

Public Document Pack



PLANNING COMMITTEE

Tuesday, 24th May, 2011 at 7.30 pm
Venue: Conference Room
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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

MEMBERS

Councillors : Andreas Constantinides (Chairman), Kate Anolue, Yasemin Brett, Jayne Buckland, Yusuf Cicek, Don Delman, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Paul McCannah, Anne-Marie Pearce, Martin Prescott, George Savva MBE, Toby Simon 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 12:00 noon on 23/05/11.

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 26 APRIL 2011** (Pages 3 - 12)

To receive the minutes of the Planning Committee meeting held on Tuesday 26 April 2011.

5. REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 6) (Pages 13 - 14)

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/11/0003 - CHASE SIDE PRIMARY SCHOOL, TRINITY STREET, ENFIELD, EN2 6NS (Pages 15 - 24)

RECOMMENDATION: Approval subject to conditions
WARD: Town

7. LBE/11/0006 - SOUTHGATE LEISURE CENTRE, WINCHMORE HILL ROAD, LONDON, N14 6AD (Pages 25 - 40)

RECOMMENDATION: Approval subject to conditions
WARD: Southgate

8. LBE/11/0007 - BRAMLEY SPORTS GROUND, CHASE SIDE, LONDON, N14 5BP (Pages 41 - 52)

RECOMMENDATION: Approval subject to conditions
WARD: Cockfosters

9. LBE/11/0010 - RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, EN1 4JA (Pages 53 - 68)

RECOMMENDATION: Approval subject to conditions
WARD: Southbury

10. TP/10/1386 - 36, WALSINGHAM ROAD, ENFIELD, EN2 6EY (Pages 69 - 84)

RECOMMENDATION: Approval subject to conditions
WARD: Grange

11. TP/11/0332 - HAZELBURY INFANT AND JUNIOR SCHOOL, HAZELBURY ROAD, LONDON, N9 9TT (Pages 85 - 92)

RECOMMENDATION: Approval subject to conditions
WARD: Haselbury

12. TP/11/0458 - FORTY HILL C OF E PRIMARY SCHOOL, FORTY HILL, ENFIELD, EN2 9EY (Pages 93 - 102)

RECOMMENDATION: Approval subject to conditions
WARD: Chase

13. APPEAL INFORMATION (Pages 103 - 104)

Monthly decisions on Town Planning Application Appeals.

14. PLANNING PANEL RE MERRYHILLS PRIMARY SCHOOL

To note the arrangements for the Planning Panel meeting:

Date: Wednesday 18 May 2011

Time: 7.30pm

Venue: Merryhills Primary School, Bincote Road, Enfield, EN2 7RE

Panel Membership: Councillors Don Delman (Chairman), Yasemin Brett, Ertan Hurer, George Savva, Toby Simon

15. PLANNING PANEL RE PONDER'S END ACADEMY

To note the arrangements for the Planning Panel meeting:

Date: Thursday 9 June 2011

Time: 7.30pm

Venue: To be confirmed

Panel Membership: To be agreed

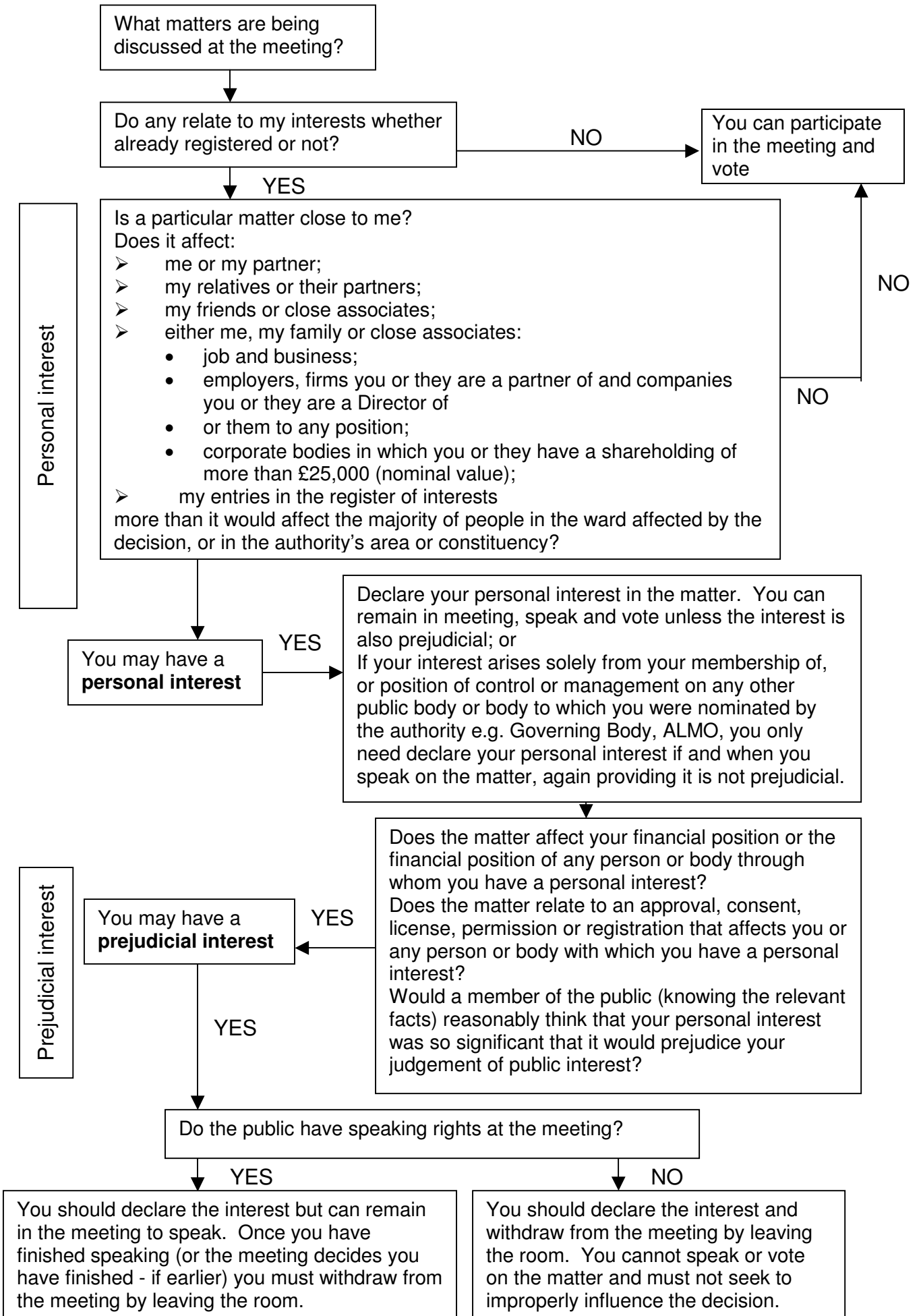
16. EXCLUSION OF THE PRESS AND PUBLIC

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)

This page is intentionally left blank

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.

This page is intentionally left blank

PLANNING COMMITTEE - 26.4.2011

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 26 APRIL 2011**

COUNCILLORS

PRESENT Andreas Constantinides, Toby Simon, Kate Anolue, Yusuf Cicek, Dogan Delman, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Dino Lemonides, Anne-Marie Pearce, Martin Prescott and Tom Waterhouse

ABSENT Ali Bakir, Paul McCannah and George Savva MBE

OFFICERS: Bob Ayton (Schools Organisation & Development), Linda Dalton (Legal Services), Bob Griffiths (Assistant Director, Planning & Environmental Protection), Andy Higham (Planning Decisions Manager), Steve Jaggard (Traffic & Transportation) and Aled Richards (Head of Development Management) Jane Creer (Secretary) and Sandra Bertshin (Secretary)

Also Attending: Approximately 35 members of the public, applicants, agents and their representatives.
Dennis Stacey, Chairman of Conservation Advisory Group.

936**WELCOME AND LEGAL STATEMENT**

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

937**APOLOGIES FOR ABSENCE**

NOTED that apologies for absence were received from Councillors Paul McCannah and George Savva.

938**DECLARATION OF INTERESTS**

NOTED

1. Councillor Anolue declared a personal and prejudicial interest in application TP/10/0339 – North Middlesex Hospital, Sterling Way, London, N18 1QX as she worked at the hospital as a midwife.
2. Councillor Hurer declared a personal interest in application TP/10/1761 – land at Wellington Place, Whitewebbs Lane, Enfield, EN2 9HH as he was a season ticket holder at Tottenham Hotspur FC.

PLANNING COMMITTEE - 26.4.2011

3. Councillor Constantinides declared a personal interest in application TP/10/1761 – land at Wellington Place, Whitewebbs Lane, Enfield, EN2 9HH as he was a season ticket holder at Tottenham Hotspur FC.

939

MINUTES OF PLANNING COMMITTEE 29 MARCH 2011

AGREED the minutes of the meeting held on Tuesday 29 March 2011 as a correct record.

940

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.

941

REPORT OF THE ASSISTANT DIRECTOR, PLANNING AND ENVIRONMENTAL PROTECTION (REPORT NO. 242)

RECEIVED the report of the Assistant Director, Planning and Environmental Protection (Report No. 242).

NOTED

1. The reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information) (England) Amendment Regulations 2002 with the exception of the reports in respect of applications TP/10/0972 – No 8 Chaseville Parade and TP/07/1795/REN1 – No 9 Chaseville Parade. These requirements state that agendas and reports should be circulated at least 5 clear days in advance of meetings.

2. The Chairman's agreement that the above reports be considered as urgent items in the light of the correction in the number of extant but unimplemented permissions for food and drink uses on the Parade.

942

LBE/11/0007 - BRAMLEY SPORTS GROUND, CHASE SIDE, LONDON, N14 5BP

NOTED

1. The introduction by the Planning Decisions Manager, advising that the report had been re-produced as the original version omitted reference to the Grade II listed Clock Tower.

PLANNING COMMITTEE - 26.4.2011

2. Receipt of a letter of objection from David Burrowes MP on behalf of the users of the facility, that the loss of the facility would be contrary to Core Policy 11 of the Core Strategy as he considered that it had not been demonstrated that the facility was no longer required or would be provided elsewhere. He expressed concern at the effect on the local community and the needs of local sports users would not be met, and that there was also no evidence of a full equalities impact assessment before entering the contract with Fusion.
3. Three additional conditions in respect of ecology / biodiversity; sustainability; and a new Grampian condition regarding details of access.
4. The deputation of Mr Leslie Cohen, on behalf of Bramley bowls club members, including the following points:
 - a. The bowls club was important to its members' lives, providing social gatherings, friendship and support as well as sport. The loss of this facility would disrupt a lot of senior citizens.
 - b. Members had been told they could use Picketts Lock as an alternative facility, but this was costly and difficult to reach by public transport.
 - c. The bowls club had at least 300 members, but the Council did not consult them until the contract had been signed with Fusion.
 - d. Access to the site could be unsafe, especially at times when there were around 200 boys playing rugby at the neighbouring Saracens ground.
 - e. This was a thriving bowls club. A decline in indoor bowls was not evident.
 - f. Schools needed an indoor bowls facility as it was now on the school curriculum.
5. The response of Mr Kerry White, Archer Architects (Agent), including the following points:
 - a. Further information was being provided in relation to biodiversity, sustainability and highways issues.
 - b. He offered to respond direct to any queries.
6. In response to Members' queries, the Planning Decisions Manager advised that Leisure Services officers had provided a list of local short mat bowls and other bowls facilities: at Edmonton and Southgate Leisure Centres, in N11 and N12, at Picketts Lock and in Cheshunt. These were all a fairly short distance away, though all over two miles. Leisure Services officers had also advised that there was a higher demand for multi-use games areas. The pitch would have synthetic turf and be used predominantly for five a side football, and hockey. He confirmed that notices advertising this planning application were put up outside the site, and adjoining occupiers had been consulted.
7. Members expressed ongoing concern in respect of availability and accessibility of alternative comparable facilities, lack of consultation with current bowls club members, the need for the proposed development, and the lack of detail, evidence and justification within the report.

PLANNING COMMITTEE - 26.4.2011

8. Councillor Hurer's proposal that a decision on the application be deferred to enable further information to be provided and for further consultation with users, supported unanimously by the Committee.

AGREED that a decision on the application be deferred to enable further consultation with users and investigation into the accessibility and availability of alternatives.

943

TP/10/0339 - NORTH MIDDLESEX HOSPITAL, STERLING WAY, LONDON, N18 1QX

NOTED

1. Having expressed a personal and prejudicial interest, Councillor Anolue left the room and took no part in the discussion or vote.

2. Receipt of two additional letters of objection, summarised by the Planning Decisions Manager, including concerns that Condition 18 was not comprehensive enough, an additional condition should be imposed in respect of pedestrian linkages to Silver Street, determination of this application was premature in the current circumstances, there was no need for these services, the future of the 491 bus route was not agreed with TfL, there was insufficient car parking, sealed windows, rainwater collection, and inadequate materials.

3. Advice of the Planning Decisions Manager that discussions were ongoing with regard to buses circulating round the site, and that determination of the application must be on planning considerations.

4. The deputation of Mr Kieran McGregor, on behalf of Save Chase Farm campaign group, including the following points:

- a. Consideration of the application was premature as the Barnet Enfield and Haringey (BEH) clinical strategy was currently on hold and approval could prejudice the review.
- b. As there was no decision on reconfiguration of health services there was no masterplan and the application should not therefore be determined.
- c. Maternity services were more in need in the parts of the borough where birth rates were high which were Enfield Town, Chase and Grange wards.
- d. There would be excessive density on the site: facilities should be developed on sites that were not already cramped and over-developed.

5. The deputation of Mr Donald Smith, on behalf of Enfield Transport Users Group, including the following points:

- a. Condition 18 was too prescriptive. Amended proposed wording had been submitted to cover on-site bus services.
- b. The applicant was already offering cosmetic improvements to the pedestrian walkway to Silver Street station: it was proposed this be legalised via a S106 agreement.
- c. He would be happy to go along with the establishment of a transport working group and would follow up on that with the applicant.

PLANNING COMMITTEE - 26.4.2011

6. The response of Mr Kevin Howell, Director of Environment, North Middlesex Hospital, including the following points:
 - a. The proposal was for replacement of buildings. It was not associated with the BEH clinical strategy. It would be funded under normal procurement routes from the NHS.
 - b. Use of a greenfield site would go against the requirements to improve facilities.
 - c. The proposals were in line with current thinking on maternity services.
 - d. The application had been put forward as part of the ongoing management of the hospital and to enhance the services provided, the building was required at this site.
 - e. He would welcome a site visit by Members if they so wished.
7. Members' discussion focussing on density, visual impact and public transport issues, and the benefits of making a site visit with officers and examining the plans on site.
8. The proposal that a decision on the application be deferred to enable Members to make a site visit, supported unanimously by the Committee.
9. The Chairman's statement that if there were material differences when the application was re-considered at Planning Committee, then deputees would be permitted to address the Committee again if they so wished.

AGREED that a decision be deferred for a site visit to take place to enable an assessment of the visual impact of the 6 storey building on the visual amenities of the North Circular Road in response to concerns about its presence on the frontage. It was also noted that the deferral would enable discussion on the amendments to the bus routings through the site.

944

TP/10/1753 - 6, WOOD RIDE, BARNET, EN4 0LL

NOTED

1. Receipt of an update letter of objection from Frank Stocks, Pearson Associates, distributed to all Planning Committee Members.
2. The deputation of Mr Antoine Christoforou, Fusion Residential (the agent), including the following points:
 - a. The justification by Planning officers of the recommendation of refusal was inconsistent and flawed.
 - b. There were material considerations which supported approval of planning permission.
 - c. The single stated concern was that the development would be detrimental to the character of the surrounding area and not in keeping. The applicants considered this spurious and without basis in the context of the area.
 - d. The report referred to two other sites in the immediate surroundings in paragraphs 3.2 and 3.3, but failed to mention a further seven sites in the area

PLANNING COMMITTEE - 26.4.2011

involving subdivision of properties, all of which were approved. All were on backland plots, had access roads and were entirely appropriate in the area.

e. The nearest precedent was Oak House which was larger than this proposal but was allowed.

f. This development would have no detrimental impact on neighbouring properties and would result in no demonstrable harm to the area.

3. The response of neighbouring residents Mr Davis and Mr Sainsbury, including the following points:

a. The follow up objection letter from Pearson and Associates set out the concerns, particularly at the narrowness of the vehicle access.

b. A fully loaded builders lorry would have very little clearance, and access would be potentially dangerous.

c. The development would be close to No 5 Corbar Close, giving rise to overlooking and loss of privacy and sunlight.

d. They supported the recommendation of refusal.

4. In response to the Chairman's query, the Planning Decisions Manager provided a comparison with the recent application granted at No 63 Camlet Way.

5. In response to Councillor Simon's query, the Traffic and Transportation Officer advised on the sufficiency of the vehicle access to the site and that there would be little impact on the highway, and that any impact on trees was not a Transportation issue.

6. The unanimous support of the Committee to accept the officers' recommendation.

AGREED that planning permission be refused for the reason set out in the report.

945

TP/07/1795REN1 - NO. 9, CHASEVILLE PARADE, CHASEVILLE PARK ROAD, LONDON, N21 1PG

NOTED

1. Introduction by the Planning Decisions Manager to clarify the application, its history and context.

2. The unanimous support of the Committee to accept the officers' recommendation.

AGREED that planning permission be granted, subject to the conditions set out in the report, and authority delegated to the Assistant Director to issue the decision subject to no additional consultations being received that raise issues that had not been contained within the report or brought to the attention of Members at Committee, for the reason set out in the report.

PLANNING COMMITTEE - 26.4.2011

946

**TP/10/0972 - NO. 8, CHASEVILLE PARADE, CHASEVILLE PARK ROAD,
LONDON, N21 1PG**

NOTED

1. The receipt of three additional letters of objection from residents.
2. The deputation of Mr Cuneyt Cimen, the agent, including the following points:
 - a. As far as they were concerned, approval had been granted by Planning Committee on 29/3/11 and a decision notice should have been sent, but had been delayed by the Planning Department.
 - b. The applicant was trying to comply with conditions. Discussions with the neighbour had not paid off and the flue had now been removed and a new system would be installed. A retail element had been introduced in the shop.
 - c. He believed there was no intention to operate No 9 Chaseville Parade for café use, but that permissions were sought simply to raise the lease.
 - d. Consultation letters had been sent on two occasions and the Committee should not make a decision before the consultation period ended.
3. The response of Ms Jean Sayers, neighbouring resident, including the following points:
 - a. Local residents supported the recommendation of refusal.
 - b. Residents did not understand how the leaseholder could put up a flue without any permission.
 - c. The leaseholder must not be allowed to carry out A3 trading.
 - d. The operator was currently in breach of an enforcement notice.
4. The advice of the Planning Decisions Manager in respect of the planning decision notice and enforcement actions.
5. Members' discussion focussing on the mix of A1 and A3 use and robustness of conditions and the vitality and viability of the shopping parade.
6. The majority of the Committee did not support the officers' recommendation of refusal: 4 for and 7 against.
7. Members' discussion and officers' advice on reasons for approval and appropriate conditions.
8. The unanimous support of the Committee that planning permission be approved as the mixed use A1 and A3 restaurant would be complementary to existing uses in the area and would not detract from the vitality and viability and retail character of the shops along Chaseville Parade, subject to conditions to be delegated to officers subject to consultation with the Planning Committee Chairman, Vice Chairman and Opposition Lead Member.

PLANNING COMMITTEE - 26.4.2011

AGREED that planning permission be approved for the reason above, subject to conditions delegated to officers subject to consultation with the Planning Committee Chairman, Vice Chairman and Opposition Lead Member.

947

LBE/11/0008 - ALBANY POOL, 505, HERTFORD ROAD, ENFIELD, EN3 5XH

NOTED

1. A schedule of suggested conditions had been distributed to Members.
2. Receipt of suggestion from Environmental Health that an acoustic report be submitted before development took place.
3. Thames Water had no objection.
4. Councillor Simon's request that landscaping details seek to improve the area between the Centre and the existing development to the south.
5. The unanimous support of the Committee for the officers' recommendation.

AGREED that subject to the receipt of no new material considerations following the expiry of the consultation period, 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 schedule, for the reasons set out in the report.

948

TP/10/1410 - 293-303, FORE STREET, LONDON, N9 0PD

NOTED that the application had been withdrawn by the applicant and was not considered by Planning Committee.

949

TP/10/1761 - LAND AT, WELLINGTON PLACE, WHITEWEBBS LANE, ENFIELD, EN2 9HH

NOTED

1. Confirmation of Natural England's position.
2. The Planning Decisions Manager's advice in respect to weight to be attached to loss of the cricket ground.
3. The unanimous support of the Committee for the officers' recommendation.

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

PLANNING COMMITTEE - 26.4.2011

950

TP/11/0002 - FORTY HILL C OF E PRIMARY SCHOOL, FORTY HILL, ENFIELD, EN2 9EY

NOTED

1. The Planning Decisions Manager's confirmation that conditions would be sought in respect of:

- Approval of Materials
- Landscaping
- Methodology for Works in proximity to Trees
- Tree Protection
- Energy Statement
- Review of Existing School Travel Plan

2. Confirmation by Dennis Stacey of the Conservation Advisory Group's position that CAG had no objection in principle but had concerns about the design and resulting bulk which detracted from overall appearance, and requested additional planting along the western and southern boundaries.

3. The unanimous support of the Committee for the officers' recommendation.

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

951

APPEAL INFORMATION

NOTED the information on town planning appeals received from 16/03/2011 and 07/04/2011, summarised in tables. Full details of each appeal were available on the departmental website.

952

PLANNING PANELS

NOTED that, with the Chairman's agreement, the Head of Development Management recommended that two Planning Panel meetings be set up in respect of two planning applications with a high level of public interest.

AGREED

1. That a Planning Panel be held in respect of application LBE/11/0009 – Merryhills Primary School, Bincote Road, Enfield, EN2 7RE.

2. That a Planning Panel be held in respect of the application for the proposed new Oasis Academy Hadley at the Former National Grid Gasworks at Ponders End.

PLANNING COMMITTEE - 26.4.2011

3. The dates and venues of the meetings and membership of the panels to be agreed in consultation with the Planning Committee Chairman, Vice Chairman and Opposition Lead Member.

953

THANKS

NOTED that this was the last meeting of the Planning Committee in the 2010/11 municipal year and the Chairman asked that his thanks be recorded to the current Committee Members and the officers for their support.

MUNICIPAL YEAR 2011/2012 - REPORT NO 6

COMMITTEE:
 PLANNING COMMITTEE
 24.05.2011

| | |
|-----------------|--------|
| AGENDA - PART 1 | ITEM 5 |
|-----------------|--------|

| |
|-----------|
| SUBJECT - |
|-----------|

| |
|-----------------------|
| MISCELLANEOUS MATTERS |
|-----------------------|

REPORT OF:
 Assistant Director, Planning
 and Environmental Protection

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

5.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

5.1.1 In accordance with delegated powers, 215 applications were determined between 08/04/2011 and 10/05/2011, of which 174 were granted and 41 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 08/04/2011 and 04/05/2011 and also contains information on decisions taken during this period.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 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: Town

Application Number : LBE/11/0003

Category: Other Development

LOCATION: CHASE SIDE PRIMARY SCHOOL, TRINITY STREET, ENFIELD, EN2
6NS

PROPOSAL: Single storey extension to west of main building to provide a kitchen and dining hall.

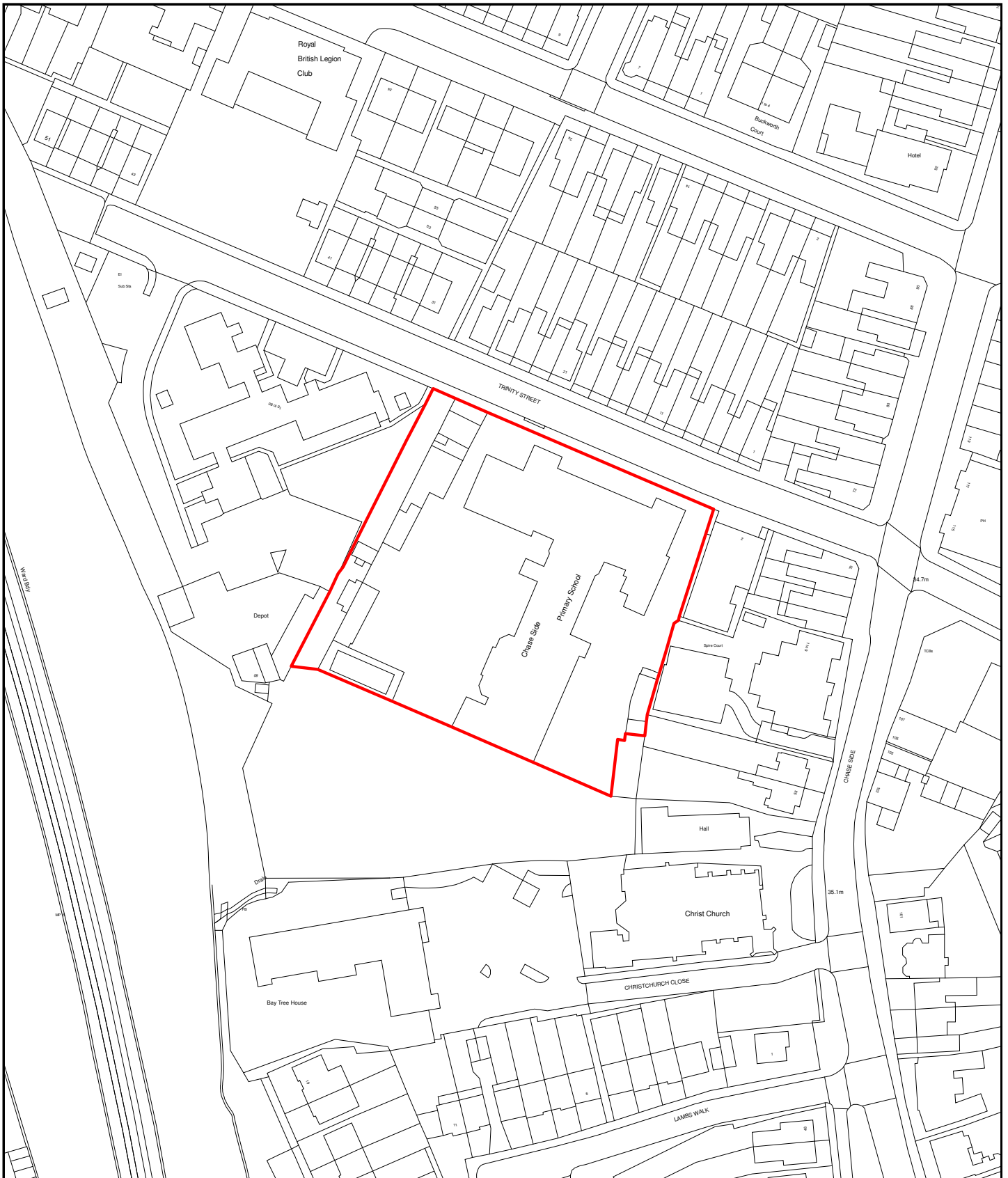
Applicant Name & Address:

London Borough of Enfield
PO Box 51,
Civic Centre,
Silver Street,
Enfield,
Middlesex,
EN1 3XB

Agent Name & Address:

Paul Malone,
Ingleton Wood LLP
10, Lake Meadows Business Park
Woodbrook Crescent
Billericay
Essex
CM12 0EQ

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



Development Control



Scale - 1:1250
Time of plot: 10:28

Date of plot: 04/05/2011

1.0 Site and Surroundings

- 1.1 Chase Side Primary School is on the south side of Trinity Street within a residential area. Comprising a mix of two storey and single storey buildings, the music room is positioned along the western boundary of the site adjacent a block of residential flats on Trinity Street.

2.0 Proposal

- 2.1 Permission is sought for the erection of an extension and alterations to form a dining hall block.
- 2.2 The works include the demolition of the store buildings to the west of the site to the south of the existing music room. The music room will be converted ancillary facilities for the proposed dining room. Ventilation equipment in the form of a kitchen hood extract duct and kitchen supply air intake cowl are proposed on the east elevation of the roof of the existing music room.

3.0 Planning History

- 3.1 LBE/10/0017 – Demolition of existing bomb shelter and construction of a timber framed office with existing independent roof structure over. Granted 24 June 2010.

4.0 Consultations

4.1 Statutory and Non-Statutory Consultees

- 4.1.1 None necessary

4.2 Public

- 4.2.1 Consultation letters were sent to 36 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:

| | |
|------|---|
| SO10 | Built environment |
| CP8 | Education |
| CP9 | Supporting Community Cohesion |
| CP11 | Recreation, Leisure, Culture and Arts |
| CP20 | sustainable energy use |
| CP21 | Delivering sustainable water supply, drainage and sewerage infrastructure |
| CP30 | Built and Open Environment |
| 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)CS1 | Facilitate Provision of Various Community Services |
| (II)CS2 | Community Facilities accord with environmental policies |
| (II)CS3 | Community Facilities represent and effective and efficient use of land |

5.3 London Plan

| | |
|-------|---|
| 3A.18 | Protection and Enhancement of Social Infrastructure and Community |
| 3A.24 | Education facilities |
| 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 |
|------|------------------------------------|

6.0 **Analysis**

6.1 Effect on Character and Appearance of Surrounding Area

6.1.1 The proposed extension will provide a dining hall and ancillary spaces including food preparation area, servery, dry store, managers office, staff changing/WC, cleaners cupboard and a lobby. The extension will be 19.5m in width, 11.3m in depth and a maximum height of 7.5m to pitch.

6.1.2 The design of the proposed extension will match that of the existing music room including the pitch of the roof, GRP dormer windows and use of materials. The proposed design is not considered to impact on the character of the area and existing buildings with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and Policy 4B.8 of the London Plan.

6.2 Effect on Residential Amenity.

6.2.1 The proposed extension will be sited closer to the boundary than the existing stores which are to be demolished. The application site is situated adjacent to a block of flats yet will be sited at least 15m away and therefore not considered to impact on the residential amenities of the properties.

6.3 Extract Ventilation

6.3.1 The proposal includes the installation of ventilation equipment associated with the kitchen. The proposed siting of the equipment is not considered to disrupt the character of the building and therefore acceptable with regards to Core Policy 30 of the Enfield Plan Core Strategy and Policy (II)GD3 of the UDP. However in order to ensure that amenities of nearby properties are

safeguarded, a condition requiring full details of the specification be submitted for approval to the council will be attached to an approval

6.4 Sustainable Construction

6.4.1 A sustainability statement has been submitted to support the application. In order to ensure that the proposal meets Core Policies 20, 21 and 36 of the Core Strategy, conditions will be attached to requiring the submission of an Energy Statement, rainwater recycling system details, details of biodiversity roof, and water efficiency.

7 **Conclusion**

7.1 It is considered that the proposed extension and alterations would have no undue impact on the character of the area or the amenities of the occupiers of adjoining properties. Given that it also supports an existing community service, it is therefore recommended that planning permission be granted for the following reason:

1. The proposed single storey extension to west of main building to provide kitchen and dining hall by virtue of its size, siting and design to not cause undue impact on the character of the area or the amenities of the occupiers of adjoining properties with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the Unitary Development Plan and Policy 4B.8 of the London Plan.

8 **Recommendation**

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

1. C60 Approved Plans
2. C08 materials to match
3. 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 above 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 that specified through the use of low zero carbon technologies 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 CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 4A.4 and 4A.7 of the London Plan and PPS22.

4. 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.

5. The development shall not commence until details of biodiversity (green/brown) roof(s) on the flat roofs identified on Drawing No. 201 are 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.

6. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption compliance with issue WAT1 of BREEAM Education 2008 or the maximum water efficiency that can feasibly be provided to the development in all other cases. 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.

7. C20 Ventilation/extractor details

Details of the specification and appearance of any fume extraction and/or ventilation plant required in connection with the use shall be submitted to and

approved in writing by the Local Planning Authority. The plant shall be installed in accordance with the approved details before the use commences.

Reason: To ensure a satisfactory appearance and safeguard amenity.

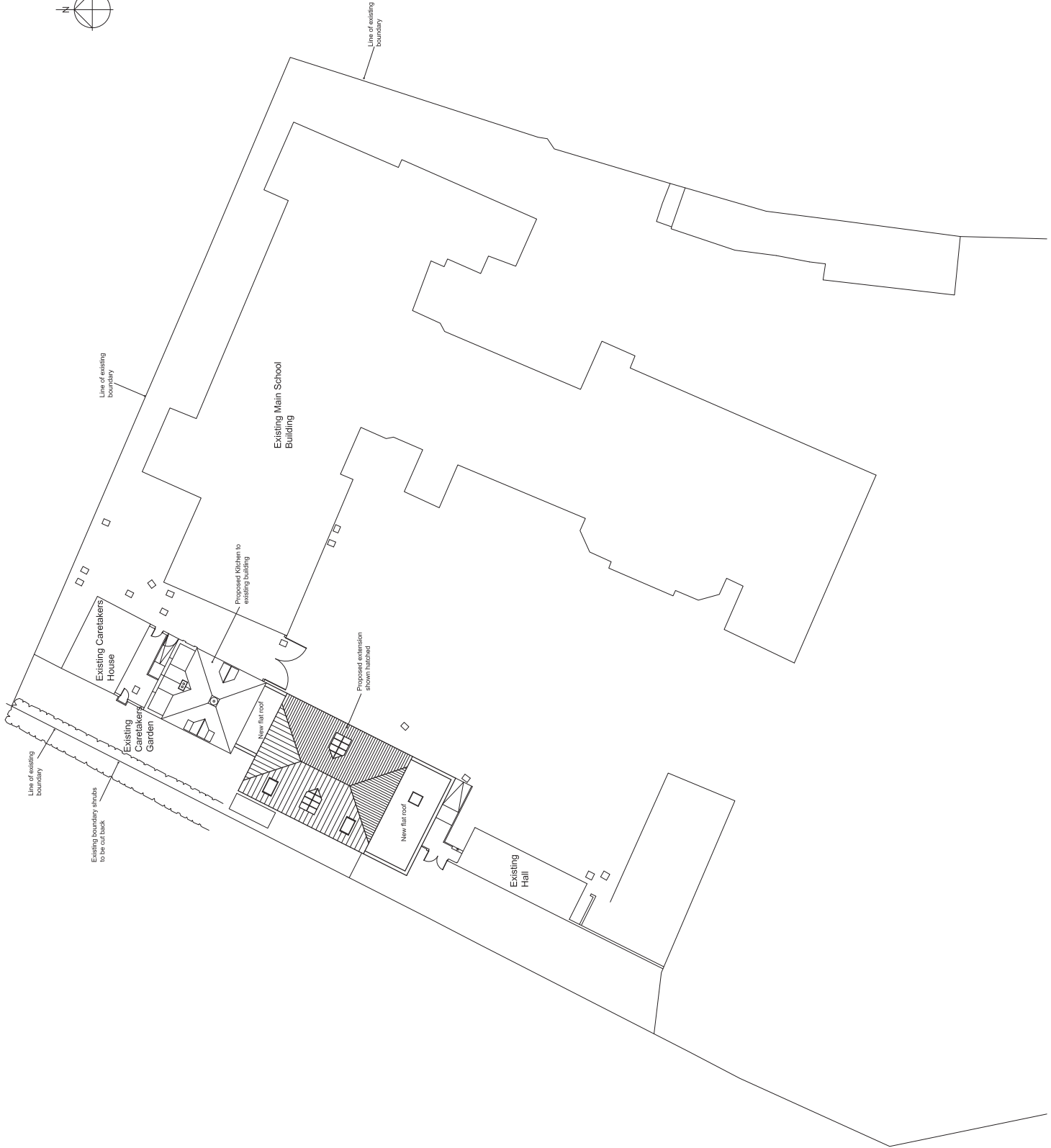
8. C51A Time limited permission (3 years)

We warrant that the information contained in this report is true and correct to the best of our knowledge and belief at the time of preparation. We warrant that the information contained in this report is true and correct to the best of our knowledge and belief at the time of preparation. We warrant that the information contained in this report is true and correct to the best of our knowledge and belief at the time of preparation.

Report any discrepancies to the Contract Administrator as soon as possible. We warrant that the information contained in this report is true and correct to the best of our knowledge and belief at the time of preparation.

© Ingleton Wood LLP

LEGEND:



Block Plan (1:200)



| | | | | | |
|-------------|--------|-------|----------|-------|-----|
| Project No. | 210211 | Date | 12/02/11 | Rev. | 001 |
| Author | AW | Check | AW | Drawn | AW |



Vision, form and function
 Ingleton Wood
 15 Lister Avenue, St. Leonards-on-Sea, East Sussex TN38 8JH
 Tel: 01323 820000
 Fax: 01323 820001
 www.ingletonwood.co.uk

Project: Chase Side Primary School
 Trinity Street
 Enfield
 EN2 6NS

Drawing Title: Proposed Kitchen/Dining Hall Extension
 Proposed Block Plan
 Client: London Borough of Enfield

| | | | | | |
|----------|----------|----------|----------|--------------|-------|
| Date: | 21.02.11 | Scale: | 1:200 | Page No.: | A1 |
| Drawn: | AW | Checked: | AW | Project No.: | 60860 |
| Job No.: | 203 | Stage: | Planning | Revision: | A |

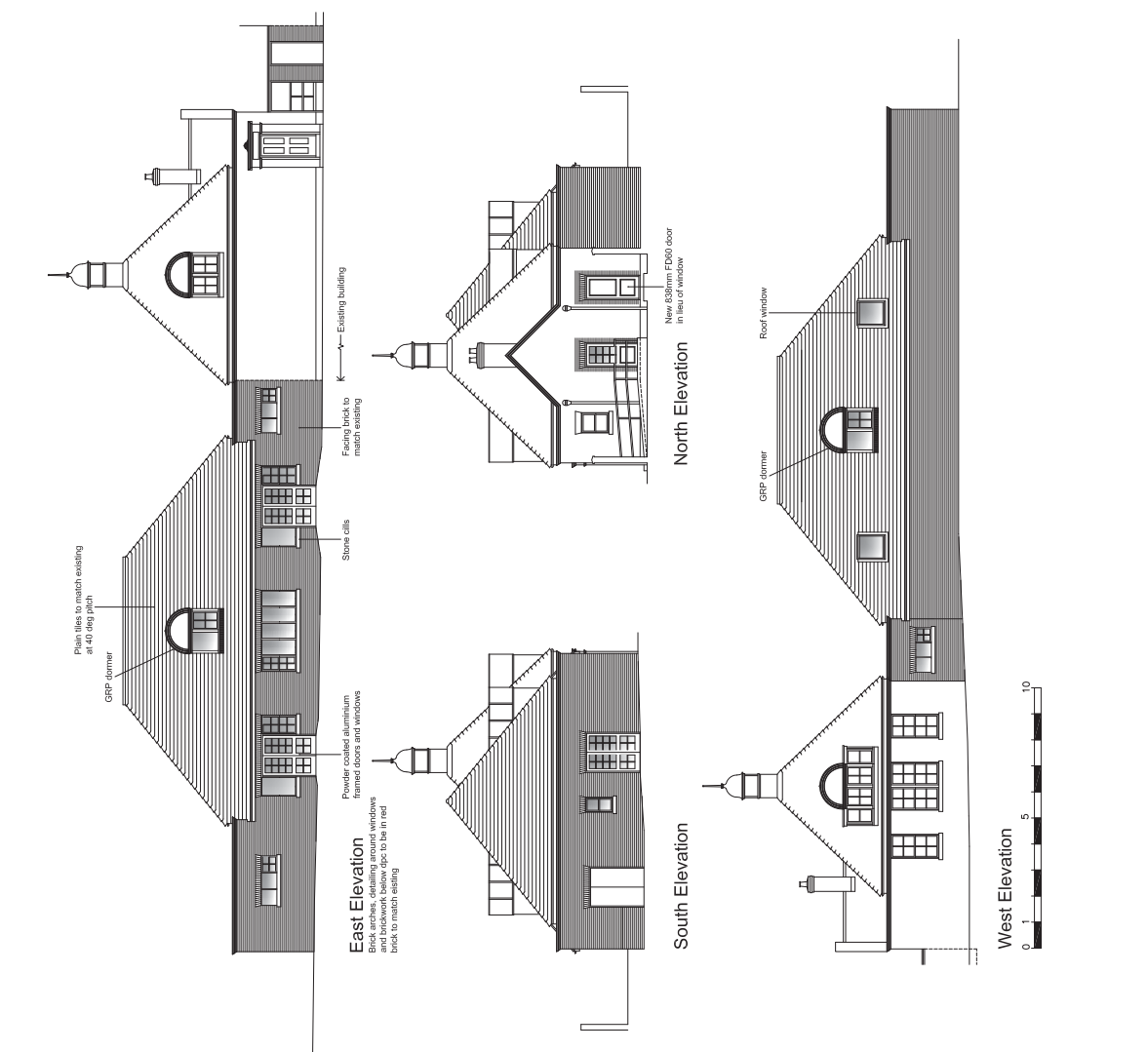
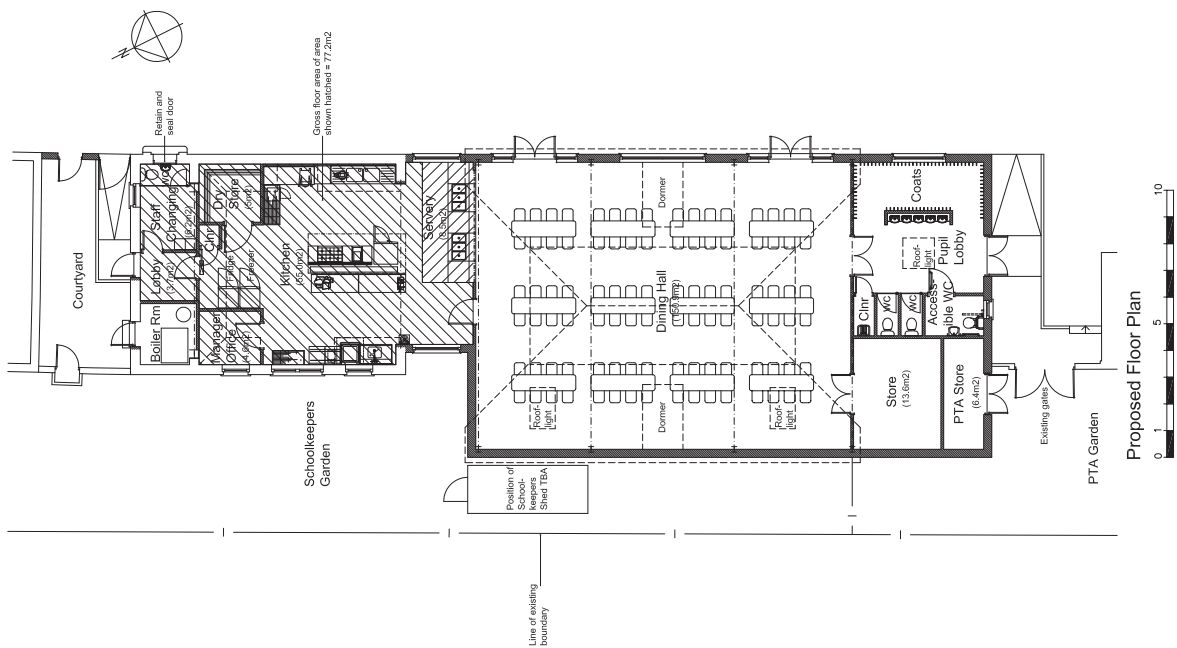
We warrant that we have prepared this Report in accordance with the terms of our contract and that we have not been influenced by any other person or organization in the preparation of this Report. We warrant that we have not been influenced by any other person or organization in the preparation of this Report. We warrant that we have not been influenced by any other person or organization in the preparation of this Report.

Report any discrepancies to the Contract Administrator at once.

© Ingleton Wood LLP

LEGEND:

DO NOT SCALE



Ingleton Wood
 Architecture
 15 Lister Way, Woodborough, Norwich, Norfolk, NR10 6JH
 Tel: 01273 828200
 www.ingletonwood.co.uk

Vision, form and function
 Blenheim
 15 Lister Way, Woodborough, Norwich, Norfolk, NR10 6JH
 Tel: 01273 828200
 www.ingletonwood.co.uk

Project: Chase Side Primary School
 Trinity Street
 Enfield
 EN2 0NS

Drawn by: Proposed Kitchen/Dining Hall Extension
 Proposed Plan and Elevations
 Client: London Borough of Enfield

| | | | | |
|----------|------------|--------------|----------|------------|
| Date: | Drawn: | Checked: | Scale: | Page Size: |
| PM | SW | SW | 04.08.10 | A1 |
| Job No.: | Drawn No.: | Checked No.: | Scale: | Revision: |
| 60860 | 201 | Planning | | B |

This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 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: Southgate

Application Number : LBE/11/0006

Category: Other Development

LOCATION: SOUTHGATE LEISURE CENTRE, WINCHMORE HILL ROAD, LONDON, N14 6AD

PROPOSAL: Demolition of part of existing building and erection of a part single storey, part 2-storey front extension to provide a gym at first floor, new entrance, reconfiguration of car parking layout and associated landscaping.

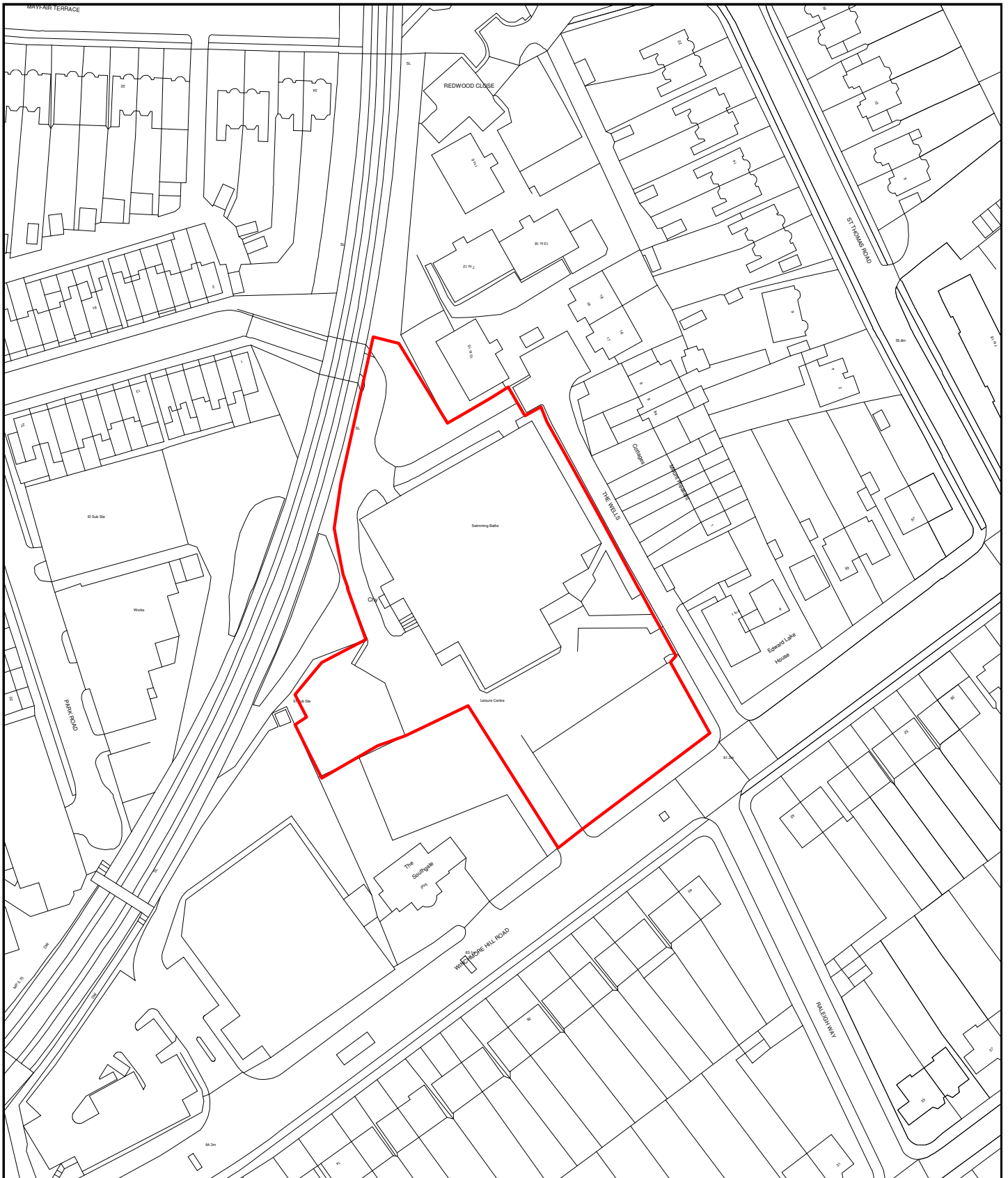
Applicant Name & Address:

Mr Simon Gardner
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

Agent Name & Address:

Kerry White,
Archer Architects
Office 7, Gateway 1000
Arlington Business Park
Whittle Way
Stevenage
Hertfordshire
SG1 2FP

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



Development Control



Scale - 1:1250
Time of plot: 10:31

Date of plot: 04/05/2011

1. Site and Surroundings

- 1.1 The Leisure centre is located on the northern side of Winchmore Hill Road on the north eastern edge of Southgate town centre. The western boundary is formed by The Wells which serves a number of residential properties. In addition, the Piccadilly Underground line lies to the north of the site and the Fish Mongers Arms (PH) is located to the west.
- 1.2 The existing Leisure Centre is 2/3 storey in height and is set back from the Winchmore Hill Road frontage: separated by greensward and parking. The ground levels slope from the from this road frontage, northwards, to the rear of the site
- 1.3 The site can be accessed from Winchmore Hill Road and The Wells.

2. Proposal

- 2.1 The application is for the demolition of part of the existing building and the construction of a part single storey, part two storey front extension together with a new entrance, reconfiguration of the car parking layout and associated landscaping. The first floor extension would provide for a new gym, studios and crèche. The internal layout would also be amended to create a new reception including café area with redesigned flexible changing and dry changing facilities.
- 2.2 The proposed front extension would project 17 metres (max) and span the width of the existing building (47m) with a maximum height of approximately 7.8m. The framed glazed lobby would extend beyond the massing of the double storey element of the building with a maximum height of approximately 3.4m. The extensions would create an additional gross external floor area of approximately 577 sq.m.
- 2.3 The car parking would be altered to provide for 99 spaces, including 6 disabled bays and 3 parent and toddler bays. It is also proposed to allow for eight cycle stands to accommodate for up to 16 bikes.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning history

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation raise no objections subject to conditions
- 4.1.2 Environment Agency raise no objections, but highlight the need for adequate surface water drainage to avoid potential flood risks
- 4.1.3 London Underground raise no objections
- 4.1.4 Thames Water raise no objections in regards to surface water drainage and water infrastructure

4.1.5 Any further comments will be reported at the meeting

4.2 Public

4.2.1 Forth seven neighbouring properties were consulted. Press and site notices were also posted. Three representations were received, which raised the following planning considerations:

- Pedestrian access and egress in regards to safety and impact on residents
- Noise and disturbance to residents from parking layout
- Parking of vehicles on The Wells

5. **Relevant Policy**

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

| | |
|-------|---|
| SO8: | Transportation and accessibility |
| SO10: | Built environment |
| CP9 | Supporting Community Cohesion |
| CP11 | Recreation, Leisure, Culture & Arts |
| CP20 | Sustainable Energy Use and Energy Infrastructure |
| CP21 | Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure |
| CP30 | Maintaining and Improving the Quality of the Built and Open Environment |
| CP31 | Built and Landscape Heritage |
| CP32 | Pollution |
| 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 | Design |
| (II)GD6 | Traffic Generation |
| (II)GD8 | Access and Servicing |
| (II) H8 | Privacy |

5.3 London Plan

| | |
|-------|---|
| 3A.18 | Protection and Enhancement of Social Infrastructure and Community |
| 3C.23 | Parking Strategy |
| 3D.6 | Sports facilities |

| | |
|-------|---|
| 3D.13 | Children and Young People's Play and informal recreation strategies |
| 3D.14 | Biodiversity and nature conservation |
| 3D.15 | Trees and woodland 188 |
| 3D.16 | Geological Conservation |
| 4B.1 | Design Principles for a Compact City |
| 4B.2 | Design |
| 4B.8 | Respect Local Context and Character |
| 4B.11 | London's built heritage |
| 4B.12 | Heritage conservation |

5.4 Other Relevant Policy

| | |
|-------|---|
| PPS1 | Delivering Sustainable Development |
| PPS5 | Planning for the Historic Environment |
| PPG13 | Transportation |
| PPG17 | Planning for Open Space, Sport and Recreation |

6. **Analysis**

6.1 Principle

6.1.1 Core Policy 11 of the Core Strategy seeks to protect existing leisure assets and provision whilst also promoting the increased use of recreation, leisure, culture and arts facilities in the Borough. The proposed improvement to the existing facility therefore, would be consistent with this policy and the thrust of wider regional and national planning policy. In principle therefore, the proposal represents an acceptable use of this land having regard to policies CP9 and CP11 of the Core Strategy, 3A.18 of the London Plan as well as PPG17.

6.2 Design and Impact on Character of the Area

6.2.1 It is acknowledged that the front extension proposed would present a significant addition to the building. Nevertheless, its design provides a simple development form which with a lower height, is sympathetic to the appearance of the main retained building housing the swimming pool. Moreover, the external materials would also support this acceptable appearance.. Thus, together with the design of the front entrance, the proposal would represent a development that would not detract from the character and appearance of the area.

6.2.2 A second contributor to the character and appearance is the alterations to the front landscaped area. This area provides a green setting to the existing leisure centre and although it would be largely retained, an element would be lost to the enlargement and reconfiguration of the car park. This does involve some loss of trees and landscaping but this can be mitigated by replacement plant secured by condition. This element is thus also considered to be acceptable

6.3 Impact on Neighbouring Amenities

6.3.1 The nearest residential properties are sited approximately 20m to the east on The Wells and face the flank elevation of the development. There are no overlooking windows but the front gardens do have some amenity value.

Mindful of this and noting the residential properties are to the north of the proposed extension, it is still considered the residential amenities would not be affected in terms of a loss of light or outlook. Therefore the proposed development is considered to have no undue impact on residential amenities.

6.3.2 The Leisure Centre is an existing facility and although the proposals will in all likelihood increase the number of people and thus vehicles attending the site, it is considered this increase would not be sufficient given the relationship to residential properties, to warrant refusal of the planning application.

6.4 Sustainability and Biodiversity

6.4.1 Insufficient information has been submitted in regards to Sustainable Design and Construction and Biodiversity; however these details could be secured by condition, should the scheme be granted.

6.5 Car Parking and Access

6.5.1 The site has a PTAL of 4 with existing access from Winchmore Hill Road and egress to The Wells. Access and egress will remain as existing and is one way only. Access is from Winchmore Hill Road (classified) and an egress is to The Wells (non classified). Pedestrian access will also remain as existing.

6.5.2 As the access and egress arrangements will remain as existing then the main issue is the amended parking layout and provision of more spaces. The parking standards for a D2 use taken from PPG13 are 1 space per 22m², which would mean a requirement of 94 spaces. The provision of 99 is therefore considered acceptable, as is the provision of 16 cycle spaces. Servicing will also remain as existing.

6.5.3 One other concern is the pedestrian access. Discussions with the applicant have confirmed that the access would remain as existing and benefit from the path running through the landscaped land at the frontage. Although a designated pedestrian access to go in adjacent to the existing vehicular access was discussed, it is considered that maintaining the existing but adding signage would be sufficient due to the one way nature of the access and the existing 'desire line' that has been created through the landscaping. The applicant has also confirmed that the existing pedestrian access at the front of the site, although slightly modified, would still have the informal crossing and the segregated footpath similar to the existing layout. However, due to the addition of another row of cars then some provision of an access through the middle row of car parking spaces should be included although this could be achieved through the parking layout condition, should the scheme be granted.

7. **Conclusion**

7.1 Having regard to the above considerations, it is considered the proposal is acceptable and would not unduly prejudice the character, appearance and residential amenities of the surrounding area or have detrimental impacts on highways, parking or pedestrian safety. The proposal is therefore considered acceptable for the following reasons:

1. The proposals would not lead to conditions that would be detrimental to the highway safety and convenience in the locality, having regard to

Policies (II) GD6 and (II) GD8 of the Unitary Development Plan and 3C.23 of the London Plan.

2. The proposals, by virtue of their size, height and design, would ensure that there is no significant harm to the character and appearance of the street scene or neighbouring amenities, having regard to Policies (II) GD3 of the Unitary Development Plan, CP30 and CP32 of the Core Strategy.
3. The proposed development would improve and contribute to community recreation and leisure facilities having regard to CP9 and CP11 of the Core Strategy, Policies 3A.18 of the London Plan and PPG17.

8. Recommendation

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

1. Construction Methodology

That development shall not commence on site until a construction methodology has been submitted to and approved in writing by the LPA. The construction methodology shall contain: (i) photographic condition survey of the roads and footways leading to the site of construction, (ii) details of construction access and vehicle routing to the site, (iii) arrangements for vehicle servicing and turning areas, (iv) arrangements for the parking of contractors vehicles, (v) arrangements for wheel cleaning, (vi) arrangements for the storage of materials, (vii) arrangements for deliveries, (viii) hours of work, and, (ix) any and all works to maintain and make good the existing private access to the site both during and following construction. The development shall then be undertaken in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing roads and to minimise disruption to neighbouring properties.

- 2 C07 – Details of Materials
- 3 C09 – Hard Surfacing
- 4 C12 – Details of Parking/Turning Facilities
- 5 C17 – Details of Landscaping
- 6 C19 – Refuse Storage
- 7 C25 – No Additional Fenestration
- 8 C41 – Details of External Lighting
- 9 C59 – Cycle Parking
- 10 Rainwater Harvesting

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.

- 11 Sustainable Urban Drainage System
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.
- 12 Biodiversity – Nesting Boxes
The development shall not commence until details of bird and/or bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. 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 and 4A,3 of the London Plan 2008.
- 13 Ecological Report
The development shall not commence until details of a full ecological report carried out by a suitably qualified ecologist (as defined by ECO1 of the Code for Sustainable Homes) have been submitted and approved in writing by the Local Planning Authority. The study should assess the ecological value of the site and contain a clear undertaking to positively enhance the ecology of the site, including measures to secure native planting, enhanced landscaping, the protection existing ecological features and measure to address habitat requirements for priority species outlined by the Biodiversity Action Plan. The study shall also 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 planting shall be replaced with new planting in accordance with the approved details. 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 and 4A,3 of the London Plan 2008.

14 Green/Brown Roofs

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:

- a) Biodiversity based with extensive substrate base (depth 80-150mm);
- b) Sited in accordance with plan No. P 116 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.

15 Energy – Renewable Energy Provision

The renewable energy technologies (air source heat pumps), which shall provide for no less than 17% on-site total CO₂ reduction as detailed within the ' Energy Strategy ' shall be installed and operational prior to the first occupation of the development. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
A management plan and maintenance strategy/schedule for the operation of the technologies;

(if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary);

(if applicable) A noise assessment and air-quality assessment regarding the operation of the technology; and

(if applicable) In the case of ground source heat pumps and ground source cooling confirmation that the system shall be a 'closed loop' system and shall not tap or utilise ground water / aquifer.

Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:

A revised scheme of renewable energy provision, which shall provide for no less than 17% onsite CO2 reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to e) above. The final agreed scheme shall be installed and operation 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 CO2 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.

16 Energy Efficiency

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 the energy efficiency of the development and shall provide for no less than 35% total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs. 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.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 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.

17 BREAAAM Code for Sustainable Homes

Evidence confirming that the development achieves a BREEAM Bespoke/Other Buildings/ 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:

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,

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.

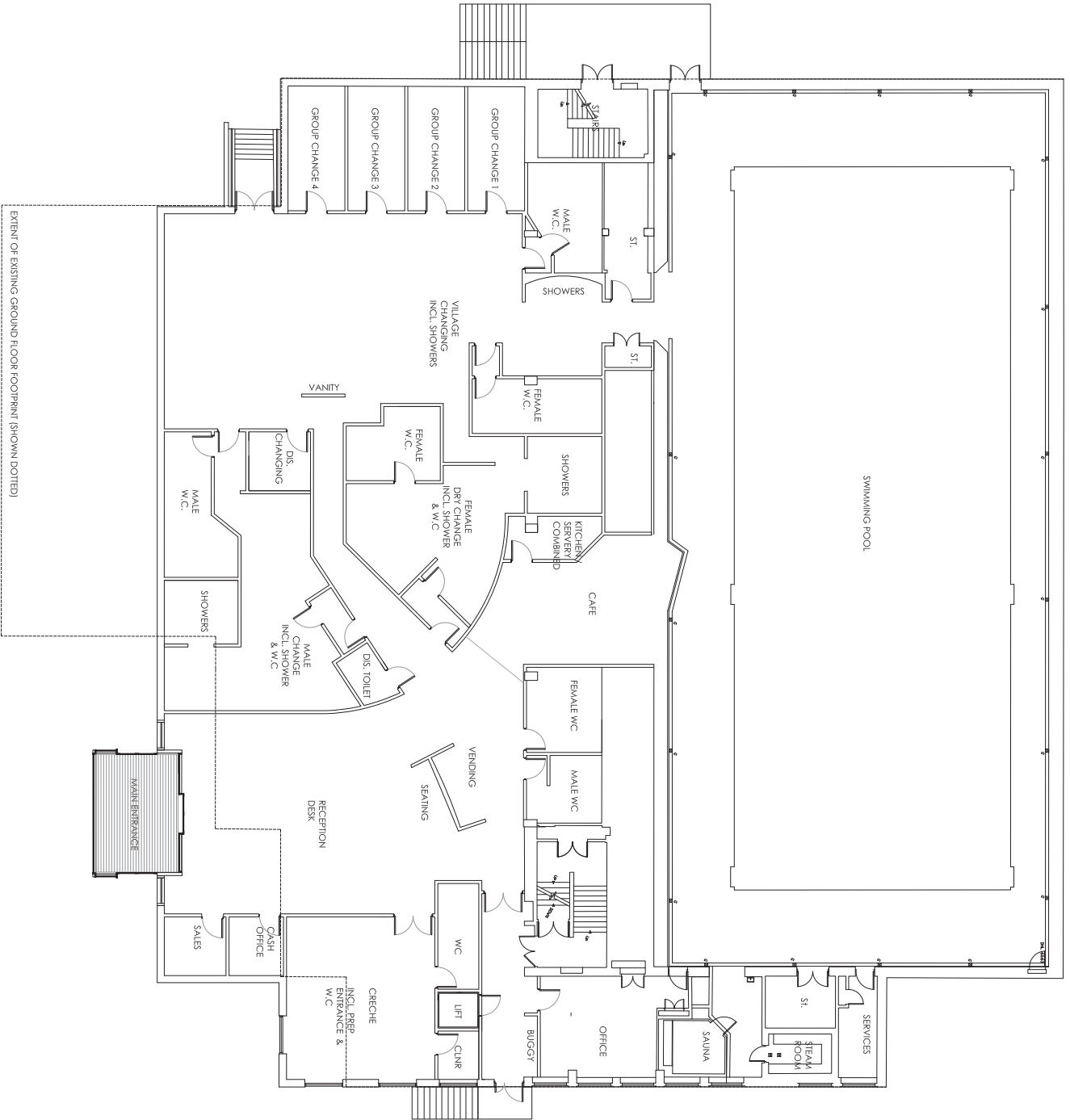
18 Materials – Green Procurement Plan

The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate that materials used in the development are sustainably and responsibly resourced through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard and a clear commitment to the reuse and recycling of construction, demolition and excavation waste.

The development shall be constructed strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policies 4A.1; 4A.2; 4A.3; 4A.4; 4A.5 and 4A.6 of the London Plan 2008.

19 C51a – Time limit



FOR PLANNING

archer
architects

1.01428 78400
6. are@archer-uk.com
www.archerarchitects.co.uk

Office 7, Gateway 1000
Arlington Square
Whiteley Way
Stoveridge
Huddersfield
HD5 1ZFP

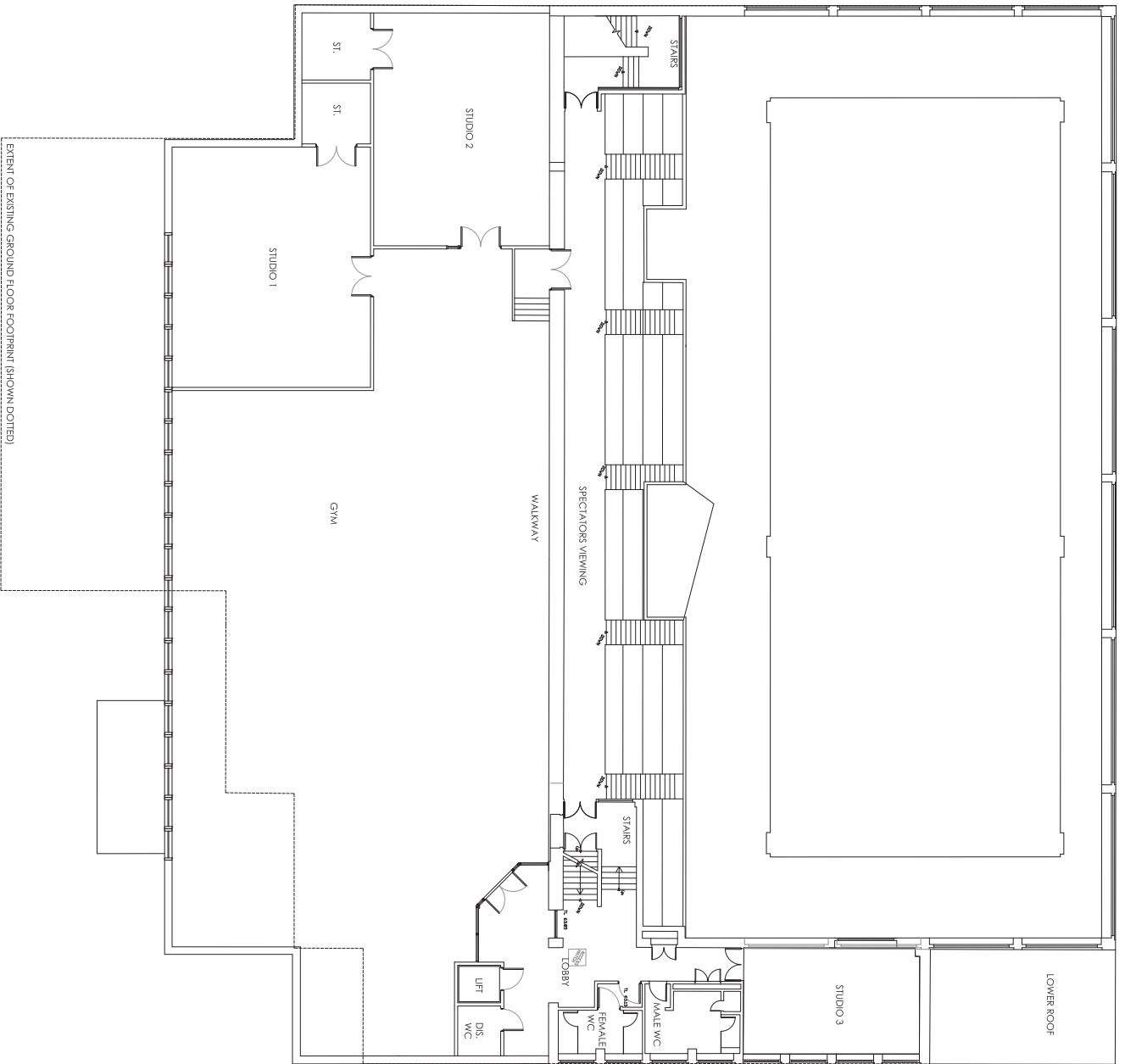
Client:
ENFIELD COUNCIL

Project:
SOUTHGATE LEISURE CENTRE

PROPOSED GROUND FLOOR PLAN



| | | |
|----------|----------|-------|
| DATE: | DATE: | DATE: |
| 17/08/21 | 01/12/10 | 18/09 |
| PROJECT: | DWG NO: | REV: |
| 3796 | (P) 114 | |



FOR PLANNING

archer architects
 Office 7, Gateway 1000
 Arlington Court
 Whiteley Way
 Slavenega
 HSG 1 ZFP
 L 01428 784800
 e: info@archer-uk.com
 www.archerarchitects.co.uk

client
 ENFIELD COUNCIL

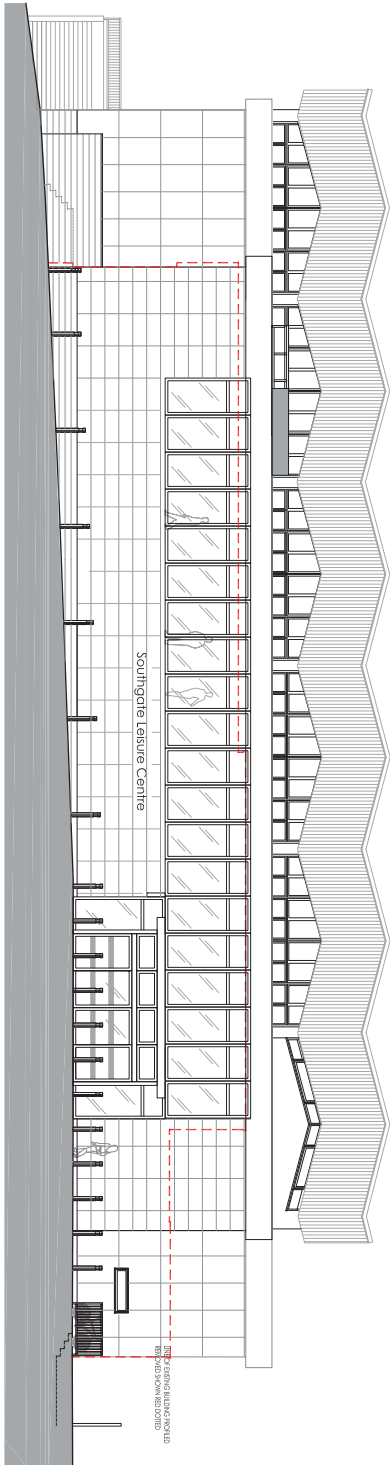
project
 SOUTHGATE LEISURE CENTRE

title
 PROPOSED FIRST FLOOR PLAN

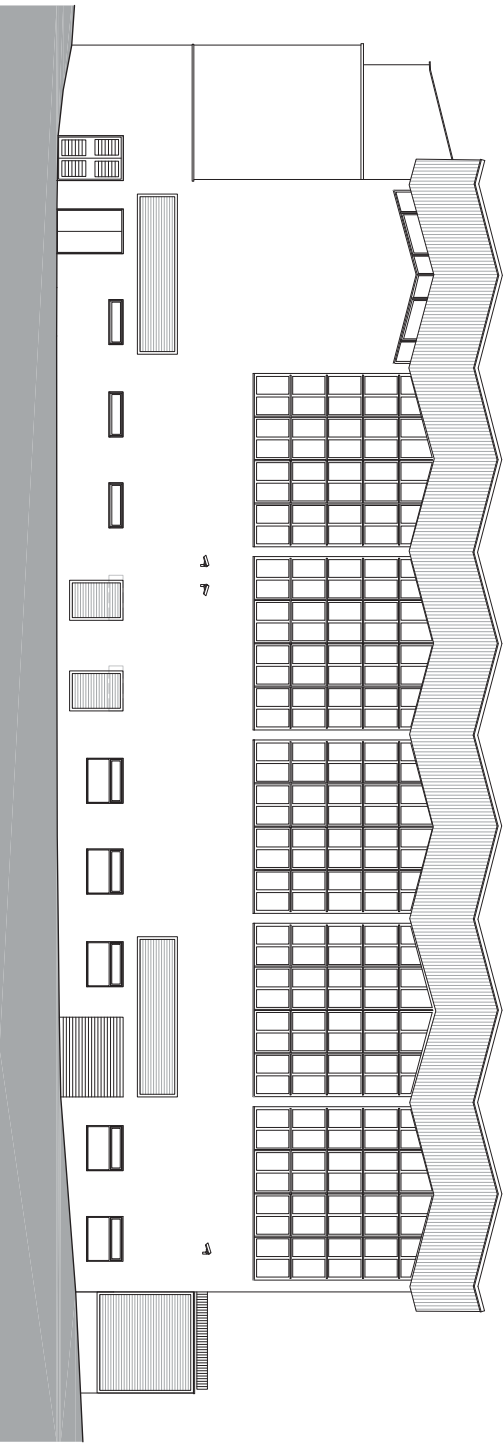


| DATE | BY | REVISION |
|----------|----|----------|
| 17/08/21 | AI | 110 |
| 17/08/21 | AI | 111 |
| 17/08/21 | AI | 112 |
| 17/08/21 | AI | 113 |
| 17/08/21 | AI | 114 |
| 17/08/21 | AI | 115 |

SOUTH (FRONT) ELEVATION - FACING WINCHMORE HILL ROAD



NORTH (REAR) ELEVATION



MATERIALS

- Laminated cladding panels - Treppa panels (or similar) colour: Grey, to match existing. Front clad cladding panels in wood grain finish, colour: Rustic Brown.
- Roof (Foil) - Single ply membrane.
- New Clazing - PPC metal frames, colour: grey.
- Existing Windows - Repaint all frames, colour: grey
- Existing Doors - Repaint all frames + doors, colour: grey
- External Facades, Plant Louvers, Rollings and other Metalwork - Finished colour: grey.



FOR PLANNING



 Office 7 Gateway 1000
 Amlington Business Park
 Winkleigh Way
 Hartlepool
 SGI ZFP
 T 01438 748400
 F 01438 748591
 E info@archerarchitects.com
 www.archerarchitects.com

CLIENT: ENFIELD COUNCIL

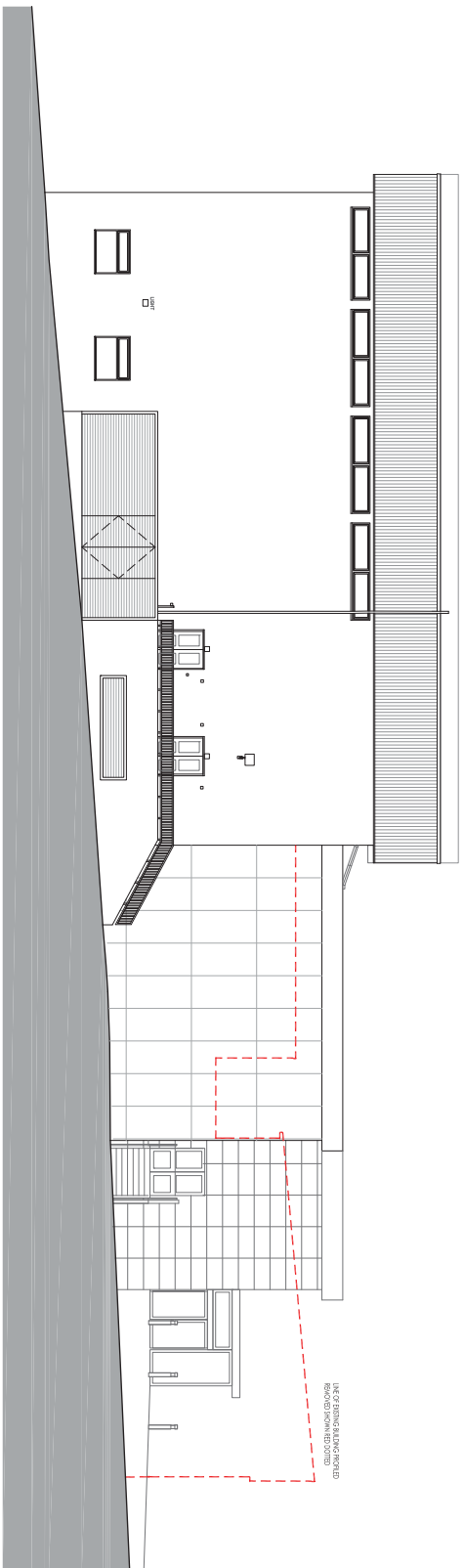
PROJECT: SOUTHGATE LEISURE CENTRE

THE PROPOSED ELEVATIONS SHEET 1

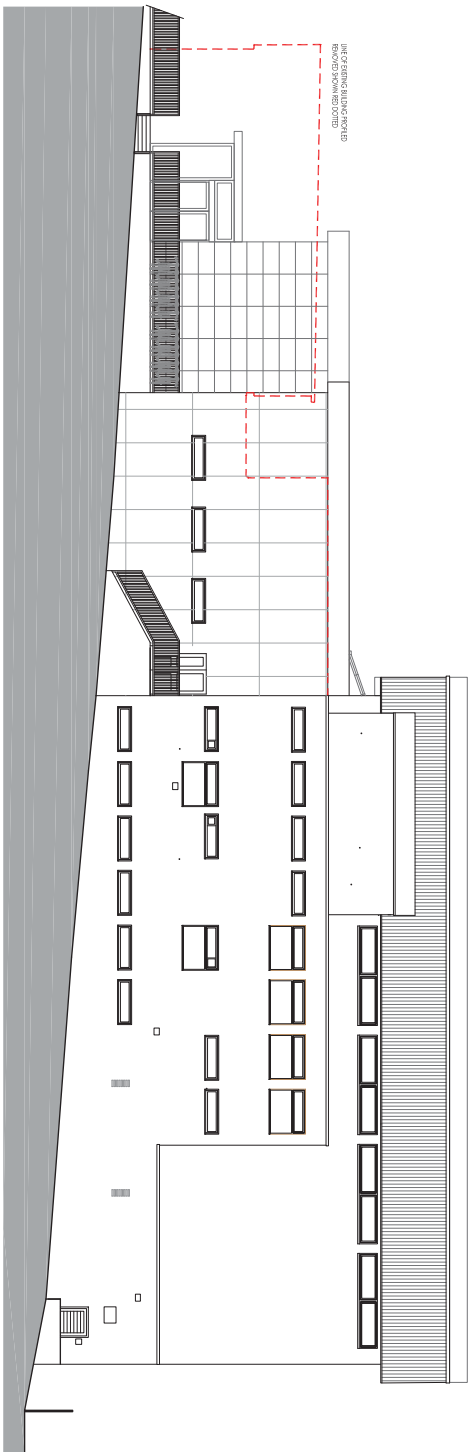


| | | | |
|-------------|----------|-------------|----------|
| SCALE: | DATE: | DRAWN BY: | CHECKED: |
| 1:100 @ A1 | 01.12.10 | HCG | |
| PROJECT NO: | DATE: | PROJECT NO: | REV: |
| 3796 | | (P) 117 | |

WEST (SIDE) ELEVATION - FACING RAILWAY LINE



EAST (SIDE) ELEVATION - FACING THE WELLS



MA TERIALS

- Laminated cladding panels - Trespa panels (or similar) colour: Grey, to match existing.
- Front area cladding panels in wood grain finish colour: Oak.
- Roof (flat) - Single ply membrane.
- New Glazing - PFC metal frames, colour: grey.
- Existing Windows - Repoint all frames, colour: grey.
- Existing Doors - Repoint all frames + doors, colour: grey.
- External facias: Flat Louvers, Rollups and other Metalwork - finished colour: grey.

FOR PLANNING

Number: _____ By: Approved _____

archer architects

Office 7, Gateway 1000
 Alderson Street
 Whiteley Way
 Stevenage
 SG1 2FP

Office 7, Gateway 1000
 Alderson Street
 Whiteley Way
 Stevenage
 SG1 2FP

ENFIELD COUNCIL
 SOUTHGATE LEISURE CENTRE

DATE: _____ DRAWN BY: _____ CHECKED: _____

11/09/20 A1 011210 HCG

PROJ: UK DWG: UK REV: _____

3796 (P) 118

Scale 1:100

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 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 : LBE/11/0007

Category: Other Development

LOCATION: BRAMLEY SPORTS GROUND, CHASE SIDE, LONDON, N14 5BP

PROPOSAL: Construction of an all weather sports pitch with single storey reception block and 22 car parking spaces at front involving demolition of existing buildings.

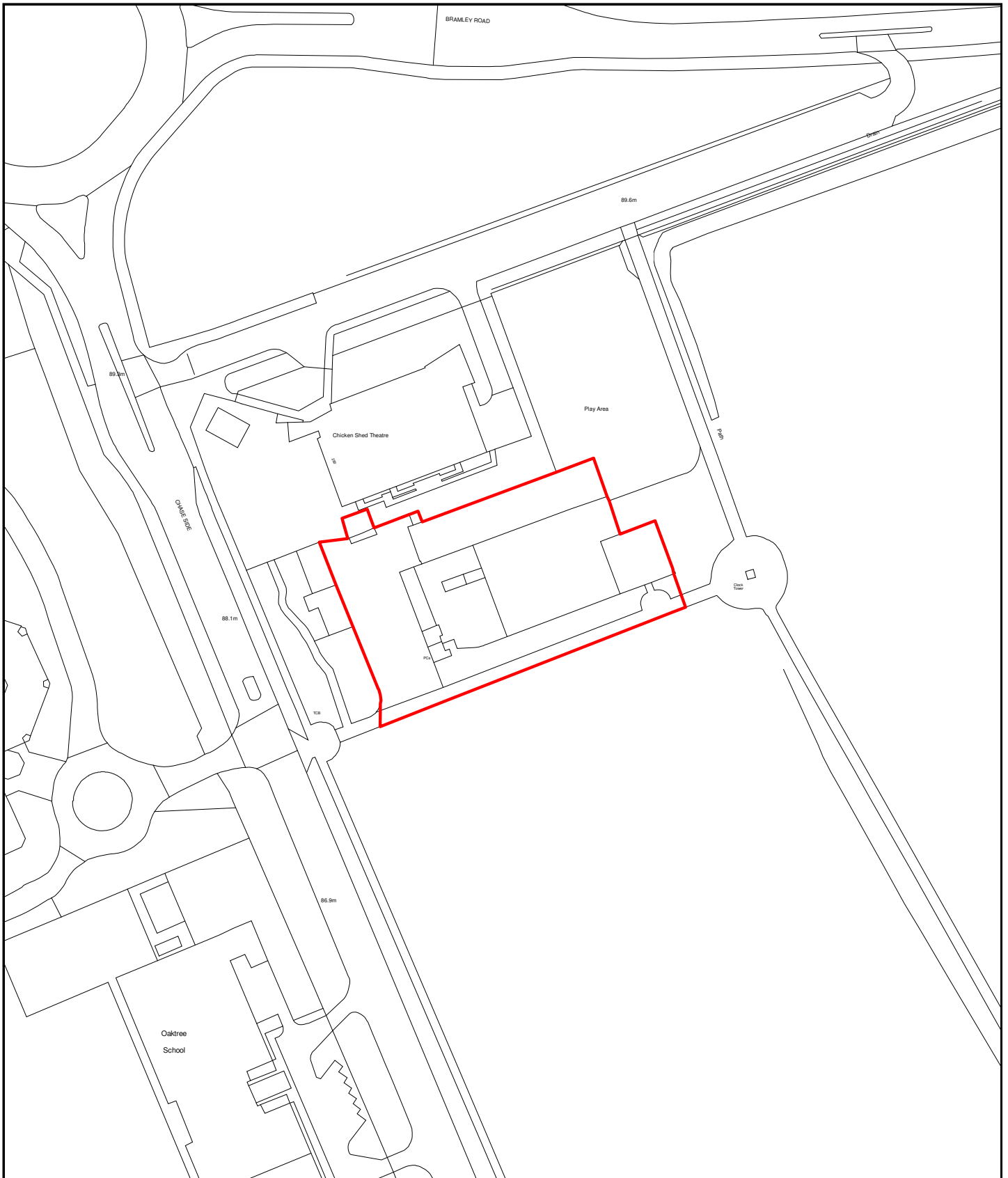
Applicant Name & Address:

Simon Gardner,
London Borough of Enfield
CIVIC CENTRE,
SILVER STREET,
ENFIELD,
EN1 3XA

Agent Name & Address:

Kerry White,
Archer Architects
Office 7
Gateway 1000
Arlington Business Park
Stevenage
Herts
SG1 2FP

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 condition



Development Control



Scale - 1:1250
Time of plot: 10:35

Date of plot: 04/05/2011

Note to Members

At the meeting of the Planning Committee on 26 April, it was resolved to defer consideration of this application to enable further consultation with users and further assessment of the accessibility and availability of alternative bowling facilities.

Additional information has been provided in response to the following issues:

- (i) The decline in popularity of bowls
- (ii) The accessibility of alternative bowling facilities including journey times from Bramley Sports Ground
- (iii) The capacity of alternative bowling facilities
- (iv) Spatial dispersment of membership

The decline in popularity of bowls

The Applicant has indicated that the current number of bowls players at Bramley Sports Ground is just under 100 and this figure has remained at the same level over the last 5 years,. Sport England data indicates suggests that there is a national decline in bowls participation of 0.77% since 2008. Additionally, the facility is used to a minimal level of approximately 8-10 hours during the winter season.

Notwithstanding this, information is awaited from the ser of the Bowls Club and this will be updates at the meeting.

The accessibility of alternative bowling facilities including journey times from Bramley Sports Ground + Availability of Capacity at Alternative Venues

| LOCATION | DISTANCE FROM BRAMLEY SPORTS GROUND | ACCESSIBILITY FROM BRAMLEY SPORTS GROUND | AVAILABILITY |
|--------------------------------|-------------------------------------|--|--------------|
| Bounds Green Recreational Club | 1.87 miles | Bus (382 via Southgate or 298 via Arnos Grove) Underground- Piccadilly line from Southgate or Arnos Grove taking 15 minutes | Yes |
| Glebelands Indoor Bowls Club | 2.59 miles | Bus (382 towards Mill Hill East Station) taking 27 minutes | Yes |
| David Lloyd Club | 3.62 miles | Bus (121 towards Enfield Island Village and 191 towards Brimsdown Station) | Yes |

| | | | |
|---------------------------------|------------|--|-----|
| | | taking 45 minutes | |
| Picketts Lock Indoor Bowls Club | 4.19 miles | Bus (W6 towards Edmonton Green and W8 to Picketts Lock) taking 56 minutes | Yes |
| Mansfield Bowling Club | 5.22 miles | Bus (299 towards Muswell Hill and 134 towards Tottenham Court Road) taking 38 minutes | Yes |
| Cheshunt Club | 5.92 miles | Bus (121 towards Enfield Island Village and 217 or 317 towards Waltham Cross taking 58 minutes | Yes |

Additionally, there are a further five indoor bowls facilities within 10 miles of Bramley Indoor Bowls Centre at:

Paddington Sports Club - 7.95 miles
 Century Indoor Bowls Club - 8.22 miles
 David Lloyd Club (Chigwell) - 8.92 miles
 Harga Indoor Bowls Club – 8.36 miles
 Hatfield Lawn Tennis and Bowls Club – 9.73 miles

Spatial dispersement of Membership

The Applicant has provided the following information on the Membership

East Barnet (EN4) 24%
 Southgate (N14) 21%
 Potters Bar (EN6) 17%
 Enfield (EN2) 9%
 Whetstone (N20) 6%

In addition to the above, and with reference to consultation with the existing Membership, the Applicant has advised that , all bowlers were notified of the proposed works in October and invited to a meeting on 13 October 2010. The meeting enabled people to be briefed on the plans and issues and included an hour question and answer session. The comments and outcome of the consultation have been submitted as part of the application. An Equalities Impact Assessment was also completed.

With reference to the additional information, it is recognised that there is a level of usage of the existing facility. However, the existing facility is also in need of investment to address its condition and on going maintenance. Against this background, the proposals have been brought forward to provide a facility which meets the growing sporting and leisure need so the community whilst the availability of other facilities must be recognised. Mindful of this and the effect on the local

community, the membership based is not limited to N14 with a wider spread which would have access to the other identified bowling facilities.

1. Site and Surroundings

- 1.1 The site is located on the eastern side of Chase Side to the south of the Chicken Shed Theatre with the Bramley Road recreation ground to the south and east. The site presently contains an indoor bowls facility, squash courts and informal parking area with access from Chase Side
- 1.2 Adjacent to the eastern boundary of the site is the Grade II listed Clock Tower

2. Proposal

- 2.1 The proposal involves the demolition of the existing bowls and squash facilities and the construction of an all weather sports pitch with single storey reception block and 22 car parking spaces.
- 2.2 The all weather pitch would have dimensions of 14.2m in width by 15m in depth and enclose by 5m high posts to the northern boundary and 3m high weld mesh fencing to the eastern boundary.
- 2.3 The reception block would have dimensions of 4m in width by 4m in depth and be finished with a flat roof to a maximum height of 3.2m
- 2.4 The car parking layout to the west, adjacent to Chase Side would be remodelled to accommodate 22 car parking spaces, including 2 disabled bays.

3. Relevant Planning Decisions

- 3.1 TP/06/1579 - Erection of 8No. columns, 13 metres in height, with floodlights to match pitch adjacent Saracens Football Club - granted
- 3.2 TP/03/0038 - Moving containers to car park & portakabins to be used as changing rooms – granted

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Traffic and Transportation raise no objection in principle subject to improvement to the access and a management plan to control use of the parking area
 - 4.1.2 Any other comments received will be reported at Planning Committee
- 4.2 Public
 - 4.2.1 Two neighbouring properties were consulted. Press and site notices were also posted. Any responses will be reported verbally at Planning Committee.

5. Relevant Policy

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

| | |
|-------|---|
| SO8: | Transportation and accessibility |
| SO10: | Built environment |
| CP9 | Supporting Community Cohesion |
| CP11 | Recreation, Leisure, Culture & Arts |
| CP20 | Sustainable Energy Use and Energy Infrastructure |
| CP21 | Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure |
| CP30 | Maintaining and Improving the Quality of the Built and Open Environment |
| CP31 | Built and Landscape Heritage |
| CP32 | Pollution |
| 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 | Design |
| (II)GD6 | Traffic Generation |
| (II)GD8 | Access and Servicing |
| (II) H8 | Privacy |

5.3 London Plan

| | |
|-------|---|
| 3A.18 | Protection and Enhancement of Social Infrastructure and Community |
| 3C.23 | Parking Strategy |
| 3D.6 | Sports facilities |
| 3D.13 | Children and Young People's Play and informal recreation strategies |
| 3D.14 | Biodiversity and nature conservation |
| 3D.15 | Trees and woodland 188 |
| 3D.16 | Geological Conservation |
| 4B.1 | Design Principles for a Compact City |
| 4B.2 | Design |
| 4B.8 | Respect Local Context and Character |
| 4B.11 | London's built heritage |
| 4B.12 | Heritage conservation |

5.4 Other Relevant Policy

| | |
|-------|---------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS5 | Planning for the Historic Environment |
| PPG13 | Transportation |

6. Analysis

6.1 Loss of Bowls and Squash Building

6.1.1 Core Policy 11 of the Core Strategy seeks to resist the loss of existing recreation and leisure facilities unless it can be demonstrated that they are no longer required or will be provided elsewhere. It is acknowledged that demand for indoor bowls has declined and due to the size and configuration of the existing building, it does not readily lend itself to an alternative use. Leisure have confirmed that the demand for this facility could be accommodated elsewhere in the area and this has been indicated in the Note to Members. With regard to the squash facilities, it is also considered that existing demand is catered for in other facilities elsewhere within the Borough. Furthermore, the pressing demand within the Borough is for facilities of this nature. On balance therefore, no objection is raised.

6.2 Design and Impact on Character of the Area

6.1.1 With reference to the proposed sporting / recreational use, this would be consistent with the current use and that of the surrounding area

6.1.2 The main visual feature of the proposal is the fencing and floodlighting. However, the weld mesh fencing is considered to be acceptable in appearance and at a height of 3 metres, would not appear unduly intrusive. For reasons of biodiversity, the acceptability of the proposed floodlights is still unclear. However, it is considered that there is no objection to the principle given the proximity to the built form of the Theatre and the fact that flood lighting exist in connection with the Saracens Training facility to the south. Consequently, the fencing and associated floodlighting would not harm the character and appearance of the area. A condition is suggested to cover the final design and specification for the floodlights.

6.1.3 The new reception building would measure 4. metres in depth by 4 metres in width to a maximum height of 3.2m. The design features a flat roof and would be constructed of steel cladding and finished in light/dark grey. Although it is recognised that this is not the most visual sensitive material, it is considered practicable and given its position at the back of the site adjacent to the boundary with the Theatre, it would not occupy an unduly prominent position where it could detract from visual amenity. As a result, given the circumstances, this structure is considered acceptable.

6.1.4 The parking area would replace the informal arrangements that currently exist. With the use of appropriate materials, this formalising of the existing would not impact on the character and appearance of the area.

6.1.5 The presence of the Grade II listed Clock Tower on the eastern edge of the development is also a material consideration. Whilst the proposals would have no direct affect upon the structure, the proximity has the potential to affect its setting. However, it is considered that the predominantly open form of the proposal all weather sports pitch together with the retention of landscaping around its edge alongside the proposed fencing and floodlighting, would ensure that the setting of this heritage asset is not harmed sufficient to warrant refusal of the application.

6.3 Impact on Neighbouring Amenities

- 6.3.1 The nearest residential properties are sited approximately 200m to the east and 285m to the south. Due to this distance, noise and disturbance associated with the use of the all weather surface even during evening periods, is not felt likely to cause harm to residential amenity.
- 6.3.2 In addition, the relationship also means that the floodlighting associated with this use would not have a detrimental impact on residential amenities.

6.3 Sustainability

- 6.3.1 The information submitted with the application is considered insufficient to fully consider the sustainability of the proposed development. Further information has therefore been sought and an update will be provided at the meeting.

6.4 Biodiversity

- 6.4.1 The information submitted with the application is considered insufficient to fully consider the biodiversity implications arising from the development regards to impacts on habitats or lighting spillage. Further information has therefore been sought and an update will be provided at the meeting.

6.5 Car Parking and Access

- 6.5.1 The main issues are traffic generation and suitability of the access on to Chase Side to accommodate the more intensive vehicle movements. As Chase Side is a classified road then it is important that any development does not prejudice the traffic flow or highway safety. This could be impeded if two way vehicle movement to and from the site is not possible as vehicles could have to wait or slow suddenly on the highway to allow vehicles to exit.
- 6.5.2 Clarification has been sought to demonstrate that two way vehicle movements at the entrance to the site is possible. Given the Council's ownership of the land, it would also be possible to impose a condition to secure improvements if necessary
- 6.5.3 The requirement for two way access is informed by number and pattern of trip generation. The nature of the use (sports facility) means vehicle movements are likely to be concentrated around certain times i.e. before and after events. If events are infrequent then this is unlikely to be problematic, but it could lead to difficulties if it is operated intensively especially for example as a five a side facility.
- 6.5.4 In assessing the traffic generation the TA has used a worst case scenario which it states would be the use of the site as three five a side pitches all operating at the same time. This is considered reasonable, as it could mean a minimum of 33 users on the pitches at once. The TRICS database has been used in order to estimate the number of trips that this would generate, and it gives the following results:
 - a) The peak time is between 17:00 and 21:00 for weekdays, with a maximum of 32 two way vehicles movements between 19:00 and 20:00.

It is noted that the comparison sites have not been included in the appendix of the TA, so it is not possible to verify the results in terms of checking how similar the examples are to the proposed site. However, the peak level of traffic generation is not a problem in itself as it is outside the network peak, and further analysis in the TA shows it only represents a small percentage of the overall traffic flow.

- 6.5.4 However if vehicles are exiting and arriving at the same time then without two way access it could prejudice the flow of traffic along Chase Side, and this would be unacceptable and contrary to (II)GD8 of the UDP, PPG13 Appendix B, and the Design Manual for Roads and Bridges Vol 6, which require sites to be have suitable access arrangements that do not disrupt traffic flow on classified roads.
- 6.5.5 In terms of parking, it is considered the provision of the 24 spaces would be sufficient to meet the expected demand for the use of three pitches for five a side, which is considered the maximum level of use. Details of the parking requirement for any other uses are not given although policy in the London Plan does not prescribe an exact number of spaces for leisure uses. However as the site is not in a town centre and does not benefit from any local public car parks, all vehicles are likely to park on site. The parking accumulation shows data shows the max number of vehicles on site would be 23, but there are no any details on how the existing unauthorised parking serving the theatre and the Cat Hill campus will be controlled. Any unauthorised parking would impact on the number of spaces available, and given that there is only one access/egress, then the circulation of vehicles could be a problem if the parking is not controlled.
- 6.5.6 Notwithstanding the above, the capacity of the proposed parking to meet worst case scenario is acknowledged and subject to conditions regarding access, is considered to be acceptable in terms of impact on the adjoining highway.

7. Conclusion

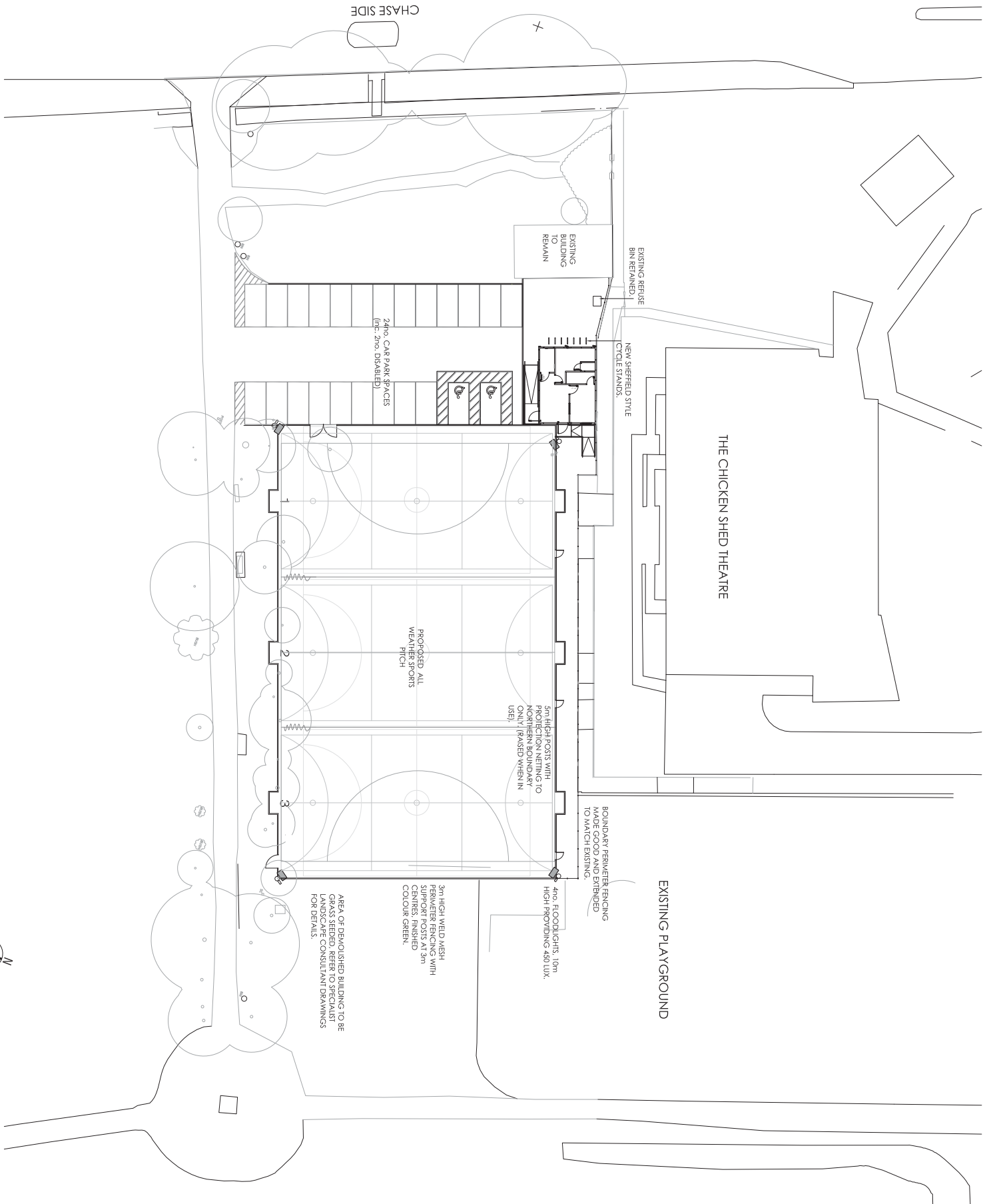
- 7.1 Having regard to the above considerations, it is considered notwithstanding the loss of the existing facilities, the proposal is acceptable as it would enhance the sporting and recreational offer available to residents of the Borough, it would not prejudice the character, appearance and residential amenities of the surrounding area or have detrimental impacts on highways, parking or pedestrian safety. The proposal is therefore considered acceptable for the following reasons
 - 1. The proposal would not lead to conditions that would be detrimental to the highway safety and convenience in the locality, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan and 3C.23 of the London Plan.
 - 2. The proposed building and all weather sports pitch, by virtue of their size, height and design, would ensure that there is no significant harm to the character and appearance of the street scene or neighbouring amenities, having regard to Policies (II) GD3 of the Unitary Development Plan, CP30 and CP32 of the Core Strategy.

3. The proposed development would improve and contribute to community recreation and leisure facilities having regard to CP11 of the Core Strategy and PPG17.

8. Recommendation

- 8.1 That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be GRANTED subject to the following condition:

- 1 The development shall not commence until details of the lighting columns including design, height, number, colour and finish, lamps and feeder pillars 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 and to safeguard any biodiversity value of the site.
- 2 C09 – Details of Hardsurfacing
- 3 C10 – Details of Levels
- 4 C11 – Details of Enclosure
- 5 C17 – Details of Landscaping
- 6 The development shall not commence until details of tree protection measures have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented and maintained throughout the construction period.
Reason: To protect existing planting during construction.
7. C22 – Details of Construction Vehicle Wheel Cleaning
- 8 That a schedule detailing the opening hours and use of the facilities, including the use of the floodlights, be submitted to and approved in writing by the Local Planning Authority before development begins.
Reason: To safeguard the amenities of the occupiers of adjoining properties.
9. C51a – Time limit



FOR DETAILS OF PROPOSED LANDSCAPING REFER TO LANDSCAPE SPECIALIST'S DRAWING

archer architects

01428 784800
6. are@archer-uk.com
www.archerarchitects.co.uk

Office 7, Gateway 1000
Arlington Square
Whiteley Way
Stoveridge
Hemel Hempstead
SG1 1ZFP

ENFIELD COUNCIL
BRAMLEY SQUASH AND BOWLS CLUB
PROPOSED SITE PLAN

DATE: 12/08/2021
DRAWN BY: DMG/UK
PROJECT NO: 3826
REV: P112

BY: Approved

FOR PLANNING PURPOSES

SURFACE FINISHES AND MATERIALS
CAR PARK AND FOOTPATHS - TARMAC FINISH
LANDSCAPING - TO SPECIALIST LANDSCAPE CONSULTANT DETAILS
PITCH MULTILAYER CARPET AREA - SAND FULLED SYNTHETIC TURF CARPET FINISH WITH WHITE LINE MARKINGS.

This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2011

Report of
Assistant Director, Planning &
Environmental Protection

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

Ward: Southbury

Application Number : LBE/11/0010

Category: Other Development

LOCATION: RUSSETT HOUSE SCHOOL, 11, AUTUMN CLOSE, ENFIELD, EN1 4JA

PROPOSAL: Part single, part 2-storey extension to provide a classroom block, dining room and kitchen with a plant room at first floor level, pick up and drop off bay at front, relocation of fence to southern boundary between Russett House School and Carterhatch School and new car parking area and associated landscaping and formation of a Multi Use Games Area (MUGA) with 8m high lighting columns to Carterhatch School playing fields.

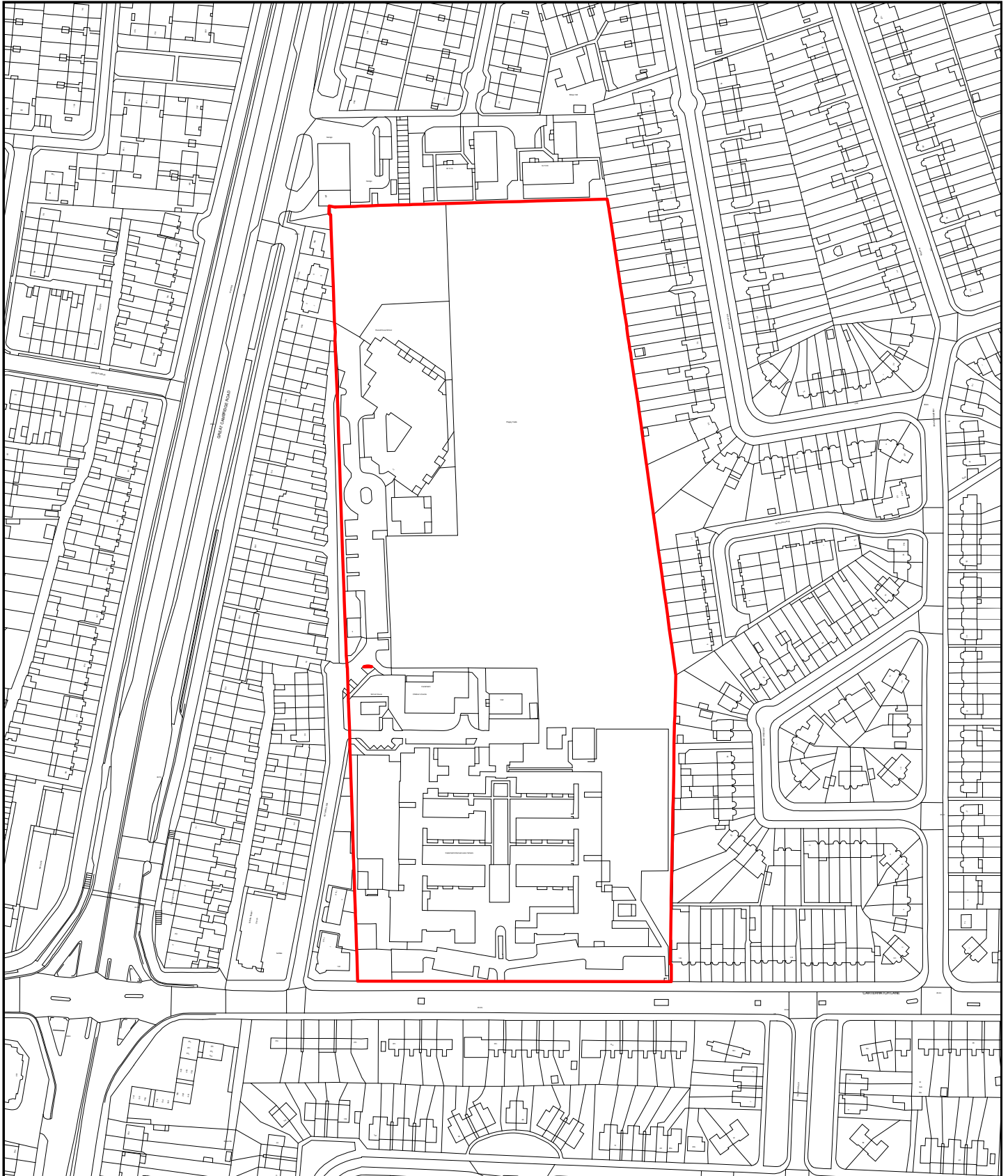
Applicant Name & Address:

Andrew Fraser,
Director of ECSL
London Borough of Enfield,
Po Box 51,
Civic Centre,
Silver Street,
Enfield,
Middlesex,
EN1 3XQ

Agent Name & Address:

Johnathan Ringshall,
BHP Architects
Nicholas House
River Front
Enfield
Middlesex
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 condition



Development Control



Scale - 1:2500
Time of plot: 10:25

Date of plot: 04/05/2011

1. Site and Surroundings

- 1.1 Russett House is a Special Needs School is located immediately to the north of Carterhatch School, on the northern side of Carterhatch Lane. The main school buildings are situated between the backs of houses on the Great Cambridge Road to the west, school playing fields to the south and east, and a petrol filling station and flats, to the north.
- 1.2 The existing development is predominantly single-storey, with some of the core elements of the school complex rising to two-storey in height. Most of the single storey buildings have mono-pitch roofs rising to just over 4m in height. The two storey elements, which are located in the centre of the site or towards the southern or eastern boundaries, have pitched roofs of which the highest is 10m in height. The taller buildings are situated away from the residential boundaries.
- 1.3 Access into the school, which is also shared with Carterhatch Infant School and the Children's Centre, is via Autumn Close. This leads to a parking area for staff / drop-off / pick-up area on either side of the access road along the western elevation of the school buildings. The site of the proposed extension and car park is currently laid out as a 5-a-side football pitch.

2. Proposal

- 2.1 Permission is sought for a part single, part 2-storey extension to provide a classroom block, dining room and kitchen with a plant room at first floor level, pick up and drop off bay at front, the relocation of fence to southern boundary between Russett House School and Carterhatch School and new car parking area and associated landscaping and formation of a Multi Use Games Area (MUGA) with 8m high lighting columns to Carterhatch School playing fields.
- 2.2 The proposed classroom / dining hall element will be a maximum of 30m wide and 20m deep. The classroom element will be approximately 2.8m high to eaves level with a maximum overall height of approximately 5m. Each classroom will open out onto its own external play area. The extensions to the school will occupy the playing field to the south of the existing school which forms part of Carterhatch Primary and as a result, the boundaries between these schools will be modified.
- 2.3 The dining hall element will be approximately 5.1m in height to eaves level, 7.7m in height to the top of a pitched roof, and approximately 9.1m in height to the top of two 'monodraught windcatchers'.
- 2.4 A new link will be formed between the class room element and the existing building which will also form an additional lobby. This element will have a maximum width of approximately 9.2m and a depth of 5m. It will be approximately 3m in height, with eaves to match that of the classroom element.
- 2.5 A Multi Use Games Area (MUGA) is to be provided towards the southern end of the playing fields and the application site extends to include this part of the existing playing field. The MUGA will be 50m by 40m and will have a porous macadam all-weather surface and will be enclosed by fencing between 3m and 4m in height. Six 8m high lighting columns are proposed around the

perimeter of the pitch. The hours of proposed use of the MUGA 06:30 hours to 21:30 hours on weekdays and 09:30 hours to 13:30 hours on weekends.

- 2.6 Carterhatch Junior School will have direct access to the MUGA via their playing field whilst 'out-of-hours users' will gain entry via the Carterhatch Infant site using the gates on either side of the scout hut.
- 2.7 A new car park will be provided between the southern end of the classroom / dining hall extension and the Children's Centre, increasing capacity from 43 no. spaces (inclusive of 2no. dedicate minibus spaces) to 56 no. spaces. A new and extended drop-off / pick-up facility will also be provided along the western elevation of the school building as a result of relocating staff parking into the new car park.
- 2.7 Student levels will increase from 84 to 91 and staffing levels will increase from 65 to 68. The high staff to pupil ratio is required due to the special needs of the students.

3. Relevant Planning Decisions

- 3.1 There is an extensive planning history relating to the site. The most recent applications are summarised below:-
 - An application for the installation of a temporary building to provide 1 classroom with ancillary facilities (LBE/04/0011) was granted a limited period permission on 29/06/2004, with the permission expiring on 01/10/2005. The application was made in combination with an application for permanent additional classrooms (detailed below).
 - An application for the erection of single storey extensions to north and south elevations to provide additional classrooms, therapy rooms and associated facilities, together with erection of store to hall (LBE/04/0012) was granted planning permission on 02/07/2004. These structures have been completed.
 - An application for the installation of a temporary classroom building to the north of existing block, along the school's eastern boundary (ref: LBE/10/0023) was granted at Planning Committee on 27/07/2010.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation advises that there are no objections as it is considered that the layout will improve the circulation of vehicles within the site and the increase in parking spaces will remove vehicles from Autumn Close, improving access to both Russett House School and the Community Centre.
- 4.1.2 Thames Water advise:
 - In relation to sewerage and water infrastructure, there are no objections.
 - It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer.

- Prior approval is required from Thames Water where it is proposed to discharge to a public sewer.
- Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required.
- It is recommended that petrol / oil interceptors are fitted in all car parking / washing / repair facilities. The failure to enforce effective interceptors could result in oil-polluted discharges entering local watercourses.
- Properly maintained fat traps are recommended on all catering establishments.

4.1.3 Any other comments including those of Sport England, if received, will be reported at the meeting.

4.2 Public

4.2.1 Consultation letters have been issued to 161 neighbouring and nearby occupiers.

4.2.2 Two letters of objection have been received from the occupiers of 60 & 62 Boleyn Avenue, raising some or all of the following points:

- Loss of view from the proposed football pitch (MUGA).
- Increase in noise from the use of the pitch. Noise arising from existing buildings is tolerable.
- A few years ago, residents fought to stop buildings being built on the above land.
- There were no issues at the time with the proposed school as we were assured that it would be a certain size and no bigger now you are proposing to extend and eke away more of the field.
- This strikes of “salami tactics”.
- As it is we do not have enough greenery for children to play on and I think it would be a nice gesture if you would make a promise to the electorate of this section of Enfield.
- No more development of Carterhatch School Field please!

4.2.3 Any further comments received will be reported at Committee.

5. **Relevant Policy**

5.1 Local Development Framework

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
- CP11: Recreation, leisure, culture and arts
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP24: The road network

- CP25: Pedestrians and cyclists
- CP30: Maintaining and improving the quality of the built and open environment
- CP34: Parks, playing fields and other open spaces
- CP36: Biodiversity
- CP40: North East Enfield
- CP46: Infrastructure contributions

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 updates policies and development standards within the Development Management Document. The following are of relevance:

- (II)CS1 Land requirements for Community Services
- (II)CS2 Siting and design of buildings and equipment
- (II)CS3 Effective and efficient use of land and buildings
- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Site access and servicing
- (II)T1 To ensure development takes place in locations which have appropriate access to transport networks

5.3 The London Plan

- Policy 2A.1 Sustainability criteria
- Policy 3A.17 Addressing the needs of London's diverse population
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.6 Decentralised Energy: heating, cooling and power
- Policy 4A.7 Renewable energy
- Policy 4A.9 Adaptation to climate change
- Policy 4B.1 Design principles for a compact city
- Policy 4B.2 Promoting world-class architecture and design
- Policy 4B.3 Enhancing the quality of the public realm
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities
- Policy 4C.4 Natural landscape
- Policy 3C.23 Parking strategy
- Policy 3D.14 Biodiversity and nature conservation

5.4 Other Relevant Policy

- PPS1: Sustainable development
- PPS9: Biodiversity and Geological Conservation
- PPG13: Transport
- PPG17: Planning for Open Space, Sport and Recreation
- PPS22: Renewable energy
- PPG23: Planning and pollution control
- PPG24: Planning and Noise

6. Analysis

6.1 Principle / Loss of Playing Field

6.1.1 It is recognised that there is an ongoing demand for a full range of school places. The proposed development will therefore improve and expand upon existing school facilities in terms of the buildings proposed which is to be welcomed in keeping with Policy CP9 of the LDF Core Strategy. However, in terms of land use, it must also be acknowledged that the proposal involves a loss of existing playing field.

6.1.2 Although no formal response has been received, it has been assumed that Sport England will object to the proposal on the basis that the proposal involves the loss of existing playing field and does not accord with any of the exceptions in Sport England's playing fields policy,

6.1.3 Whilst the above policy objection is noted, particularly as the school extensions and the new car park will be built upon the field currently associated with Carterhatch School, three grass pitches will still be provided in addition to the provision of the MUGA. The development results in an increase of formal pitches from 1.13 hectares to 1.27 hectares and the MUGA certainly increase the range and availability of sporting activity that can take place.

6.1.4 Guidance on the assessment of planning applications can be found at Paragraph 15 of PPG17. It advises that development on playing fields should not be allowed unless:

- i. the proposed development is ancillary to the use of the site as a playing field (e.g. new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;
- ii. the proposed development only affects land which is incapable of forming a playing pitch (or part of one);
- iii. the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location; or
- iv. the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field.

6.1.5 Whilst it is acknowledged that the existing playing field is available for use, the quality and quantity of pitches is not affected and with the MUGA, actually improved. Moreover, it is contended that the MUGA is sufficient to meet test of a loss being offset by re-provision of the same or better quality. The MUGA with flood lights will also permit sporting activity to take place through out the year and into the evening thus increasing the overall sporting offer. Consequently, it is considered that taking these factors into account together with the educational need identified by the school and supported by Policy CP9 of the Core Strategy as well as Policies (II)CS1-3 of the saved UDP that if an objection is received from Sport England it would not be justified or outweigh the identified benefits to the Borough. In this regard therefore, the proposal is considered acceptable in principle.

6.2 Impact on Character of Surrounding Area

- 6.2.1 The overall design comprising a mix of single and two storey buildings is considered acceptable with the external finishing materials matching those on the existing buildings. As a result, the appearance of the development would not impact on the character or visual amenities of the surrounding area.
- 6.2.2 In addition the provision of the MUGA with the floodlighting and fencing, would not harm the character and appearance of the area.
- 6.2.3 The extensions, as discussed in section 6.6 of this report, have been designed incorporating the principles of sustainable design and construction through the adoption of specific measures to reduce energy consumption and improve energy efficiency through the overall building design, building fabric and renewable technologies.

6.3 Impact on Neighbouring Properties

- 6.3.1 The nearest affected dwelling to any part of the proposed extension is approximately 50m distant to the west. It is therefore considered that there will not be any detrimental harm to the amenities of the adjoining residential occupiers. More over, due to distancing levels, there will be no impact from the proposed extensions on neighbouring occupiers in terms of loss of light and outlook.
- 6.3.2 The provision of floodlights and fencing to the proposed MUGA is also considered acceptable as the nearest residential properties on Monroe Crescent and Newland Drive are some 20 metres away. This distance is considered sufficient to not result in a detrimental loss outlook. The issues surrounding floodlighting are discussed below at section 6.6 of this report.
- 6.3.3 Noise issues are discussed below.

6.4 Parking

- 6.4.1 The ratio of spaces to staff will be increasing from 0.66 to 0.82. The new car park for staff will provide 32 spaces for staff vehicles taking them off Autumn Close where there is currently congestion caused by vehicles from the community centre and the school itself. The provision of the designated drop off area separate to the staff parking bays also ensures that vehicles dropping off pupils will not add to the congestion but should hopefully reduce it within the site and within Autumn Close.

6.5 Access and Traffic Generation

- 6.5.1 The increase in the number of staff and students is low considering that two new classrooms are being provided, however this has been discussed with the applicant and can be assumed to be a realistic figure due to the nature of the students who attend the school. As the numbers are not increasing by a large amount, the rearrangement of the parking layout and the increase in the number of spaces is considered to be an improvement over the existing situation.
- 6.5.2 A new refuse storage area will be provided near to the existing vehicle entrance. Refuse lorries accessing the site will therefore immediately turn into

the new car parking area negating the need to travel the full length of the site for collections. Whilst the siting of the refuse store is considered acceptable, a condition will be imposed securing the details of the store.

6.6 External Play Area

Noise

- 6.6.1 PPG17 advises that Local Authorities should locate new sports and recreation facilities where they would avoid any significant loss of amenity to residents, neighbouring uses or biodiversity. PPG24 also advises that the impact of noise can be a material planning consideration. It is also advised that where possible, noise-sensitive land uses should be separated from noisy activities but where it is not possible to separate such competing uses, planning conditions or obligations could potentially be used to control or mitigate noise.
- 6.6.2 The existing playing fields are in everyday use with additional activity also taking place outside of the usual school hours by community groups. The existing pitch at the southern end of the field is sited between approximately 7m from the rear boundary of Nos.24 Boleyn Avenue and between approximately 9m to 17m from the boundaries with Nos.9-17 Newland Drive (with a further 9m to the rear of the dwelling houses). The proposed MUGA will be sited between 8m and 12m from the boundaries with Nos.9 to 13 Newland Drive.
- 6.6.3 Whilst the nature of the use of the fields will not change, it is accepted that there is the potential for increased noise and disturbance later into the evenings as the provision of floodlighting and an all-weather surface will enable extended operating hours of the use of the MUGA. Whilst it will be unreasonable to limit the use of the MUGA to school operating hours due to the existing hours of use of the fields, a condition will be imposed to ensure that activity will cease at an appropriate time. This condition would be linked to the suggested condition on hours of use for the proposed floodlighting.
- 6.6.4 It is therefore considered that through the imposition of appropriately worded conditions, the use of the MUGA should not detrimentally harm the amenity of neighbouring residential occupiers through undue noise and disturbance.

Flood lighting

- 6.6.5 In relation to the floodlighting proposed, the nearest dwellings potentially affected are those that front Newland Drive (Nos.9-17) and Monroe Crescent (Nos.40-46) to the east. To mitigate any potential impact, hooded, directional lighting will be used. To support the application, a light assessment has been provided and in making the assessment, the Institution of Lighting Engineers publication "Reduction of Light Pollution (2nd Revision)" establishes four Environmental Zones. For the purposes of the MUGA site, it was considered appropriate to use Environmental Zone 'E2' (areas of low district brightness, for example in rural locations) to take into account the darkness of the playing fields. The assessment confirms that the proposed lighting scheme will result in light trespass of 0.8lux, which is within the permitted level of 1, for Zone E2 after 10pm (typical curfew period). The appearance of the floodlights is also considered to be acceptable.

- 6.6.6 It is therefore considered that the proposed lighting scheme should not unduly impact on the amenity of the neighbouring residential occupiers or the visual amenities of the surrounding area. Suitably worded conditions will be imposed to ensure that the floodlighting is only in operation between specified and appropriate hours.

Fencing

- 6.6.7 The fencing proposed will be 3m in height on the northern and southern elevations and 4m in height on the eastern and western elevations. The distancing to the dwellings fronting Newland Drive (Nos.9-17) is between 17 and 21m, and to the property boundaries is between 8m and 12m. Whilst there may be some loss of outlook, the level of distancing is sufficient to not impact on those dwellings and properties in terms of overshadowing and loss of light.

6.7 Sustainable Design and Construction

- 6.7.1 The London Plan stipulates that an Energy Assessment must form part of any major proposal. The assessment should demonstrate expected energy and carbon dioxide emission savings (20%) from energy efficiency and renewable energy measures incorporated into the development (Policy 4A.4). Whilst the proposed development is not a 'major proposal', Core Policy 20 of the Core Strategy requires that all new developments (and existing developments where possible) need to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently, and using energy generated from renewable sources.
- 6.7.2 The submitted Energy Statement has provided baseline figures using the 2006 and 2010 standards. Council's Sustainable Design Officer has confirmed that the 2010 standards should be used therefore any following reference to data is based upon the 2010 standards.
- 6.7.3 In terms of renewable energy, 46m² of photovoltaic (PV) panels will be incorporated into the south facing roof surface of the dining hall. This is anticipated to achieve a reduction in the building energy rating (BER) of 36%.
- 6.7.4 In relation to energy efficiency savings, there will be a 4% reduction in energy demand through the adoption of natural ventilation in all spaces (excluding the kitchen) through the use of the windcatchers, insulation levels exceeding current building regulations standards, and with fenestration designed to achieve daylighting whilst minimising solar gain.
- 6.7.5 A suitably worded condition will be imposed to ensure that the development incorporates the proposed measures and that they achieve the stated standards.

6.8 Biodiversity

- 6.8.1 The site currently has limited ecological value. However, all schemes should enhance the ecological of their respective sites by providing increased planting (of native species) and the provision of bird / bat boxes where appropriate.

6.8.2 Whilst additional plantings are proposed, the school is limited in what it can provide due to the special needs of the children. A condition can be imposed however, seeking ecological enhancements in the form of native, wildlife friendly plantings.

6.9 Drainage

6.9.1 Site drainage includes a 'Turbosider' water storage system and pumping stations for both surface and foul water drainage. The proposed extension incorporates sustainable drainage systems (SUDS) for the additional surface water that will be produced from the scheme. These will be located within the car park and the MUGA to attenuate the water before it is connected into the existing drainage system. The capacities of the systems have been calculated following the undertaking of a Flood Risk Assessment and Sustainable Drainage Strategy, which has been provided to the LPA.

6.9.2 The above document recommends that a survey is undertaken to conform the discharge rates of the storm water and foul water pumping stations in order to inform the final drainage design. A condition can be imposed to secure those details.

7. **Conclusion**

7.1 The design and form of the proposed extension is considered acceptable and will not be out of keeping and character with the existing form of development nor should it unduly harm the existing amenities of neighbouring residential occupiers. Furthermore, notwithstanding the assumed objection of Sport England, it is considered that the redevelopment and reorganisation of the playing field involving the provision of the MUGA increases the provision of useable play areas and in this regard, provides for better play facilities for Carterhatch School and for the wider public sufficient to outweigh any disbenefit identified by Sport England.

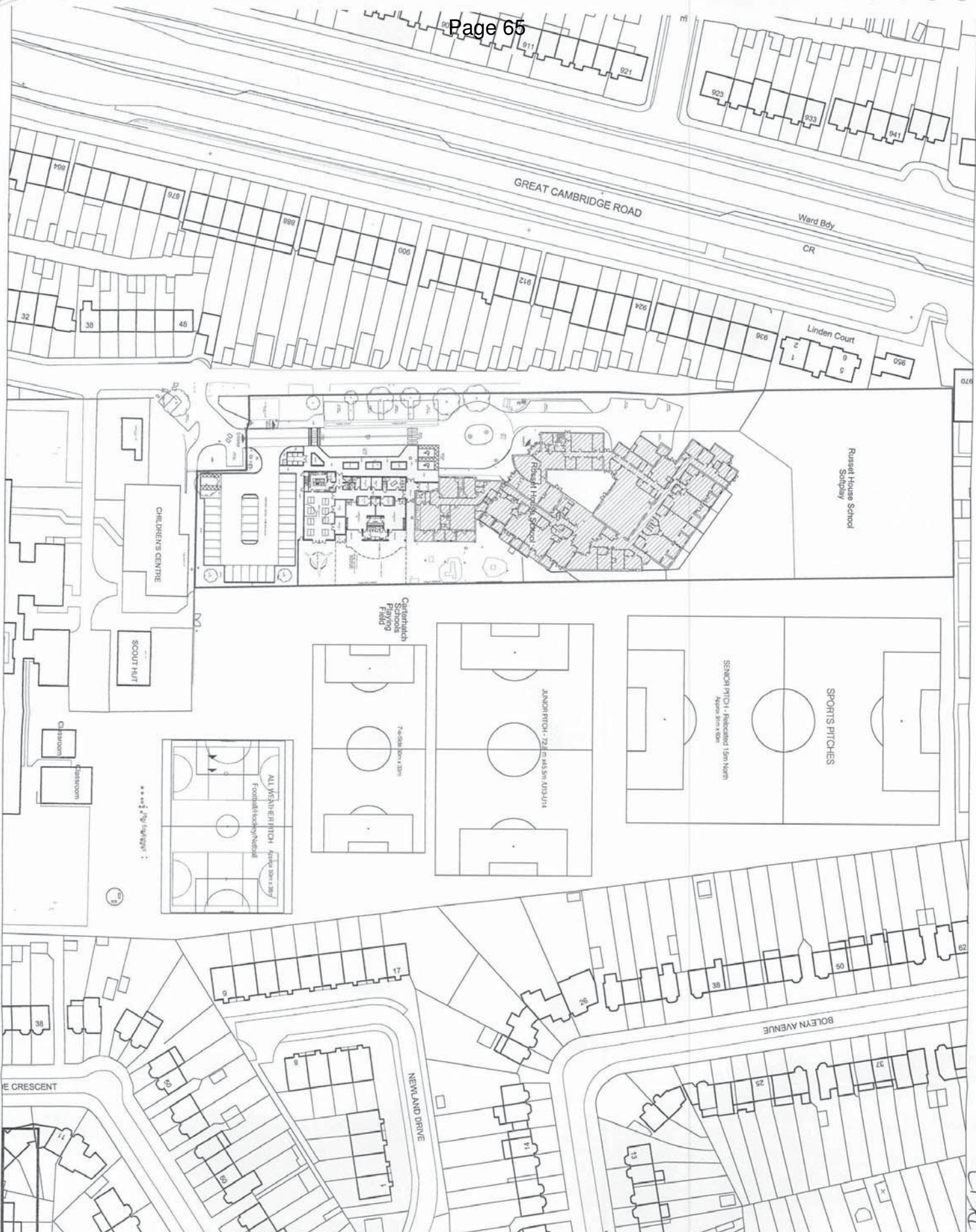
7.2 In arriving at this conclusion, weight has also been given to the fact that the classroom development will increase and improve facilities at the school for which there is a recognised shortage. On balance therefore, the proposal are considered acceptable for the following reasons:

1. The proposed development improves facilities at Russet House School and Carterhatch School as well as providing for additional teaching space for which there is a recognised shortage for the proposed type of accommodation within the Borough. It is considered that the proposed development complies with Core Policies 8 and 9 of the Core Strategy, policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan, policies 3A.18, 3A.24, 3D.13 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development, PPG17: Planning for open space, sport and recreation.
2. The proposed development due to its design, size and siting would not detract from the character and appearance of the surrounding area nor would it unduly affect the amenities of adjoining or nearby residential properties having regard to Core Policies 30 and 34 of the Core Strategy, Policies (II)CS2, (II)CS3 (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

3. The development should not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways and will make adequate provision for cycle parking, having regard to policies (II)GD6 and (II)GD8 of the Unitary Development Plan, policy 3C.23 of The London Plan and with PPG13: Transport.

8. Recommendation

- 8.1 That in light of an objection by Sport England to the loss of playing fields and therefore, subject to the views of the Secretary of State, planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:



AREAS:

*Use 11/0010
CB 11/0010*

bhp architects
 Richard Neal Head of Design
 1-43 92 20 2000 1-43 92 20 2000 • info@bhparchitects.co.uk

RUSSEL HOUSE SCHOOL
 AUTUMN CLOSE
 ENFIELD
 EN11 4JA

30/06/2010
 645
 0-101
 P1



Notes:
 1. All dimensions are to be scaled from this drawing

0 2 4 6
 Metres

| | | | |
|-----|-------|----------------|------|
| PL | 03.11 | Planning Issue | |
| Rev | Date | Description | Name |

bhp architects
 Nicholas House River Front Ebbw Vale, Mid Glamorgan, EN1 2TF
 +44 (0) 298 367 8000 | +44 (0) 298 363 3008 | info@bhparchitects.com

**RUSSET HOUSE SCHOOL
 AUTUMN CLOSE
 ENFIELD
 EN1 4JA**

| | | | |
|-------|----------|-------|----------------|
| drawn | J | file | — |
| date | Oct 2010 | scale | to A1 1:100 |

**CLASSROOM & HALL EXTENSION
 ELEVATIONS**

AS PROPOSED

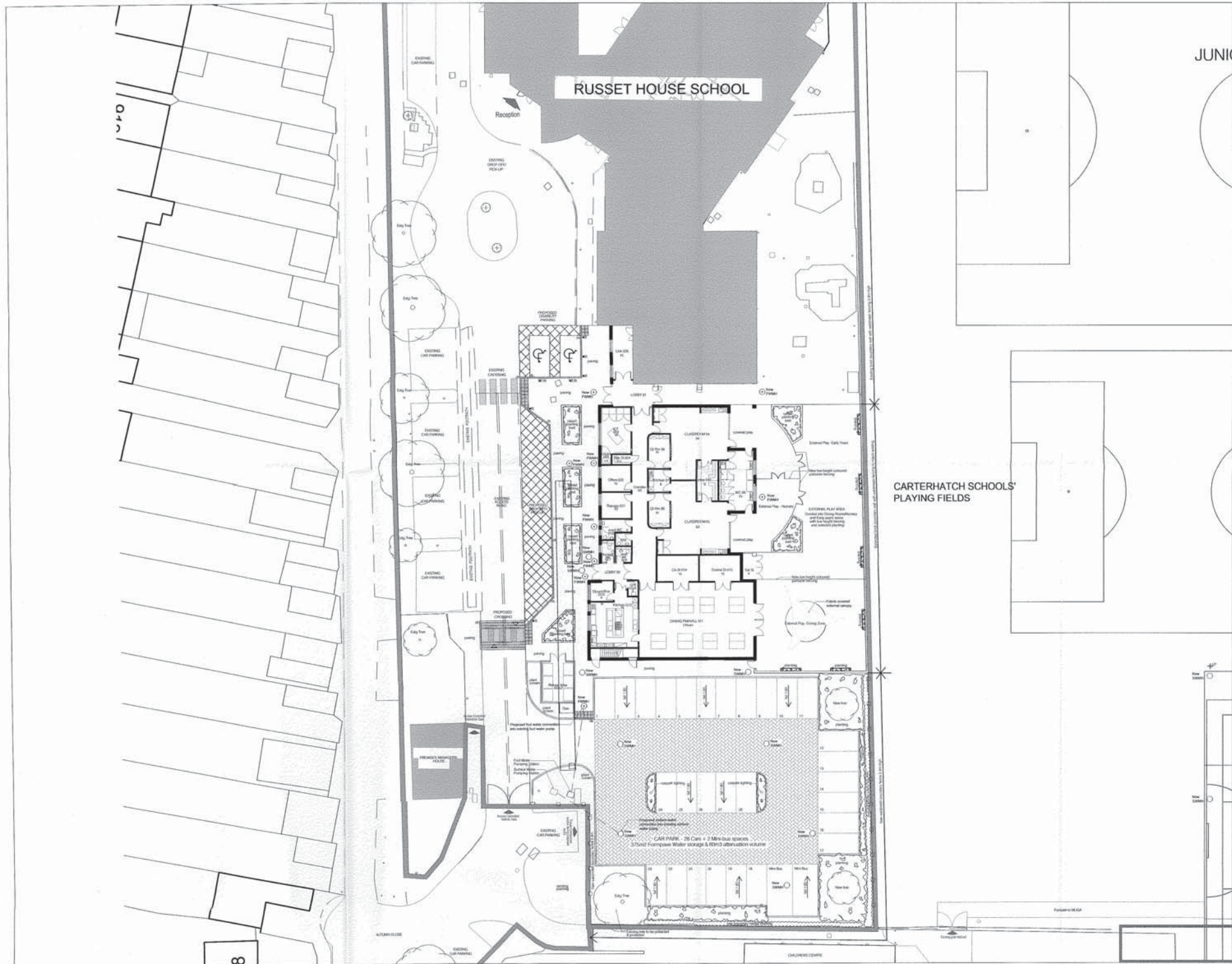
| | | |
|------------|----------------|----------|
| job number | drawing number | revision |
| 645 | 0-320 | PL |

Notes:
1. All dimensions are to be scaled from this drawing



KEY:

- Remodelled areas
- Existing accommodation
- Grass
- Permeable paving
- Coloured macadam
- Blister Tactile paving slabs
- New tree
- New boundary hedge planting
- New boundary hedge planting
- Dropped kerbs
- Disabled parking bay bollard
- Anti-ram bollard
- Carpark lighting column (Refer to MSE Drawings for location)



| PL | 03.11 | Planning Issue | Name |
|-----|-------|----------------|------|
| Rev | Date | Description | Name |

bhp architects
Nicholas House River Front Enfield Middlesex EN1 3TF
T +44 (0) 208 367 8000 F +44 (0) 208 363 2008 e info@bhparchitects.com

**RUSSET HOUSE SCHOOL
AUTUMN CLOSE
ENFIELD
EN1 4JA**

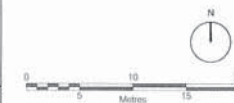
| | | | |
|-------|----------|-------|---------------|
| drawn | P | chk | --- |
| date | Oct 2010 | scale | @ A1 1:200 |

**CLASSROOM & HALL EXTENSION
SITE LAYOUT**

AS PROPOSED

| | | | | | |
|------------|-----|----------------|-------|----------|----|
| job number | 645 | drawing number | 0-220 | revision | PL |
|------------|-----|----------------|-------|----------|----|

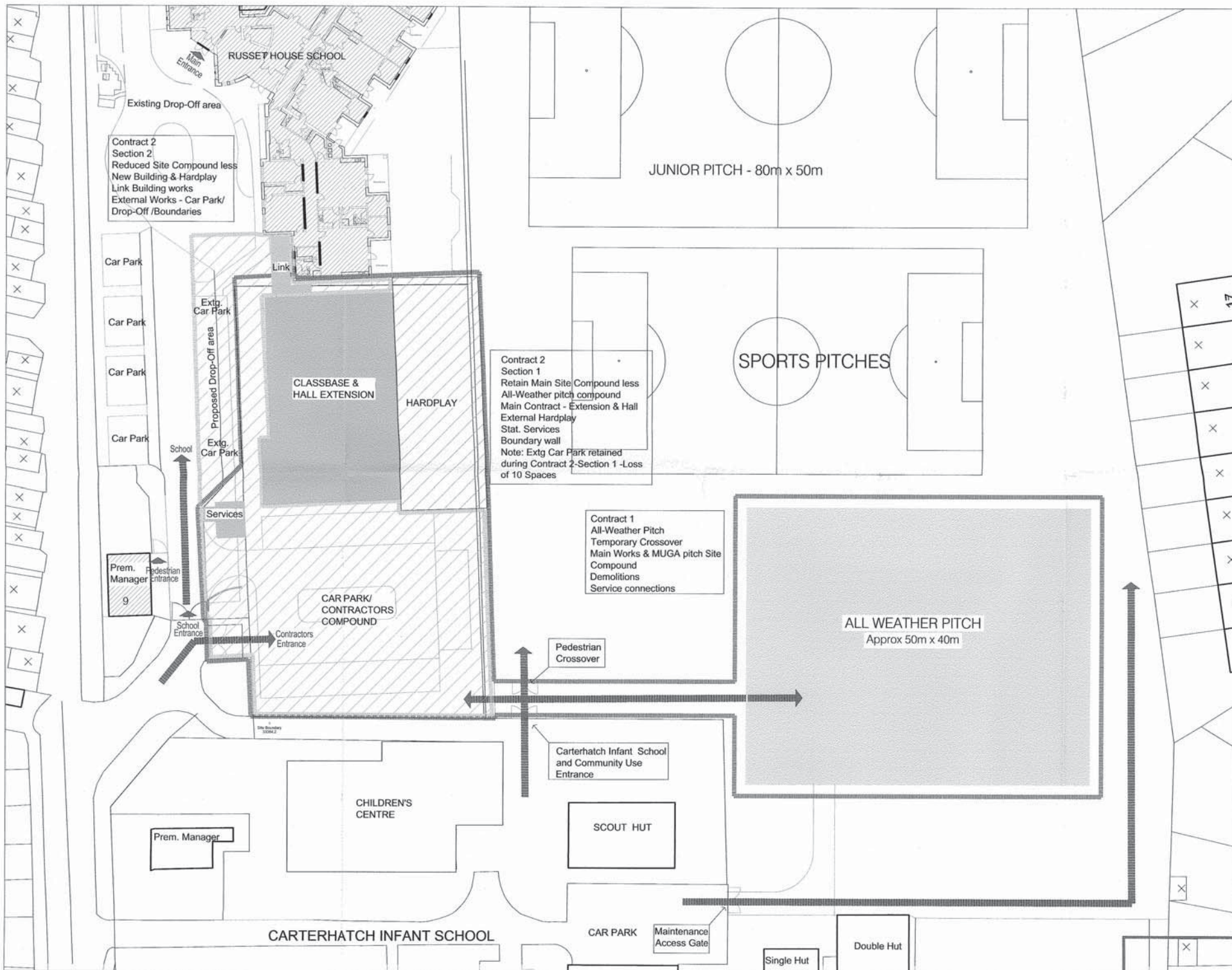
Notes:
1. No dimensions are to be scaled from this drawing



CONTRACT 1
ENABLING WORKS
Site Compound
Crossovers
All Weather Pitch
Service Diversions

CONTRACT 2
SECTION 1
Main Contract
Hardplay External
Works
Services

CONTRACT 2
SECTION 2
Link Building
Car Park
External Works



| PL | 02 11 | Planning Issue | Name |
|-----|-------|----------------|------|
| Rev | Date | Description | |

bhp architects
Nicholas House River Front Enfield Middlesex EN1 3TE
t +44 (0) 208 267 6000 f +44 (0) 208 263 3656 e info@bhparchitects.com

RUSSET HOUSE SCHOOL
AUTUMN CLOSE
ENFIELD
EN1 4JA

| Drawn | By |
|-------|----|
| | |

Date: Oct.2010
Scale: @ A1
1:250

**CLASSROOM & HALL EXTENSION/
ALL-WEATHER GAMES PITCH**

| job number | drawing number | revision |
|------------|----------------|----------|
| 645 | 0-103 | PL |

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 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 : TP/10/1386

Category: Householder
Developments

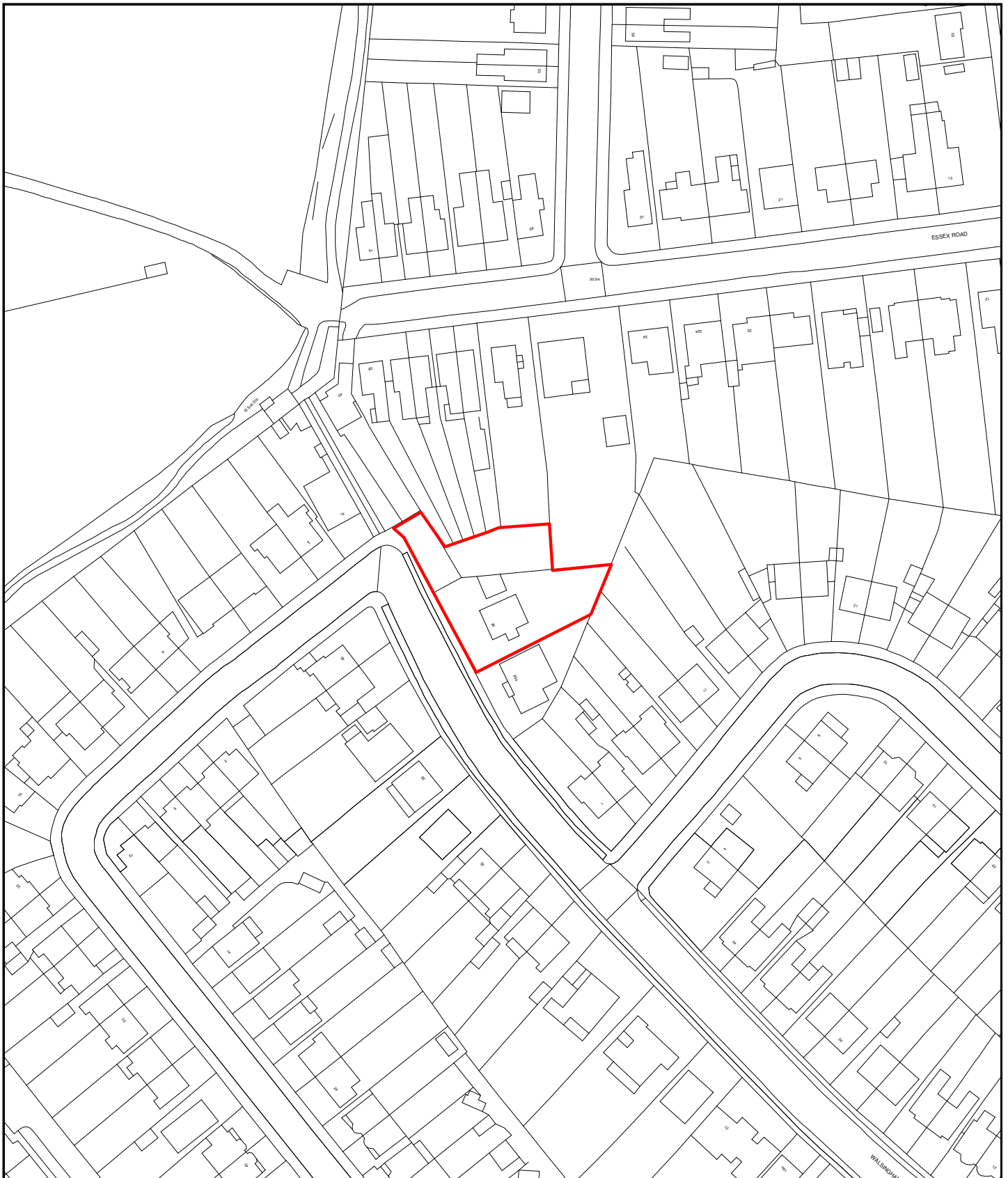
LOCATION: 36, WALSINGHAM ROAD, ENFIELD, EN2 6EY

PROPOSAL: Demolition of existing 2 storey extension and garage, erection of 2 storey side/front extension to both sides and single storey rear extension with construction of hard standing to form carriage drive with vehicular access.

Applicant Name & Address:
Mr Kevin Fitzgerald
36, WALSINGHAM ROAD,
ENFIELD,
EN2 6EY

Agent Name & Address:
Ian Wood,
IWPS Planning & Building Control
Cumarah
Dunmow Road
Leaden Roding
Essex
CM6 1QB

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



Development Control



Scale - 1:1250
Time of plot: 10:33

Date of plot: 04/05/2011

1. Site and Surroundings

- 1.1 The site is an irregular shaped plot with its frontage onto Walsingham Road. The existing dwelling house and detached garage are sited towards the southern part of the plot which is sited just south of a sharp bend at the junction with Uvedale Road, together with a narrow strip of land extending to the north west, adjacent to a public footpath linking properties on Uvedale Road/Walsingham Road to Town Park.
- 1.2 Walsingham Road is characterised by single family dwellings in a mixture of housing styles. Numbers 36 and 36A, on the north eastern side of the road are 2-storey detached dwellings on elevated ground. Those dwellings on the south western side of the street are a mixture of detached bungalows and two storey semis. Within Uvedale Road, the dwellings are of a more uniform style, being mostly two storey 1930s semis.
- 1.3 The properties along the northern boundary of the site fronting Essex Road (Nos.26-40 (even) are within the Enfield Town Conservation Area and all of the aforementioned properties (except for Nos.30 & 40) are within the Article 4(2) Direction area removing permitted development rights for certain types of development.
- 1.4 Part of the garden of the property falls within the Conservation Area and Article 4(2) Direction area and historically formed part of the rear garden of 28 Essex Road.

2. Proposal

- 2.1 Permission is sought for the demolition of the existing two storey side extension to the south of the dwelling and detached garage to the north and the erection of two storey side extensions on both sides of the dwelling and a single storey rear extension with construction of hard standing to form carriage drive with vehicular access to Walsingham Road.
- 2.2 The two proposed two storey side extensions have a maximum width of approximately 4.5 metres at first floor level narrowing to 3.7 metres at ground floor, a maximum depth of 9 metres and a height of 5.4 metres to eaves level and approximately 7.4 m to the ridge of the extended pitched roof. The north facing elevation incorporates 1 obscured glazed window at first floor level to serve an en suite and a door to the utility area at ground floor level. The south facing elevation facing the flank of 36A Walsingham Road incorporates 1 double frame window at ground floor level serving the study.
- 2.3 The proposed single storey rear extension would have a maximum depth of 4 metres and a maximum width of 15 metres. The proposed height to the top of the flat roof of 3.2 metres. The flat roof incorporates 2 lantern roof lights which would project by a maximum of 0.4 metres above the roof profile. There is no fenestration proposed in the flank elevations. The rear elevation incorporates 2 sets of full length doors serving the family room and dining room and 1 window serving the rear of the utility area.
- 2.4 A carriage drive is proposed incorporating a new vehicular access onto Walsingham Road.

3. Relevant Planning Decisions

- 3.1 An application for the subdivision of site and erection of a detached 4-bed single family dwelling to side incorporating detached garage at front and vehicular access to Walsingham Road (ref TP/10/0818) was refused planning permission in November 2010 for the following reasons:-
1. The proposed development would result in the loss of an important garden element intrinsic to the character of the conservation area and would neither preserve nor enhance the setting of the conservation area but rather detract from the character of the Enfield Town Conservation Area. In this respect, it is considered that the proposed development is contrary to Policies CP30 and CP31 of the adopted Core Strategy, Policies (II)GD3, (II)C27, (II)C28 and (II)C30 of the saved Unitary Development Plan, Polices 4B.1, 4B.8 and 4B.12 of the London Plan as well as PPS5 "Planning and the Historic Environment"
 2. The proposed development due to the position and design of the access arrangements would result in vehicles movements crossing the footway which as a result of poor sight lines would give rise to conditions prejudicial to the free flow and safety of pedestrians and vehicles using the adjoining highways. This would be contrary to Policies (II) GD6 and (II) GD8 of the saved unitary development Plan.
- 3.2 An application for the erection of detached 4-bedroom house with integral garage on land forming part of side garden of house (ref: TP/87/0161) was granted planning permission in July 1987. This dwelling is now known as 36A Walsingham Road.
- 3.3 An application for the erection of detached 3-bedroom house with detached garage and parking space on land forming part of side garden of house (ref: TP/88/0965) was refused planning permission by Planning Committee in September 1988 and a subsequent Appeal in October 1989 was dismissed as it was considered to result in a cramped form of development.
- 3.4 Following the refusal to TP/88/0965 above, planning permission was granted in March 1987 for the erection of a 2-bedroom detached bungalow style dwelling including accommodation within the roof space, with an integral garage utilising the existing access off Essex Road, involving the demolition of the existing garage (ref: TP/96/0174). This dwelling is known as No.40 Essex Road.
- 3.5 An application for the demolition of garage and erection of a 2-storey side extension with basement garage (ref: TP/05/1527) was refused planning permission because of concerns of the roof design. A revised scheme (ref: TP/05/2172) was subsequently approved in February 2006.

4. Consultations

4.1 Statutory and Non-Statutory Consultees

- 4.1.1 Traffic and Transportation comment that the proposed carriage drive would improve access and egress by giving vehicles the option to exit in a forward gear from the site. Separation would be maintained between the proposed

access and the neighbouring access, one off street parking space would be lost.

4.1.2 English Heritage (GLAAS) advise that the proposal is not considered to have any affect on heritage assets of archaeological interest. There is no requirement for an archaeological assessment.

4.1.3 The Arboricultural officer comments that the applicant has plotted the trees on a site plan and refers to a BS: 5837 tree survey .In general there does not appear to be much pressure to the trees but concerned about any potential conflict with the large oak on the neighbouring property. The development would encroach into the root protection area of this tree and measures need to be taken to protect the tree and also prevent any other conflict with the building. The applicants refer to the protection and retention of trees to BS: 5837 specification on their additional drawing KF-005-11-extn/A received on 4th May 2011 but have not provided any evidence of how this will be carried out. Should planning permission be granted this can be secured by way of a suitably worded condition.

4.2 Conservation Advisory Group

This planning application was not referred to the Conservation Advisory Group as it concerned proposed extensions to an existing dwelling which is sited outside the area of the site which falls within the Enfield Town Conservation Area.

4.3 Public

Consultation letters were sent to the occupiers of 15 adjoining or nearby properties. Five letters of objection (2 from the occupiers of 26 Essex Road, 2 from the occupiers of 32 Essex Road and 1 from the occupier of 36A Walsingham Road) have been received raising some or all of the following points:

Impact on amenity

- Loss of outlook to properties fronting Essex Road.
- Elevated position would exacerbate the bulk of the proposal.
- Impact of 2 large sky lights in rear roof of property
- Rear elevation of property would double from approx 7.5 metres to 15 metres in width and double the number of windows.
- Rear extension would be sited 4 metres away from rear boundary of garden (No 26 Essex Road) with potential of overlooking
- Disruption caused by construction.

Impact on character of area

- Previous planning application TP/05/1527 was refused due to

The size, bulk and design of the proposed extension, in particular the roof design, would result in a form of extension out of keeping and character with the existing dwelling and the surrounding environment, contrary to policies (I) GD1, (I) GD2, (II) GD3 and (II) H12 of the Unitary Development Plan.

- Proposal takes it reference from 36A Walsingham Road constructed in 1988.
- Does not reflect the character of the properties in vicinity eg dormer bungalows
- Extended house out of scale with houses around it and would result in largest house in street.
- Size and bulk of proposal inappropriate for the area and out of character
- Property is situated in a sensitive position elevated from road and prominent position in relation to Conservation Area and in particular views into and out of the Conservation area.
- Property extends further into land which is poorly shaped site
- Overdevelopment an 80% increase in floor space
- Loss of existing trees

Traffic/ vehicular issues

- Impact on amenity through noise pollution and congestion for those on Walsingham Road
- Loss of on street parking

Other issues

- Occupier of 36A Walsingham Road is concerned about impact on damage/disruption to boundary wall and foundations.
- Application should be deferred until Conservation Advisory Group review
- Incorrect documentation- Application form states that no trees will be removed yet plan shows 3 apple trees and multiple conifers will be removed.

4.3.1 In addition, the Enfield Town Conservation Area Group comment that although they do not like the proposed design as it is not going to affect the Conservation Area they reluctantly do not object..

5. Relevant Policy

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
SO8: Transportation and accessibility
SO10: Built environment

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

CP31: Built and landscape heritage

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 updated policies and development standards within the Development Management Document. The following are of relevance:

| | |
|---------|---|
| (II)C28 | Developments in Conservations Areas |
| (II)C30 | Development within or adjacent to a Conservation Area |
| (II)GD3 | Aesthetics and functional design |
| (II)GD6 | Traffic |
| (II)GD8 | Site access and servicing |
| (II)H8 | Privacy |
| (II)H12 | Residential extensions |
| (II)T13 | Access onto public highway |

5.3 London Plan

| | |
|--------------|---------------------------------------|
| Policy 2A.1 | Sustainability criteria |
| Policy 3A.3 | Maximising the potential of sites |
| Policy 3C.23 | Parking strategy |
| Policy 3D.14 | Biodiversity and Nature Conservation |
| Policy 4A.3 | Sustainable design and construction |
| Policy 4B.1 | Design principles for a compact city |
| Policy 4B.8 | Respect local context and communities |
| Policy 4B.11 | London's built heritage |
| Policy 4B.12 | Heritage conservation |

5.4 Other Material Considerations

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

Enfield Town Conservation Area Character Appraisal (2006)

6. **Analysis**

6.1 Principle

The principle of the proposed development is considered to be acceptable, providing that the proposed extensions do not unduly impact on the amenities of neighbouring occupiers, are in keeping and character with the dwelling and the street scene and do not unfavourably impact on the character of the Enfield Town Conservation Area which is adjacent to the application site.

6.2 Impact on Character and Appearance of Surrounding Area

6.2.1 Guidance contained within PPS1: Delivering Sustainable Development says that a Local Planning Authority (LPA) should not attempt to impose

architectural styles or particular tastes. However, good design should be integrated into the existing urban form and be well integrated with and complement the neighbouring buildings and the local area. Design policies should therefore concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings.

- 6.2.2 PPS5: Planning for the Historic Environment advises at Policy HE9.5 that not all elements of a Conservation Area will necessarily contribute to its significance. When considering proposals, Local Planning Authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.
- 6.2.3 The footprint of the proposed extensions to the existing dwelling all fall outside the Conservation Area. However, the proximity is material in terms of its effect on the setting of the Conservation Area. The style and design of the proposed extensions is considered to reflect the character of the existing dwelling house and the neighbouring property at No 36A Walsingham Road both of which are individually designed detached dwelling houses which together form a distinct section of Walsingham Road set together in a slightly elevated position above the highway.
- 6.2.4 The two storey side extensions to the property are a maximum of 4.5 metres in width and 9 metres in depth. The proposed extensions are set back approximately 1 metre from the existing front building line of the original dwelling and the extended hipped roof is set down by approximately 0.6 metres from the ridge of the original dwelling. The extensions as a result of this set back and reduced ridge height would be viewed as subservient additions to the main dwelling. In addition, a revised plan amended the design of the front entrance door from an arched feature to a straight lintel which is considered to give a more balanced appearance to the two side extensions.
- 6.2.5 The south facing flank wall of the two storey side extension adjacent to 36 A Walsingham Road is sited approximately 1.3 m from the common boundary with No 36A Walsingham Road. This separation from the boundary at first floor level ensures there is no terracing effect and satisfies the requirements of Policy (II) H14 of the Unitary Development Plan.
- 6.2.6 The single storey rear extension would be a maximum of 4 metres in depth and 15.4 metres in width across the full width of the original property including the proposed side extensions. The proposed side extension adjacent to 36A Walsingham Road would be sited 1.2 metres from the common boundary. The maximum height of the extension to the flat roof excluding the two roof lanterns would be 3.2 metres. The proposed extension does not encroach into the area of the site which falls within the Conservation Area and with a maximum height of 3.2 metres in conjunction with the distance from the boundary of the rear of the properties that face onto Essex Road it is considered that the roof of the single storey rear extension would only just be visible above the boundary fence from ground level and any impact on views from that part of the surrounding area within the Conservation Area would be minimal.
- 6.2.7 The proposed carriage drive would be sited to the south of the site adjacent to the neighbouring property at No 36A Walsingham Road. It would therefore not give rise to the sight line issues in connection with the previously refused application for the sub division of the site. The proposal incorporates planting

adjacent to the boundary with No 36 A Walsingham Road and adjacent to the front boundary. It is not considered that the proposed carriage drive will impact unfavourably on the street scene.

- 6.2.8 Issues have been raised in consultation with regard to the size and bulk of the proposed extensions in relation to the scale of neighbouring properties. Consideration is given to the fact that the application site is substantially larger than the majority of plots in the immediate vicinity and has a frontage to the highway of approximately 40 metres. It is therefore considered that the proposed extensions are not disproportionate in relation to the existing dwelling or the size of the plot.

6.3 Impact on Neighbouring Properties

- 6.3.1 The proposed two storey side and single storey rear extensions would not breach a line drawn at 30 or 45 degrees from the rear windows of the neighbouring property No 36A Walsingham Road . There are two windows serving a ground floor study facing towards the flank of 36 A Walsingham Road to the south but no equivalent fenestration in the flank wall of No 36A. Moreover, the properties are separated by a 2.2 metre high brick wall on the boundary. Consequently, the proposal would not result in any detrimental overlooking or loss of privacy to the occupiers of 36 A Walsingham Road and complies with policies (II) H8 and (II) H12 of the Unitary Development Plan.

- 6.3.2 The north facing flank wall of the two storey side extension is sited a minimum of 12 metres from the side boundary of the property which abuts the rear gardens of Nos 28 to 38 Essex Road and a minimum of 1 metre from the boundary of the garden area that falls within the Conservation Area. A door at ground floor level to serve the utility room is sited on this flank elevation and an obscured glazed window serving an en suite bathroom at first floor level. An amended drawing has corrected the submitted plans in respect of the deletion of full length patio doors to the flank wall of the utility area. In view of the substantial separation distances it is not considered that there would be any impact on the privacy of the occupiers of the properties in Essex Road. The proposal would comply with policies (II) H8 and (II) H12 of the Unitary Development Plan.

6.4 Impact on adjacent Enfield Town Conservation Area

- 6.4.1 Policy (II) C30 of the Unitary Development Plan requires that extensions or alterations to existing buildings within or immediately adjacent to conservation areas, serve to replicate, reflect or complement the traditional characteristics of the area in terms of all aspects of their design, materials and detailing. The two principal views of the site are from the south along Walsingham Road and from the west along Uvedale Road eastwards towards the Conservation Area. The proposal would not encroach into the garden land which is sited within the Conservation Area and the site would continue to be viewed from both vantage points as a site with an attractive garden area with semi mature trees and with the rear of the dwellings along Essex Road visible beyond. The proposed extensions would not result in the loss of this attractive garden land which is acknowledged as an important element to be preserved within the Conservation Area contributing to the setting of the Conservation Area when viewed from the south and west.

6.4.2 It is argued that the proposal is not out of keeping with the style of the original dwelling house and its frontage onto Walsingham Road which lies outside the Enfield Town Conservation area .It is considered that the proposed extensions and alterations do not in conflict with Policy (II) C30 of the Unitary Development Plan and do not harm the character of the Conservation Area with the retention of the garden area to the side preserving its intrinsic character.

6.5 Access and Traffic generation

6.5.1 The proposed carriage drive would improve access and egress by giving vehicles the option to exit in a forward gear. Separation is maintained between the proposed access and the neighbouring access, and although one parking space will be lost this is not considered to prejudice on street parking to an unacceptable level.

6.5.2 Consequently it is not considered that subject to details of any enclosure and hard surfacing the siting of the access would not lead to conditions detrimental to highway safety for both vehicular and pedestrian traffic.

6.6 Parking

6.6.1 The proposed works do not affect the provision of car parking on the site. The proposal incorporates an integral garage to replace the detached garage to be demolished. Moreover the internal dimensions of the garage meet adopted standards.

6.7 Trees

6.7.1 Further to advice from the planning Arboricultural Officer information should be provided on root protection measures should planning permission be granted, particularly for the trees within close proximity of the built development. This can be secured by a suitably worded condition.

6.8 Sustainable Design and Construction

6.8.1 A sustainability assessment is not required with this type of application, however an Advisory Leaflet has been completed whereby the applicant has indicated some sustainability measures that will be incorporated into the development, such as natural ventilation to all new rooms, energy saving devices and use of recycled materials.

6.9 Other Matters

6.9.1 The inaccuracies in the plans have been addressed by revised drawings. It has also been confirmed by the Applicant that no trees or hedges will need to be removed or pruned in order to carry out the proposal.

6.9.2 Objectors raised the issue that the application should be referred to the Conservation Advisory Group (CAG) as was the case with the earlier refused application under reference TP/10/0818. The application was not referred to the advisory group because the proposal was for extensions to an existing dwelling sited outside the Conservation Area. The chair of the Group was notified of the application and made no request for it to be called in for consideration by CAG. Furthermore the lead member of the Conservation

Advisory Group in respect of issues affecting the Enfield Town Conservation Area and representing the Enfield Town Conservation Area Group was consulted on the proposal and made no objection. The view of the group is set out at paragraph 4.3.1 above.

- 6.9.3 Reference has been made to the refusal of planning permission under reference TP/05/1527 for the erection of a two storey side extension with basement garage. This application was refused because the proposed roofline was not considered to reflect the roof line of the existing dwelling. This resulted in the main from the proposed extension following the line of the boundary of the site at that time. A subsequent application under reference TP/05/2172 was granted permission in January 2006 (but never implemented) on the basis that the proposed extension was stepped in from the boundary and this was also reflected in the design of the roof. Neither of these proposals are comparable to the current proposal as both pre date the enlarged site area.

7. Conclusion

- 7.1 It is considered that the proposed extensions are proportionate in relation to the existing dwelling and the size of the plot in which it is sited. The Enfield Town Conservation Area Character Appraisal clearly highlights the importance of the large gardens in this part of the conservation area and the important vistas towards the conservation area from the west and south towards the densely vegetated garden. The proposed extensions do not result in the loss of this attractive garden land which forms part of the application site but lies outside the scope of the proposed extensions. It is not considered that the views within the Conservation Area and the views from the south and west into the conservation area will be detrimentally affected as a result of this proposal. It is therefore recommended that planning permission be granted for the following reasons:

1. The proposed development due to its design, size and siting does not unduly affect the amenities or privacy of adjoining or nearby residential properties nor does it detract from the character and appearance of the adjoining Enfield Town Conservation Area and the surrounding area having regard to policies (II) C30, (II) GD3, (II) H8 and (II) H12 of the Unitary Development Plan policy CP30 and 31 of the Core Strategy and policies 4B.1 and 4B.8 of The London Plan.
2. The proposal makes appropriate provision for access and car parking having regard to policies (II) GD6 and (II) GD8 of the Unitary Development Plan, Government advice contained in PPG13 and The London Plan policy 3C.23.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions:-
1. C60- Approved Drawing
 2. C8- Materials to match
 3. C9-Details of hard surfacing
 4. C11- Details of Enclosure
 5. C15 Private Vehicles Only – Garages
 6. C16 Private Vehicles Only - Parking Areas

7. JET1Tree Protection

The development shall not commence until an Arboricultural Implications Assessment and Tree Protection Plan to BS5837:2005 have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect existing planting during construction.

8. C24-Obscured glazing

The glazing serving north facing side elevation of the development indicated on drawing No.KF-004-11/B shall be fixed shut and in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

9. C25-No additional fenestration

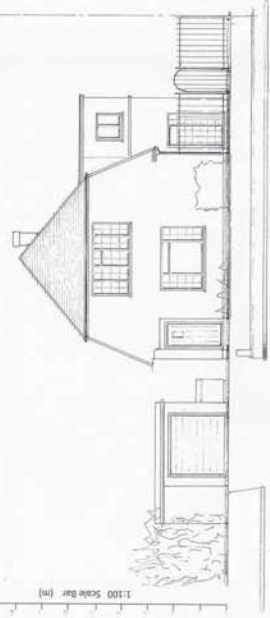
10. C26-Restriction of Use of Extension Roofs

11. C51A-Time limited Permission

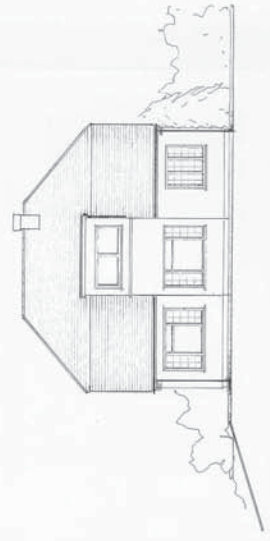
TP/10/1386

Existing Elevations 1:100

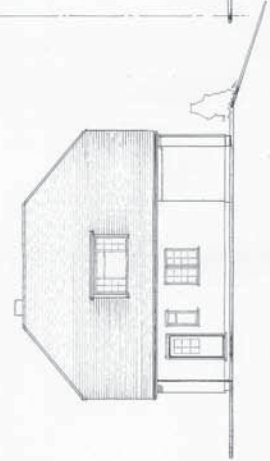
36 Walsingham Road



front



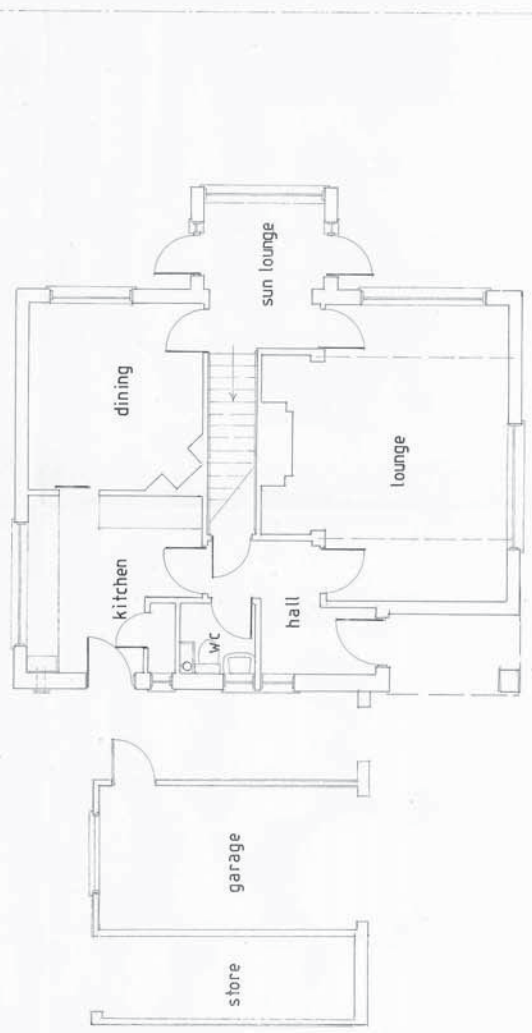
side



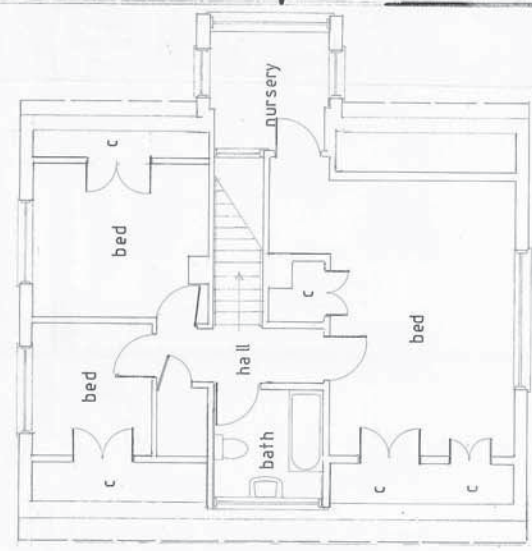
side



rear



ground



first

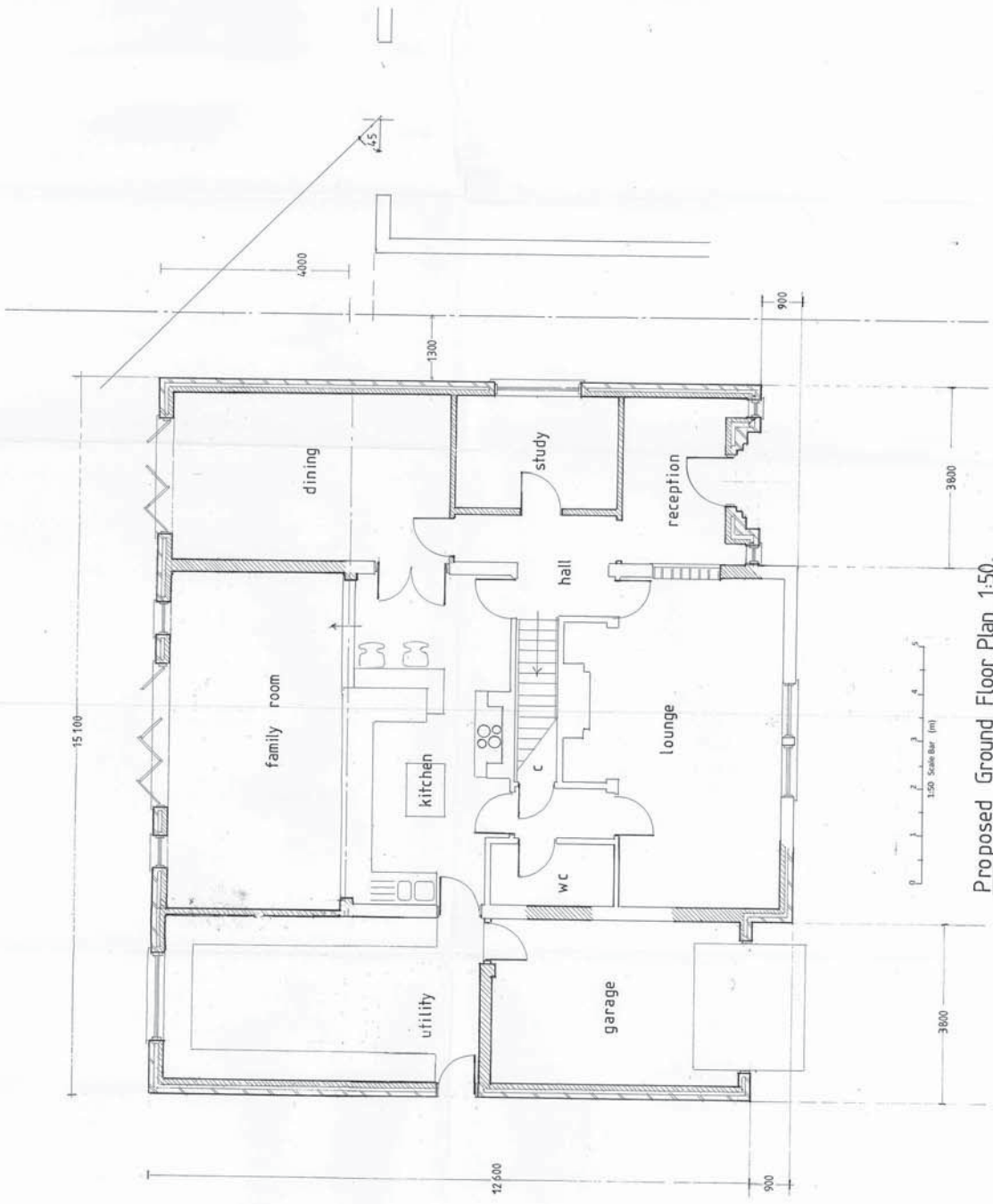
| | | | |
|---|------------------------|---|----------------------|
| All dimensions to be indicated on site. | | REMARKS | Prepared by Ian Wood |
| REVISION | DATE | Prepared for Planning & Building Control Applications | |
| B | February 2011 | | |
| PROPOSED: | | EXTENSION & ALTERATIONS | |
| SITE: 36 WALSINGHAM ROAD, ENFIELD, MIDDLESEX. EN2 6EY | | | |
| CLIENT: Mr Mrs K. FITZGERALD | | | |
| DRAWING SCALE: EXISTING ELEVATIONS 1:100 EXISTING FLOOR PLANS 1:50 | | | |
| Original drawing format @ A1 | | | |
| DATE: | DRAWING No. / Revision | | |
| FEBRUARY 2011 | NF-001 - 111 / B | | |

Existing Floor Plans 1:50

TP/10/1386

LONDON BROUGH OF CHIEFD
18 FEB 2011
DEVELOPMENT SERVICES

| | | |
|--|------------------------|---|
| All dimensions to be checked on site. | | Prepared by Ian Wood |
| REVISION | DATE | REMARK |
| B | February 2011 | Prepared for Planning & Building Control Applications |
| PROPOSED: | | |
| EXTENSION & ALTERATIONS | | |
| SITE: | | |
| 35 WALSINGHAM ROAD, ENFIELD, MIDDLESEX, EN9 6EY | | |
| CLIENT: | | |
| Mr Mrs K. FITZGERALD | | |
| DRAWING SCALE: | | |
| PROPOSED GROUND FLOOR PLAN 1:50 | | |
| Original drawing format @ A1 | | |
| DATE: | DRAWING No. / Revision | |
| FEBRUARY 2011 | KF-002 - 11 / B | |



Proposed Ground Floor Plan 1:50.

LONDON BOROUGH OF ENFIELD
18 FEB 2011
DEVELOPMENT SERVICES
Prepared by Ian Wood

All dimensions to be checked on site.

| REVISION | DATE | REMARK |
|----------|---------------|---|
| B | February 2011 | Prepared for Planning & Building Control Applications |

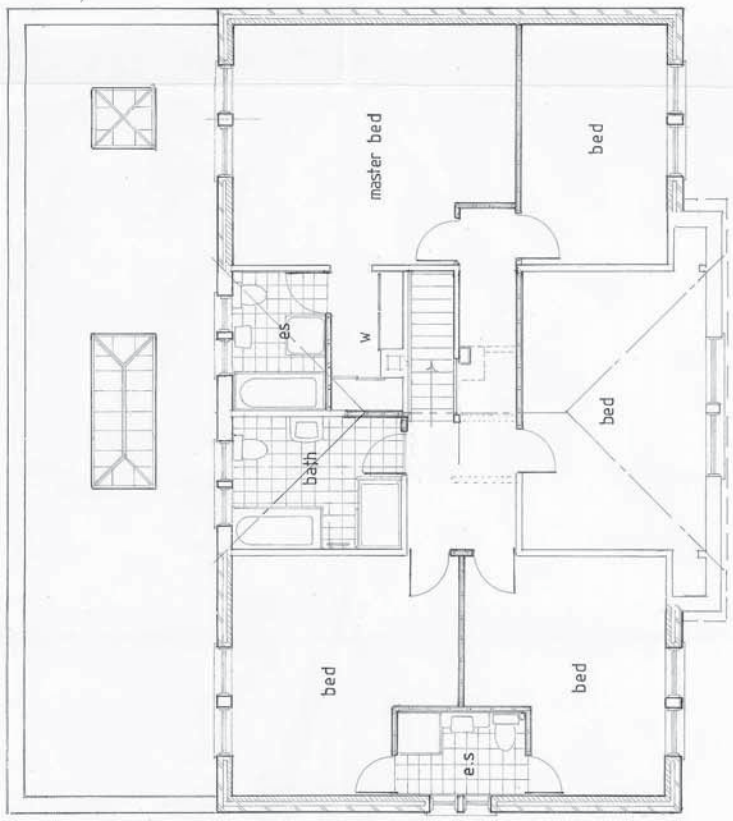
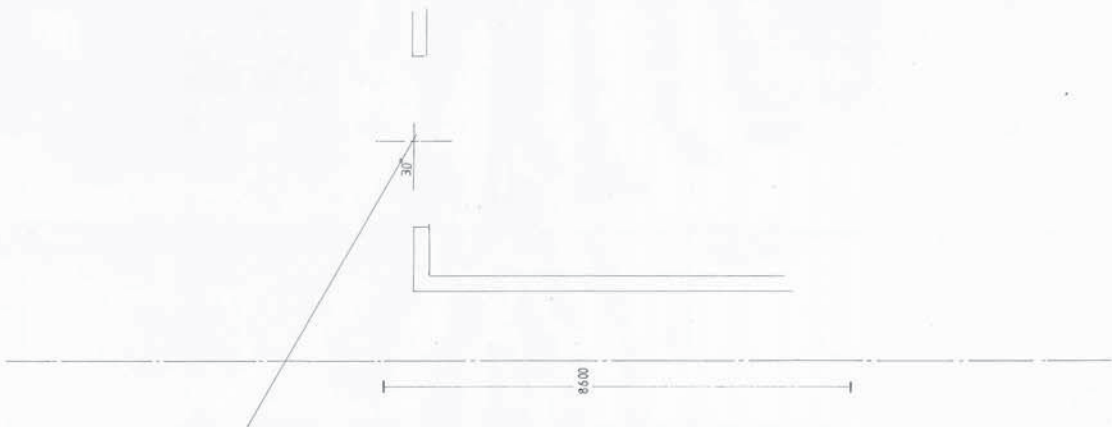
PROPOSED: EXTENSION & ALTERATIONS

SITE:
38 WALSINGHAM ROAD,
ENFIELD,
MIDDLESEX,
EN2 8EY

CLIENT: Mr Mrs K. FITZGERALD

DRAWING SCALE: PROPOSED FIRST FLOOR PLAN 1:50
Original drawing format @ A1

DATE: FEBRUARY 2011
DRAWING No. / Revision
KF-003 - 11 / B



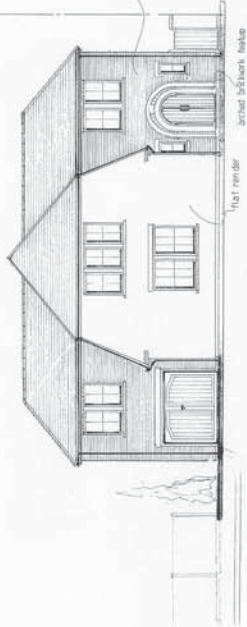
Proposed First Floor Plan 1:50



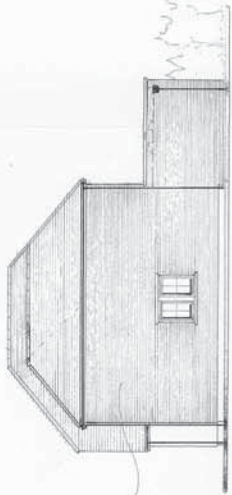
TP/10/1386

Proposed Elevations 1:100

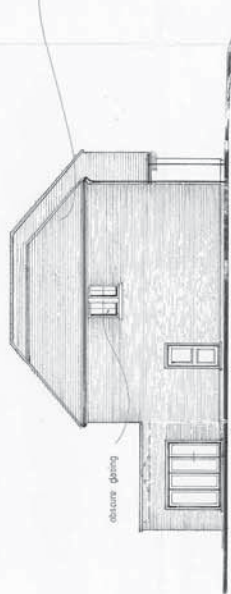
36 Walsingham Road



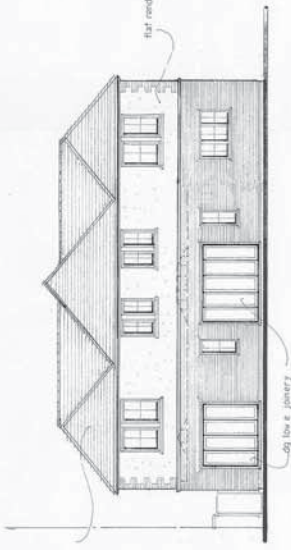
front



side

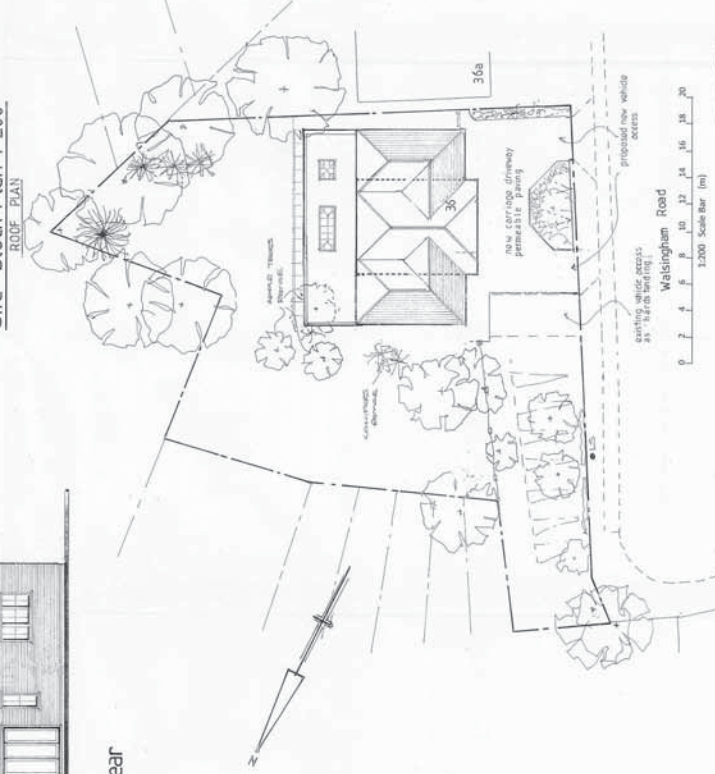


side



rear

Site Block Plan 1:200



TP/10/1388

LONDON BOROUGH OF ENFIELD
18 FEB 2011
REVISED PLAN 10/1388

| | | | |
|--|---------------|---|--|
| All dimensions to be checked on site. | | Prepared by Ian Wood | |
| REVISION | DATE | REMARKS | |
| B | February 2011 | Prepared for Planning & Building Control Applications | |
| PROPOSED: | | | |
| EXTENSION & ALTERATIONS | | | |
| SITE: | | | |
| 36 WALSINGHAM ROAD, ENFIELD, MIDDLESEX, EN9 6EY | | | |
| CLIENT: | | | |
| MR & MRS K. FITZGERALD | | | |
| DRAWING SCALE: | | | |
| PROPOSED ELEVATIONS 1:100 SITE BLOCK PLAN 1:200 Original drawing format @ A1 | | | |
| DATE: | | DRAWING No. / Revision | |
| FEBRUARY 2011 | | KF-004-11 / B | |

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date :24th May 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: Haselbury

Application Number : TP/11/0332

Category: Other Development

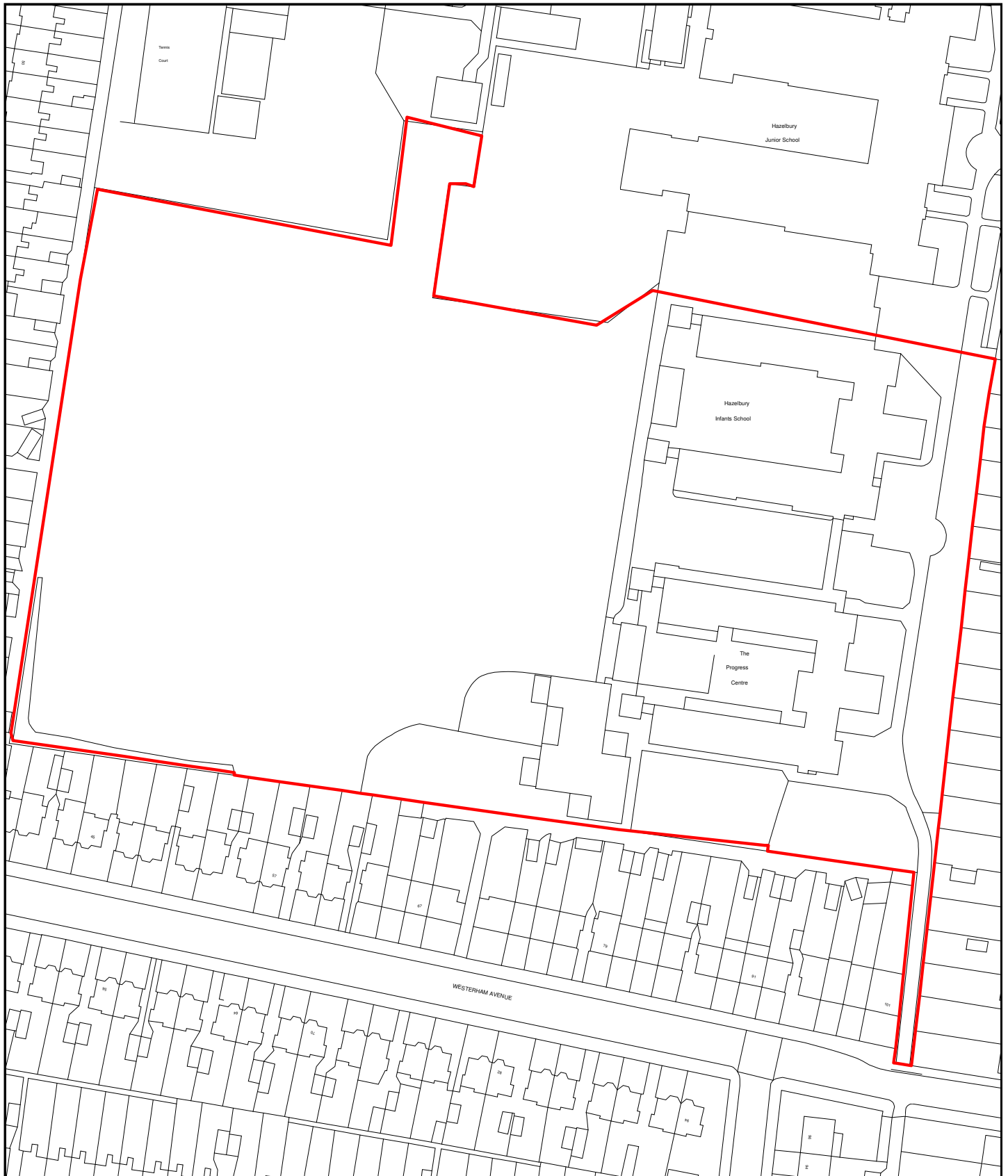
LOCATION: HAZELBURY INFANT AND JUNIOR SCHOOL, HASELBURY ROAD,
LONDON, N9 9TT

PROPOSAL: Single storey extension and canopy to north elevation to provide entrance lobby.

Applicant Name & Address:
Haselbury Infant School
HAZELBURY INFANT AND JUNIOR
SCHOOL,
HAZELBURY ROAD,
LONDON,
N9 9TT

Agent Name & Address:
James Wilson,
Barker Associates
Waggoners Court
The Street
Manuden
Bishops Stortford
Herts
CM23 1DW

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



Development Control



Scale - 1:1250
Time of plot: 11:29

Date of plot: 06/05/2011

1. Site and Surroundings

- 1.1 Haselbury Infants School comprises a mix of single storey buildings. Adjacent to the north is Haselbury Junior School as well as The Progress Centre. The immediate surrounding area is predominantly residential in character, with the nearest residential properties being in Haselbury Road. Access in to the site is available from Haselbury Road and Westerham Avenue.

2. Proposal

- 2.1 The proposal involves a single storey flat roof side extension to the north elevation of the school. It would measure 5.2 metres in depth, 3.3m in width and 3m in height. In addition, there would be a projecting entrance canopy with glass roof measuring 1.6m in depth by 3.3m in width. This would be attached to the eastern elevation of the extension.
- 2.2 The extension and canopy would provide an improved main entrance and reception facilities for the school. There is no increase in staff or pupils proposed.

3. Relevant Planning Decisions

- 3.1 LBE/07/0008- Erection of a Glazed extension to the east elevation and relocation of glass canopy approved July 2007

4. Consultations

4.1 Statutory and non statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters were sent to 9 adjoining neighbours. Any responses received will be reported at Committee.

5. Relevant Policy

5.1 Local Development Framework

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and 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 8 Education
- CP 9 Supporting community cohesion
- CP30 Maintaining and improving the quality of the built and open environment
- CP 26 Public Transport

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. The following are of relevance

- (II) GD3 Aesthetics and Functional design
- (II) GD6 Traffic
- (II) GD8 Site access and Servicing
- (II) CS1 Land requirements for Community Services
- (II) CS2 Siting and design of buildings and equipment
- (II) CS3 Effective and efficient use of land and buildings

5.3 The London Plan

- Policy 2A.1 Sustainability
- Policy 4A.3 Sustainable Design and Construction
- Policy 4B.8 Respect Local context and communities
- Policy 3C.23 Parking strategy
- Policy 3A.24 Education facilities

5.4 Other Material Considerations

PPS1: Sustainable Development

6. **Analysis**

6.1 Principle

- 6.1.1 The proposed extension represents additional educational related development on land already in use for such purpose. In principle therefore, it is considered the development would be appropriate whilst also providing improved educational facilities for the school and would accord with Core Policy 8 Education of the Core Strategy as well as London Plan Policy 3A.24.

6.2 Impact on character of area

- 6.2.1 The proposed design and appearance of the extension and canopy taking into account its position on the northern elevation would not detract from the character and appearance of the building in terms of its relationship with the surrounding area.. The extension and canopy would satisfactorily integrate in with the exiting complex of school buildings and is considered to have appropriate regard to Policy (II) GD3 and Core Policy CP30 of the Core Strategy.

6.3 Impact on Neighbouring Properties

- 6.3.1 The closest residential properties to the proposed extension and canopy are approximately 20m away located in Haselbury road. Given this overall relationship and the single storey nature of the building it is considered that the proposed extension and canopy would not have any adverse impact on the residential amenities of properties in Haselbury Road that back on to the site having regard to CP 30 of the Core Strategy.

6.4 Highway Issues

- 6.4.1 The improved reception facilities for the school provided by the small extension would not give rise to any increase in vehicle movements or additional parking requirements. Thus, it is considered there are no issues with regard to parking or the free flow of traffic having regard to Policies (II) GD6 and (II) GD8 and London Plan Policy 3C.23.

7. Conclusion

- 7.1 In the light of the above, it is recommended that the proposal be approved for the following reason:

1. The proposed extension would improve reception facilities for the school. Accordingly, the proposed development complies with Core Policies CP8 and CP9 of the Core Strategy, Policy (II) CS2 of the UDP, Policy 3A.24 of the London Plan and PPS1 Sustainable Development.
2. The proposed extension and canopy having regard to its design and appearance would have appropriate regard to the school surroundings as well as not adversely impacting on the residential amenities of properties in Haselbury Road having regard to Policies (II) GD3 of the Unitary Development Plan and CP 30 of the Core Strategy.
3. The proposed development would not lead to conditions prejudicial to the free flow and safety of traffic, including pedestrian traffic on the adjoining highway. In this regard, the proposal is considered to comply with Policies (II) GD6 and (II) GD8 of the UDP and with Policy 3C.23 of the London Plan.

8. Recommendation

- 8.1 That Planning Permission be GRANTED subject to the following conditions:

1. C60 Approved Drawing
2. C8 Materials to match
3. C51a Time Limited permission

This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th May 2011

Report of
Assistant Director, Planning &
Environmental Protection

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

Ward: Chase

Application Number : TP/11/0458

Category: Other Development

LOCATION: FORTY HILL C OF E PRIMARY SCHOOL, FORTY HILL, ENFIELD, EN2 9EY

PROPOSAL: Erection of single storey infill extension with lantern roof light to provide a new entrance including automated doors to west elevation, installation of double doors to replace window on north elevation.

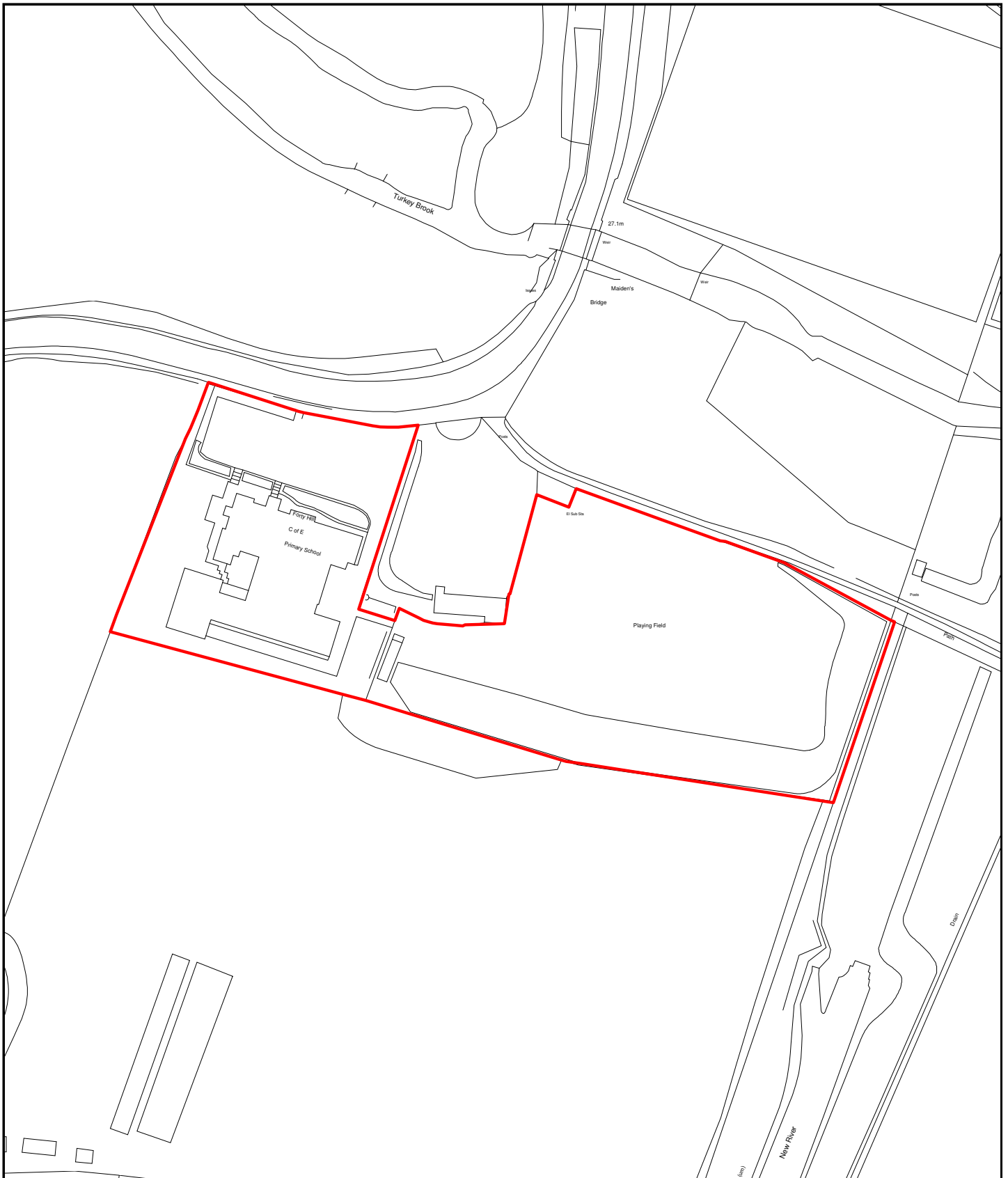
Applicant Name & Address:

Richard Yarwood
FORTY HILL C OF E PRIMARY SCHOOL,
FORTY HILL,
ENFIELD,
EN2 9EY

Agent Name & Address:

Stuart Pelan,
Wilby and Burnett
123, Provident House
Ashdon Road
Essex
Saffron Walden
CB10 2AJ

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



Development Control



Scale - 1:1250
Time of plot: 10:29

Date of plot: 04/05/2011

1. Site and Surroundings

- 1.1 The application site is located on the south side of Forty Hill, just to the west of Maiden's bridge within the Forty Hill Conservation Area, the Green Belt and Area of Special Character. The school is also locally listed.
- 1.2 The front building line of the main school building is sited approximately 25 metres from the back edge of the footpath and sits on slightly elevated ground. The site is well screened by trees on its east, west and south boundaries. Three of these trees, a Lawson Cypress, an Ash tree, and an Oak tree are covered by Protection Orders. The Cypress and Ash trees are sited towards the front of the site, with the oak located in the south-east corner of the school.

2. Proposal

- 2.1 Permission is sought for a single storey infill extension with lantern roof light to a recess on the western elevation of the school. The infill extension would provide a new entrance including automated doors to west elevation. In addition, the proposal incorporates the installation of double doors to replace window on north elevation facing the external courtyard area in front of the infill extension.
- 2.2 No increase in staff or pupils is proposed.

3. Relevant Planning Decisions

- 3.1 There is an extensive planning history relating to the site. The most recent applications are: -
- 3.2 TP/11/0002 - Single storey extension to school hall (south west) elevation to provide an additional classroom and a single storey extension to the kitchen (south east) elevation to provide storage was approved at Planning Committee 26/04/2011.
- 3.3 TP/10/0390 - Erection of a canopy to outbuilding, including fencing, shingle path and landscaping at rear was approved at Planning Committee 27/07/2010

4. Consultations

- 4.1 Statutory and non-statutory consultees
 - 4.1.1 Thames Water advises that there are no objections in relation to sewerage and water infrastructure.
 - 4.1.2 Any further comments received will be reported at Committee.
- 4.2 Public
 - 4.2.1 As the site's boundaries have no immediately adjoining neighbours, no neighbour consultation letters was considered necessary. However being in a Conservation Area, notice was displayed at the site and published in the local press. To date, no comments have been received.

5. Relevant Policy

5.1 Local Development Framework

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 and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP30: Maintaining and improving the quality of the built and open environment
- CP31: Built and landscape heritage
- CP33: Green Belt and countryside
- CP36: Biodiversity
- CP46: Infrastructure contributions

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 updates policies and development standards within the Development Management Document. The following are of relevance:

- (II)C30 Developments in Conservation Areas to replicate reflect or complement traditional characteristics of the area
- (II)CS1 Land requirements for Community Services
- (II)CS2 Siting and design of buildings and equipment
- (II)CS3 Effective and efficient use of land and buildings
- (II)G6 Areas of Special Character
- (II)G21 Reducing the visual intrusion of the built up area
- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Site access and servicing
- (II)T1 To ensure development takes place in locations which have appropriate access to transport networks

5.3 The London Plan

- Policy 3D.9 Green Belt
- Policy 3D.14 Biodiversity and nature conservation
- Policy 4A.1 Tackling climate change
- Policy 4A.2 Mitigating climate change
- Policy 4A.3 Sustainable design and construction
- Policy 4A.6 Decentralised Energy: heating, cooling and power
- Policy 4A.7 Renewable energy
- Policy 4A.9 Adaptation to climate change
- Policy 4B.1 Design principles for a compact city

| | |
|--------------|---|
| Policy 4B.2 | Promoting world-class architecture and design |
| Policy 4B.3 | Enhancing the quality of the public realm |
| Policy 4B.5 | Creating an inclusive environment |
| Policy 4B.8 | Respect local context and communities |
| Policy 4B.11 | London's built heritage |
| Policy 4B.12 | Heritage conservation |
| Policy 4B.15 | Archaeology |
| Policy 4C.4 | Natural landscape |

5.4 Other Relevant Policy

| | |
|--------|--|
| PPS1: | Sustainable development |
| PPG2 | Green Belts |
| PPS5: | Planning for the Historic Environment |
| PPS9: | Biodiversity and Geological Conservation |
| PPS22: | Renewable energy |
| PPG23: | Planning and pollution control |
| PPG24: | Planning and Noise |

6. **Analysis**

6.1 Principle / Relationship to Green Belt

6.1.1 As the school is located in Green Belt, the normal presumption would be against new development which harms the essential open character. However, PPG2 Green Belts accepts that whilst educational development can be "inappropriate development", where the development is proposed for existing sites and have no greater impact than the existing development on the openness of the Green Belt, not exceed the height of the existing buildings and not lead to a major increase in the developed proportion of the site, then educational development can be acceptable.

6.1.2 The infill development would marginally increase the proportion of built development on the site. However, it's siting and scale means that it would not represent a prominent form of development or harm the essential open character of the adjoining Green Belt. Moreover, as an existing school, consideration must also be given to the wider educational needs of the Borough in terms of the quality of school accommodation and the ongoing security of school children. Moreover, as the development is not for additional pupil accommodation, there are no wider issues that would otherwise arise.

6.1.4 On balance, therefore, it is considered that in principle, the proposed development would not represent an inappropriate form of development or harm the essential open character of the Green Belt.

6.2 Impact on Character of Conservation Area and Wider Surrounding Area

6.2.1 The infill extension is sited some 40 metres back from the road frontage and due to its position, would not be readily visible from the road frontage. Moreover, as a glazed structure, the proposed infill extension would have a relatively light appearance that would appear sympathetic in relation to the existing building.

6.2.2 The Character Appraisal for the Conservation Area identifies that the school has suffered from an over-extension and the addition of a large tarmac

playground in front of it. Although the current proposal would further add to this, the infill extension would not be visible from the road nor would it be highly visible from the open field to the west due to the vegetated boundary. It is therefore considered that due to the siting and relatively minor nature of this proposal, together with the overall design of the proposed extensions (including materials), the proposal does not further harm the character of the surrounding Forty Hill and Bulls Cross Conservation Area or the long term objective of the Conservation Area.

6.3 Impact on Neighbouring Properties

- 6.3.1 There are no residential properties located within the proposal's immediately surrounding area. Therefore, it is considered that the works would not have a detrimental impact upon residential amenity.

6.4 Sustainable Design & Construction

- 6.4.1 Core Policy 20 requires that all new developments (and existing developments where possible) need to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently, and using energy generated from renewable sources.
- 6.4.2 A condition will be imposed to ensure that an energy statement is provided to demonstrate that the classroom extension will improve upon current building regulations.
- 6.4.3 In terms of ecology, the development involves the enclosure of an existing paved area. No trees are affected by the development.

7. **Conclusion**

- 7.1. It is considered that the proposed extensions would not result in a loss of residential amenity, unduly reduce the openness of the Green Belt or detract from the character and appearance of the Forty Hill and Bulls Cross Conservation Area.
- 7.2 Approval is recommended for the following reasons:
1. The proposed development, by virtue of its size and siting would have no significant visual impact on the open character and amenity of the Green Belt or the character and appearance of the Forty Hill and Bulls Cross Conservation Area having regard to Core Policies 31 and 33 of the Core Strategy, Policies (II)GD3, (II)C30, (II)G6 and (II)G21 of the Unitary Development Plan Belt, Policies 3D.9, 4B.11 and 4B.12 of The London Plan and PPG2: Green Belts, PPS5: Planning for the Historic Environment.
 2. The proposed development improves facilities at the existing school campus. It is considered that the proposed development complies with Core Policies 8 and 9 of the Core Strategy, Policies (II)CS1, (II)CS2 and (II)CS3 of the Unitary Development Plan, Policies 3A.18, 3A.24, 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development.
 3. The proposed development due to its siting and distancing from residential properties will not affect the amenities of the nearby residential

occupiers having regard to Core Policy 30 of the Core Strategy, Policies (II)CS2, (II)CS3 (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

4. The proposed development, by virtue of conditions imposed will contribute to the provision of sustainable development within the Borough, having regard to Core Policies 20 and 36 of the Core Strategy, Policies 3D.14, 4A.1, 4A.3 and 4A.4 of the London Plan, PPS1: Sustainable Development, PPS9: Biodiversity and Geological Conservation, PPS22: Renewable energy.

8 Recommendation

8.1 That planning permission be GRANTED subject to conditions:

1. C7 Approval of Materials
2. C51a Time Limited Permission

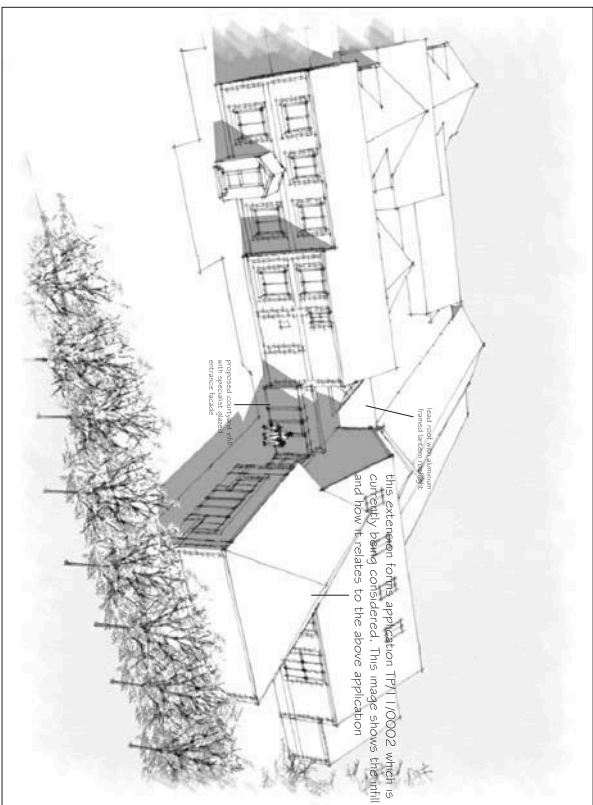


IMAGE 1



IMAGE 2

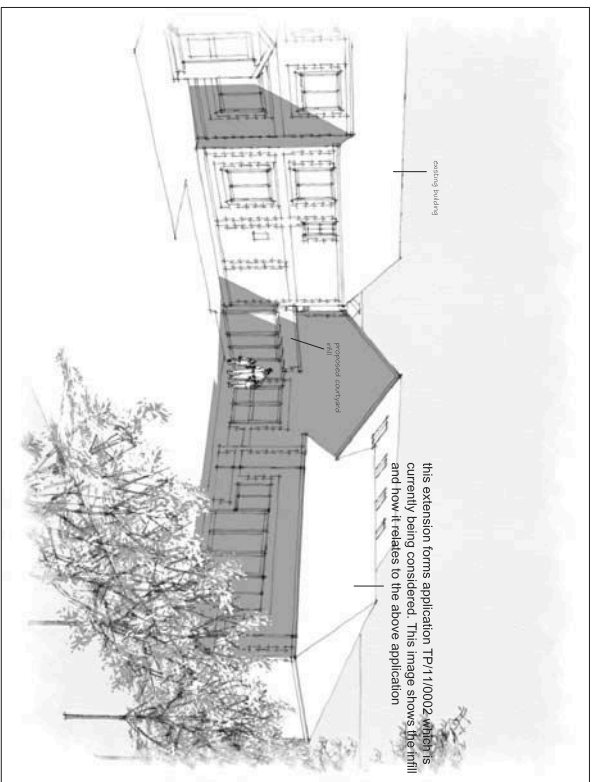


IMAGE 3

FORTY HILL C SCHOOL
ENFIELD
COURTYARD INFILL
THE GOVERNORS

PERSPECTIVES AS PROPOSED

WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RIBA **RIBA**
Chartered Practice
Professional Members, 125 Abchurch Lane, London, EC4N 3JF
Tel: 020 7424 2000
www.wilbyandbunnett.co.uk
Member of the Institute of Chartered Accountants in England and Wales (ICAEW)

MARCH 2011 CH

NTS

23936/SD07

Monthly Decisions on Town Planning Application Appeals

- 1.1 Between the 8th April and the 4th of May 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 | 94% 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 | 94% |

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 |

This page is intentionally left blank