing
- (II) CS1 Facilitate the work of various community services
- (II) CS2 Siting and design of buildings to accord with the Council's environmental policies

## 5.3 The London Plan

- Policy 2A.1 Sustainability Criteria
- Policy 3C.23 Parking Strategy
- Policies 4A.1 - 4A.9 Tackling Climate change and Sustainable Design and Construction
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities

## 5.4 Other Relevant Policies

- PPS1 Sustainable Development
- PPG13 Transport
- PPS25 Development and Flood Risk

## 6.0 **Analysis**

### 6.1 Principle

- 6.1.1 The proposed development of a Women's and Children's Unit to supplement existing services available at the Hospital would be consistent with the existing land use and although the surrounding area is predominantly residential in character, the proposed facility would front the North Circular Road which has a more distant relationship to neighbouring residential properties. In principle, therefore, no objection is raised to the construction of this modern facility.



6.1.2 The demolition of the existing buildings which house the library together with the former Nurses Home is acceptable.

## 6.2 Impact on Appearance of the Surrounding Area

6.2.1 The proposed Women and Children Units would be situated on the north boundary of the site with the North Circular Road and would infill the area between the podium / tower and the 4 metre boundary wall (of a depth of approx 45 metres) currently occupied by part two, part single storey buildings and parking areas. Of necessity, the new building must be situated immediately adjacent to the existing tower where linked services are located.

6.2.2 The footprint of the new building is constrained by these existing buildings and site features and in order to provide accommodation that meets the Trusts requirements, the new building needs 6 storeys of clinical accommodation plus one storey dedicated to plant and services distribution. Overall therefore, the height of the building would be approximately 23 metres.

6.2.3 Although the existing buildings are low-rise, many existing buildings on the hospital site set a precedent for the multi-storey building including the podium / tower against which this building would be seen. In addition, the recently constructed energy centre to the west represents a significant structure positioned on the same alignment as that proposed. With the demolition of the redundant Nurses accommodation, it is considered the proposed building will reinforce the northern boundary and provide a more urban street scene. It is also felt that the composition and scale of this group of buildings helps to create a more cloistered environment within the remainder of the hospital site while also acting as a noise barrier.

6.2.4 The north elevation of the new building (facing the North Circular Road) is staggered to follow the line of the inner site boundary road. At the closest point, the Building is approximately 6 metres from the boundary. Moreover , the northern boundary of the hospital site fronts a major dual carriageway and as such is very different in character to the predominantly residential streets bounding the remainder of the site.

6.2.5 With reference to the appearance of the building, there is an eclectic mix of architectural styles within the hospital site with a varied pallet of materials being used. Consequently, there is no obvious point of reference suggesting a suitable style for the new building. As a result, the external design of the external elevations is a product of the functional brief for the building and environmental context although it should be noted that the adjacent podium and tower built in the 1970's are horizontally banded, with glazing and concrete spandrels.

6.2.6 In response, it is proposed that the building will incorporate a rain screen cladding solution comprising silver aluminium laminated panels to match the new PFI building on the south eastern part of the site for the upper three storeys. The apparently random arrangement of windows helps it is considered, to break up the visual mass of the building, whilst on a practical level, the cladding will more easily accommodate re-use and rearrangement of panels to suit any future changes to window positions thereby supporting the future adaptability of the building.

6.2.7 The lower three levels will be finished in coloured insulated render while linear coloured louvers will be inserted within the render system at the engineering services mezzanine (level 1) to form a visual break between the occupied areas and the windowless service zone. It is considered that the change in material at this level also helps to overcome any possible colour-matching issues when the second phase is constructed. It is noted and accepted that a replacement of the render to the circulation cores may be required on construction of the second phase should significant discolouration occur.

6.2.8 It is acknowledged that the proposal due to its scale, would represent a significant physical presence in the area. However, its visual impact would be offset by its proximity to the main podium and tower which rises to 13 storeys and dominates the site. The proposed height would also be comparable with that of the approved hospital development although much of this is located to the south of the podium. In addition, residential development to the north and to the west along Wigston Close and Watermill Lane is of 3-4 with elements reaching 8 storeys in height which would also be comparable to the scale of the development being proposed. As a result, it is considered that the proposed development would not have an adverse impact on the appearance of the surrounding area or appear unduly dominant or incongruous when viewed within the context of the North Circular Road.

### 6.3 Phasing

6.3.1 The implementation of the development is based on two phases. The first phase will comprise three storeys with the Consultant Led Unit located at first floor level. The second floor level will comprise the service zone containing plant and services necessary to support the birthing areas and in particular, the operating theatres. The services zone will also act as a "buffer" zone, providing physical and acoustic separation between the Phase 2 building works and the occupied Phase 1 areas.

6.3.2 The second phase contains the upper three floors. At present, the layouts of the upper storeys proposed through Phase B are yet to be finally agreed. Plans and elevations of these areas are therefore to be considered indicative at this stage. A condition of any planning permission will cover the submission of these details in due course. However, should this second phase not come forward, it is considered that the first phase in isolation is acceptable in terms of its relationship to the character and appearance of the surrounding area.

### 6.4 Impact on Residential Amenities

6.4.1 The nearest residential property is located on Dickens close some 50 metres away on the opposite side of the North Circular Road. Taking into account the scale of the development and the distances involved, it is not considered that the physical presence of the development would detract from the outlook or residential amenities of these nearest properties.

### 6.5 Access

#### *Vehicular Access*

6.5.1 No new accesses onto the public highway are proposed as part of this development. Internal access arrangements will however be revised. In particular, it is proposed that the consented (post-PFI) servicing arrangement

on the hospital site will be retained and access to the FM yard shall be gained via the entry only access from Bull Lane. From the FM yard, delivery vehicles exit the Campus at the north-eastern access, via the on-site northern perimeter road.

- 6.5.2 It is proposed to make amendments to the routing of the on-site bus services as a result of the proposed severance of the PFI consented north/south road through the site which had been designed to accommodate Route 491. Discussions have taken place between the Trust and Transport for London (TfL) to agree this modification but unfortunately, these have yet to be concluded and a condition is recommended to address this outstanding matter. However, there is no objection in principle subject to the agreement of TfL

#### *Pedestrian Access*

- 6.5.3 In general the main pedestrian entrances to the new facility would be from the new east and west rotunda buildings of the recently constructed PFI buildings. On site pedestrian access to the retained estate will tend to be via individual building entrances.

#### 6.6 Parking

- 6.6.1 The additional car parking will be provided in two phases to support each of the construction Phase's 1 and 2. The parking constructed within Phase 1 will re-provide that lost from the development site and that required to meet the additional activity associated with the transfer of the maternity services from Chase Farm Hospital. The parking to support Phase 2 will be provided adjacent to the parking provided for Phase 1 and the design incorporates features to ensure a smooth transition between phases with little or no loss of interim parking.
- 6.6.2 In more detail, a total of 41 additional parking spaces are proposed in Phase 1 whilst a further 105 additional spaces are proposed on completion of Phase 2.
- 6.6.3 The total parking provision allocated to the new development has been derived by means of a pro-rata consideration of the consented Hospital parking provision (PFI scheme) based on floor area. The total on-site parking provision, post Phase 1 is 739 spaces, made up of 303 visitor and 436 staff spaces. As part of the Phase 2 development at the site, it is proposed to make provision of an additional 105 parking spaces comprising 65 spaces in the parking area to the east of the retained Tower Block reallocated to visitor use, as well as 50 additional staff spaces provided in association with Phase 2.
- 6.6.4 The resultant post-phase B parking provision amounts to 844 spaces comprising 339 visitor and 505 staff spaces. It is anticipated that the new car park on site would to a certain degree absorb the displaced car parking consequent from the new waiting restrictions proposed on the northern side of Bridport Road forming part of the consented PFI development.
- 6.6.5 With reference to cycle parking, it is proposed that 45 additional cycle parking spaces are provided. This level of provision accord with policy at a local and regional level and thus is considered satisfactory.

6.6.5 The adequacy of parking on site is a contentious issue with the hospital contributing to on street parking in the roads in the surrounding area. As part of the PFI scheme, the Trust is already contributing to a proposed CPZ that would cover the surrounding road. Taking this into account together with the level of provision indicated, no objection is raised. Further, subject to the satisfactory resolution of the discussion regarding the modification of the routing for Bus 491, access arrangements area acceptable.

## 6.7 Sustainability

6.7.1 In accordance with Core Policy 20 – *Sustainable Energy Use* the new building will be designed to ensure enhanced thermal efficiency exceeds the thresholds imposed by the recently introduced Part 'L' of the Building Regulations. The measures being considered cover both the building fabric and the installed plant. As a consequence the carbon emissions will be reduced assisting in the achievement of the targeted BREEAM rating.

6.7.2 Excessive solar gain will be avoided both through the design of the elevations where large glazed areas are avoided in favour of 'punched' windows and through implementation of passive solar gain control measures including solar control glazing and window blinds. Other design solutions for the building include CHP (combined heat and power) plant, low specific fan power air handling units, very high efficiency chillers and high efficiency lighting which may further incorporate daylight control. Further consideration is being given to the provision of some additional renewable energy technologies (photovoltaic cells are under currently the preferred option) but a condition is suggested to ensure the final design solutions meet the required standards.

6.7.3 In addition, the Trust has commissioned a BREEAM Healthcare Assessment for the new building with a target rating of 'EXCELLENT' in accordance with the requirements of the Department of Health. Accredited assessors have further reviewed the design and advised on a considerable number of stringent requirements that need to be implemented in the further stages of the development by the Trust, its Design Consultants and its Contractors. Whilst it is difficult to summarize all the specific measures that the Trust intends to undertake in the BREEAM assessment criteria groups (Management, Health, Energy, Transport, Water, Materials, Waste, Land Use & Ecology, Pollution), the criteria which are mandatory to achieve BREEAM 'EXCELLENT', together with the number of credits targeted. The Trust is aiming to achieve an overall score of at least 70%.

6.7.4 Furthermore the mandatory requirements of the Energy category require the Trust to meet specific threshold levels for CO<sub>2</sub> emissions. As a sealed window strategy has been adopted consideration has been given to the use of highly efficient Heat recovery system within the mechanical ventilation provision.

6.7.5 Whilst the area of hard surfaces and roofs is likely to be reduced across the development site within the extents of this application, consideration has been given to Core Policy 21 – *Delivering Sustainable Water Supply, Drainage & Sewerage Infrastructure* recognising the likely impact of future development on the hospital site. Grey water harvesting for the flushing of toilets in the new building will be implemented, along with water leak detection and sanitary water supply shut off.

## 6.8 Flood Risk

- 6.8.1 The FRA demonstrates that the site generally poses low risk to users of the proposed hospital redevelopment. This is based on the following:
- There are no records of historical flooding within the site
  - The proposals are for a hospital development in Flood Zone 2 deemed appropriate as per the recommendations of PPS25.
  - The on-site surface water sewer network will be designed to cater for the 1 in 30 year storm providing off-line storage in the form of Sustainable drainage systems (SUDS) attenuating the 1 in 100 year plus climate change event controlling downstream discharge rates to the natural Greenfield runoff rate.
  - The demolition of existing buildings in the flood plain will allow for the construction of the proposed car park and increase flood storage. This will constitute betterment over the existing flood regime both onsite and offsite
- 6.8.2 The strategy prepared for the site ensures that surface water run-off rates do not exceed pre-existing (natural) run-off rates by using sustainable drainage systems to provide attenuation prior to discharge to the receiving Thames Water sewer network. Moreover, the proposed integrated drainage strategy for the site promotes sustainable drainage systems (SUDS) in the form of a retention pond, which seeks to mimic as closely as possible the natural drainage regime of the pre-developed site. The proposed retention pond will enhance the natural environment through the provision of wildlife habitats and aesthetic landscapes. Furthermore they will also provide flood storage volume and albeit minor, a certain degree of infiltration into the substrata.

## 6.9 Biodiversity

- 6.9.1 The development site to the North of the Tower and Podium offers little opportunity to enhance the Biodiversity of the site being locked between the delivery bay to the west, Sterling Way to the north and new car parking to the east. However, it must be recognized that Core Policy 36 – *Biodiversity* identifies the hospital site as a ‘Deficiency area’.
- 6.9.2 The current PFI development will in part improve the biodiversity of the site prior to the commencement of the proposed development and this proposal does not impact on the approved landscaping scheme. Nevertheless, an opportunity exists to effect the landscaping surrounding the proposed parking to east of the site at least in the short term. A condition covering the landscaping to maximize the biodiversity potential is proposed.

## 7.0 **Conclusion**

- 7.1 In the light of the above, it is recommended that condition planning permission be issued for the following reasons:
- 1 The proposed development due to its size, siting and design would not detract from the character and appearance of the surrounding area nor affect the amenities of adjoining or nearby residential properties having regard to Policy CP 30 of the adopted Core Strategy and Policy (II)GD3 of the Unitary Development Plan”
  - 2 The proposed development due to the level of additional parking proposed does not give rise to conditions, prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of

the Unitary Development Plan as well as Policy 3C.24 and Annex 4 of the London Plan

- 3 The proposed development is acceptable having regard to the submitted flood risk assessment and Policy (II)GD12 of the Unitary Development Plan.
- 4 The proposed development would provide improve health car facilities for the benefit of local residents in accordance with Policies CP7 and CP9 of the adopted Core Strategy and Policies (II)CS1 and (II)CS2 of the Unitary Development Plan

**8. Recommendation**

- 8.1 That planning permission be GRANTED subject to the following conditions:
- 8.2 Schedule of Conditions to follow

## **Addendum to Report to Planning Committee**

### **TP/10/0339 - North Middlesex Hospital**

#### Recommendation

That planning permission be GRANTED subject to the following conditions:

1. C60 Development in Accordance with Approved Plans
2. Prior to any construction work commencing, details of a methodology for the demolition of existing buildings on the site shall be submitted to and approved by the Local Planning Authority. The demolition works shall be carried out in accordance with the methodology approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to safeguard the amenities of neighbouring residential properties and to ensure the works do not prejudice air quality.

3. Prior to the commencement of any construction work including demolition, on Phase 1 of the development, a Construction Environmental Action Plan relating to that element shall be submitted to and approved by the Local Planning Authority. The Plan to be adhered to for the duration of the construction works for both Phases A & B.

Reason: in the interests of safeguarding the environment of the surrounding area.

4. Phase A of 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

5. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of the elevations and external appearance of the upper levels including materials, have been submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved details.

Reason: in the interests of ensure the development of if the highest design quality and does not detract from the visual amenities of the surrounding area

6. Phase A of the development hereby approved shall not be occupied until the additional 41 parking spaces together with the alterations to the internal road layout and previously approved parking arrangements, as shown on Drg No A429-F-02A-03-01 PO1 (Phase A) have been constructed and are available for use. Thereafter, the parking spaces shall be retained unless otherwise agreed by the local planning authority

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

7. Phase 2 of the development hereby approved shall not be occupied until the additional 105 parking spaces, as shown on Drg No A429-F-02A-03-01 PO1 (Phase B) together with the alteration to the internal layout have been constructed and are available for use. Thereafter, the parking spaces shall be retained unless otherwise agreed by the local planning authority

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

8. No development shall commence until a Management Plan demonstrating the retention and availability of 698 parking spaces across the site for the duration of the construction period, has been submitted to and approved by the local planning authority. The approved plan shall be adhered to at all times.

Reason: To ensure that the development complies with Unitary Development Plan and London Plan policies and to prevent additional on street parking in the vicinity which would act to the detriment of the free flow and safety of traffic and pedestrians using the neighbouring highways?

9. 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 and London Plan policies and to prevent the introduction of activity which would be detrimental to amenity

10. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and the appearance of the site.

11. 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.

12. 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.



13. No development shall commence until details of trees, shrubs and grass to be planted in connection with Phase A 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.

14. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of trees, shrubs and grass to be planted in connection with Phase A 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.

15. Details of any external lighting proposed in connection with the hospital development hereby approved together with appropriate mitigation measures to prevent external lighting affecting light sensitive premises including neighbouring residential properties shall be submitted to and approved by the Local Planning Authority. The lighting to be installed in accordance with the approved details.

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

16. In the event of Phase B of the development hereby approved proceeding, no construction shall commence until details of any external lighting proposed in connection with the hospital development hereby approved together with appropriate mitigation measures to prevent external lighting affecting light sensitive premises including neighbouring residential properties shall be submitted to and approved by the Local Planning Authority. The lighting to be installed in accordance with the approved details.

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

17. The development shall not commence until a scheme to deal with contamination of the site including an investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with written confirmation by the appointed specialist to confirm implementation prior to the commencement of hospital development.

Reason: To avoid risk to public health and the environment.

- 18 No development shall commence until alternative arrangement for the routing of Bus 491 together with any transitional arrangements to cover the construction period have been agreed with TfL and submitted to and approved by the local planning authority. The approved route to be implemented prior to the use of the development commencing.

Reason; in order to ensure adequate arrangements for public transport are maintained for the hospital

- 19 Development shall not commence until details of the siting, number and 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.

20. The construction of the surface and foul water drainage system for the hospital element of the development hereby approved shall be carried out in accordance with details to be submitted to and approved by the Local Planning Authority in consultation with the Environment Agency prior to any element of the hospital development including demolition commencing.

Reason: to prevent pollution of the water environment

- 21 During the construction period for Phases A and B of the development hereby approved, an area shall be maintained within the site for the loading/unloading, parking and turning of delivery, service and construction vehicles.

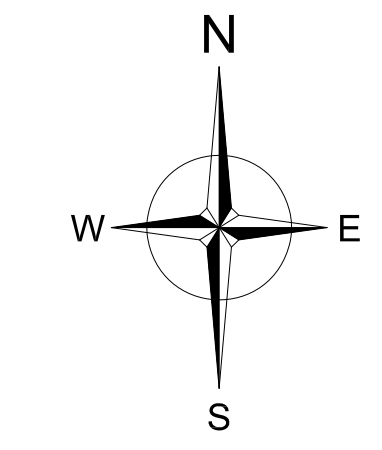
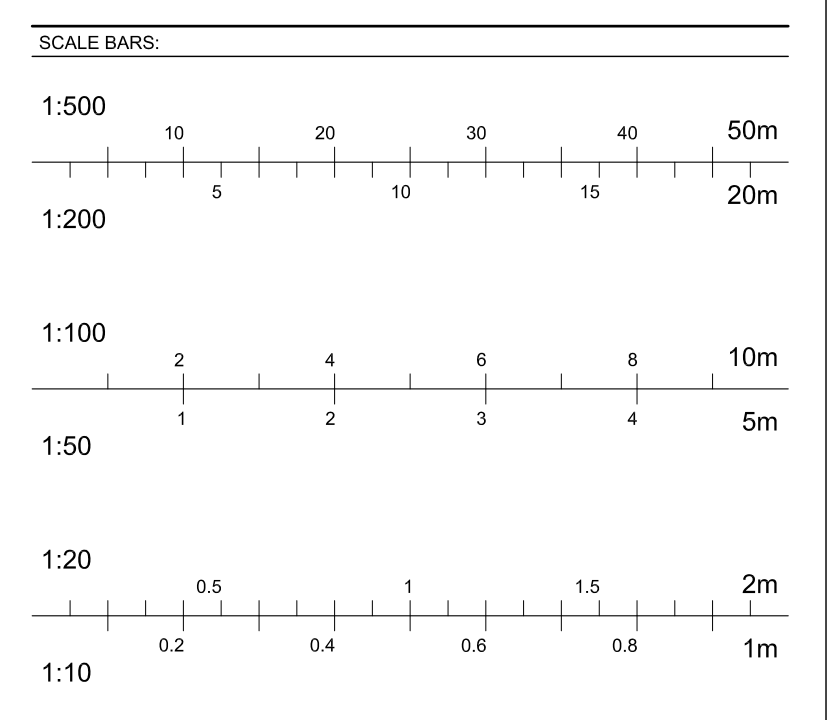
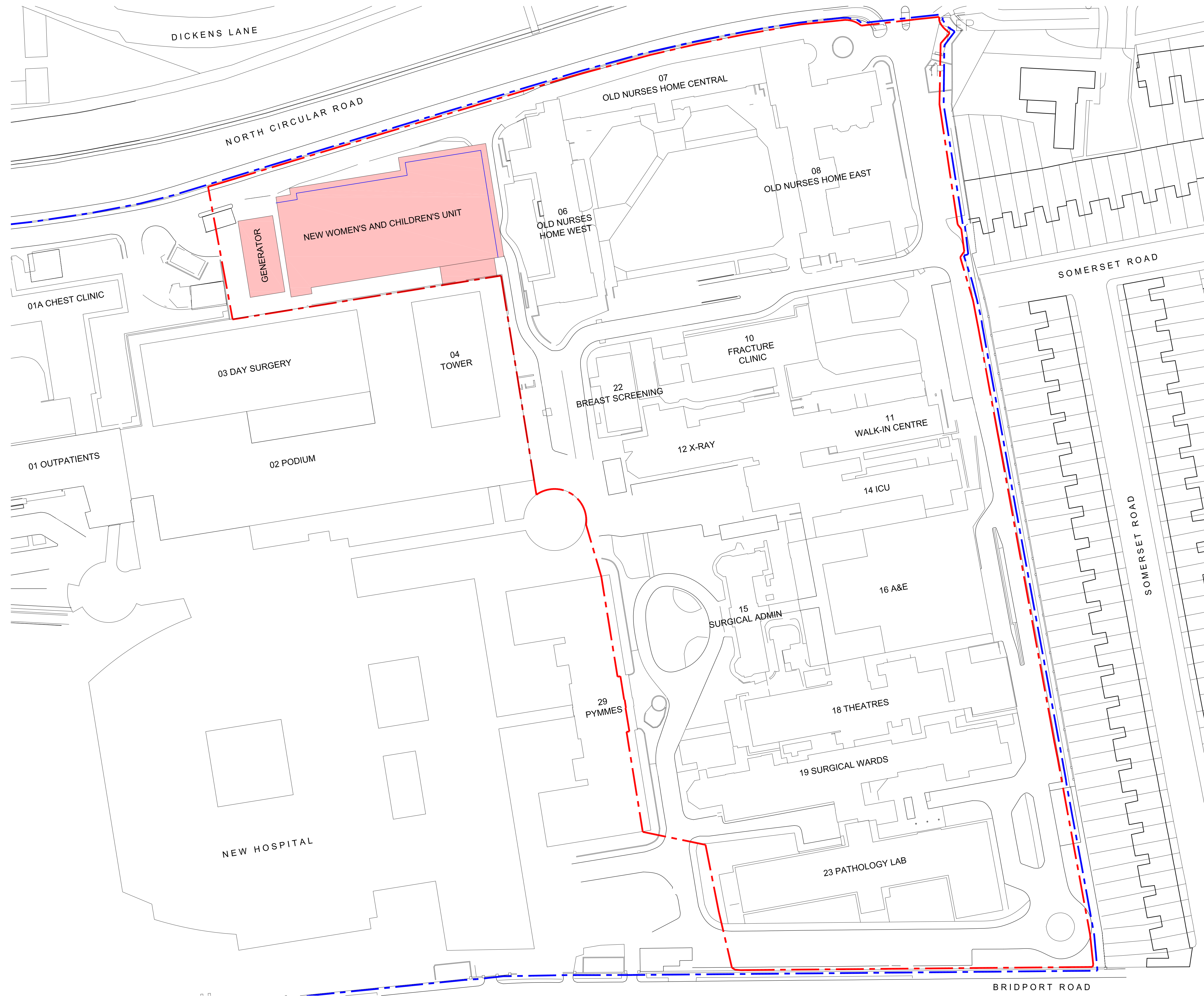
Reason: to prevent obstruction on the adjoining highways and to safeguard the amenities of surrounding occupiers

22. Details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site of this element have been submitted to and approved in writing by the Local Planning Authority in respect of both Phases A and B. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period for each respective phase.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

23. 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.



KEY:

— SITE BOUNDARY

- - - AREA OF LAND TO WHICH PLANNING APPLICATION RELATES

P01	Application area boundary revised as agreed at meeting with Planning Officer 12th May 2010	SC
REV:	REVISION DESCRIPTION:	REV'D BY:
		DATE REV'D:

REVISIONS:

6 Cobden Court  
Wimpole Close  
Bromley Kent BR2 9JF

Tel: 0208-313-1023  
Fax: 0208-313-1009  
Email: info@ahpltd.co.uk

PROJECT: NORTH MIDDLESEX UNIVERSITY HOSPITAL

CLIENT: North Middlesex University Hospital

DRAWING TITLE: BLOCK PLAN

DRAWN BY:	DATE:	PAGE SIZE:	SCALE:
DT	11.03.10	A1	1:500

DRAWING NUMBER:	REVISION NUMBER:
A429-F-02a-01-02	P01

All dimensions to be checked on site. Any discrepancy between the drawing and other information is to be referred to AHP Limited. This drawing is copyright.

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General Notes:  
 1. This drawing is Copyright and is for use on site only.  
 2. Do not scale from this drawing.  
 3. This drawing to be read in conjunction with Architect's & service Engineers drawings. Any discrepancies to be brought to Bouygues UK Ltd before any construction starts.

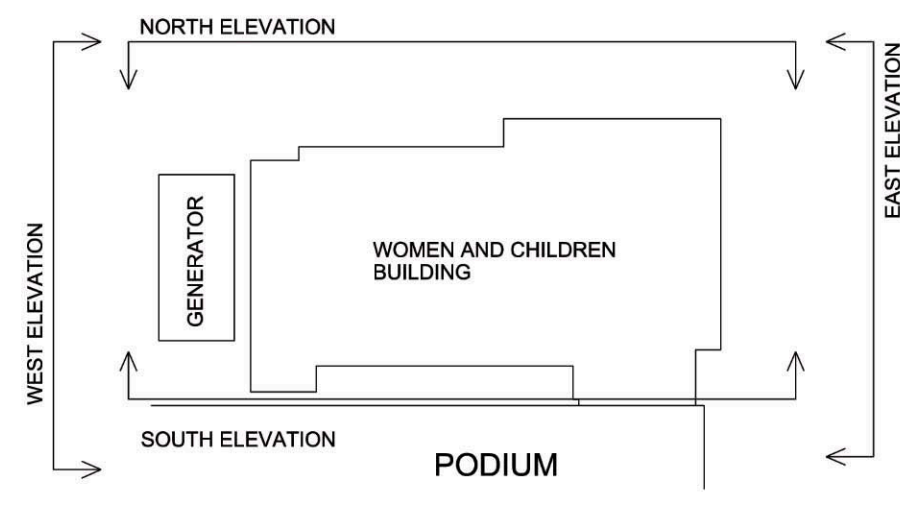
Subsequent to the design review meeting held on \_\_\_\_\_ we hereby agree that these drawings - schedules - equipment tabs represent our agreed room adjacencies, sizes, equipment content and equipment positions for the Variation 12 of the North Middlesex University Hospital PFI project.

Date	Name (Printed)	Position	Signature

For and on behalf of North Middlesex University Hospital Trust



PHASE 1 NORTH ELEVATION

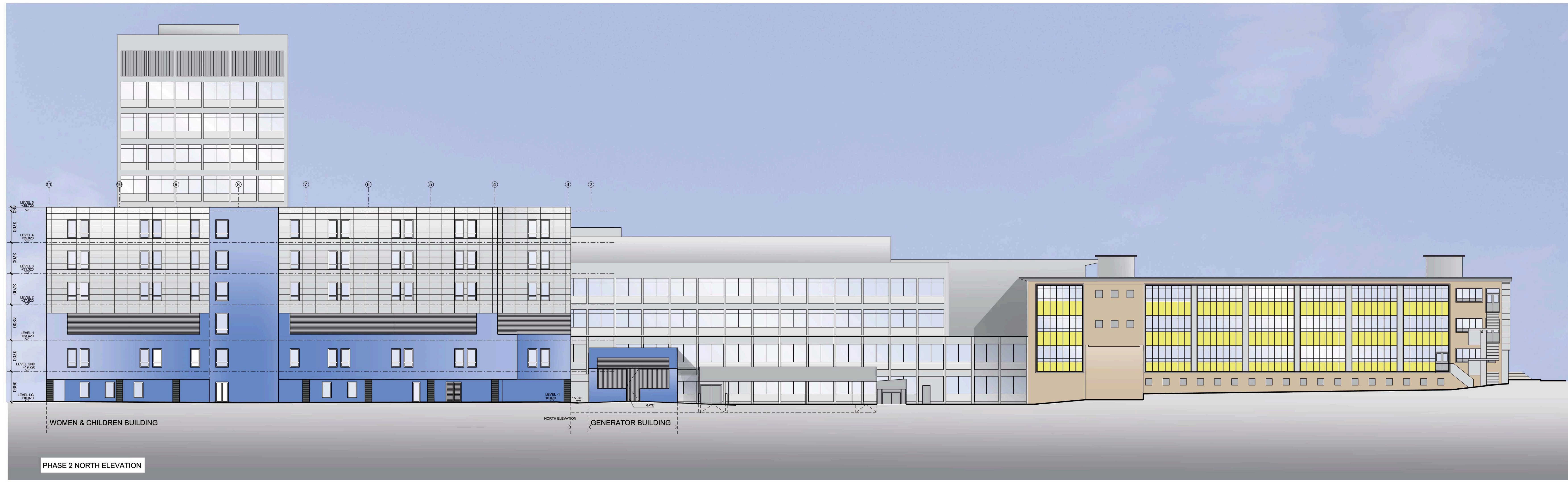


LOCATION PLAN

REV	DATE	REVISION HISTORY	Dm	Chk	App
E	06.07.10	PARAPET HEIGHT REVISED	AS	SS	
D	16.06.10	REVISED FOLLOWING COMMENTS	AS	SS	
C	8/6/10	Windows omitted from level -1 phase 1	BF	SS	
B	04.06.10	AMENDED AS SHOWN	IR	SS	
A	01.06.10	FIRST ISSUE	IR	SS	

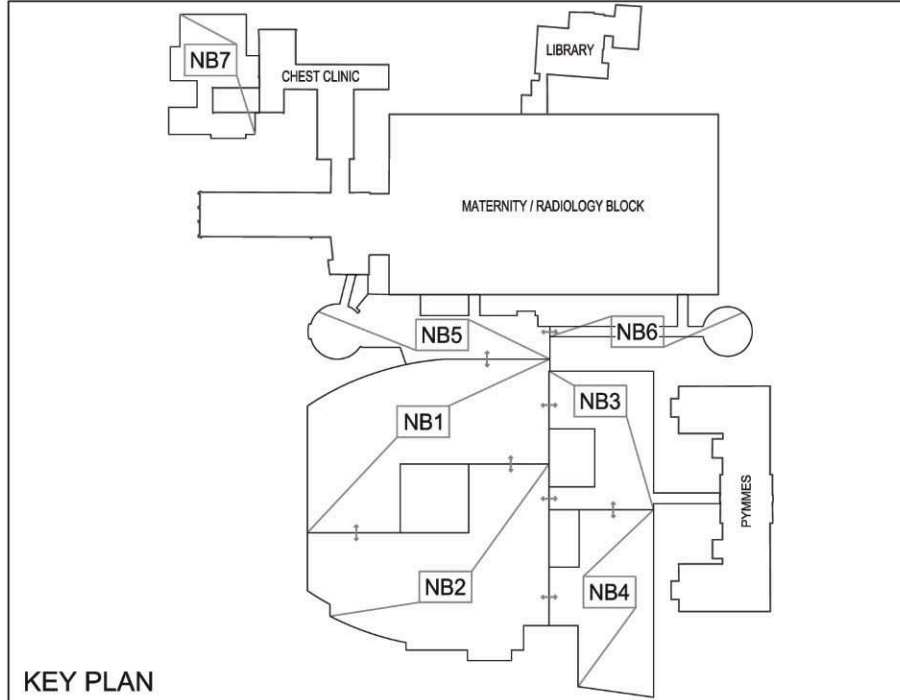
ALL REVISIONS

NOTES:  
 WINDOWS IN PHASE 2 MAY BE SUBJECT TO CHANGE THROUGH DESIGN DEVELOPMENT



PHASE 2 NORTH ELEVATION

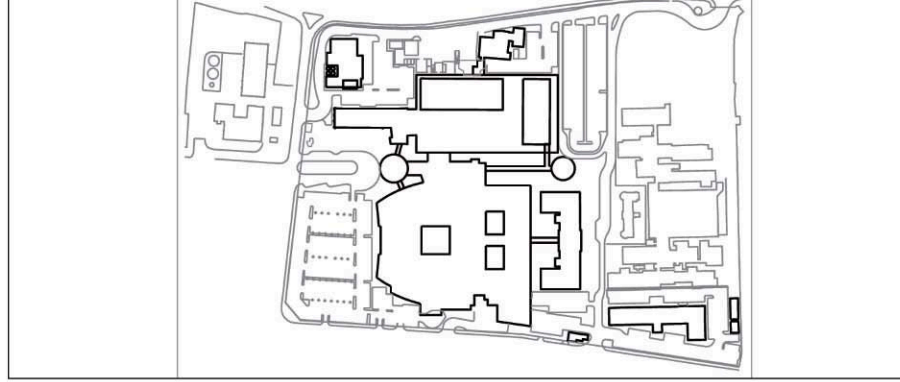
REFERENCE DRAWING LIST



KEY PLAN

**BOUYGUES**  
 Head Office:  
 Elizabeth House  
 28 York Street  
 London, E1 6AN  
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**NORTH MIDDLESEX UNIVERSITY HOSPITAL**  
 North Middlesex University Hospital NHS



**NIGHTINGALE** architects  
 www.nightingaleassociates.com

DRAWING TITLE  
 North Middlesex University Hospital Trust Variation V.12  
 General Site Elevations-North  
 Delivery Unit Women's&Children's B.

NAME	SIGNATURE	DATE
Designed	IR	19/05/10
Drawn By	SS	19/05/10
Checked		

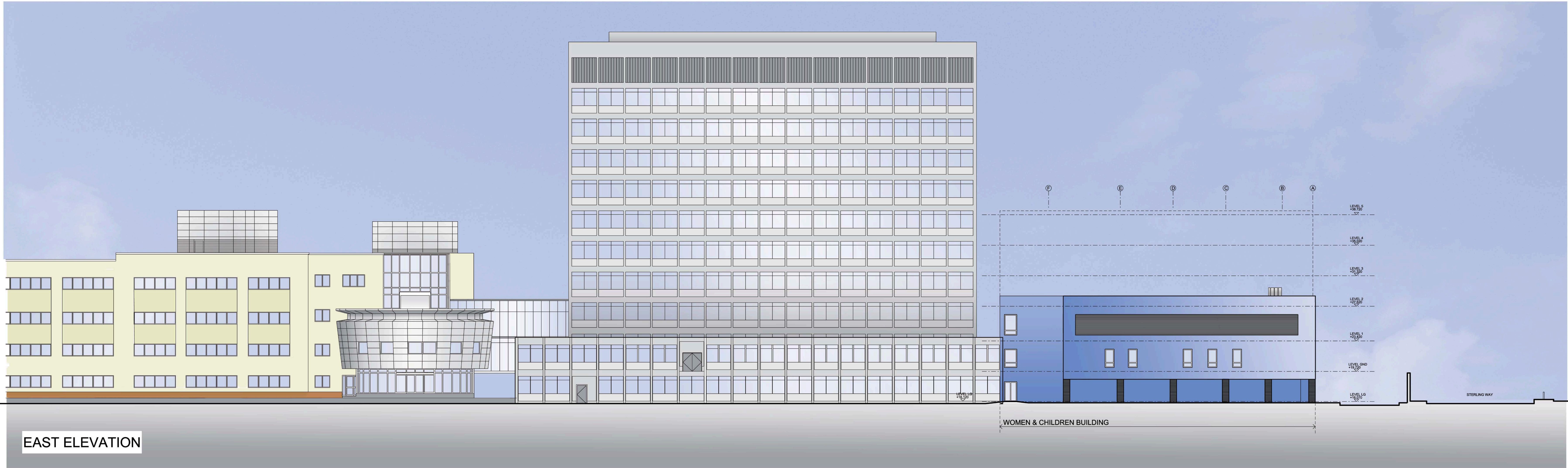
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 PROPOSED STATUS  
**PRELIMINARY**

AREA	LEVEL	TRADE	PHASE	ISSUER	TYPE	SEQUENCE No.	REV
N	W	C	S	L	A	3	N M 3 N A S K E 8 1 0 0 3 3 E



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EAST ELEVATION



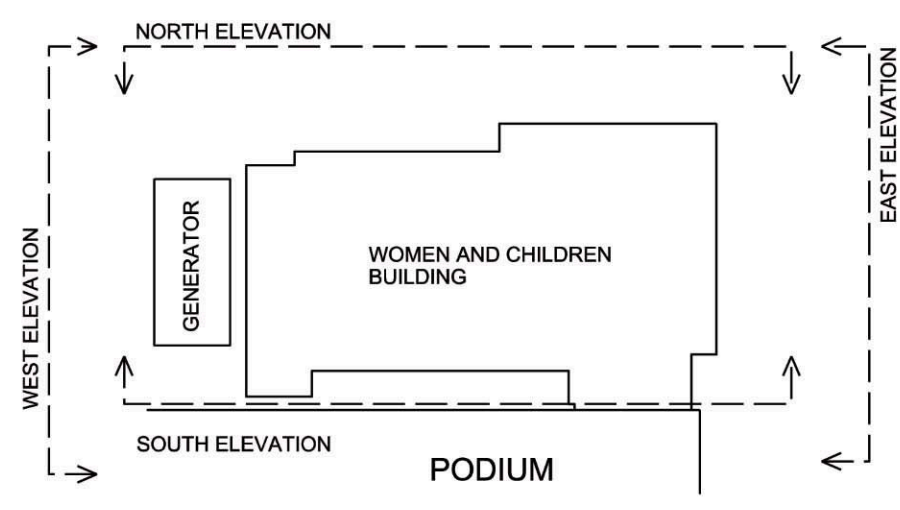
EAST ELEVATION

General Notes:  
 1. This drawing is Copyright and is for use on site only.  
 2. Do not scale from this drawing.  
 3. This drawing to be read in conjunction with Architect's & service Engineers drawings. Any discrepancies to be brought to Bouygues UK Ltd before any construction starts.

Subsequent to the design review meeting held on \_\_\_\_\_ we hereby agree that these drawings - schedules - equipment take represent our agreed room adjacencies, sizes, equipment content and equipment positions for the Variation 12 of the North Middlesex University Hospital PFI project.

Date	Name (Printed)	Position	Signature

For and on behalf of North Middlesex University Hospital Trust



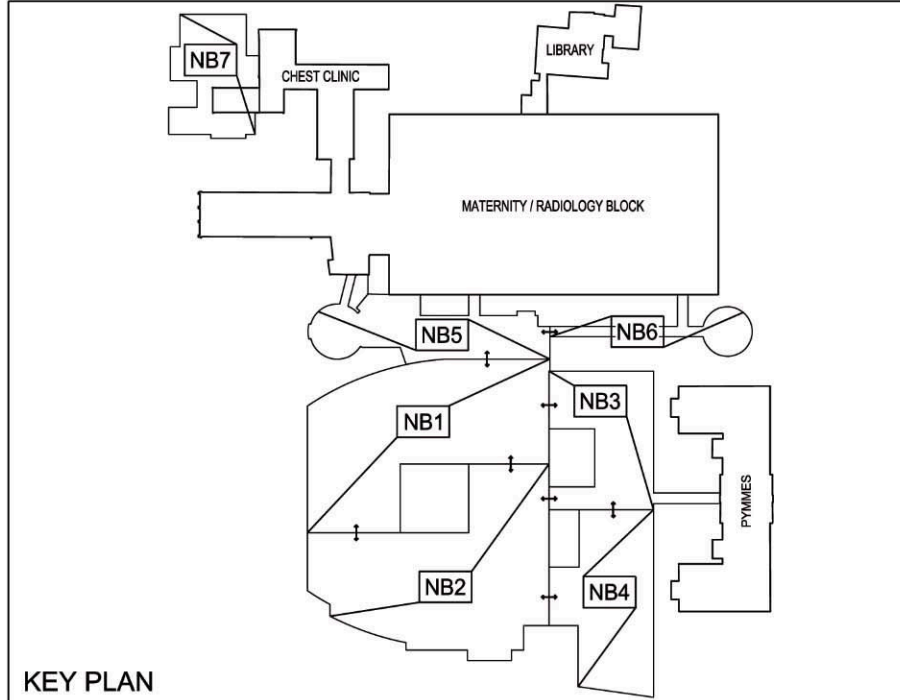
LOCATION PLAN

REV	DATE	REVISION HISTORY	Dm	Chk	App
E	06.07.10	PARAPET HEIGHT REVISED	AS	SS	
D	16.06.10	REVISED FOLLOWING COMMENTS	AS	SS	
C	08.06.10	level -1, phase 1, windows omitted	gf	SS	
B	04.06.10	AMENDED AS SHOWN	IR	SS	
A	01.06.10	FIRST ISSUE	AS	SS	

ALL REVISIONS

NOTES:  
 WINDOWS IN PHASE 2 MAY BE SUBJECT TO CHANGE THROUGH DESIGN DEVELOPMENT

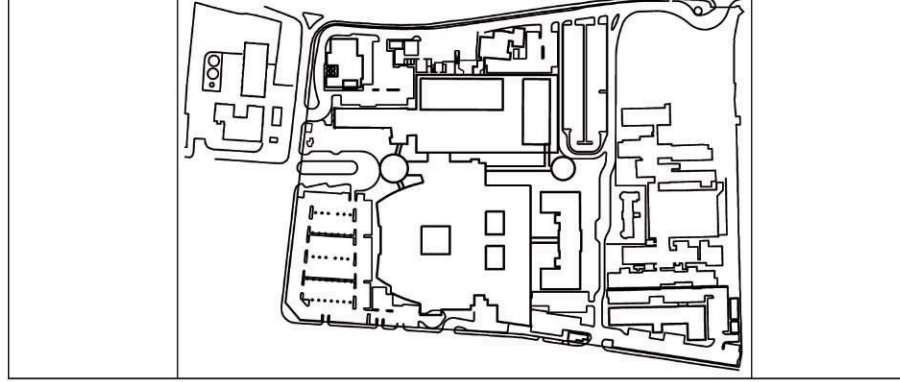
REFERENCE DRAWING LIST



KEY PLAN

**BOUYGUES**  
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 Elizabeth House  
 28 York Street  
 London EC3A 3DE  
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 North Middlesex University Hospital NHS Trust



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### Monthly Decisions on Town Planning Application Appeals

- 1.1 Between the 7th February and the 11th of March 2011, 15 appeal decisions had been received from the Planning Inspectorate. One of those was invalid. The table below confirms how many appeals were upheld and how many were dismissed. Details of each appeal can be viewed on the departmental website.

#### OVERALL PERFORMANCE

APPEALS RECEIVED	DISMISSED	ALLOWED	WITHDRAWN /INVALID	PERCENTAGE DISMISSED
15	13	1	1	93% Not including invalid appeal

- 1.2 Of the overall number of appeals these have been divided between delegated decisions, i.e those made by officers under the scheme of delegation and committee decisions. It will be noted that no appeals of refusals at committee had been determined.

#### DELEGATED DECISIONS

No. of APPEALS	DISMISSED	ALLOWED	WITHDRAWN/ INVALID	PERCENTAGE DISMISSED
15	13	1	1	93%

#### COMMITTEE DECISIONS

	No. of APPEALS	DISMISSED	ALLOWED	WITHDRAWN	PERCENTAGE DISMISSED
Refusal as per officer recommendation	0	0	0	0	Not applicable as no appeals decided
Refusal against officer recommendation	0	0	0	0	Not applicable as no appeals decided

### **Key Issues raised with Planning Inspector**

Members will be interested to note the outcome of two of the appeals.

#### **LOSS OF INDUSTRIAL LAND**

The appeal was made against the decision to refuse in April 2010 the change of use from industrial (Class B2) to non-residential institution (Class D1). The appeal premises are part of the first and second floors of a large building, let in separate units, on the 26 hectares Eley Industrial Estate and the proposal was to create a religious assembly hall. The Inspector when considering the appeal placed considerable weight on Policy 3B.4 of the London Plan provides for the identification of Strategic Industrial Locations, and the Eley Estate has been so identified in Policy 2A.10 and Annex 2 of the London Plan and in Core Strategy Policy 14. The Estate is also listed in Enfield's Employment Land Study of 2006 as an important industrial location, where any change of use away from industry would be strongly contested.

The Inspector concluded that the appeal application causes the loss of employment land in a location where there is a strong presumption against use for other than Class B1 or B2 purposes, and that no information has been produced to justify the setting aside of that presumption. The appeal was therefore dismissed.

The decision reinforces the strong presumption against non industrial developments within the Borough's Strategic Industrial Locations as identified within the Core Strategy unless robust justification is forwarded which outweighs the strong policy objection.

#### **UPVC WINDOWS WITHIN CONSERVATION AREAS**

The appeal was made against the refusal of planning permission at 80a Aldermans Hill (TP/10/1191) in August 2010 to replacement of the original timber sash windows with UPVC windows in the front elevation of the first and second floors. The main issue was the effect on the character and appearance of the Lakes Estate Conservation Area. The Inspector agreed with the Council and concluded that the replacement windows failed to preserve or enhance the character or appearance of The Lakes Conservation Area. And would be contrary to UDP and Core Strategy policies.

The Inspector agreed with officers of the importance of ensuring that development is of a high quality and that alterations to existing buildings within a conservation area reflect or complement its traditional characteristics.