

Public Document Pack



PLANNING COMMITTEE

Tuesday, 22nd April, 2014 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

Contact: Jane Creer / Metin Halil
Committee Administrator
Direct : 020-8379- 4093 / 4091
Tel: 020-8379-1000
Ext: 4093 / 4091
Fax: 020-8379-4455
Textphone: 020 8379 4419
E-mail: jane.creer@enfield.gov.uk
metin.halil@enfield.gov.uk
Council website: www.enfield.gov.uk

MEMBERS

Councillors: Andreas Constantinides (Chairman), Toby Simon (Vice-Chair), Kate Anolue, Lee Chamberlain, Ingrid Cranfield, Don Delman, Christiana During, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Derek Levy, Paul McCannah, Anne-Marie Pearce, Martin Prescott and George Savva MBE.

N.B. Any member of the public interested in attending the meeting should ensure that they arrive promptly at 7:15pm

Please note that if the capacity of the room is reached, entry may not be permitted. Public seating will be available on a first come first served basis.

Involved parties may request to make a deputation to the Committee by contacting the committee administrator before 12:00 noon on 17/04/14

AGENDA – PART 1

1. WELCOME AND LEGAL STATEMENT
2. APOLOGIES FOR ABSENCE
3. DECLARATION OF INTERESTS

Members of the Planning Committee are invited to identify any disclosable pecuniary, other pecuniary or non pecuniary interests relevant to items on the agenda.

4. MINUTES OF THE PLANNING COMMITTEE 25 MARCH 2014 (Pages 1 - 12)

To receive the minutes of the Planning Committee meeting held on Tuesday 25 March 2014.

5. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 243) (Pages 13 - 14)

To receive the covering report of the Assistant Director, Planning, Highways & Transportation.

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

6. P14-00041PLA - CAR PARK, RAYNHAM ROAD, LONDON, N18 2JF (Pages 15 - 28)

RECOMMENDATION: Approval subject to a unilateral undertaking to secure the package of transport mitigation measures outlined within the report and conditions.

WARD: Upper Edmonton

7. P14-00190PLA - THE TRIANGLE, JUNCTION OF ALDERMANS HILL AND GREEN LANES, N13 4PH (Pages 29 - 38)

RECOMMENDATION: Approval subject to conditions.

WARD: Palmers Green

8. P14-00285PLA - SOUTHGATE TOWN HALL, 251, GREEN LANES, LONDON, N13 4XD (Pages 39 - 54)

RECOMMENDATION: Approval subject to S106 Agreement and conditions.

WARD: Palmers Green

9. P14-00291PLA - LAND TO THE REAR OF, SOUTHGATE TOWN HALL, 251, GREEN LANES, LONDON, N13 4XD (Pages 55 - 70)

RECOMMENDATION: Approval subject to S106 Agreement and conditions.

WARD: Palmers Green

10. P14-00573PLA - 1-64, BEALE CLOSE, LONDON, N13 6DH (Pages 71 - 78)

RECOMMENDATION: Approval subject to conditions.

WARD: Bowes

11. P14-00788REV - DEPOT, 7, MELLING DRIVE, ENFIELD, EN1 4BS (Pages 79 - 84)

RECOMMENDATION: Subject to the completion of a Deed of Variation to the original S106 Agreement, the Head of Development Management/Planning Decisions Manager to Grant the Deed of Variation.

WARD: Chase

12. P14-00835PLA - 1 CHASE SIDE, ENFIELD, EN2 6NB (Pages 85 - 100)

RECOMMENDATION: Approval subject to conditions.

WARD: Town

13. 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

PLANNING COMMITTEE - 25.3.2014

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 25 MARCH 2014****COUNCILLORS**

PRESENT Andreas Constantinides, Kate Anolue, Lee Chamberlain, Ingrid Cranfield, Dogan Delman, Christiana During, Ahmet Hasan, Ertan Hurer, Nneka Keazor, Derek Levy, Paul McCannah, Anne-Marie Pearce, Martin Prescott, George Savva MBE and Toby Simon

ABSENT

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Linda Dalton (Legal Services), Sharon Davidson (Planning Decisions Manager), Bob Ayton (Schools Organisation & Development) and Geoff Burrage (Transport Planning & Policy) Jane Creer (Secretary) and Koulla Panaretou (Secretary)

Also Attending: Approximately 25 members of the public, applicants, agents and their representatives, and observers
Dennis Stacey, Chairman – Conservation Advisory Group
Councillor Del Goddard, Cabinet Member for Business & Regeneration

886**WELCOME AND LEGAL STATEMENT**

The Chairman welcomed everyone to the meeting, and the Legal Services representative read a statement regarding the order and conduct of the meeting.

887**APOLOGIES FOR ABSENCE**

There were no apologies for absence.

888**DECLARATION OF INTERESTS****NOTED**

1. Councillor Prescott declared a non pecuniary interest in application P14-00394PLA– 45, Crothall Close, London, N13 4BN as the applicant was his next door neighbour.

PLANNING COMMITTEE - 25.3.2014

2. Councillor Savva declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.
3. Councillor Constantinides declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.
4. Councillor Hurer declared a non pecuniary interest in applications P13-03397MMA and P13-03408MMA – Tottenham Hotspur Training Centre, Hotspur Way, Enfield, EN2 9AP as he was a Tottenham Hotspur FC season ticket holder.

889

MINUTES OF THE PLANNING COMMITTEE 25 FEBRUARY 2014

AGREED the minutes of the Planning Committee meeting held on Tuesday 25 February 2014 as a correct record.

890

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO.228)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.228).

891

ORDER OF AGENDA

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

892

P13-01149PLA - LAND ADJACENT 1, DEEPDENE COURT, LONDON, N21 2NH

NOTED

1. The introduction by the Planning Decisions Manager, including:
 - a. Planning Committee on 17/12/13 deferred a decision to allow parking surveys to be undertaken and to allow further discussion with the applicant.
 - b. The development now proposed had been amended to reduce the number of units from 4 to 3; the design had been amended to install a hipped roof treatment with accommodation at lower ground floor, ground floor and first floor levels; and the eaves line and ridge height to respect the change in levels between this site and the adjacent plot.
 - c. The density of the development had reduced from 340hrph to 270hrph.

PLANNING COMMITTEE - 25.3.2014

- d. The impact of additional on street parking had been looked at in conjunction with the parking survey undertaken on 28/2/14 between 8:00 and 9:00 am. The results confirmed that on street spaces were available throughout the peak am period of arrivals and departures for the school, and although the road was narrow two way vehicle movement was still possible. The development would generate some additional vehicle movement and therefore a contribution towards the implementation of two wheel footway parking could be considered. However, this must be considered in the context of the overall contributions that the development could viably afford.
2. The deputation of Ms Gill Beadle, local resident, including the following points:
- a. More residents would have attended this evening, but for a clash with another local meeting.
 - b. The proposals were an improvement, but the building line and its relationship to Carrington Court remained a concern and it was feared that a precedent would be set.
 - c. The metal roof would not be in keeping. Tiles would be better.
 - d. Parking provision did seem inadequate.
 - e. Concerns in respect of previous road subsidence in the vicinity which had caused Green Dragon Lane to be closed for repair. If this development resulted in problems it would be unfair for taxpayers to have to fund repairs.
 - f. The owner of 1 Deepdene Court remained concerned that his access would be blocked.
3. The response of Mr Phil Waind, Waind Gohil Architects, the agent on behalf of the applicant, including the following points:
- a. The design had been significantly amended, including the upper ground floor being pushed back 1.8m from the pavement line.
 - b. Brick and render would match adjacent buildings, and he would be happy to accept a condition requiring roof tiles and could alter the metal roof if needed.
 - c. Building Control would check the methods, but the structure would not lead to road subsidence.
 - d. Easement issues and maintenance of access had been fully discussed.
4. Officers' clarification that Condition 2 required submission of details of finishing materials. Access for the flat was a civil matter, although the scheme did make provision.
5. Members' debate and questions responded to by officers, including:
- a. Confirmation that a condition could be added in respect of arrangements for access to the garden.
 - b. The S106 agreement would require replacement of the street tree.
 - c. Confirmation of the relationship with 1 and 2 Deepdene Court.
 - d. Yellow lines were requested to protect the junction of Deepdene / Green Dragon Lane, to be covered in the S106 agreement.
6. The unanimous support of the Committee for the officers' recommendation.

PLANNING COMMITTEE - 25.3.2014

AGREED that subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report and subject to amendment to finishing materials to require tile roof consistent with existing properties in the road (to be addressed through the submission of details pursuant to condition 2) and additional condition below, for the reasons set out in the report.

Additional Condition

That prior to the commencement of development details of access arrangements for future residents and existing adjoining residents, from the public footway to the rear of the site and existing and proposed points of access to both the proposed and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The access arrangements shall be provided in accordance with the approved details.

Reason: To safeguard the amenities of adjoining occupiers and ensure their existing access arrangements are not prejudiced.

893

**P13-03408MMA - TOTTENHAM HOTSPUR TRAINING CENTRE,
HOTSPUR WAY, ENFIELD, EN2 9AP**

NOTED

1. The introduction by the Planning Decisions Manager, confirming that a Member site visit had taken place.
2. Since the previous meeting, receipt of one additional letter of objection raising the following points:
 - a. The National Planning Policy Framework confirms that the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.
 - b. In 2008 the then Planning Committee allowed the application to build a football training site on Green Belt. In February 2013 the Planning Committee agreed an application for further paths and roads and a helicopter pad. In October 2013 it agreed an application for formalisation of existing parking for 147 cars and creation of a further 128 spaces. This year, two further applications had been submitted, for changes to lighting and for a 500 seater stand. If these applications are agreed, what application will be made next year?
 - c. It is disingenuous to say that the football club considered playing at the QEII stadium as it is leased to another football team and it does not have a 500 seater stand either.
 - d. The reasons for allowing the application relate to harm to the reputation of the football club. Is the reputation of a football team any concern of a Planning Committee?
 - e. We are in London not the Grampians. There are lots of football grounds in London.

PLANNING COMMITTEE - 25.3.2014

- f. Forbes website says Spurs is worth \$520 million with revenue of \$226 million. £300,000 is therefore a drop in the ocean, which Spurs can afford to cover.
- g. This is the Planning Committee that in one evening last year allowed three separate applications to build on Enfield's Metropolitan Open Land and an application to build houses on the Green Belt. Does our Planning Committee ever say no to any application to build over our Green Belt and Metropolitan Open Land?
3. Information received from the agents acting on behalf of Tottenham Hotspur FC in response to some of the questions raised at the last meeting, including:
- a. Between 1 July 2010 – 28 February 2014 (3 years and 7 months), the Club had delivered a total of 23,132 hours of approved community based activities. This equates to 33% of the total allocation of up to 70,000 coaching hours to be delivered over the 10 year period (up to 1 July 2020).
 - b. Based on current programming approximately 28,000 hours will have been completed by the end of July 2014.
 - c. In addition to those activities delivered through the S106 Agreement, the Club had provided Academy coaching for local schools and local clubs at the Training Centre since it became operational in September 2012.
 - d. Local schools that have trained at the Training Centre include: Capel Manor, Cardinal Vaughan, Highlands, St Clement Danes, Enfield Grammar, Turnford, Arnold Academy, St Matthews CoE and Honilands.
 - e. Local clubs that have trained at the Training Centre include: Cheshunt League Rep Sides, Buckhurst Hill, Letchworth Garden City, Cockfosters FC, Ridgeway Rovers, Hackney Downs FC, Kentish Town FC, 8 Ash Youth, Whetstone Wanderers, and Hornchurch Youth.
 - f. A total of 218 hours of Academy coaching for the Development Centres Programme took place at the Training Centre during the 2012/13 season, and so far this season (2013/14) 247 hours of Academy coaching has taken place.
3. Members' debate and questions responded to by officers, including:
- a. Comments that the site visit had been very useful to Members and had served to allay their concerns. It had been particularly beneficial to see the location of the proposed stand, and the distance from residential properties.
 - b. Praise for the care with which the Club looked after the area, and for the activities which were clearly being enjoyed by children at the facility.
 - c. Concerns at the time of the original application for the training centre were understandable, but objections raised in this case had been addressed.
 - d. The potential for sound to be projected from the stand was questioned. Officers considered that materials were satisfactory, and conditions would ensure that what was proposed would be implemented accordingly.
4. If minded to approve the application, request that the recommendation was amended to enable officers to continue discussions with the applicant as to whether a Deed of Variation is necessary.

PLANNING COMMITTEE - 25.3.2014

5. 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, and with officers to examine the need for a Deed of Variation to existing S106 Agreement and clear through Chair and Opposition Lead, for the reasons set out in the report.

894

P13-03397MMA - TOTTENHAM HOTSPUR TRAINING CENTRE, HOTSPUR WAY, ENFIELD, EN2 9AP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. In addition to the comments already reported at the last meeting in relation to Green Belt matters, one additional comment relevant to this application received in relation to light pollution.
3. The proposed deputation was withdrawn by the depute.
4. If minded to approve the application, request that the recommendation was amended to enable officers to continue discussions with the applicant as to whether a Deed of Variation is necessary.
5. 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, and with officers to examine the need for a Deed of Variation to existing S106 Agreement and clear through Chair and Opposition Lead, for the reasons set out in the report.

895

P12-02858PLA - 1-5 LYNTON COURT, 80-98 BOWES ROAD, PUBLIC OPEN SPACE ADJACENT TO 80 BOWES ROAD (SITE 6A, B, C BOWES ROAD), LONDON, N13 4NP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, including:
 - a. Planning Committee on 24/9/13 resolved to grant planning permission for the redevelopment of this site to provide 88 units subject to the completion of a legal agreement. Negotiations on the completion of this agreement continued and in the interim, the applicant had refined the scheme leading to a number of amendments. Given that the planning application was not formally determined, the application was reported back to Committee to consider these amendments without the need for a new and separate planning application.

PLANNING COMMITTEE - 25.3.2014

- b. The amendments proposed stemmed from a general requirement to realign the development in a north westerly direction, which necessitated some reconfiguration of the internal layout and mix, and also resulted in a reduction in the number of residential units from 88 to 87.
 - c. The amendments were summarised at para 2.5 – 2.7 of the report.
 - d. Changes to the wording of conditions following the receipt of additional information were also proposed.
2. The application site red line boundary had been updated by the applicant to specifically incorporate the road access off the North Circular Road in order that the upgrade to adoptable standards as required could be achieved.
 3. Confirmation that Housing had not raised objections to the amended mix of housing nor the substitution of the 3 bed wheelchair unit to a 1 bed unit to enable the provision of parking spaces.
 4. Traffic and Transportation had not objected to the reduced level of parking, stating that this falls within the median point of the London Plan maximum recommended standards. Matters relating to cycle parking, refuse storage / collection, construction management plan, access improvements, lighting, levels, parking management and electric car charging points should be secured by planning condition as previously recommended. S106 obligations had also been recommended that would secure provision and operation of a car club, travel plan and monitoring costs, restriction of resident car parking permits, and contributions towards improvements of public rights of way and promoting sustainable modes of travel.
 5. Transport for London had not provided comments.
 6. Receipt of 25 further letters of objection, raising the following concerns:
 - Proposals are too dense;
 - Proposed density would result in more crime;
 - Increased car congestion in an already congested area;
 - 60% car parking provision was inadequate;
 - Public were unanimous in rejecting proposals at 28/2/13 meeting;
 - Proposals (architecture) are not in keeping with the area;
 - Local distinctiveness will be lost through re-development;
 - Increase in risk to safety at access junction onto A406;
 - Pedestrian access to local shops and services poorly planned;
 - Existing sewage, water and electrical infrastructure old and inadequate;
 - Strain on local access to GP services, dentist, hospital and schools;
 - Wildlife will be adversely affected;
 - TV signals will be compromised by height of buildings;
 - No justification for back land development;
 - Increased parking in Westminster Drive and Broomfield Road;
 - Unsightly electricity substation in view of Broomfield Road residents.
 7. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 abstention.

PLANNING COMMITTEE - 25.3.2014

AGREED that subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to grant planning permission subject to the conditions set out in the report, for the reasons set out in the report.

896

P12-02859PLA - 102-118 AND REAR OF 120-138 (KNOWN AS SITE 6D), BOWES ROAD, LONDON, N13 4NP

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, including:
 - a. Planning Committee on 24/9/13 resolved to grant planning permission for the redevelopment of this site to provide 35 units subject to the completion of a legal agreement. Negotiations on the completion of this agreement continued and in the interim, the applicant had refined the scheme leading to a number of amendments. Given that the planning application was not formally determined, the application was reported back to Committee to consider these amendments without the need for a new and separate planning application.
 - b. The amendments proposed involved reconfiguration of the internal layout and mix, and also resulted in a reduction in the number of residential units from 35 to 33.
 - c. The amendments were summarised at para 2.4 of the report.
 - d. There was no change to parking for this scheme.
2. Confirmation that Housing had not raised objections to the reduction in total housing provision nor the amended mix of housing.
3. Traffic and Transportation had not objected to the amended scheme layout, cycle and refuse provision and location. The conditions previously agreed remained relevant. A S106 should also secure obligations relating to car club provision and operation, travel plan and monitoring costs, car parking management plan, restriction of resident car parking permits, and an S/278 to secure delivery of highway improvements.
4. Transport for London had not provided comments.
5. Receipt of 1 further letter of objection, raising the following concerns:
 - Scale of development is visually overwhelming;
 - Architecture out of keeping;
 - Development would destroy large mature trees and wildlife;
 - Inadequate parking provision;
 - Pedestrian access is poorly planned;
 - Back land development;
 - Population of site is set to rise by about 300%.
6. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 abstention.

PLANNING COMMITTEE - 25.3.2014

AGREED that subject to the signing of the S106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report, for the reasons set out in the report.

897

P13-00278PLA - GUY LODGE FARM, WHITEWEBBS LANE, ENFIELD, EN2 9HJ

NOTED

1. The introduction by the Planning Decisions Manager, including:
 - a. The bund would be formed from waste material imported to the site: the material would be inert and the Environment Agency had confirmed that a permit would be required from them and they would be the enforcing agency regarding the quality of the material imported to the site.
 - b. Planning permission had been granted for a similar bund to the east.
 - c. No trees would be removed but additional trees would be planted on the bund. Use of the land for agricultural purposes would continue.
2. 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.

898

P13-03212PLA - FORMER COUNCIL CAR PARK, CECIL ROAD, ENFIELD, EN2 6TJ

NOTED

1. The introduction by the Planning Decisions Manager, describing the site, location, and proposals. A key issue regarding the mix and provision of affordable housing was highlighted, having been the subject of negotiations involving the Council's independent viability consultant: an overage clause would be inserted into the legal agreement to reflect an increase in actual sale values above the assumption used in the modelling.
2. Friends of Town Park had raised concerns about the new access to Town Park. Officers confirmed that gates were shown at the park end of the pathway. They also raised concern for safety of pedestrians trying to access the park through the Cecil Road entrance.
3. Conservation Advisory Group had reviewed the revised plans and sample bricks and had made recommendations. The Group urged careful positioning of detailed issues such as gas flue outlets, downpipes, etc.
4. Condition 2 to be further tightened to explicitly require the provision of a sample panel on site showing pointing before works commenced on site.

PLANNING COMMITTEE - 25.3.2014

5. The statement of Dennis Stacey, Chairman, Conservation Advisory Group (CAG), noting the co-operation of the developer, and highlighting the importance of the treatment of the top floor, and the brick, colour, mortar and bond. Within two months of any approval, CAG requested to see the chosen brick constructed in a sample panel.
6. Members' debate and questions responded to by officers, including the following:
 - a. Confirmation that the junction would work whether Cecil Road was one-way or two-way for traffic.
 - b. Confirmation that officers were satisfied with the development's relationship with the church and street scene.
 - c. Confirmation that future residents would not be eligible for parking permits.
 - d. Proposals for the alleyway to the Town Park were acceptable in secure by design terms: it would be overlooked by a lot of residences.
7. The support of the majority of the Committee for the officers' recommendation: 14 votes for and 1 against.

AGREED that subject to the satisfactory resolution of discussions on the provision of affordable housing and to the completion of a S106 to provide for the contributions set out in the report, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report and revised condition below, for the reasons set out in the report.

Revised condition on materials/detailing

No development unless otherwise agreed, shall commence until details of all external finishing materials including the materials to be used for external surfaces of the building and other hard surfaced areas together with an agreed brick bond have been submitted to and approved in writing by the Local Planning Authority. These details shall include cross sections and fenestration details as well as details of the position and design of extract flues and vents drawn to a scale of 1:20. The development shall be constructed in accordance with the approved details. These materials shall be used within the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the character and appearance of this part of the Enfield Town Conservation Area.

Details of an agreed bond for all brickwork elements of the building shall be submitted to and approved by the Local Planning Authority. A sample panel detailing the brick, the agreed brick bond and mortar, stonework and render to ensure colours and finish are appropriate, shall also be prepared and available on site for inspection within 2 months of the date of this notice. The development shall be constructed in accordance with the approved details before it is occupied.

PLANNING COMMITTEE - 25.3.2014

Reason: In order to safeguard the character and appearance of this part of the Enfield Town Conservation Area.

Post Meeting Note

The viability appraisal has concluded and 6 affordable rent units are to be provided on site (1 x 1 bed, 2 x 2 bed and 3 x 3 bed) with an overage clause included within the S106 to secure additional in lieu payments towards off site affordable housing in the event that values achieved exceed those set out to date.

899

P13-03673LBE - 24 RESERVOIR ROAD, LONDON, N14 4BG

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. The unanimous support of the Committee for the officers' recommendation.

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

900

P14-00048PLA - EVER READY HOUSE, 93 BURLEIGH GARDENS, LONDON, N14 5AJ

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals. The development as proposed was considered unacceptable in a number of respects and these were set out in the reasons for refusal on pages 345 and 346 of the report.
2. The unanimous support of the Committee for the officers' recommendation.

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

901

P14-00259LBE - EDMONTON LOWER SCHOOL, LITTLE BURY STREET, LONDON, N9 9JZ

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals, and the reason for this addition.

PLANNING COMMITTEE - 25.3.2014

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

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

902

P14-00394PLA - 45 CROTHALL CLOSE, LONDON, N13 4BN

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. 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.

903

P14-00425PLA - 4 BROOKFIELD ROAD, LONDON, N9 0DN

NOTED

1. The introduction by the Planning Decisions Manager, clarifying the proposals.
2. 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.

904

APPEAL INFORMATION

NOTED the update received from the Head of Development Management.

905

BOB AYTON RETIREMENT

NOTED that this was the last Planning Committee meeting which Bob Ayton would attend on behalf of Schools and Children's Services before his retirement. The Chairman and committee wished to record their thanks for his support and contribution to the committee. Bob Ayton expressed his thanks to present and past members and Planning officer colleagues.

MUNICIPAL YEAR 2013/2014 - REPORT NO 243

COMMITTEE:
PLANNING COMMITTEE
22.04.2014

AGENDA - PART 1	ITEM 5
SUBJECT - MISCELLANEOUS MATTERS	

REPORT OF:
Assistant Director, Planning,
Highways and Transportation

Contact Officer:
Planning Decisions Manager
Sharon Davidson Tel: 020 8379 3841

5.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

5.1.1 In accordance with delegated powers, 232 applications were determined between 12/03/2014 and 4/04/2014, of which 179 were granted and 53 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 and also contains information on decisions taken during the specified period.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R.W. Laws Tel: 020 8379 3605

Ward: Upper
Edmonton

Application Number : P14-00041PLA

Category: Change of Use

LOCATION: CAR PARK, RAYNHAM ROAD, LONDON, N18 2JF

PROPOSAL: Temporary change of use of part of car park to construction site office compound, incorporating the erection of 3 two storey and 1 single storey temporary buildings and hoardings for use by Transport for London for refurbishment works to Fore Street Tunnel (April 2014 - April 2016).

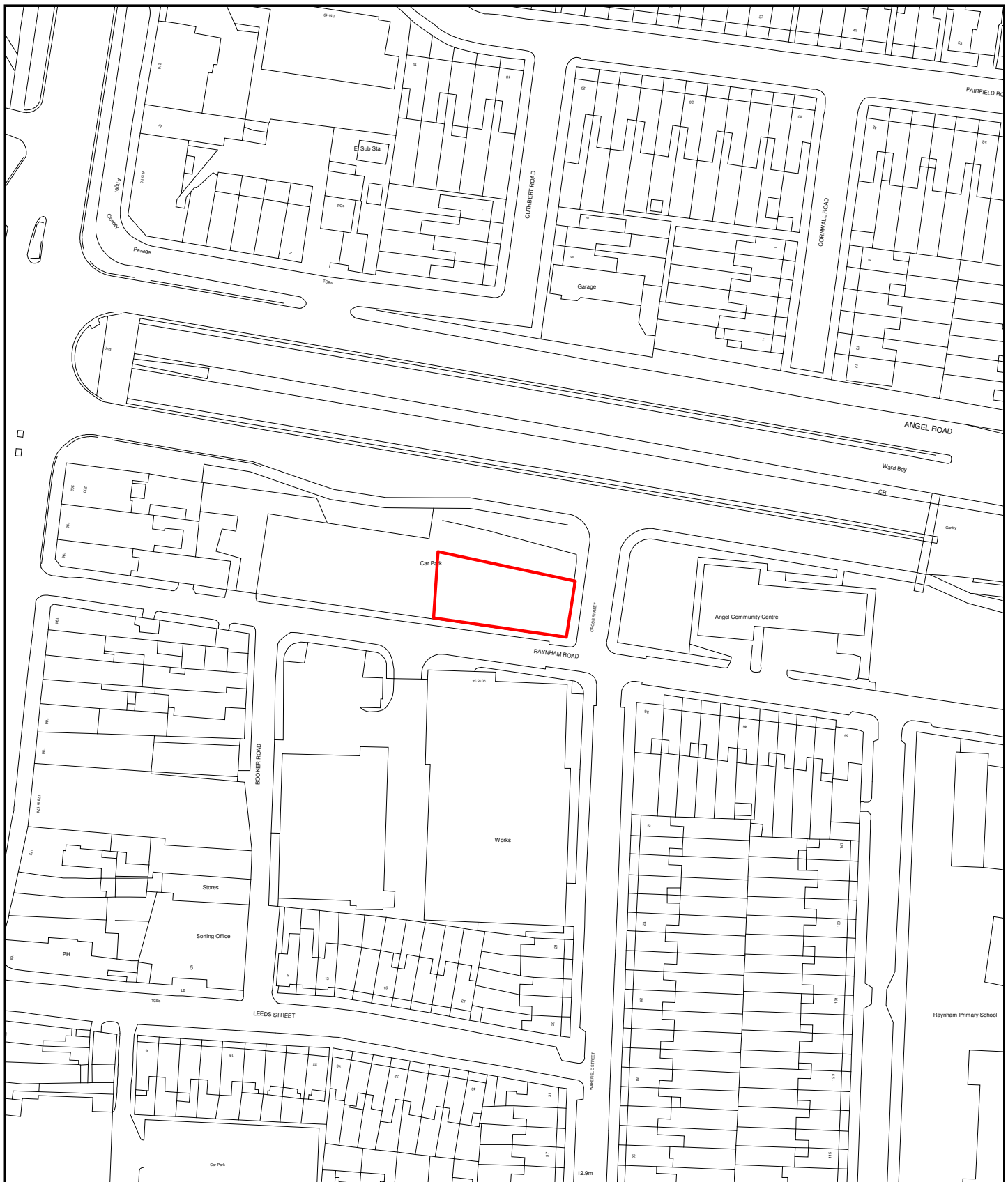
Applicant Name & Address:

Mr Kwabena Appau,
BAM Nuttall Limited
TENACRE COURT,
ASHFORD ROAD,
HARRIETSHAM,
Maidstone,
Kent,
ME17 1AH

Agent Name & Address:

RECOMMENDATION:

That, subject to a unilateral undertaking to secure the package of transport mitigation measures outlined within the report, planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 11:53

Date of plot: 04/04/2014

1.0 Site and Surroundings

- 1.1 Raynham Road Car Park is an Enfield Council operated surface car park with a total of 51 spaces, which includes 3 disabled spaces. The car park is accessed off Raynham Road, a one way road accessed off Fore Street. The car park is opposite the A406 North Circular Road. Angel Road Community Centre is also within close proximity separated by an access road (Cross Street) that leads on to the North Circular.
- 1.2 On the other side of Raynham Road adjoining the car park is a two storey brick building and also a 4 storey building set back (London College of Accounting Business and Computing). Raynham Road has double yellow lines on either side of the road up to its junction with Wakefield Street. Past the junction of Raynham Road/ Wakefield Street are residential properties on one side (Nos. 36 to 56 Raynham Road). The car park itself is fairly well screened from the North Circular by existing landscape screening and a brick wall which forms part of the rear boundary of the car park.
- 1.3 The car park is a pay and display car park with operating hours Mondays to Saturdays between 7:30 am to 6:30 pm. The car park is free on Sundays and bank holidays. The car park currently has a one way entry and exit system.

2.0 Proposal

- 2.1 The proposal involves using part of the Raynham Road car park, 25 bays in total, as a temporary office compound for Transport for London (TfL) appointed contractors, whilst carrying out refurbishment works on the A406 North Circular Road, to address the issue of water ingress into the Tunnel. The car park currently has a one-way entry and exit system. It is proposed to alter the west access of the car park to 2 way traffic, to allow vehicle's to enter and exit the rest of the car park.
- 2.2 The temporary office compound would comprise of three separate steel cabins each of which are double stacked and be for office use, with an overall maximum height of 5.1m. The dimensions of each of the three double stacked offices are 11m x 8m, and two are 8m x 3m. There is also a single storey toilet block. The temporary office compound would be enclosed by a 2.4m high hoarding. The overall site area for the works compound is 32.9m x 16.4m. A total of 25 parking spaces would remain for public use within the rest of the car park. It is also proposed that 14 temporary on street parking bays would be created on Raynham Road and that parking restrictions on Wakefield Road would be removed to create 7 spaces.
- 2.3 Raynham Road car park is located approximately 20m away from the tunnel. The site was chosen by TfL because it is located on a non-residential section of Raynham Road with less traffic / congestion and less likely to impact on the general public.

- 2.4 The site will be used for general office work and will provide welfare facilities for operatives and staff working on Fore Street Tunnel. The workforce during the day will account for approximately 20 staff and activities during the day will be administrative. During the night, staff will be working in the tunnel and accessing the site for welfare facilities. The refurbishment works would be carried out during night closures of the Tunnel from Monday to Friday from 10pm to 5am and plan to start on the 1st May 2014 and be completed on the 24th September 2015.
- 2.5 A temporary change of use of part of the car park for an office compound for 20 months until 15th September is required. After completion of the works the car park would be fully reinstated.

3.0 Relevant Planning Decisions

- 3.1 There are no recent planning applications relevant to the site.

4.0 Consultations

4.1 Statutory and non-statutory consultees

Traffic & Transportation

- 4.1.1 The need for maintenance of the nearby A 406 Fore Street Tunnel is understood and the Council's Core policies recognise and acknowledge that the Tunnel is a key piece of transport infrastructure. Ultimately, its failure or long term removal from service would have serious implications for the transport network as well as the Council's ambitions across the Borough. There are understandably concerns over the loss of parking capacity resulting from the proposals. These concerns relate to short term demands for parking on a Friday when the Mosque attracts a very large number of attendees and on days when Tottenham Hotspur play at home.
- 4.1.2 Parking capacity surveys have been carried out and established that on Fridays in excess of twenty five spaces are available in nearby Trafalgar Square car park. A package of mitigation measures have been agreed with TfL contractors. These mitigation measures include:
- Providing 14 new temporary parking spaces within Raynham Road. These are intended to be Pay and Display bays in keeping with the regime within Raynham Road car park.
 - Relaxing the waiting restriction (single yellow line) in Wakefield Street to allow uncontrolled parking for approximately 7 cars.
 - Directing drivers to make use of alternative car parks with capacity on Fridays by use of signs.
 - Directing employees within the site offices to use alternative car parks on Fridays
 - Directing employees within the site offices to use alternative car parks on Fridays and home match days in addition to encouraging the use of local transport by use of travel planning methods.

- Ongoing liaison meetings with the local community including Ward Members in order to identify and resolve any local issues resulting from the proposals.

4.1.3 The proposed mitigation includes the provision of approximately 21 new car parking spaces. This represents a net shortfall of 4 parking spaces. However, parking is available within nearby car parks on Fridays and it is only on home match days that overall local parking capacity is exceeded. The number of home match games is broadly twenty a year. The new parking spaces will be available for the whole of the week and pay and display bays will be of particular benefit to the nearby commercial and shopping activities on Fore Street. On balance the proposal includes a reasonable package of mitigation measures against the loss of 25 spaces within the car park. If the above mitigation measures are secured then no objections are raised.

Environmental Health

4.1.4 Environmental Health Officers have raised no objections

Parking Operations Manager

4.1.5 The Parking Operations Manager is in favour of the application so long as the contractors can show that they can offset the lost parking spaces with alternative parking elsewhere. The contractors have looked at alternative sites but have been unable to find one that meets their needs.

4.2 Public

4.2.1 Letters have been sent to 45 surrounding neighbours and two site were posted .One letter received from The Federation of Enfield Residents and Allied Associations raising the following points:

- Support residents of area in opposing the use of 21 spaces of this car park for temporary offices for TfL contractors working on the renovation of the Fore Street Tunnel.
- Surrounding area is very congested, especially on Fridays and Feast Days when the Mosque in Raynham Road attracts a very large number of attendees. Every inch of space is used, including pavements. To lose 21 spaces would put create pressure on the area
- Suggest that the south corner of Pymmes Park would be a much better location and the grass could be easily reinstated at the end of the occupancy.

5.0 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed Local Planning Authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP

policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination process is a continuous process running from the submission through to receiving the Inspector's report. Part of the process will now involve oral hearing sessions and these will commence on Wednesday 23rd April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.4 The London Plan (including revised early Minor alterations 2013)
- Policy 6.3 Assessing the effects of development on transport
 - Policy 6.9 Cycling
 - Policy 6.10 Walking
 - Policy 6.12 Road network capacity
 - Policy 6.13 Parking
 - Policy 7.4 Local character
 - Policy 8.2 Planning Obligations
- 5.5 Local Plan – Core Strategy
- SO8 Transport and Accessibility
 - S10 Built Environment
 - CP24 The Road Network
 - CP25 Pedestrians and cyclists
 - CP26 Public transport
 - CP30: Maintaining and improving the quality of the built and open environment
- 5.5 Saved UDP Policies
- (II)GD3 Aesthetics and functional design
 - (II)GD6 Traffic
 - (II)GD8 Site access and servicing
 - (II) T13 New Access
- 5.6 Submission Version Development Management Document (2013)

DMD45	Parking Standards and Layout
DMD47	New Road, Access and Servicing
DMD 48	Transport Assessments

5.8 Other Relevant Considerations

National Planning Policy Framework
National Planning Practise Guidance

6.0 **Analysis**

6.1 The key issues of consideration are:

- (i) The impact of the compound itself and whether it would have any adverse impact on the character and appearance of the area and surrounding residential amenity.
- (ii) The impact of the temporary loss of part of the car park on the surrounding on street car parking situation in the immediate and surrounding vicinity ,which is already extremely heavily parked; and

6.2. Character and Appearance of the Area and residential amenity

6.2.1 The immediate surrounding area is mixed in character with Raynham Road car park itself, the Mosque as well the four storey London College of Accounting, Business and Computing. Angel Community Centre is also situated on Raynham Road and there are some terraced residential houses on one side of Raynham Road, past the junction with Wakefield Street.

6.2.2 The compound for the doubled stacked offices would be relatively well screened when viewed from the North Circular Road, due to the existing landscape screening that exists on the rear boundary of the car park. Whilst the stacked offices within the compound, (maximum height 5.10m) would be clearly visible on Raynham Road, they are not directly opposite residential properties, the nearest residential property being 36 Raynham Road adjoining its junction with Wakefield Street.

6.2.3 Whilst this is a 24 hour operation, activities on site during the day would be largely administrative. Work would be undertaken on the tunnel itself overnight and the site would be used for welfare facilities by the workers. It is not considered that this will generate a significant level of noise or activity, in particular given the back drop of the North Circular Road, and therefore residential amenity would not be unduly harmed.

6.2.3 On balance it is considered that the temporary siting of the office compound and steel cabin buildings together with their use, which would be 24 hours a day, would not adversely impact on the residential amenities of surrounding properties. No objection has been raised by Environmental Health to the proposal.

6.3 Traffic Generation/Parking and Highway safety

- 6.3.1 The need for the maintenance of the nearby A406 Fore Street Tunnel, which is key piece of transport infrastructure, is recognised and its long term removal from service would have serious implications for the Local Transport if essential works of maintenance were not undertaken.
- 6.3.2 The proposal would result in the temporary loss of 25 spaces within part of the car park as a result of the proposed office compound. A total of 25 parking spaces would remain. There are understandably concerns regarding the loss of parking capacity resulting from the proposals. These concerns largely relate to the short term demand for parking in particular on Fridays for the Mosque and on days when Tottenham Hotspur play at home. In addition the surrounding residential streets are very heavily parked. However, these impacts have been considered and mitigation measures outlined above have been identified.
- 6.3.3 On balance, the proposed creation of a further 21 car parking spaces on street, that will be available for the benefit of the local community for the whole week, is considered to offer appropriate mitigation for the loss of 25 spaces within Raynham Road car park for the temporary period proposed.

6.4 CIL

- 6.4.1 As of April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow “ charging authorities” in England and Wales to apportion a levy on net additional floor space for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own Cil but this is not expected to be introduced until spring/ summer 2015.
- 6.4.2 The development would not be liable for Mayoral CIL.

7.0 **Conclusion**

- 7.1 The maintenance works to the A406 Fore Street Tunnel to address the issue of water ingress in to the Tunnel, which is a key piece of transport infrastructure, are essential. It is acknowledged that the surrounding immediate residential streets are extremely heavily parked and therefore the loss of parking spaces within this car park could have some impact. However, it is considered that the proposed package of mitigation measures are appropriate to address this.
- 7.2 Subject to a unilateral undertaking to agree the package of measures it is recommended that planning permission is granted.

- 8.0 Recommendation:** That subject to a unilateral undertaking to secure the package of transport mitigation measures outlined above, that planning permission be GRANTED subject to the following conditions :

1. C60- Approved Plans

2. No parking space within the Raynham Road car park shall be removed from service as a result of this permission until:
 - a) Alterations have been made to the Traffic Regulation Order covering Wakefield Street in accordance with drawing number: BNA 1430-BNL-SKP within the Planning Statement
 - b) New pay and display parking bays have been implemented in Raynham Road in accordance with drawing number: BNA 1430- BLN-SKP-01 within the Planning Statement

Reason: To ensure that satisfactory replacement parking provision is provided to help mitigate against the temporary loss of part of the existing car park.

3. The temporary use of part of the car park as a compound and offices shall not commence until details of a Travel Plan have been submitted to and approved in writing by the Local Planning Authority and the Travel Plan shall be in place for the duration of the permitted use. The details shall include the following:
 - a) Details of measures to encourage more sustainable travel by staff;
 - b) Details of measures to encourage staff to park in alternative car parks on Fridays.
 - c) Details of signs to be placed in the Raynham Road car park advising visitors to the car park of locations of alternative car parks: and
 - d) Details of ongoing monthly meetings with the local community to identify and resolve travel related issues resulting from the temporary use of the car park.

The Travel Plan shall be in place prior to the first use of the car park hereby approved and retained for the duration of the use.

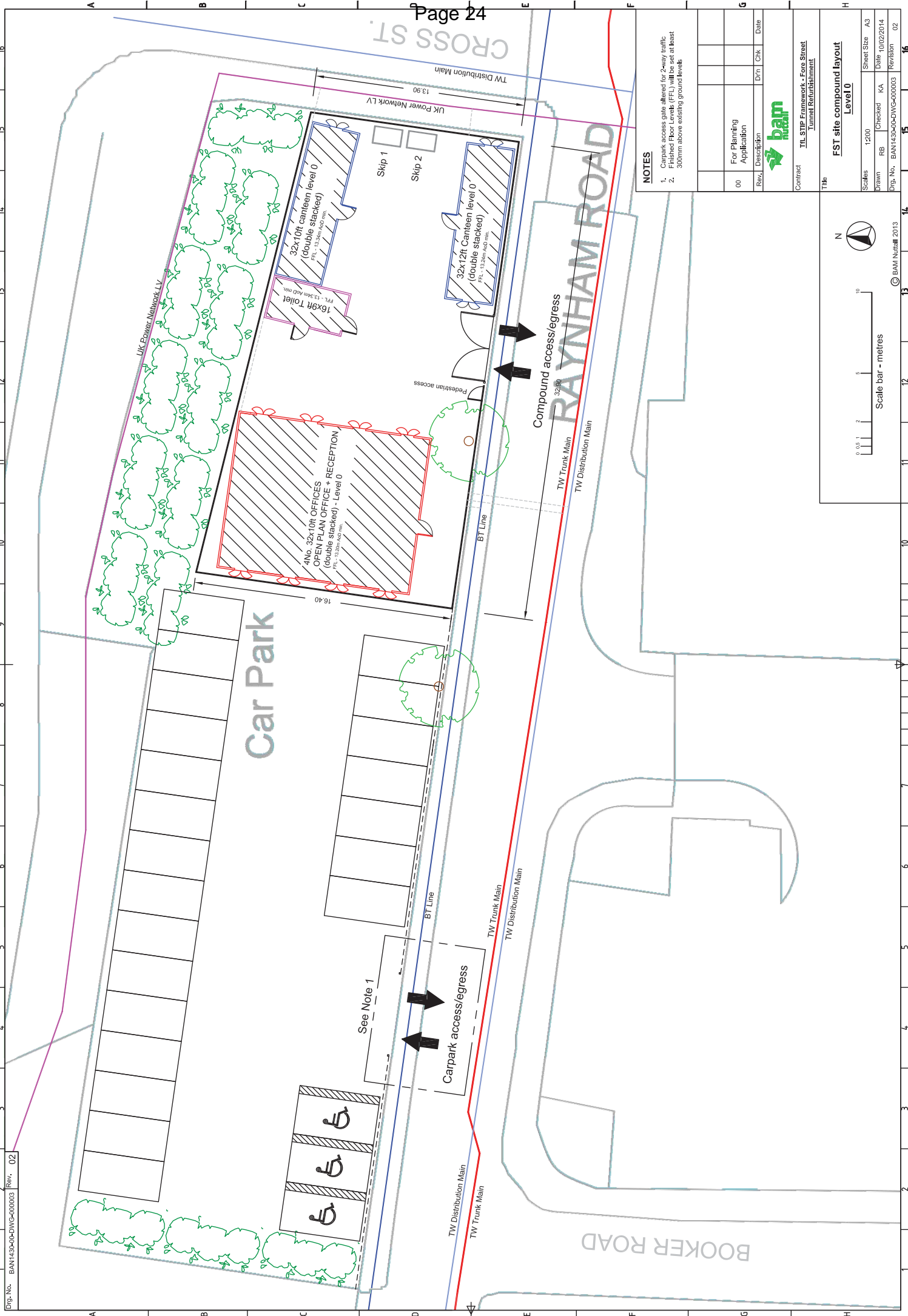
Reason: In the interests of sustainable transport and to ensure the development does not adversely affect highway safety and the free flow of traffic on the public highway.

4. The proposed use of the car park as an office compound shall be for a temporary period expiring on 20th September 2015 after which the office compound shall be removed and the car park fully reinstated.

Reason: To ensure that the car park is satisfactorily reinstated after this temporary period.

DO NOT SCALE THIS DRAWING.

Fig. No. BAN1430-00-DWG-000003 Rev. 02



NOTES

1. Carpark access gate altered for 2-way traffic.
2. Finished Floor Levels (FFL) will be set at least 300mm above existing ground levels.

Rev.	Description	Dr'n	Chk	Date
00	For Planning Application			

Contract		Til Site Framework - Four Street Tunnel Reurbalishment	
Title			
FST site compound layout Level 0			
Scales	1:200	Sheet Size	A3
Drawn	RB	Checked	KA
Date	01/02/2014	Date	01/02/2014
Fig. No.	BAN1430-00-DWG-000003	Revision	02

Scale bar - metres

0 0.5 1 2 5 10

© BAM Nuttal 2013

DO NOT SCALE THIS DRAWING.

Dwg. No. BAN1430-00-DWG-000004 Rev. 01



00	For Planning Application				
Rev.	Description	Dr'n	Chk	Date	
					
Contract					
111. 3172 Framingham, Cross Street Barnstable, Massachusetts					
Title					
FST site compound layout Aerial View					
Scales	NTS	Sheet Size	A3		
Drawn	RB	Checked	KA	Date	3/30/2014
Dwg. No.	BAN1430-00-DWG-000004		Revision	01	

DO NOT SCALE THIS DRAWING.



Key



Site compound boundaries

For planning application

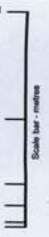


Contract
 TIL STP Framework - Fox Street
 Lurnal Rehabilitation

Title
FST site compound location plan

Rev.	Description	Dwn	Chk	Date
00				

Drawn	1:1250	Sheet Size	A3
Drawn	RB	Checked	KA
Drawn	16/12/2013	Date	16/12/2013
Drawn	BAN1430-00-DWG-000002	Revision	00

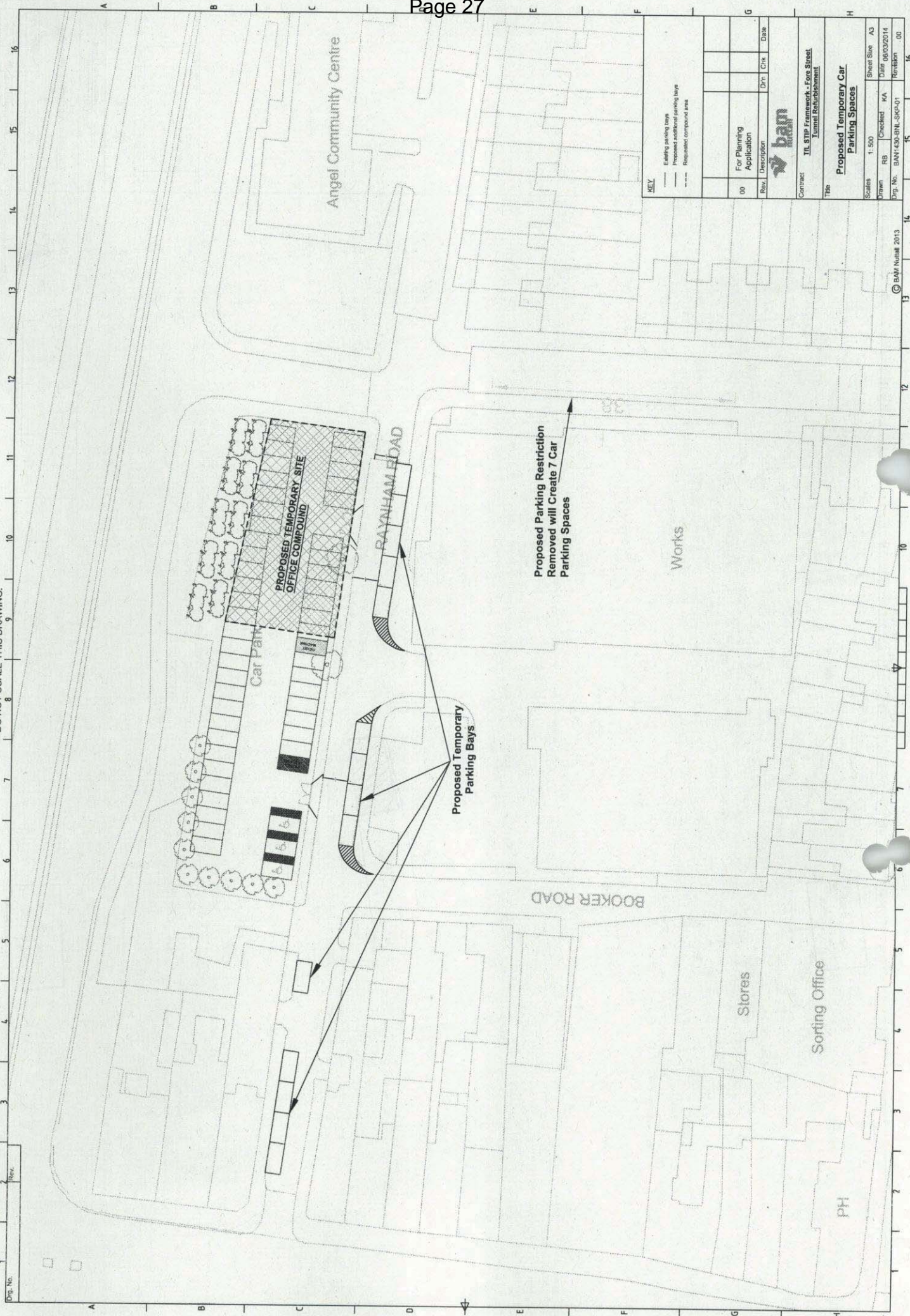


Scale bar - metres

© BAM Nutall 2013

Dwg. No. BAN1430-00-DWG-000002
 Rev. 00

DO NOT SCALE THIS DRAWING.



- KEY**
- Existing parking bays
 - Proposed additional parking bays
 - Proposed compound area

Rev.	Description	Dn	Chk	Date
00	For Planning Application			

bam	
Contract: TIL SITE Framework - Fox Street Tunnel Reinforcement	
Title: Proposed Temporary Car Parking Spaces	
Scale: 1:500	Sheet Size: A3
Drawn: RB	Checked: KA
Proj. No.: BANI400-BN-SQP-01	Revision: 00

This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R.W. Laws Tel: 020 8379 3605

Ward: Palmers
Green

Application Number : P14-00190PLA

Category: Other Development

LOCATION: The Triangle, Junction Of Aldermans Hill And Green Lanes, N13 4PH

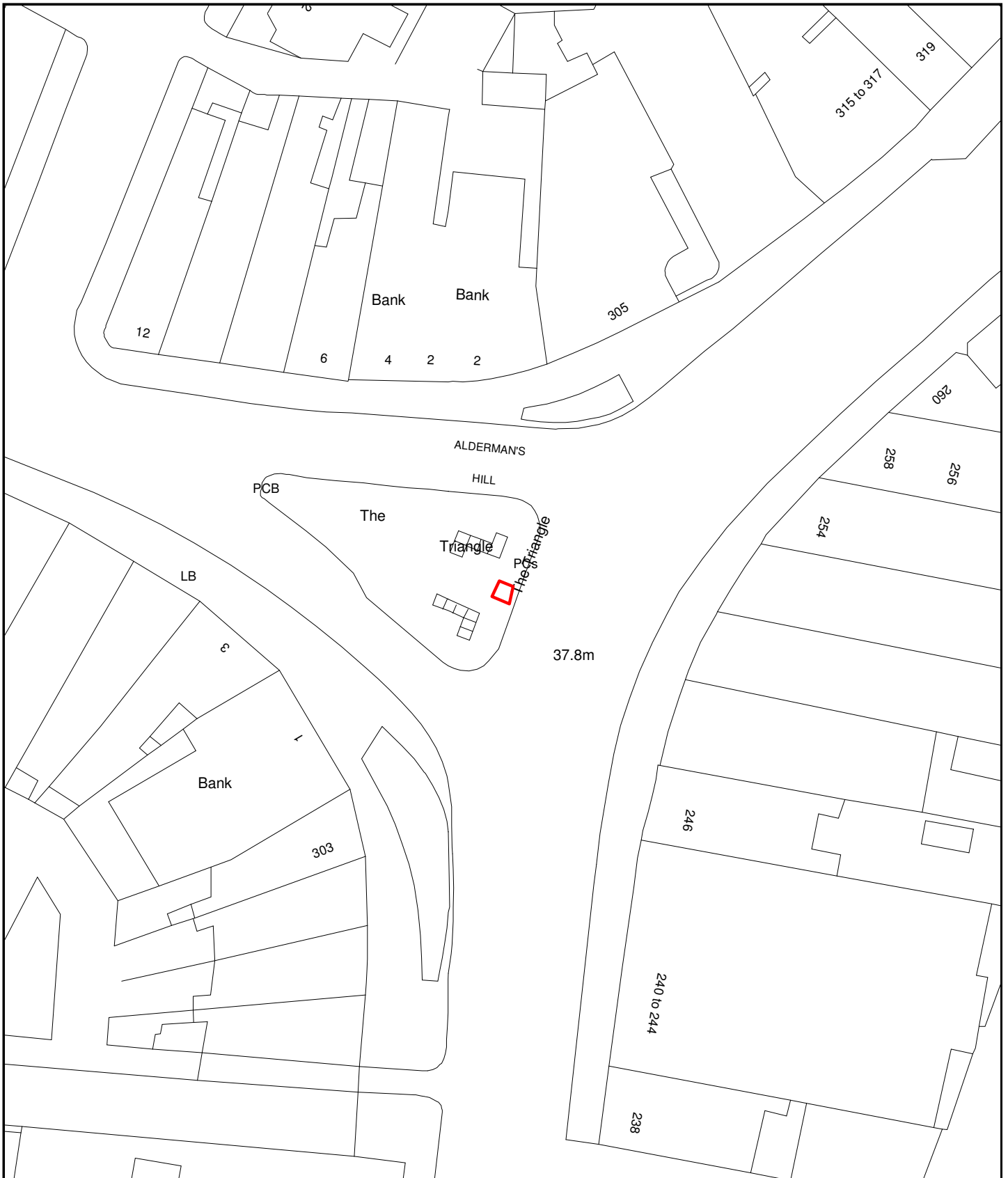
PROPOSAL: Erection of a clock.

Applicant Name & Address:
Costas Georgiou,
Green Lane Business Association
446 Green Lanes,
Palmers Green,
London
N13 5XB

Agent Name & Address:
Frixos Kyriacou, FPS
46, BRAMLEY ROAD
LONDON
N14 4HR

RECOMMENDATION:

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



Development Control



Scale - 1:500
Time of plot: 11:56

Date of plot: 04/04/2014

1.0 Site and surroundings

- 1.1 The site is situated on the junction of Green Lanes and Alderman's Hill and has historically been known as The Triangle, Palmers Green. The Triangle has a variety of public furniture sited on it, such as benches, directional signage and monitoring structures. The locality is characterised as a busy pedestrian and vehicular thoroughfare within Palmers Green District Centre.
- 1.2. Until recently The Triangle had disused public conveniences within the lower basement, which have since been removed. The site is surrounded by buildings of differing designs and various heights varying from two storeys on the western part of Green Lanes to three and four storeys surrounding the site at the junction within Alderman's Hill. The site forms part of the public highway.

2.0 Proposal

- 2.1 The proposal involves the erection of a free standing clock sited on the western side of the Triangle island approximately 1m from the railings and kerb facing the A105 Green Lanes.
- 2.2 The clock structure comprises of three main elements: the base (which will hold the electrical components), a slim metal pole section, and the clock structure itself. The footprint of the base of the clock would be 450mm and comprise of 8 sides to allow design work to be fitted to each panel of the base. The overall height of the base element of the clock is 1.2m, in two differing proportional sizes, there would then be a slim pole element with the 3 sided triangular shaped clock element on top. The clock face would be 0.72cm. The overall height of the clock including architectural finishes would be 5.5m and black in colour.
- 2.3 The clock element itself would have 3 faces to reflect The Triangular on which it is situated. The clock has been designed to reflect some of the local character of the surrounding buildings. The project has gained funding from the Enfield Residents Priority Fund.

3.0 Relevant Planning Decisions

- 3.1 There are no recent planning decisions relating to the site.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

The clock will be sited on the western side of the island, approximately 1m from the railings and a kerb facing the A105 Green Lanes. The site forms part of the public highway. There would be no adverse impact on pedestrian movement and safety. The position of the clock would be located on a border line of sight lines travelling eastbound in Aldermans

Hill. However, as it is a signal controlled junction the impact would be minimal and is acceptable on road safety grounds.

4.2 Public

4.2.1 Letters have been sent to 63 local neighbours and 2 site notices were displayed near the site. Two letters of support have been received raising the following points:

- The clock would be a monument to celebrate Palmers Green
- Clock carefully designed to depict many aspects of the area
- Clock will uplift the triangle areas

4.2.2 Support for the proposal has also been received from Cllr Charalambous.

5.0 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. An Inspector has been appointed on behalf of the government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Part of this process will now involve oral hearing sessions and these will commence on Wednesday 23rd April. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application

5.4 The London Plan (including revised early Minor alterations 2013)

- Policy 6.10 Walking
- Policy 6.12 Road Network capacity
- Policy 6.13 Cycling
- Policy 7.4 Local character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture

5.5 Local Plan – Core Strategy

- CP 9 Supporting Community Cohesion
- CP24 The Road Network
- CP25 Pedestrians and cyclists
- CP30: Maintaining and improving the quality of the built and open environment

5.5 Saved UDP Policies

- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Servicing

5.6 Submission version Development Management Document (2013)

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD 47 Roads, Access and Servicing

5.8 Other Relevant Considerations

- National Planning Policy Framework
- National Planning Practise Guidance

6.0 Analysis

6.1 Principle of the Development

- 6.1.1 The principle of a new free standing public clock on The Triangle is considered acceptable in terms of providing a visual focal point within the public realm in this prominent location within Palmers Green District Centre as well as reinforcing local distinctiveness and providing a sense of place having regard to London Plan Policy 7.5 Public Realm and CP 30 of the Core Strategy.

6.2. Impact on Character and Appearance of Area

- 6.2.1 The overall design, height, proportions and appearance of the clock is considered acceptable within the public realm in this prominent street scene location. It is considered that the clock would provide a visual focal point in this location and help to provide a sense of Civic pride as well as enhancing the appearance of the public realm. The introduction of the clock would introduce a prominent feature on to the High Street helping to provide a sense of place. The materials and colour of the colour are also considered to satisfactorily intergrade into the street scene. The proposal is therefore in accordance with saved UDP Policy (II) GD3, Core Strategy CP 30, London Plan Policy 7.5 as well as having regard to DMD Policy 37.

6.3 Highway & Pedestrian safety

6.3.1 The clock would be sited on the western side of the Triangle approximately 1m from the railings and a kerb facing the A105 Green Lanes. It is considered that the siting of the clock would not adversely impact on highway safety in terms of sight lines or visibility for traffic.

6.3.2 The siting of the clock would not cause undue obstruction of the footway nor would it pose a hazard to the safe operation of the highway. The proposals would have appropriate regard to DMD 47 and Core Policies 25 and 29.

6.4 CIL

6.4.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.4.2 The development would not be liable for Mayoral CIL.

7.0 **Conclusion**

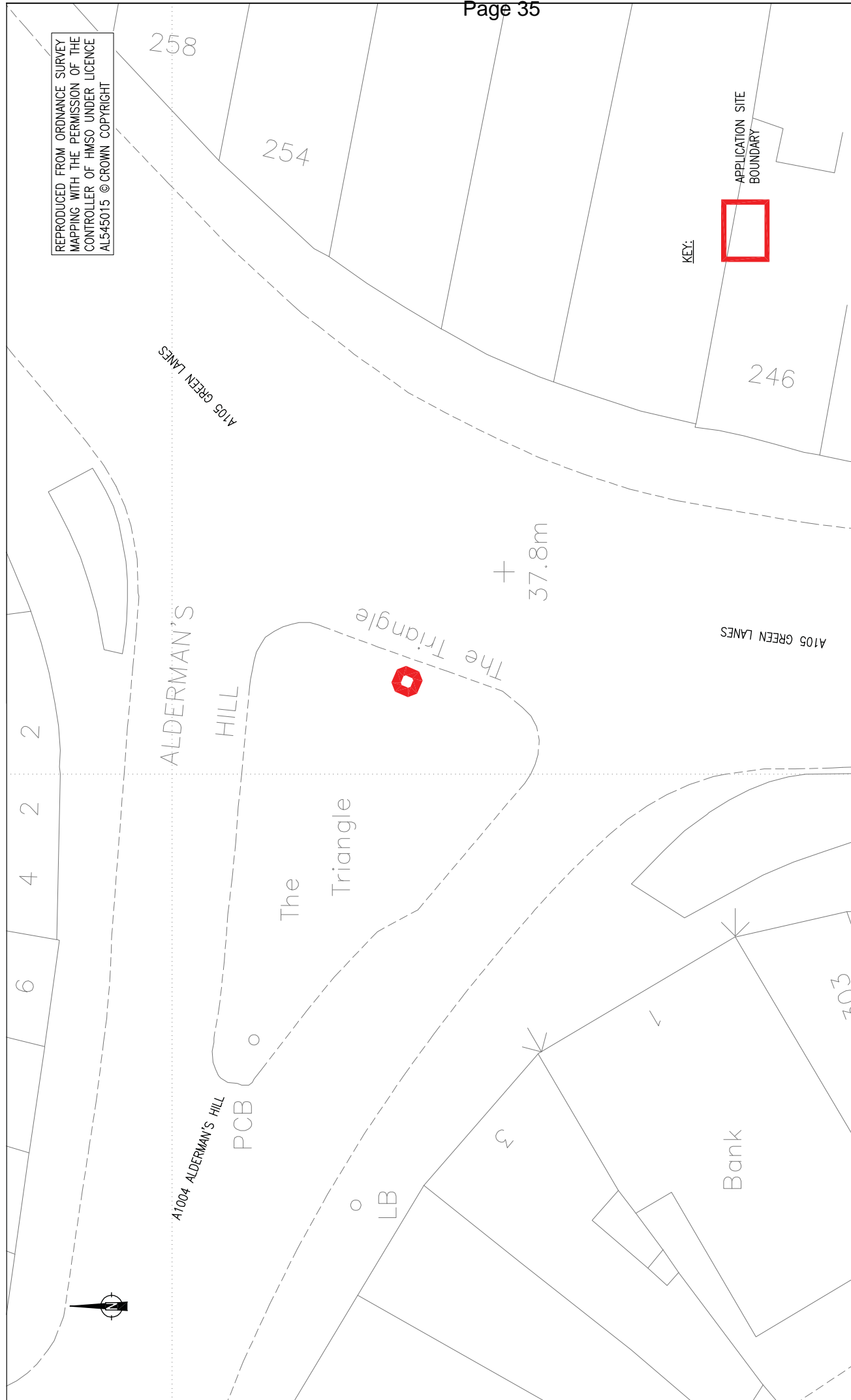
7.1 In conclusion it is considered that the proposed public clock in this location would enhance the public realm as well as providing a visual statement and reinforcing local distinctiveness, providing a sense of place. It is also considered that the siting of the clock would have no adverse impact in terms of highway/ pedestrian safety.

8.0 **Recommendation**

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

1. C60- Approved Drawings
2. C51A- Time Limit

REPRODUCED FROM ORDNANCE SURVEY
MAPPING WITH THE PERMISSION OF THE
CONTROLLER OF HMSO UNDER LICENCE
AL545015 ©CROWN COPYRIGHT



KEY:



APPLICATION SITE
BOUNDARY

Rev	Description	Dim	Chk	Date
REVISIONS				
Preliminary	Approval	Tender	Const.	
DRAWING STATUS				
DATE	DRAWN	CHECKED	ISSUE CHECKED	
JAN '14	JGP	DLW		
DRAWING NO.	FIGURE 1	REV	SCALE	@ A3
			1:200	

This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates

THE TRIANGLE CLOCK, PALMER'S GREEN

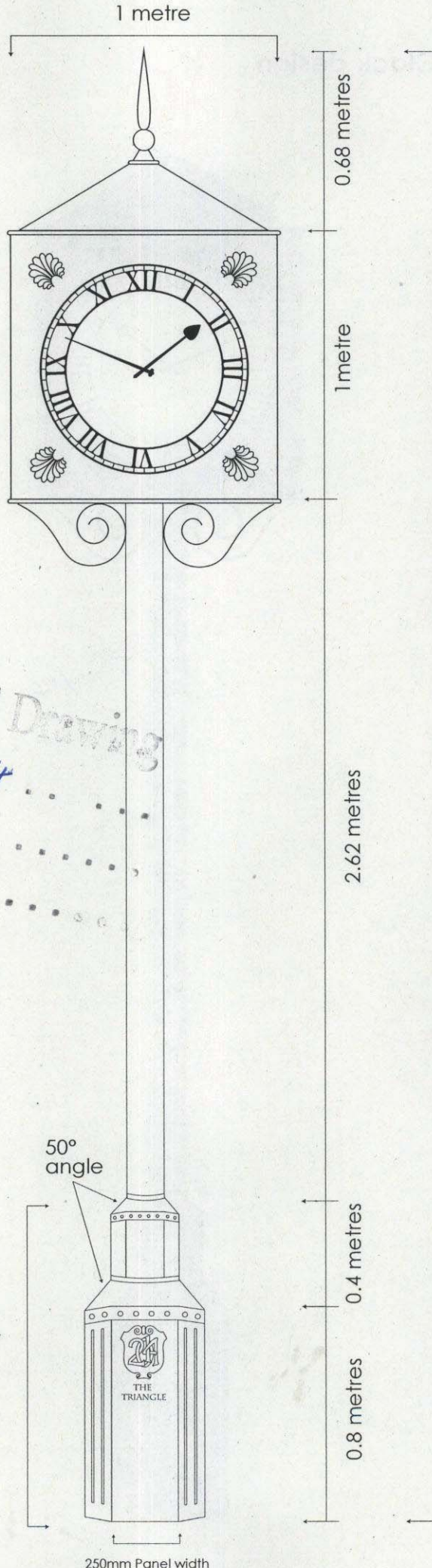
SITE LOCATION PLAN

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS

Stuart Michael Associates Ltd
 Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
 T: 01635 867 711
 F: 01635 867 715
 e: mail@stuartmichael.co.uk
 w: www.stuartmichael.co.uk

Clock measurements

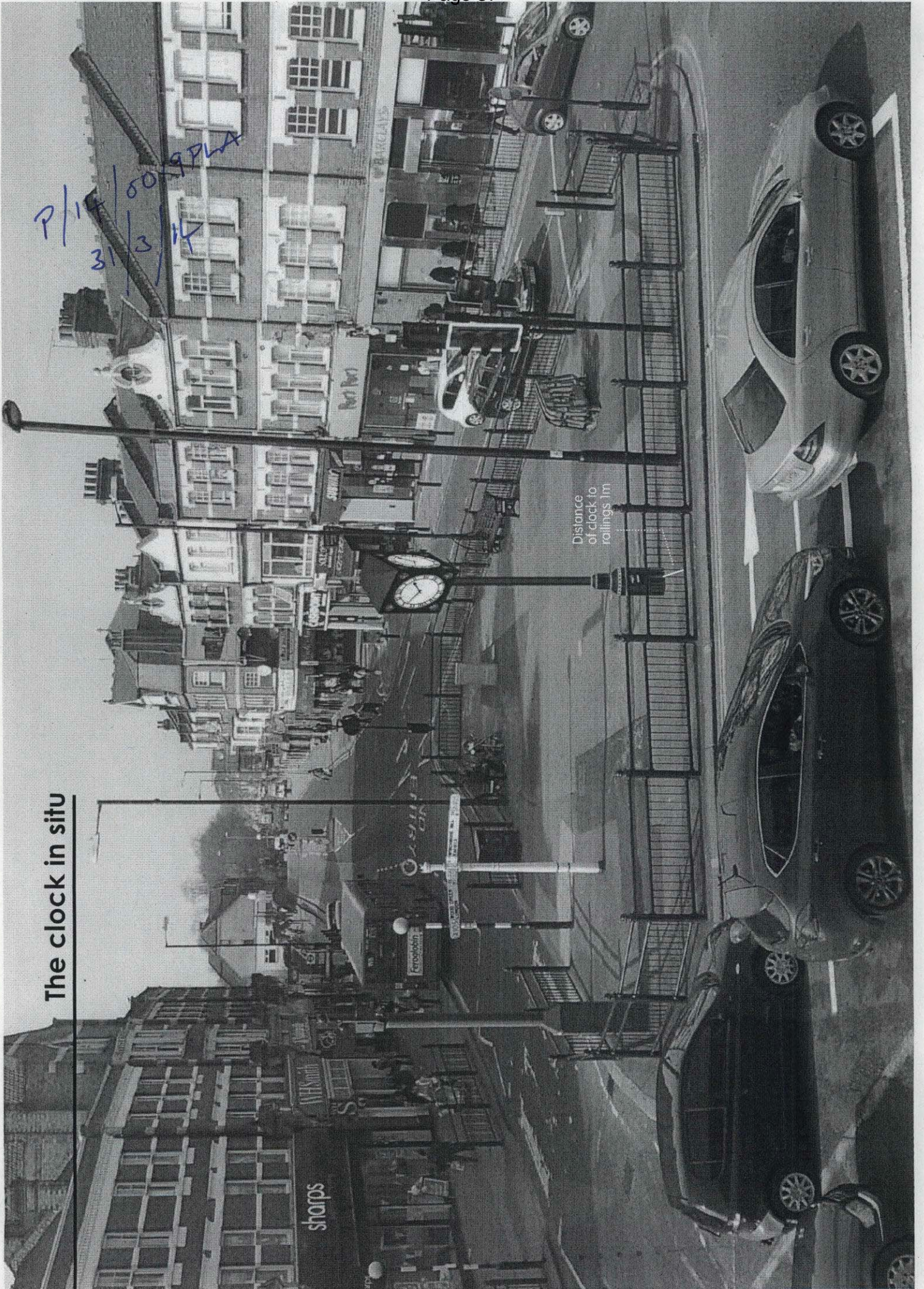
Clock face
30 inches
(0.762 metres)



Overall height
5.5 metres

7P 14 / 00190
Revised/Additional Drawing
Received: 31st 2014
Under cover of
Dated

The clock in situ



Distance of clock to railings 1m

P/14/509PLA
3/3/14

sharps

Fenelobahn

This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr C. Ahmet Tel: 020 8379 3926

Ward: Palmers
Green

Application Number : P14-00285PLA

Category: Dwellings

LOCATION: SOUTHGATE TOWN HALL, 251, GREEN LANES, LONDON, N13 4XD

PROPOSAL: Conversion of office building to provide 19 residential units (comprising 9 x 1-bed and 10 x 2-bed self contained flats) involving rear extension to lower and upper ground floor, first floor rear infill extension, replacement windows, re-instatement of 2 windows to the basement facing the east, 1 x door opening to replace window opening at basement level to each flat, removal of external fire escape staircase, demolition of existing rear extension and associated landscape works.

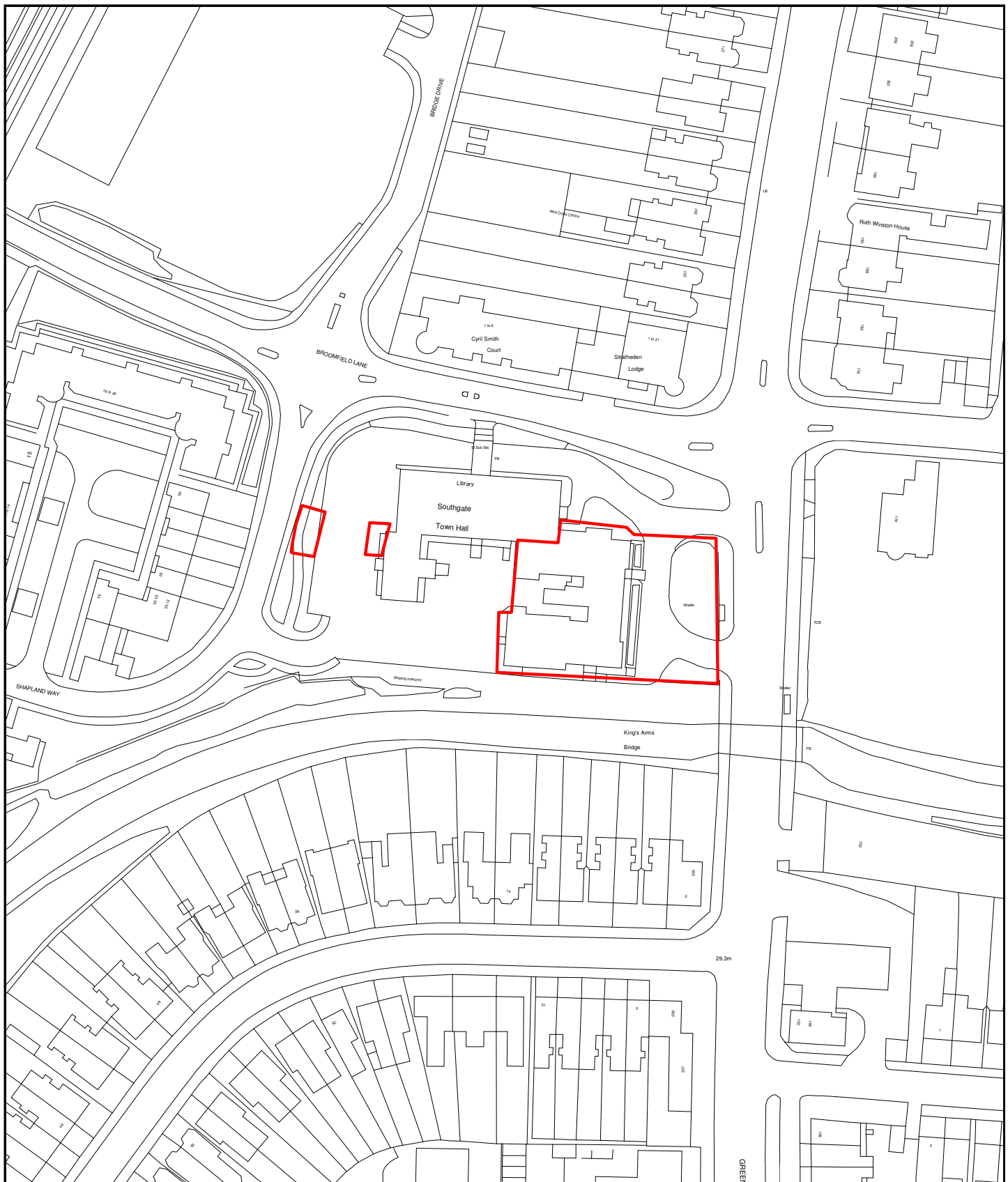
Applicant Name & Address:

Nicholas Langley,
Hollybrook Mill House,
8, Mill Street,
London,
SE1 2BA

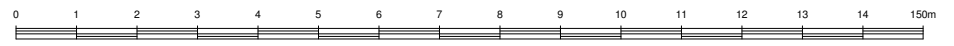
Agent Name & Address:

RECOMMENDATION:

That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 11:58
Date of plot: 04/04/2014

1. Site and Surroundings

- 1.1 The application site comprises Southgate Town Hall (now vacant) and its curtilage, located off Green Lanes, and parking spaces to the rear, south of Palmers Green town centre. The building as a whole remains physically connected to Palmers Green Library, although internal through access has been removed as part of the wider programme to secure long term uses for the site. The building has local, historical and architectural merit although it is not statutorily listed or part of a designated Conservation Area.
- 1.2 The front of the site accommodates a mix of hard standing areas (mainly made up of parking and road access), soft landscaping and a variety of mature trees which are subject to statutory protection (Tree Preservation Order No. 376/2014). The New River runs adjacent to the southern boundary with maintenance access retained within the site for Thames Water.
- 1.3 The total site area of the application site (including parking at rear) is approximately 1803 square metres. The site would retain vehicle access off Green Lanes (front) and Shapland Way (rear) for parking and servicing requirements. The sites central location provides a favourable PTAL level (Public Transport Accessibility Level) ranging between 3 and 4.
- 1.4 The surrounding area is a mix of residential, community and commercial uses. Palmers Green district town centre is directly to the north of the site and includes a mix of convenience and comparison retail provision. A mix of residential housing developments, of 2- 3 storeys in scale, are located to the north, west and south.

2. Proposal

- 2.1 The future of Southgate Town Hall and Palmers Green Library (and the local centre in general) was first explored in the Preferred Options report (2008) "Redevelop or refurbish the existing Palmers Green Library and re-provide a modern, purpose-built library facility on this site; and sensitively convert Southgate Town Hall for residential or office purposes"; and later in the Enfield Characterisation Study (2011) and Southgate Town Hall Development Brief. Each document adopts a common aim, to secure a long term and viable future for the site and its buildings.
- 2.2 In accordance with the above aims, Members will recall that planning permission was granted in February securing the refurbishment and reorganisation of the Library building to provide a library and health centre uses. This proposal represents in part the second (final) phase of the Council's programme for securing the long term future of the site in accordance with the aims and objectives of the adopted Southgate Town Hall Brief.
- 2.3 The associated redevelopment of the existing parking area to the rear of Southgate Town Hall forms the other part of this phase and is considered separately on this agenda (see planning reference P14-00291PLA).
- 2.4 This application involves the conversion of the Town Hall from office use to provide 19 residential units comprising a mix of 9 no. 1 beds and 10 no. 2

beds. To support the conversion works, the proposals would also include the demolition of the rear single storey toilet block, extension of the lower and upper ground floor and the infill extension of the first floor to provide a corridor link between apartments. Further external alterations comprising window replacement, as well as the introduction of new openings are proposed. Photo voltaic cells are also proposed, located to flat roof areas at the rear of the building.

- 2.5 Eight of the units would have their own private amenity space , with a secured communal courtyard (approximately 153 square metres in total area) provided at the rear of the building. The front curtilage would be secured by a new railing enclosure, which provides segregated access for vehicles and pedestrians.
- 2.6 Parking based on 1 space per dwelling will be provided; 8 in total sited to the front and 11 sited to the rear. Refuse and emergency servicing would remain to the front from Green Lanes.

3. Relevant Planning Decisions

- 3.1 The relevant planning applications to date are as follows:

P13-03626LBE: Sub-division of internal floorspace to provide library and health centre/doctors' surgery (D1) involving refurbishment of building, 2-storey extension to the north east elevation to provide a lift shaft, glazed staircase enclosure and canopy to entrance, new windows and roof and revised car parking layout and associated landscaping. Approved 25-Feb-2014

P13-01645LBE: Demolition of the west annexe of the library, erection of a 2-storey escape stairwell to south elevation and service entrance to the south west elevation. Approved 27-Aug-2013.

LBE/96/0026: Erection of new external lift shaft with entrance lobby at ground floor level. Approved 26-Nov-1996.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

Traffic and Transportation raises no objections subject to planning conditions.

4.1.2 Environmental Health

Environmental Health has not objected to the proposals although recommends planning conditions to secure details of sound insulation, construction management plan and hours of control relating to deliveries and demolition.

4.1.3 Thames Water

Thames Water has not objected to the proposals.

4.1.4 Sustainable Design & Construction

The Sustainable Design Officer has not objected to the proposals although requests planning conditions to secure the energy efficiency and BREEAM rating commitments, Lifetime Home details, details of sustainable drainage, water efficiency, rainwater harvesting, renewable energy provision, a construction waste management plan, green procurement plan and considerate contractor accreditation.

4.1.5 Education

Education has not objected to the proposals subject to securing appropriate financial contributions in accordance with the adopted S.106 SPD.

4.1.6 Biodiversity

The Council's Ecologist has not objected to the proposals although requires that opportunities to enhance biodiversity is secured by planning condition.

4.1.7 London Fire & Emergency Planning Authority

The LFEPA has not objected although requires the applicant to ensure that sufficient provision for fire mitigation is achieved.

4.1.8 Design Out Crime Officer

The DOCO has not objected to the proposed conversion although expects that the proposals adopt as much of the standard criteria stated under Secure By Design as possible.

4.1.9 Aboricultural Officer

The Aboricultural Officer has not objected to the proposals although recommends conditions that secure adequate tree protection measures and landscaping details.

4.2 Public response

4.2.1 Joint letters of notification for this application and that for the new block of residential accommodation to the rear of the site were sent to 116 adjoining and nearby residents. In addition a notice has been displayed on site and in the local press.

4.2.2 The Southgate Civic Trust has replied raising no objections to the proposals.

4.2.3 David Burrows MP has objected raising the following concerns:

- The loss of a local community building and heritage asset is unacceptable in principle;
- Council has ignored the opportunity for greater community use of the building;

- There are not enough school places in the local area to cope with the additional demand that would be created from both developments; and
- Urge Council to extend time for consultation.

4.2.4 No further objections to this application have been received.

5 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination process is a continuous process running from the submission through to receiving the Inspector's report. Part of the process will now involve oral hearing sessions and these will commence on Wednesday 23rd April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3.1 The London Plan (including Revised Early Minor Amendments 2013)

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.6	Children and young people's play and informal recreation facilities
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing
Policy 3.13	Affordable housing thresholds
Policy 3.14	Existing housing
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening

Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.3.2 Local Plan – Core Strategy

CP2:	Housing supply and locations for new homes
CP3:	Affordable housing
CP4:	Housing quality
CP5:	Housing types
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

5.3.3 Saved UDP Policies

(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)H8	Privacy
(II)H9	Amenity Space

5.3.4 Submission version Development Management Document

DMD 1	Affordable Housing on Sites Capable of Providing 10 units or more
DMD 3	Providing a Mix of Different Sized Homes
DMD 6	Residential Character
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD10	Distancing
DMD17	Protection of community facilities
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process

DMD45 Parking Standards and Layout
DMD44 Preserving and enhancing heritage assets
DMD47 New Road, Access and Servicing
DMD48 Transport Assessments
DMD49 Sustainable Design and Construction Statements
DMD50 Environmental Assessments Method
DMD51 Energy Efficiency Standards
DMD53 Low and Zero Carbon Technology
DMD55 Use of Roofspace/ Vertical Surfaces
DMD57 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
DMD58 Water Efficiency
DMD59 Avoiding and Reducing Flood Risk
DMD64 Pollution Control and Assessment
DMD65 Air Quality
DMD68 Noise
DMD69 Light Pollution
DMD79 Ecological Enhancements
DMD80 Trees on development sites
DMD81 Landscaping`

5.3.5 Other Relevant Considerations

National Planning Policy Framework and National Planning Policy Guidance
The Enfield Characterisation Study (2011)
Southgate Town Hall Planning Brief (October 2011)
S106 SPD (November 2011)

6. Analysis

6.1 The main issues to consider are as follows:

- i. Principle of conversion for residential use;
- ii. General design;
- iii. Amenity of neighbouring properties;
- iv. Highway safety;
- v. Sustainability and biodiversity;
- vi. S.106 Obligations; and
- vii. Community Infrastructure Levy

6.2 Principle of conversion

6.2.1 Until around 2011 the building accommodated the Council's Social Services back office functions. These functions have now been relocated to the Civic Centre. The Southgate Town Hall Development Brief identifies that residential use of the building is an appropriate alternative use. The proposals provide for the retention and preservation of this locally important building for the future as well as supporting the refurbishment works at Palmers Green Library, as approved under planning permission P13-03626LBE.

6.2.4 In addition to the above considerations, the proposed development would deliver additional housing, contributing to meeting both strategic and borough wide housing targets.

- 6.2.5 Overall, it is considered that the principle of the conversion to provide new housing would secure a long term and viable future for the building as well as support the wider aims and objectives of regenerating the site.

6.3 General design

Density

- 6.3.1 The density of development would amount to approximately 106 u/ha or 272 hr/ha. This density would comfortably fall within the recommended range of 200-450 hr/ha (PTAL 2-3) and 200-600 hr/ha (PTAL 4-6) for sites defined within an urban location. However, it will be noted that the quantum of development is not the only test of acceptability and matters such as privacy, parking and service provision would still need to be satisfied.

Layout and alterations

- 6.3.2 The proposals would seek to retain the original internal layout of the building, with changes largely restricted to the introduction of some separating walls between units and the blocking up of openings. The extension works to provide improved circulation to the internal northeast corner of the building are acceptable in scale and appearance and would not harm the integrity of the original building. The removal of the modern toilet block and fire escape staircase would de-clutter the appearance of the building and its curtilage. All existing fenestration and door openings will be replaced in timber joinery of the same style to maintain the original integrity of the building. Subject to Building Regulation requirements, the applicant also indicates that they intend to retain as much of the original internal features as possible. Should the Committee be minded to grant planning permission, it is recommended that a planning condition is included that would secure a comprehensive survey of the internal features and how they can be integrated into the conversion works. Overall the proposed layout and alterations are considered to make the most efficient/best use of the building having regard to its atypical configuration and therefore would be acceptable.

Housing mix and space standards

- 6.3.3 The lower ground floor (basement) will accommodate 5 units in total, all 1 bed 2 person units; 7 units in the upper ground floor comprising 2 no. 1 bed 2 person, 2 no. 2 bed 3 person and 3no. 2 bed 4 person units; and 7 units in the first floor comprising 1no. 1bed 2 person and 6no. 2 bed 4 person units. In new developments including conversion schemes, normally the Council would seek applicants to provide a policy compliant mix, which in this particular case would involve more 3 bedroom units. However, given the limited scope of the building to accommodate private amenity for every unit, it would not be considered feasible to demand a greater proportion of family sized accommodation in this particular development. In terms of dwelling size, the minimum London Plan space standards have been met or exceeded in each case. Overall, it is considered that the proposed housing mix and dwelling sizes would be acceptable.

Amenity and landscaping

- 6.3.4 Eight of the nineteen units will be provided with their own private amenity areas. A private communal courtyard would also provide amenity for future occupiers. Whilst all units would not have their own private amenity space, it is considered that on balance the creation of additional balconies would cause more harm to the original integrity (and/or appearance) of the building compared to the benefit that would be derived.
- 6.3.5 Following amendments by the applicant, to restrict any further incursion into the tree bed by parking and refuse storage, the Aboricultural Officer is satisfied with the proposals subject to securing a landscaping scheme.

Refuse storage provision

- 6.3.6 In accordance with the Council's waste guidance advice, the development of this size would be required to provide 4 no. 1000 litre containers for general refuse and 1 no. 1280 litre container for recycled waste. Only four containers have been illustrated on the submitted plans although the scheme be approved, practical details can be reviewed under planning condition.

6.4 Impact on Neighbouring Properties

- 6.4.1 The building and site is largely isolated from nearby residential land uses given its location between Palmers Green Library to the north and west, the New River to the south and Green Lanes to the east. Whilst windows to the southwest facing elevation are retained (see Elevation No.8) serving habitable areas, there would be no mutual overlooking created by the proposed affordable housing block to the rear (see application ref. P14-00291PLA on this agenda).
- 6.4.2 Whilst the recommended separation distances between habitable areas overlooking the courtyard space would not be met, greater flexibility is considered appropriate given that the development relates to a conversion scheme.
- 6.4.3 The recommendations of the Environmental Health Officer relating to control over hours of demolition and delivery of construction materials are acceptable. A further condition controlling hours of construction is also recommended. However the request for a condition requiring details relating to sound insulation measures would not be acceptable as this would be controlled under the Building Regulations.

6.5 Highway Safety

Access

- 6.5.1 The site will be serviced from the front via the existing access to the south and from the existing hard standing. Refuse storage is sited next to the disabled ramp access to the north of the site as opposed to the original location adjacent to the southern access. It is noted that the refuse bins are sited approximately 40m from the existing southern access which is beyond the distance for collection as recommended in the Manual for Streets which is 25m, however vehicle tracking shows refuse vehicles can access and turn on

the site at the front. This has been confirmed through revised plans (drawing number MBSK140403-1).

- 6.5.2 The proposed pedestrian access is part of the library / surgery development and comments are included in that application. The arrangement is acceptable although will be secured via a Section 278 (or by contribution) from application P13-03626LBE.

Traffic generation

- 6.5.3 The TA uses the industry standard methodology of assessing the site with the TRAVL database and the conclusion that traffic generation will not be unacceptable is agreed. The figures in Table 4.3 of the TA predict an overall reduction of in vehicle movements compared to the consented use as offices (42 fewer evening peak movements and 40 fewer AM peak movements), and the slight increase in trips in the AM peak departures (+3 for all modes) is considered to have a negligible impact.

Car and cycle parking

- 6.5.4 Based on The London Plan standards then a maximum provision of 19 spaces would be required. The revised plans show eight spaces to the front of the site and 11 to the rear, and the associated tracking diagrams confirm that vehicles can access all the bays individually and turn on the site to exit in a forward gear.
- 6.5.5 It is noted that the overall development of the site is subject to three applications. Taking the application for the units to the rear of the site into account then although the spaces are not shared equally, the overall parking provision is set at 22 spaces for 37 units, which gives a ratio of 0.59 spaces per unit and is considered acceptable and in line with developments with similar PTALs. There will need to be a parking management plan however to ensure spaces are managed, which should allow for some of the library/surgery spaces to be used for visitors at certain times and for vacant parking spaces to be used by visitors.
- 6.5.6 Cycle parking is provided within the building at ground floor level and is therefore secure and undercover. Nineteen spaces are proposed which is acceptable and accord with London Plan standards.

6.6 Sustainable Design and Biodiversity

- 6.6.1 The Sustainable Design Officer is satisfied that the development would achieve a BREEAM Excellent rating. Additional conditions will be included that secure the energy reduction commitments, details of how the BREEAM rating would be achieved, sustainable urban drainage, water efficiency and rainwater harvesting, construction site waste management and green procurement plans, considerate contractors, renewable energy provision, details of how Lifetime Homes are met.
- 6.6.2 The development would not cause harm or disturbance to any existing or known protected species. However it is recognised that there remains an

opportunity to enhance the ecological value of the site and it is therefore recommended that this is secured by planning condition.

6.7 S106 Obligations

6.7.1 The applicant has submitted a separate application for 18 affordable units on the adjoining site to the rear of the Town Hall (P14-00291PLA). Based on the combined total of residential units created (37) the level of provision for affordable housing would amount to 48%, exceeding the borough wide target of 40%. A legal agreement covering and linking both schemes will be required to secure affordable housing and education contributions including relevant monitoring fees before the conversion of the Town Hall commences.

6.7.2 The joint S106 Agreement will also need to secure a parking management plan across the two sites, this application and the affordable housing development within the new block to the rear, to ensure spaces can be used efficiently.

6.8 CIL

6.8.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.8.2 The conversion would not be liable for Mayoral CIL.

7. **Conclusion**

7.1 The principle of the conversion of Southgate Town Hall would provide a viable basis for the long term retention and preservation of a local important building, support the delivery of good quality residential accommodation in the Borough as well as contributing towards the ongoing wider regeneration commitments for the site, as set out in the adopted Development Brief. The additions and alterations to the building would enable a good quality of residential living accommodation to be provided as advocated in strategic and local planning guidance whilst at the same time being sensitive and commensurate to the historic nature of the building and the wider amenity of the area. The development would also be acceptable in terms of the impact on neighbouring residents and the safety and function of local highways.

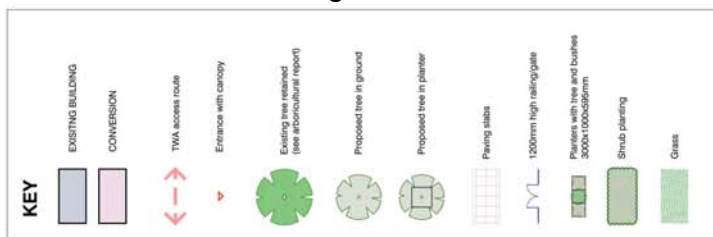
8. **Recommendation**

8.1 That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** planning permission subject to the following conditions:

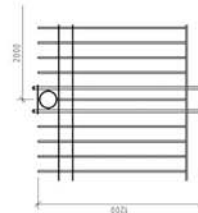
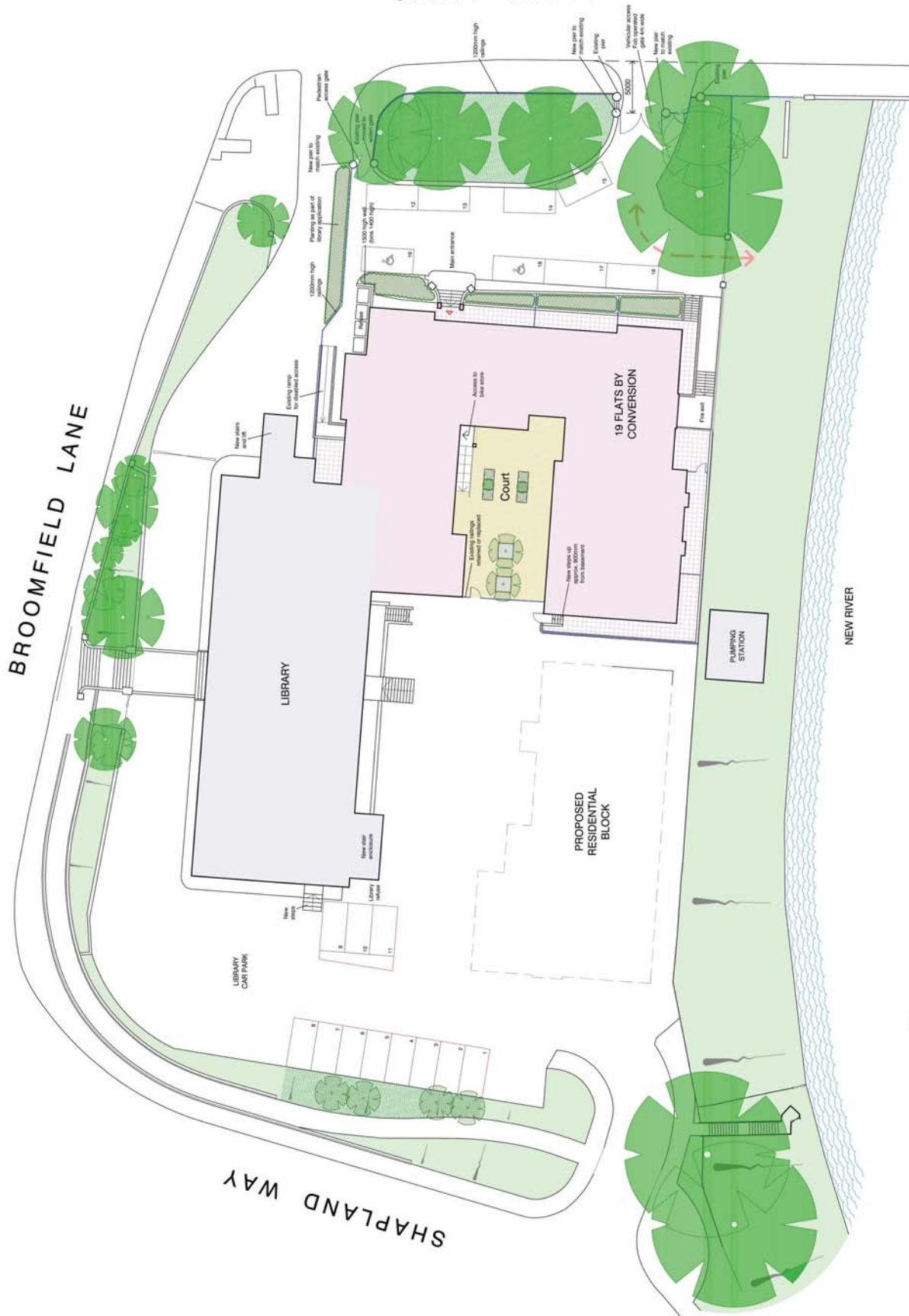
1. C61 Approved Plans
2. C09 Details of Hard Surfacing

3. C10 Detail of Levels
4. C11 Details of Enclosure (Notwithstanding)
5. C14 Details of Access and Junction
6. C16 Private Vehicles Only – Parking Areas
7. C17 Details of Landscaping (including long term maintenance scheme)
8. C18 Details of Tree Protection
9. C19 Details of Refuse Storage & Recycling Facilities
10. C25 No Additional Fenestration
11. C41 Details of external lighting
12. NSC4 Construction Methodology (to include demolition and delivery of materials).
13. NSC7 Sustainable Drainage
14. NSC8 Biodiversity Enhancement
15. Water Efficiency
16. Rainwater Harvesting
17. Energy Performance Certificate
18. Energy Efficiency
19. Renewable Energy Provision
20. BREEAM Rating
21. Lifetime Homes
22. Green Procurement
23. Considerate Constructors
24. Construction Site Waste Management
25. Survey/measures to investigate retention of original features
26. Hours of construction (8am-6pm Mon-Fri, 8am-1pm Saturdays and No Sunday working).
27. C51A Time Limited Permission

DO NOT SCALE
 CHECK ALL DIMENSIONS TO THE ARCHITECT
 DRAWING NO. DATE
 13202_PL22 13/01/14
 PROJECT NAME
 Former Southgate Town Hall
 PALMERS GREEN
 NT13 4XD
 DRAWN BY
 FLJ
 CHECKED BY
 DH
 DATE
 13/01/14



GREEN LANES



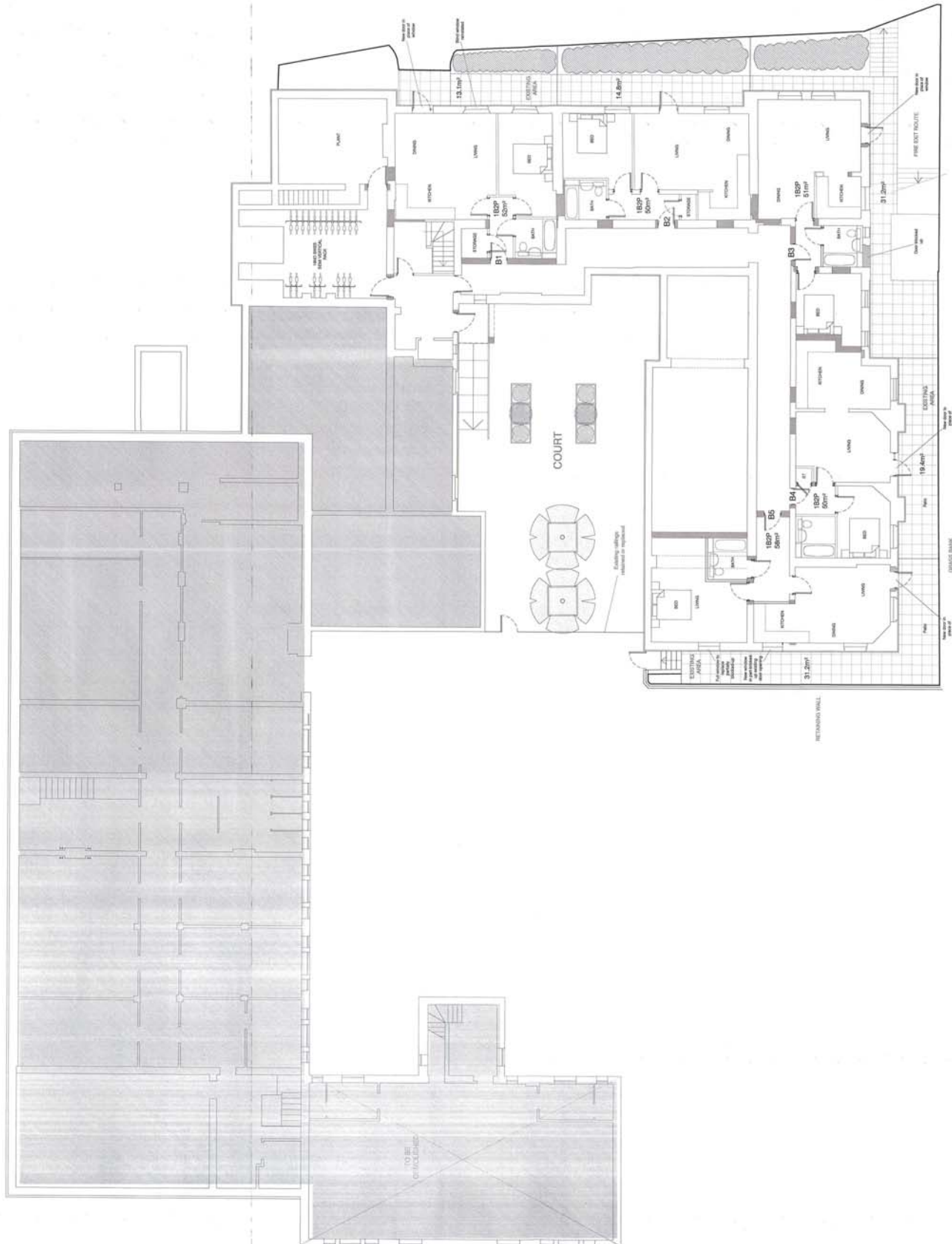
Proposed New Railings 1:20

CONTRACT NO. 13202_PL22
 SCALE 1:200 (B1) & 1:400 (B3)
 DATE January 2014
 DRAWN BY FLJ
 CHECKED BY DH
 DRAWN BY
 DATE
 13/01/14

FORMER SOUTHGATE TOWN HALL
 PALMERS GREEN
 NT13 4XD
 PROPOSED CONVERSION TO RESIDENTIAL USE
 SITE PLAN WITH EXTERNAL WORKS
 13202_PL22
 REVISION B
 ARCHITECTS + BUILDING SURVEYORS
 A.T.P.
 Brook House, Covery Road, Ilford, Essex, SS11 4QR
 T. 020 8532 4141 F. 020 8532 4140 E. atp@atpgroup.co.uk

DO NOT SCALE
 DIMENSIONS AND DIMENSIONS TO THE ARCHITECT
 CHECK ALL DIMENSIONS BEFORE FABRICATION

REVISION DATE DRAWN



BASED UPON CHANTON LAND & ENGINEERING SURVEYS DRAWING



CONTRACTOR: Former Southgate Town Hall
 CLIENT: Palmers Green
 DATE: 11.08.2014
 DATE: January 2014
 DRAWN: BJJ
 CHECKED: DH
 DRAWING NO: 13202_PL23
 PROJECT: Proposed conversion to residential use
 TITLE: Lower Ground plan

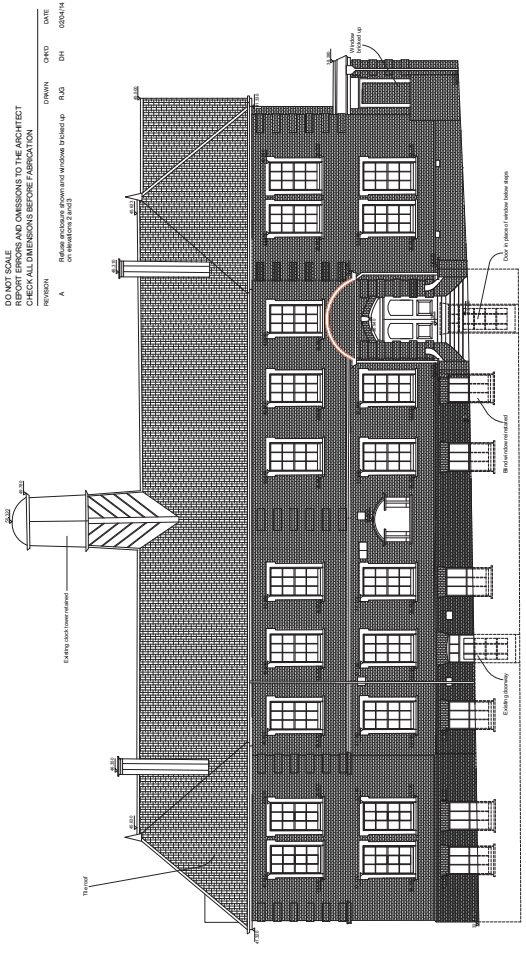


KEY

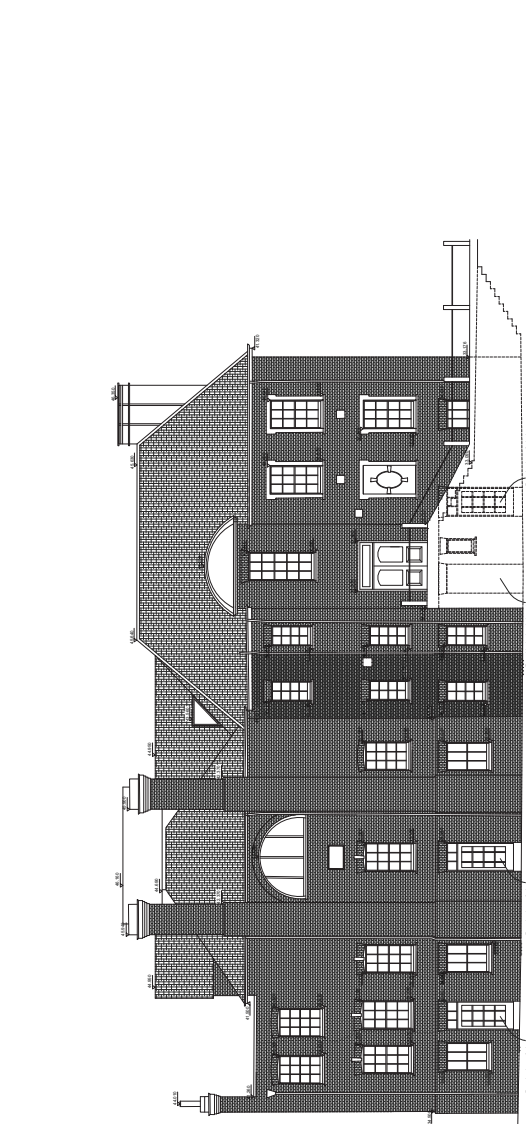
- BLOCKED UP OPENING
- NEW OPENING

Architects + Building Surveyors
 Brook House, Coventry Road, Ilford, Essex, SS1 4QR
 T 020 8532 4141 F 020 8532 4140 E atp.illford@atpgroup.co.uk

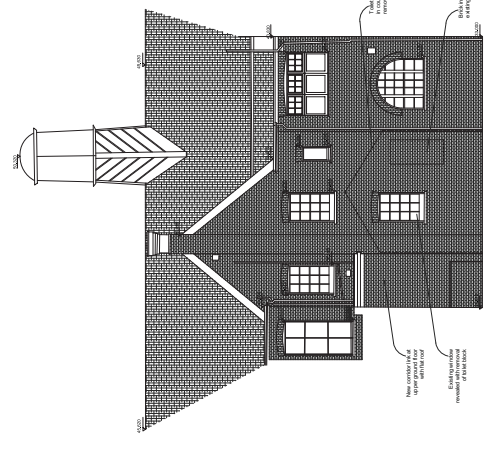




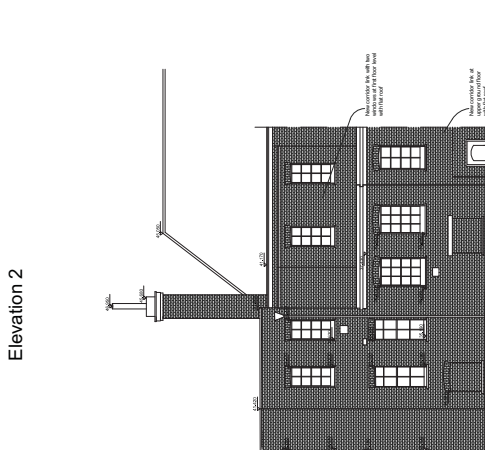
Elevation 1



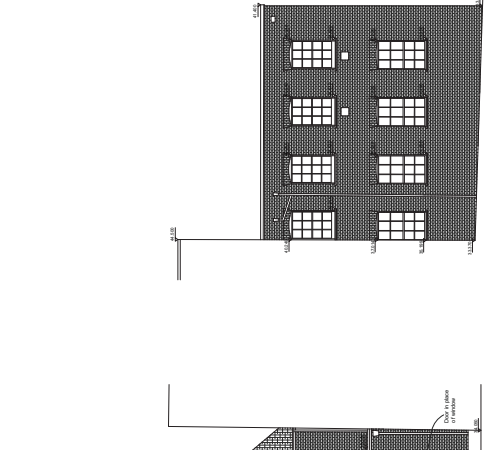
Elevation 2



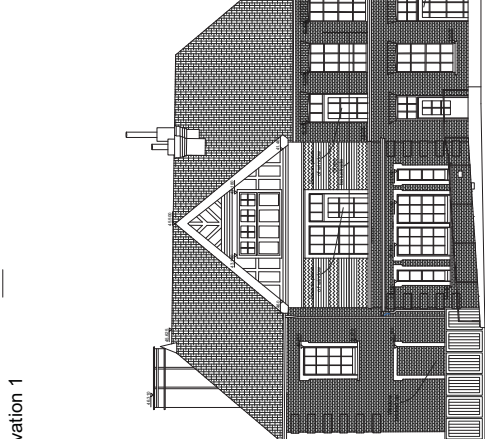
Elevation 6



Elevation 5



Elevation 4



Elevation 3

BASED UPON CHANTON LAND & ENGINEERING SURVEYS DRAWING 09913

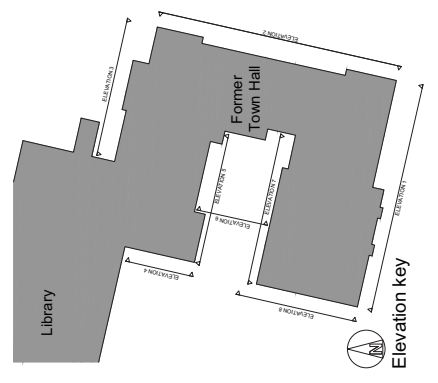
CONTRACT: Former Southgate Town Hall
 Palmers Green
 N13 4XD

SCALE: 1:100 @A1
 DATE: January 2014
 DRAWN: RJG
 CHECKED: DH

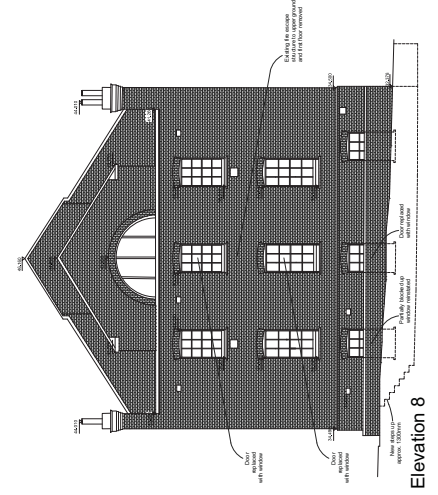
TITLE: Proposed conversion to residential use 13202_PL26 Elevations

DRAWN BY: A
 REVISION: A

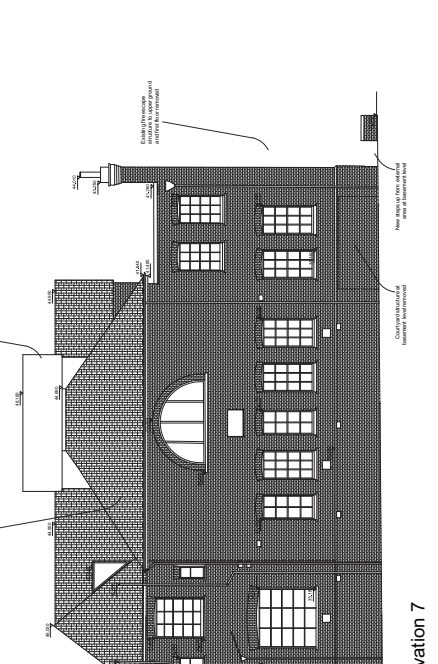
ATP Architects + Building Surveyors
 Brook House Coventry Road, Bradford Essex, G1 4QR
 T 020 8532 4141 F 020 8532 4140 E info@atpgrp.co.uk



Elevation key



Elevation 8



Elevation 7

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr C. Ahmet Tel: 020 8379 3926

Ward: Palmers
Green

Application Number : P14-00291PLA

Category: Dwellings

LOCATION: LAND TO THE REAR OF, SOUTHGATE TOWN HALL, 251, GREEN LANES, LONDON, N13 4XD

PROPOSAL: Erection of a part 3, part 4-storey block of 18 residential units (comprising 6 x 1-bed, 9 x 2-bed and 3 x 3-bed self contained flats) with balconies to front and rear and associated landscaping.

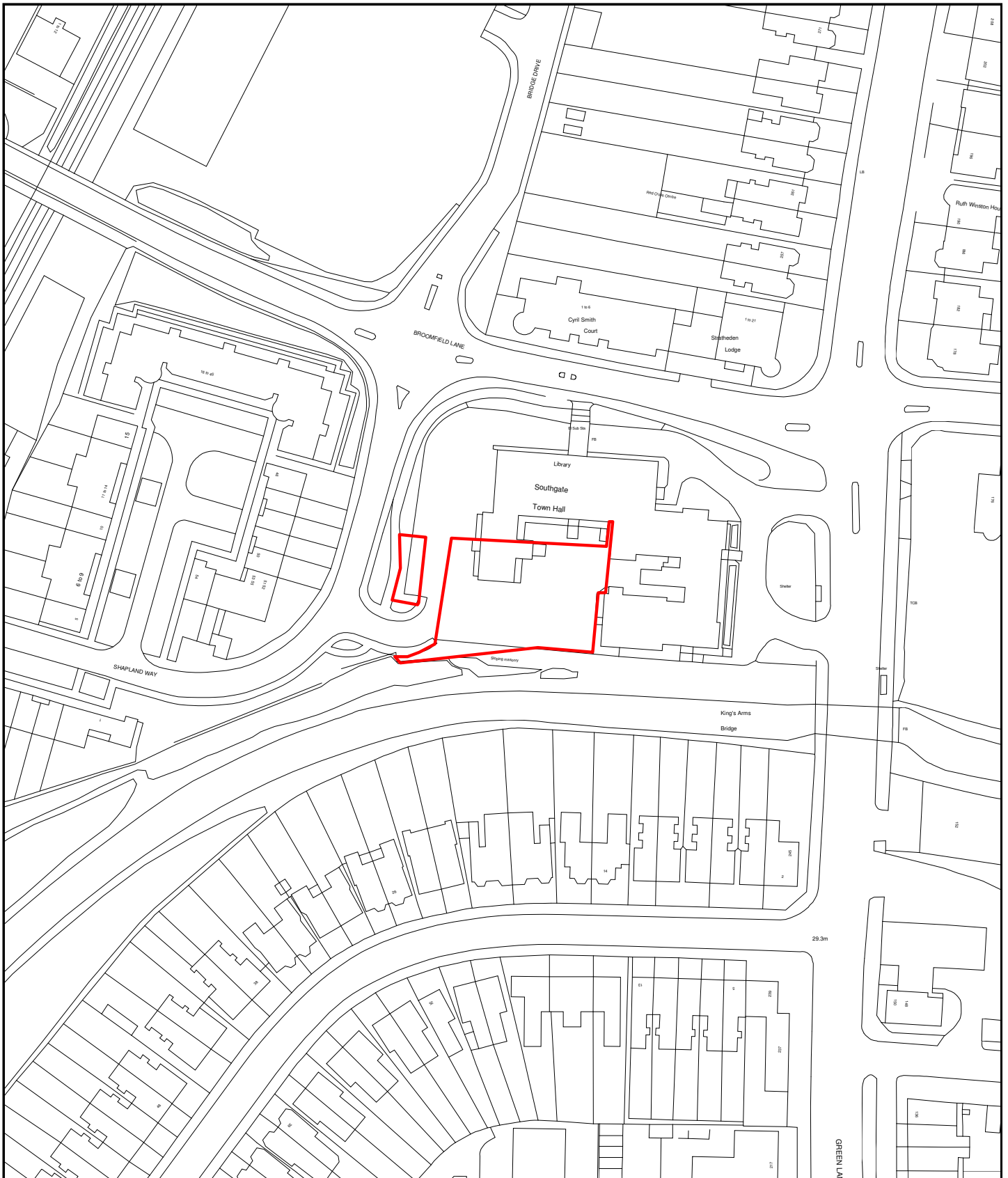
Applicant Name & Address:

Nicholas Langley,
Hollybrook Mill House,
8, Mill Street,
London,
SE1 2BA

Agent Name & Address:

RECOMMENDATION:

That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** planning permission subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 12:01

Date of plot: 04/04/2014

1. Site and Surroundings

- 1.1 The application site comprises the rear staff parking and service areas for Southgate Town Hall and Palmers Green Library.
- 1.2 The total site area of the application site is approximately 1097 square metres. The ground level rises gradually from an east to west direction by approximately 1 metre. The site is only accessed from Shapland Way. The sites central location provides a favourable PTAL level (Public Transport Accessibility Level) ranging between 3 and 4.
- 1.3 The surrounding area is a mix of residential, community and commercial uses. Palmers Green district town centre is directly to the north of the site and includes a mix of convenience and comparison retail provision. A mix of residential housing developments of 2- 3 storeys in scale are located to the north, west and south. The New River and embankment runs parallel to the southern boundary.

2. Proposal

- 2.1 This application comprises the second (final) phase of development proposals associated with the wider regeneration aims for the site as set out in the adopted Southgate Town Hall Development Brief. The application is related to the application for the conversion of Southgate Town Hall being considered under reference P14-00285PLA, also on this agenda.
- 2.3 The proposals involve the erection of a part 3 and part 4 storey block of 18 residential units, comprising a housing mix of 6 no. 1 beds, 9 no. 2 beds, and 3 no. 3 beds.
- 2.4 The development would comprise an L-shaped footprint sited parallel with the southern return limb of Southgate Town Hall. In terms of appearance, the elevations would be completed in a red brick with a second brick in brown to provide relief. The stair enclosures and top floor would be clad in a khaki coloured mineral board that imitates the appearance of timber boarding. Fenestration and doors would be aluminium framed and double glazed with balconies arranged across the north and south elevations for amenity. Communal amenity would be provided to open space between Palmers Green Library and the proposed new block. Photo voltaic cells are also proposed to be installed on the roof of the building.
- 2.5 Three parking spaces are identified for future occupiers, accessed from Shapland Way.

3. Relevant Planning Decisions

- 3.1 The relevant planning applications to date are as follows:

P13-03626LBE: Sub-division of internal floorspace to provide library and health centre/doctors' surgery (D1) involving refurbishment of building, 2-storey extension to the north east elevation to provide a lift shaft, glazed staircase enclosure and canopy to entrance, new windows and roof and

revised car parking layout and associated landscaping. Approved 25-Feb-2014

P13-01645LBE: Demolition of the west annexe of the library, erection of a 2-storey escape stairwell to south elevation and service entrance to the south west elevation. Approved 27-Aug-2013.

LBE/96/0026: Erection of new external lift shaft with entrance lobby at ground floor level. Approved 26-Nov-1996.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

Traffic and transportation raises no objections subject to planning conditions to secure details of cycle parking, refuse storage and collection, hard surfacing and the control of parking bays for private use only and an obligation to provide a parking management plan across the two residential schemes under consideration to ensure efficient use of the totality of spaces proposed.

4.1.2 Environmental Health

Environmental Health has not objected to the proposals although requires planning conditions to secure a contamination investigation, details of sound insulation, construction management plan and hours of control relating to deliveries and demolition.

4.1.3 Thames Water

Thames Water has not objected to the proposals.

4.1.4 Sustainable Design & Construction

The Sustainable Design Officer has not objected to the proposals although requests planning conditions to secure the energy efficiency and Code Level commitments, Lifetime Home details, details of sustainable drainage, water efficiency, rainwater harvesting, renewable energy provision, waste management plan, green procurement plan and considerate contractors. Furthermore, a financial contribution amounting to £3,927 is requested towards the Council's Carbon Fund.

4.1.5 Education

Education has not objected to the proposals subject to securing appropriate financial contributions in accordance with the adopted S.106 SPD.

4.1.6 Biodiversity

The Council's Ecologist has not objected to the proposals although requires that landscaping and biodiversity enhancements to be secured by planning condition.

4.1.7 London Fire & Emergency Planning Authority

The LFEPA has not objected although requires the applicant to ensure that sufficient provision for fire mitigation is achieved.

4.1.8 Design Out Crime Officer

The DOCO has not objected to the proposed conversion although expects that the proposals adopt as much of the standard criteria stated under Secure By Design as possible.

4.1.9 Aboricultural Officer

The Aboricultural Officer has not objected to the proposals although recommends a planning condition that would secure landscaping details.

4.2 Public response

4.2.1 Joint letters of notification for this application and that for the conversion of the Town Hall were sent to 116 adjoining and nearby residents. In addition a notice has been displayed on site and in the local press. To date 12 letters of objection (including one from the local MP) have been received raising the following concerns:

- Uninspiring design;
- Flat roof gives it no chance to blend with the surrounding buildings;
- Mansard roof would be more in keeping;
- Excess of hardstandings;
- Overlooking and privacy;
- Reduction of light;
- Balconies will encourage greater noise and disturbance;
- Design not sympathetic to the New River frontage;
- Absence of a tree survey;
- Applicant has stated that the development is not near a watercourse which is incorrect; and
- Additional dwellings will put further pressure on local services.

4.2.2 David Burrows MP has objected raising the following concerns:

- The loss of a local community building and heritage asset is unacceptable in principle;
- Council has ignored the opportunity for greater community use of the building;
- There are not enough school places in the local area to cope with the additional demand that would be created from both developments; and
- Urge Council to extend time for consultation.

5 Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the

Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The submission version DMD was approved by Council on 27th March 2013 and has now been submitted for examination to the Secretary of State. Hearing sessions are scheduled for late April and the examination period is anticipated to run through to the end of summer of 2014. The DMD provides detailed criteria and standard based polices by which planning applications will be determined.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.3.1 The London Plan including Revised Early Minor Amendments (REMA)

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.6	Children and young people's play and informal recreation facilities
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing
Policy 3.13	Affordable housing thresholds
Policy 3.14	Existing housing
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.3.2 Local Plan – Core Strategy

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP25 Pedestrians and cyclists
- CP26: Public transport
- CP30: Maintaining and improving the quality of the built and open environment
- CP31: Built and landscape heritage
- CP32: Pollution
- CP36: Biodiversity
- CP46: Infrastructure contributions

5.3.3 Saved UDP Policies

- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Site access and servicing
- (II)H8 Privacy
- (II)H9 Amenity Space

5.3.4 Submission version Development Management Document

- DMD 1 Affordable Housing on Sites Capable of Providing 10 units or more
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 6 Residential Character
- DMD 8 General Standards for New Residential Development
- DMD 9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD44 Preserving and enhancing heritage assets
- DMD47 New Road, Access and Servicing
- DMD48 Transport Assessments
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessments Method
- DMD51 Energy Efficiency Standards
- DMD53 Low and Zero Carbon Technology
- DMD55 Use of Roofspace/ Vertical Surfaces
- DMD57 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
- DMD58 Water Efficiency
- DMD59 Avoiding and Reducing Flood Risk
- DMD64 Pollution Control and Assessment
- DMD65 Air Quality

DMD68	Noise
DMD69	Light Pollution
DMD79	Ecological Enhancements
DMD80	Trees on development sites
DMD81	Landscaping

5.3.5 Other Relevant Considerations

National Planning Policy Framework and National Planning Policy Guidance
The Enfield Characterisation Study (2011)
Southgate Town Hall Planning Brief (October 2011)
S106 SPD (November 2011)

6. **Analysis**

6.1 The main issues to consider are as follows:

- i. Principle of redevelopment to provide residential accommodation;
- ii. Design;
- iii. Amenity of neighbouring properties;
- iv. Highway safety;
- v. Sustainability and biodiversity;
- vi. S.106 Obligations; and
- vii. Community Infrastructure Levy

6.2 Principle of redevelopment

6.2.1 The principle of the development would be consistent with both national and local planning guidance in that it would primarily support the delivery of new homes in the Borough.

6.2.2 The Committee will recall that any loss of parking for the adjacent library and health centre uses would be satisfactorily re-accommodated to the northwest of the site as agreed under planning permission P13-03626LBE.

6.2.3 In addition and more importantly, the proposed development would continue to support the aims of securing the ongoing regeneration of the site as noted in the report for the conversion of the original building.

6.2.4 Overall, it is considered that the principle of redevelopment for residential use would comply with national and local planning policies as well as the aspirations set out in the Southgate Town Hall Development Brief and is therefore acceptable.

6.3 Design

Density

6.3.1 The density of development would amount to approximately 164 u/ha or 465 hr/ha. This density would comfortably fall within the recommended range of 200-450 hr/ha (PTAL 2-3) and 200-700 hr/ha (PTAL 4-6) for sites defined within an urban setting. However, it will be noted that the quantum of development is not the only test of acceptability and matters such as

residential privacy, parking and service provision would still need to be satisfied.

Layout, mass, bulk and height

6.3.2 The proposed new block would be detached and sited to run parallel to the southern return limb of Southgate Town Hall, measuring a depth ranging from 12-17 metres, 30 metres in width and 11.5 metres in height. The linear building form would be articulated mainly by the projecting access cores. Generally, it is considered that siting of the building makes efficient use of the limited space whilst the form and appearance, having regard to its mass, bulk and height, would respect the existing form of buildings on site and the natural features adjacent on the New River boundary.

6.3.3 In terms of appearance, it is considered that the use of a red brick with addition of a secondary brown brick for the main elevations and a fibre cement composite weatherboard to the upper storey creates a successful blend and contrast with Southgate Town Hall and Palmers Green. Fenestration and other openings are simple yet provide a sensible regularity that reinforces the cubic form of the building. The style/type of balconies are considered to be functional in appearance although would not detract harmfully from the rest of the building. Overall, to ensure that a satisfactory appearance as that envisaged can be achieved, it is recommended that all external facing materials are reserved for approval by planning condition.

Housing mix and space standards

6.3.4 The ground floor will accommodate 4 units in total, 3no. 3 bed 5 person units and 1no 1 bed 2 person units; 5 units each on both the first and second floors both comprising 4no. 2 bed 4 person units and 1no.1 bed 2 person units; and 4 further units at the fourth floor (roof) comprising 1no. 2 bed 4 person unit and 3no. 1 bed 2 person units. Whilst the proposals would not strictly provide a policy compliant housing mix, in this instance a relaxation of this requirement would be justified to ensure a satisfactory balance between maximising the use of the site/land and providing a good living environment for future occupiers can be achieved. On this basis, it is considered that the proposed housing mix would be acceptable. In terms of dwelling size, the minimum London Plan space standards have been met or exceeded in each case.

Amenity and landscaping

6.3.5 Each apartment is provided with a private amenity space either at ground floor level or in the form of a balcony or terrace. In addition, there would be a secured communal amenity space of approximately 312 square metres between the new block and the rear of the Library. Details of the balconies and the landscaping specification can be secured by planning condition.

Refuse storage provision

6.3.6 In accordance with the Council's waste guidance advice, the development of this size would be required+ to provide 3 no. 1000 litre containers for general refuse and 1 no. 1280 litre container for recycled waste. This has been

provided within a secured shared area of the main building with level access onto the courtyard.

6.4 Impact on Neighbouring Properties

6.4.1 The proposed block is sited approximately 40 metres at its nearest part to properties in Palmerston Crescent to the south. The combination of the separation distances and tree screening along the full length of the southern boundary with the New River would ensure that the development would not result in significant and/or detrimental loss of privacy to those occupiers. With regard to concerns from residents relating to increased noise and disturbance from the introduction of balconies to the southern elevation, it is considered that the likelihood of excessive noise would be no greater than that which would normally be expected in a back garden environment. Further control on the hours of construction is recommended should planning permission be given.

6.4.2 The design of this scheme and the scheme for the conversion of the Town Hall has ensured that there would be no mutual overlooking.

6.4.3 The recommendations of the Environmental Health Officer relating to control over hours of demolition and delivery of construction materials are acceptable. However the request for a condition requiring details relating to sound insulation measures would not be acceptable as this would be controlled under the Building Regulations.

6.5 Highway Safety

Access

6.5.1 The site will be serviced from the rear via the existing vehicular access. This is already used by large vehicles, but the TA includes tracking diagrams for a large refuse vehicle that confirm access and turning on site is acceptable.

Traffic generation

6.5.2 The TA uses the industry standard methodology of assessing the site with the TRAVL database and the conclusion that traffic generation will not be unacceptable is agreed. The trip generation prediction of 13 trips in the AM peak and nine in the PM peak is not expected to have any impact on the local junctions or the wider highway network. It should also be noted that the reduction in parking provision may limit vehicle movements as well.

Car and cycle parking

6.5.4 The site is considered to be in a town centre location and therefore a certain relaxation of the parking standards is acceptable. Based on The London Plan standards then a provision of between 3-18 spaces would be required (assuming the one and two bed units are not provided with parking), and therefore the provision of 3 spaces at ratio of 0.16 per unit is towards the lower end of this range.

6.5.5 It is noted that although this application has been submitted separately, it is also part of the overall development for the site, which involves application

P14-00285PLA for 19 units with 19 parking spaces. Taking both applications into account this gives a parking provision of 22 spaces for 37 units, or 0.59 per unit which overall is in line with developments in Enfield with similar PTALs. The application also includes parking surveys and these show that some on street parking is available but it is over 100m from the access to the site (distance goes to 400m with average stress being 45%). Overall therefore the level of parking provision across both applications is considered acceptable. However, it is considered that a parking management plan will be required to ensure that the spaces are used efficiently across both schemes and this will need to be secured through the legal agreement.

6.5.6 It should be noted that the planning permission granted for the Library site does include a condition requiring the submission of management plan for the spaces allocated to that use which could identify that some of the parking spaces can be made available to the residential development outside the library/surgery opening times.

6.5.7 Twenty one cycle spaces are provided and this is in accordance with London Plan standards.

6.6 Sustainable Design and Biodiversity

6.6.1 The Sustainable Design Officer is satisfied that the development would achieve a Code Level 4 under the Code for Sustainable Homes. Additional conditions will be included that secure the energy reduction commitments, details of how the Code Level 4 would be achieved, sustainable urban drainage, water efficiency and rainwater harvesting, renewable energy technologies, details of how Lifetime Homes are met, and details associated to considerate constructors and site waste management. A financial contribution towards the Council's Carbon Fund amounting to £3,927 has also been committed to by the applicant to offset the underperformance of the building to achieve the 40% target set out in the London Plan. This would need to be secured by S.106 should planning permission be granted.

6.6.2 The development would not cause harm or disturbance to any existing or known protected species. However it is recognised that there remains an opportunity to enhance the ecological value of the site. This can be secured by an appropriately worded planning condition.

6.7 S106 Obligations

6.7.1 The new units have been provided entirely for affordable housing purposes. The applicant indicates that the 3 family units would be secured as social rent units, 9 for intermediate and 6 for affordable rent.

6.7.2 Education contributions amounting to £45,411 would be required including monitoring fees.

6.7.3 As outlined above, a parking management plan will be required to ensure parking spaces can be used efficiently.

6.7.4 A contribution to the Council's carbon fund of £3,927

6.7.5 All planning obligations will be secured by a joint legal agreement in conjunction with the application for the conversion of the Town Hall.

6.8 CIL

- 6.8.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.
- 6.8.2 As the development relates to affordable housing, it would be exempt from the Mayoral CIL. However, it would be for the applicant to apply for relief.

7. **Conclusion**

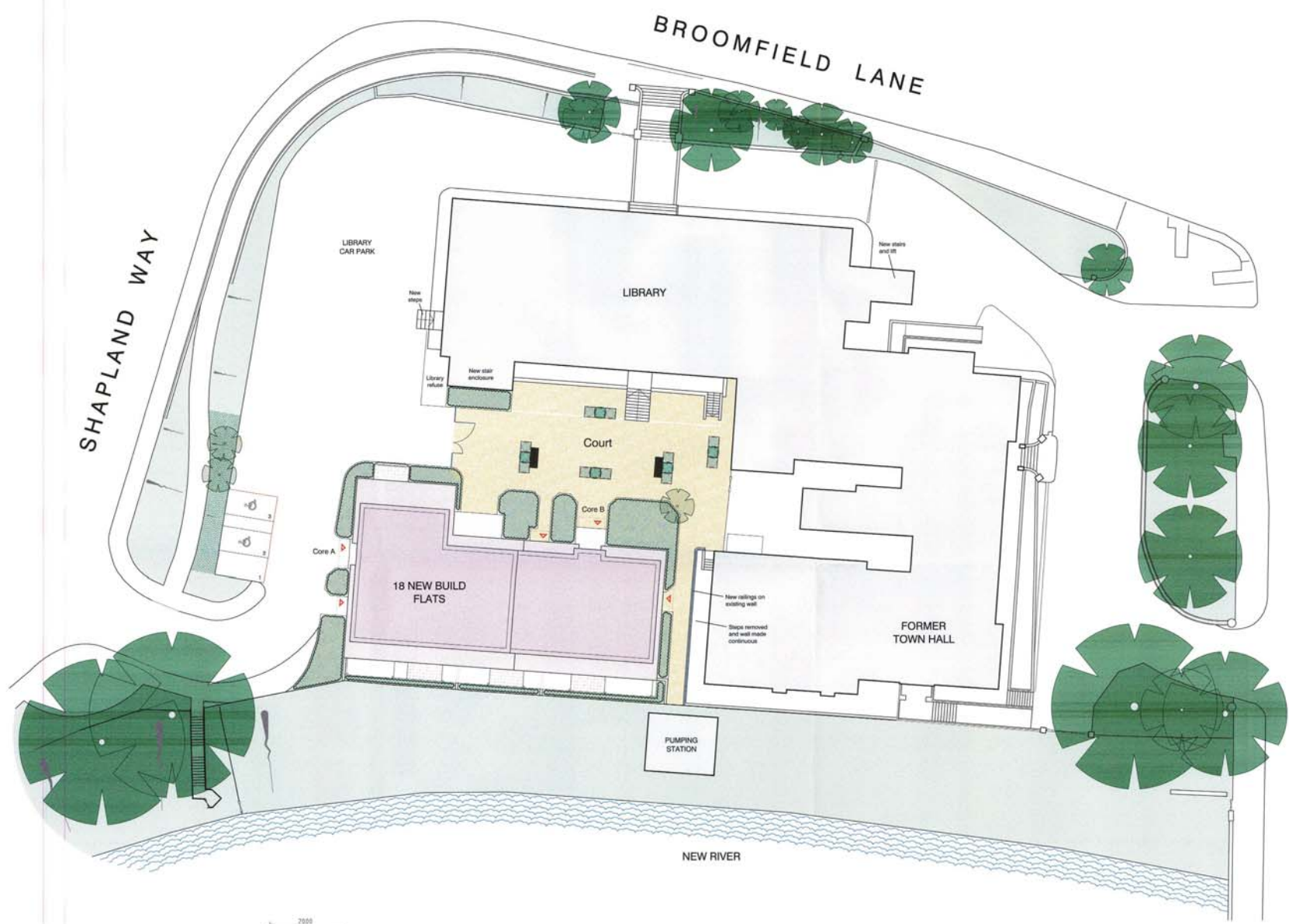
- 7.1 The development would make a valuable contribution towards the Council's affordable housing targets as well assist in achieving the aims and objectives of the Southgate Town Hall Development Brief. The building design is modern in form and appearance, yet respects the immediate built and natural environment including the amenity of neighbouring residents. The associated impact of traffic, the level of car and cycle parking and the means of servicing are also acceptable.

8. **Recommendation**

- 8.1 That subject to the completion of a S106 Agreement, the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** planning permission subject to the following conditions:

1. C61 Approved Plans
2. CO3 Details of external appearance (including balconies)
3. C09 Details of Hard Surfacing
4. C10 Detail of Levels
5. C11 Details of Enclosure (Notwithstanding)
6. C16 Private Vehicles Only – Parking Areas
7. C17 Details of Landscaping (including long term maintenance scheme)
8. C19 Details of Refuse Storage & Recycling Facilities
9. Cycle Storage Design
10. C25 No Additional Fenestration
11. C41 Details of external lighting
12. NSC4 Construction Methodology (to include demolition and deliveries)
13. NSC7 Sustainable Urban Drainage
14. NSC8 Biodiversity Enhancements
15. Water Efficiency
16. Rainwater Harvesting
17. Green/Brown roofs
18. Energy Performance Certificate
19. Energy Efficiency
20. Code Rating level
21. Lifetime Homes
22. Construction Site Waste Management

23. Green procurement plan
24. Considerate Constructors Scheme
25. Renewable Energy Technologies
26. Hours of construction (8am-6pm Mon-Fri and 8am-1pm Saturdays, No Sundays).
27. C51A Time Limited Permission



GREEN LANES

KEY

	EXISTING BUILDING
	NEW BUILD
	Entrance with canopy
	Balcony over
	Existing tree retained (see arboricultural report)
	Proposed tree in ground
	Paving slabs
	1200mm high railing/gate
	Bench
	Planters with tree and bushes 3000x1000x95mm
	Shrub planting
	Grass

Page 68

SP14 / 00291/RA
 Proposed / Additional Drawing
 Proposed 3/4/14
 Under review of Emer
 Dated 31/4/14



CONTRACT	Land to rear of Library & former Town Hall Palmers Green N13 4XD	SCALE	1:200 @A1 & 1:400 @A3
DATE	January 2014	DRAWN	RJG
CHECKED	DH	DRAWING NO.	13202_PL02
TITLE	Proposed new residential block Site plan with external works	REVISION	A

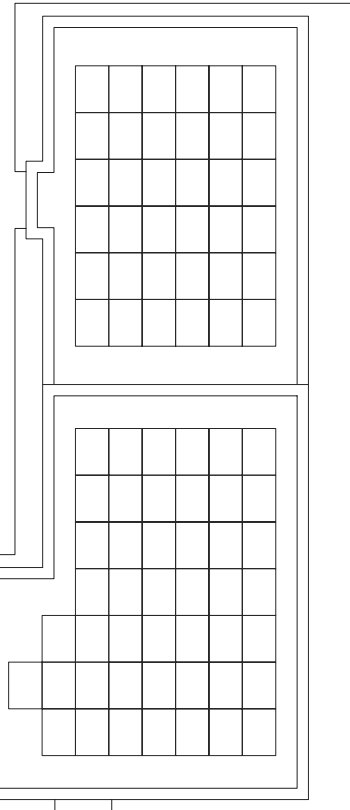
DO NOT SCALE
 REPORT ERRORS AND OMISSIONS TO THE ARCHITECT
 CHECK ALL DIMENSIONS BEFORE FABRICATION

REVISION	DATE	BY	CHKD
1	11/02/14	DLG	DLG
2	11/02/14	DLG	DLG

Revisions with P.V. panels added to west elevation
 P.V. panel coverage increased

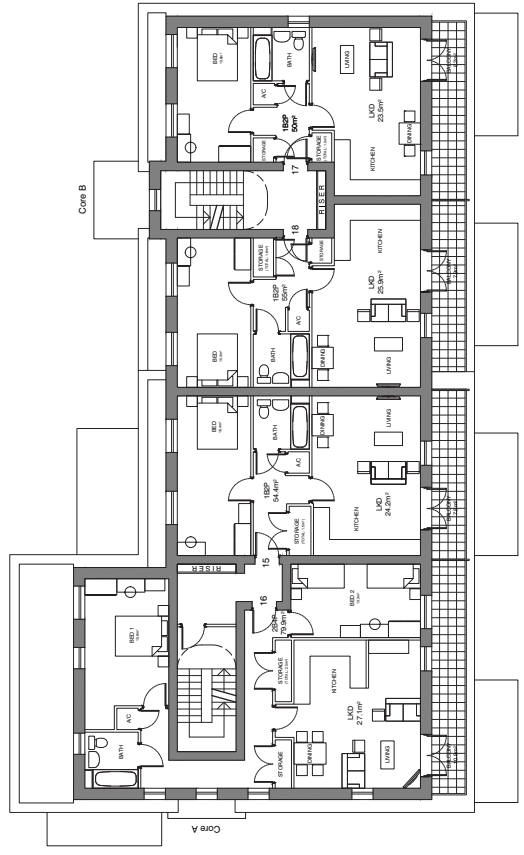
82No. P.V. panels

FORMER TOWN HALL

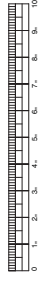


Roof

FORMER TOWN HALL



Third Floor



CONTRACT Land to rear of Library & former Town Hall
 Palmers Green
 N13 4XD

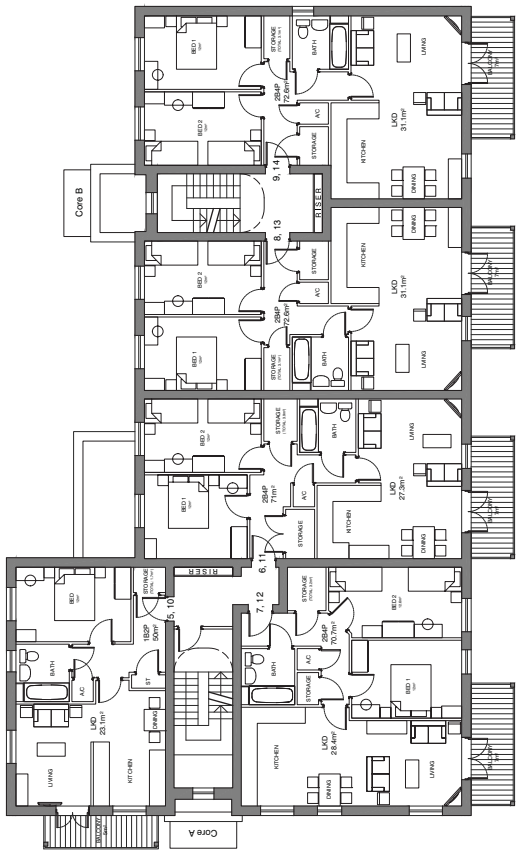
SCALE 1:100 @A1
 DATE January 2014
 DRAWN RJG
 CHECKED DH

TITLE Proposed new residential block
 13202_03
 DRAWING NO. 13202_03
 REVISION B



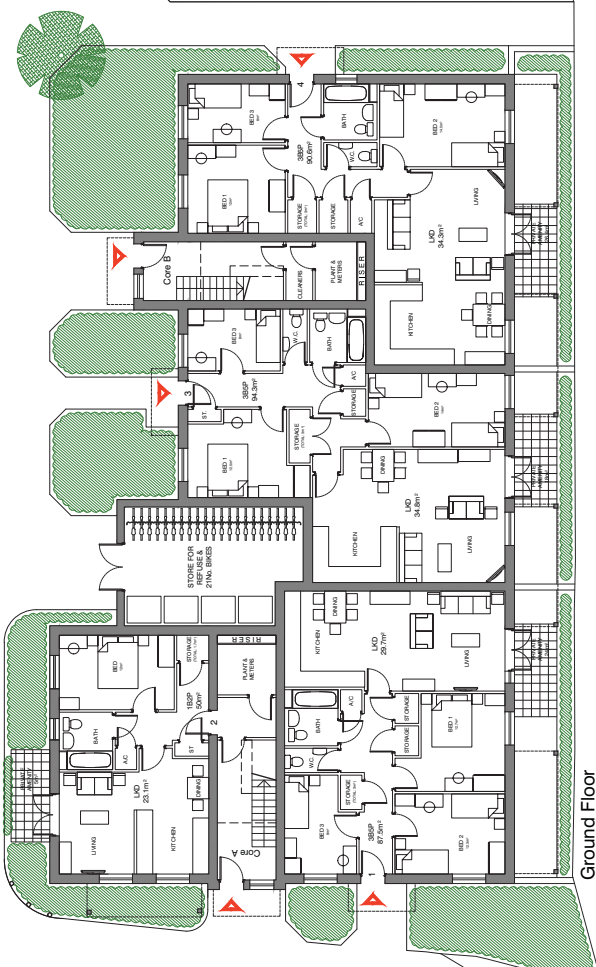
ATP Architects + Building Surveyors
 Brook House, Coventry Road, Mord Essex, G1 4QR
 T 020 8532 4141 F 020 8532 4140 E atp.hiro@atpgrp.co.uk

FORMER TOWN HALL



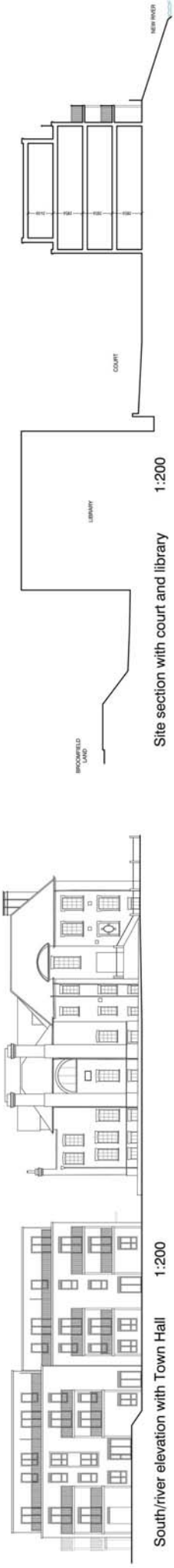
First & Second Floors

FORMER TOWN HALL



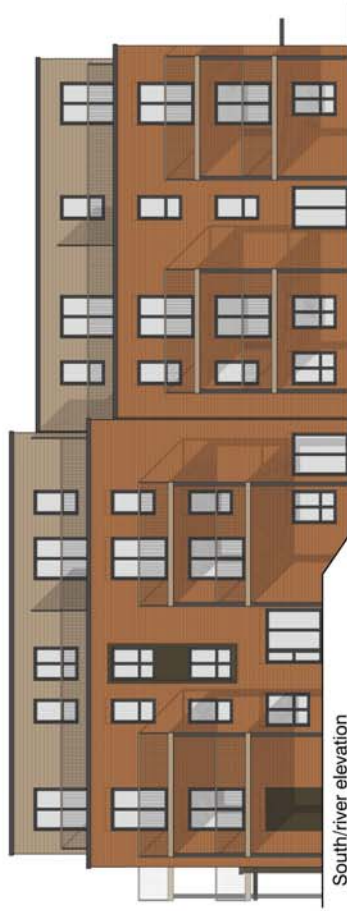
Ground Floor

DO NOT SCALE
 DIMENSIONS TO THE ARCHITECT
 CHECK ALL DIMENSIONS BEFORE FABRICATION
 DRAWN: NJO DATE: 31/03/14
 CHECKED: DH
 APPROVED: A
 Minor amendments to north and south elevations

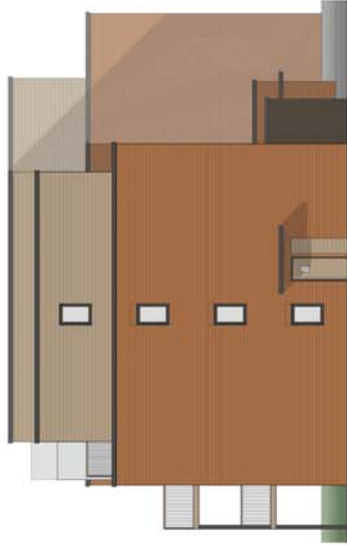


South/river elevation with Town Hall 1:200

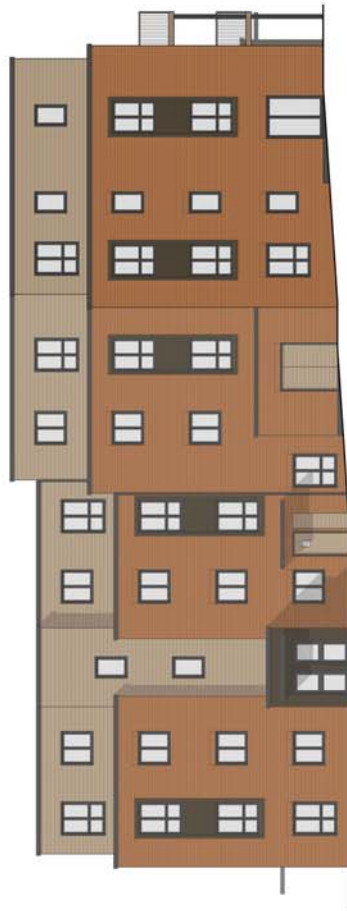
Site section with court and library 1:200



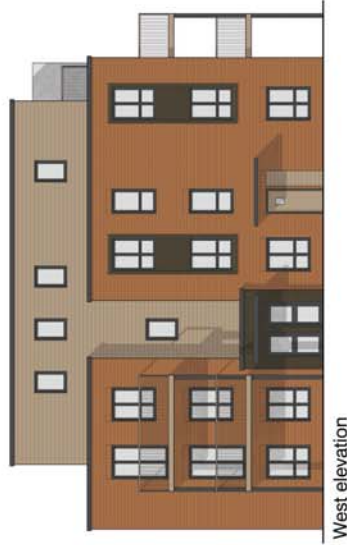
South/river elevation



East elevation



North/courtyard elevation



West elevation

CONTRACT: 1100 & 1200 (B&I)
 SCALE: 1:100 & 1:200 (B&I)
 PROJECT: Land to rear of Library & former Town Hall
 CLIENT: Palmers Green
 DATE: January 2014
 DRAWN: NJO
 CHECKED: DH
 APPROVED: A
 TITLE: Proposed new residential block
 DRAWING NO: 13202_PL04
 ELEVATIONS AND SITE SECTION



Architects + Building Surveyors
 AATP
 Brook House, Coventry Road, Ilford, Essex, SS1 4QR
 T: 020 8532 4141 F: 020 8532 4140 E: atp.ilford@atpgroup.co.uk

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr P. Higginbottom Tel: 020 8379
3927

Ward:
Bowes

Application Number : P14-00573PLA

Category: Other

LOCATION: 1-64, Beale Close, London, N13 6DH

PROPOSAL: Installation of external panelling to staircases

Applicant Name & Address:

Frank Bolger
Enfield Homes
Edmonton Centre
36-44 South Mall
London
Edmonton, N9 0TN

Agent Name & Address:

Phil Hughes
Capital PCC
Nicon House
45 Silver Street
Enfield, EN1 3EF

RECOMMENDATION:

It is recommended that planning permission be **GRANTED** subject to conditions



Development Control



Scale - 1:1250
Time of plot: 12:03

Date of plot: 04/04/2014

1. Site and Surroundings

1.1 The subject site consists of a 4 x four storey buildings containing 64 flats situated on the southern side of Beale Close.

1.2 The site is not within a conservation area and does not contain any listed buildings.

2. Proposal

2.1 Planning permission is sought for the installation of replacement cladding to the existing staircases of the four buildings on site.

3. Relevant Planning Decisions

3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Regeneration, Leisure and Culture

No objections received

4.1 Public

4.2.1 The application is an Enfield Homes development and therefore letters have been sent to residents by Enfield Homes. A site notice was erected on site. No responses have been received.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed Local Planning Authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period Local Planning Authorities could give full weight to the saved Unitary Development Plan policies (UDP) and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Part of this process will now involve oral hearing sessions and these will commence on Wednesday 23rd April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application

5.4 The London Plan (including Revised Early Minor Alterations)

Policy 7.1 Building London's neighbourhoods and communities
Policy 7.4 Local character
Policy 7.6 Architecture

5.5 Local Plan – Core Strategy

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

5.6 Saved UDP Policies

(II) GD3 Aesthetics and functional design

5.7 Submission Version DMD

DMD37 Achieving High Quality and Design-Led Development
DMD38 Design Process

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

5.9 Other Material considerations

National Planning Practice Guidance

6. Analysis

6.1 Character of the Surrounding Area

6.1.1 The existing cladding to the staircases is in a poor state of repair and requires refurbishment. The proposed works comprise the replacement of the cladding. The new cladding will comprise a louvre vent, clear glazing and solid fixed panels. The cladding panels will be powder coated aluminium in white finish. Owing to the existing condition of the building, the proposed works are considered to improve the appearance of the building and therefore acceptable with regards to Policy CP30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and Policy 7.4 of the London Plan.

6.2 Neighbouring Amenity

6.2.1 The proposed development comprises the replacement of existing gladding and glazing to communal staircases on the four blocks of flats. The proposed development is not considered to give rise to conditions which would prejudice the residential amenities of the occupiers of any neighbouring properties. The proposed development is therefore considered acceptable with regards to Core Policy 30 of the Core Strategy and Policy (II)GD3 of the UDP.

7. **Conclusion**

7.1 Having regard to all of the above, it is considered that the scheme is acceptable with regards to the development plan.

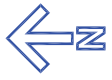
8. **Recommendation**

8.1 It is recommended that planning permission be GRANTED subject to the following conditions:

1. C60 approved plans
2. C51A time limited permission (3 years)

General Notes:

1. Do not scale from these drawings
2. Dimensions to be checked on site
3. All works to comply with the current Building Regulations
4. All works may be subject to variation
5. All work to be carried out in accordance with the current PCC
6. This drawing may not be copied without prior permission



OS LOCATION PLAN Scale 1:1250



Rev	Date	Notes



Nicon House
 45 Silver Street
 Enfield, EN1 3EF
 T: 0203 327 7700
 W: capitalpcc.co.uk
 E: info@capitalpcc.co.uk

Client:

Enfield Homes

Project:

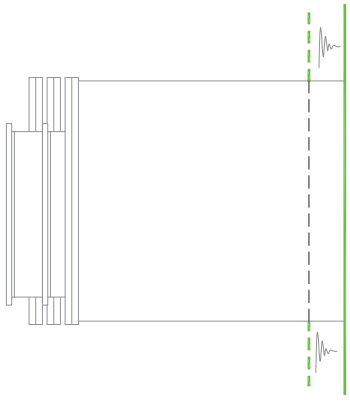
Beale Close
 Curran Walling Replacement Scheme

Scale:	As shown @ A1	Checked by:	LV
Date:	04.02.2014	Drawn by:	PH

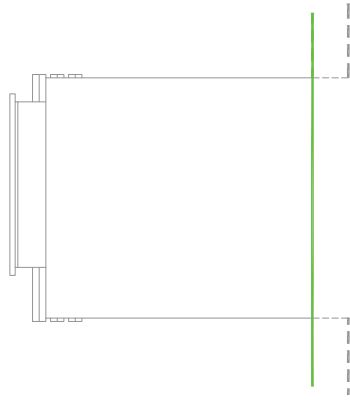
Drawing Title:

Proposed Elevations
 No.s 1-32

Drawing No:	EH/BC/E/03
Revision:	-



Properties 1-16 North Elevation
 Properties 17-32 South Elevation
 1:100



Properties 1-16 South Elevation
 Properties 17-32 North Elevation
 1:100

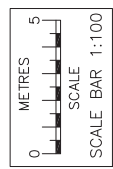
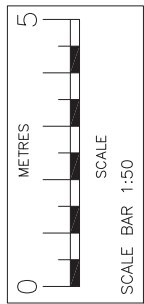


Properties 1-16 East Elevation
 Properties 17-32 West Elevation
 1:100



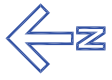
Properties 1-16 West Elevation
 Properties 17-32 East Elevation
 1:100

Properties 1-32 Proposed Elevations

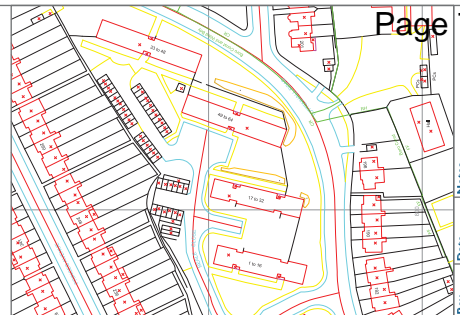


General Notes:

1. Do not scale from these drawings
2. Dimensions to be checked on site
3. All works to comply with the current Building Regulations
4. All works may be subject to variation
5. All works to be carried out in accordance with the approved PCC
6. This drawing may not be copied without prior permission



OS LOCATION PLAN Scale 1:1250



Rev	Date	Notes



Nicon House
 45 Silver Street
 Enfield, EN1 3EF
 T: 0203 327 7700
 W: capitalpcc.co.uk
 E: info@capitalpcc.co.uk

Client:
 Enfield Homes

Project:
 Beale Close
 Curran Walling Replacement Scheme

Scale: As shown @ A1
Dates: 04.02.2014
Drawn by: PH
Checked by: LV

Drawing Title:
 Proposed Elevations
 Nos 33-64

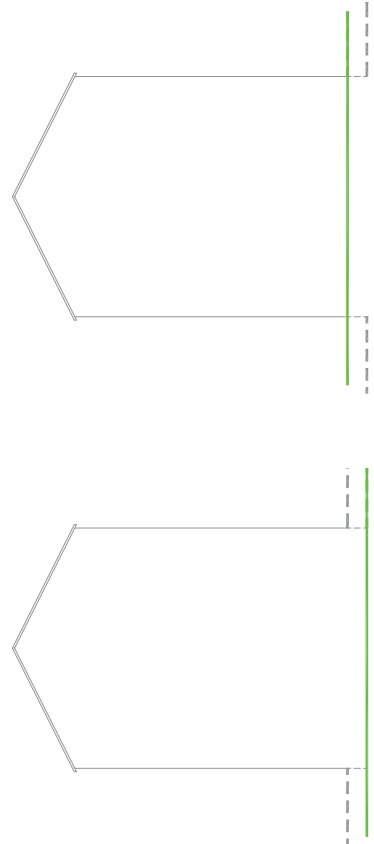
Drawing No: EH/BC/E/04
Revision: -



Properties 33-48 East Elevation
 Properties 49-64 West Elevation
 1:100



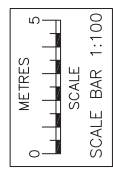
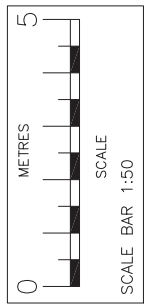
Properties 33-48 West Elevation
 Properties 17-32 East Elevation
 1:100



Properties 33-48 North Elevation
 Properties 49-64 North Elevation
 1:100

Properties 33-48 South Elevation
 Properties 49-64 South Elevation
 1:100

Properties 33-64 Proposed Elevations



This page is intentionally left blank

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr S. Newton Tel: 020 8379 3851

Ward: Chase

Application Number : P14-00788REV

Category: Major

LOCATION: DEPOT, 7, MELLING DRIVE, ENFIELD, EN1 4BS

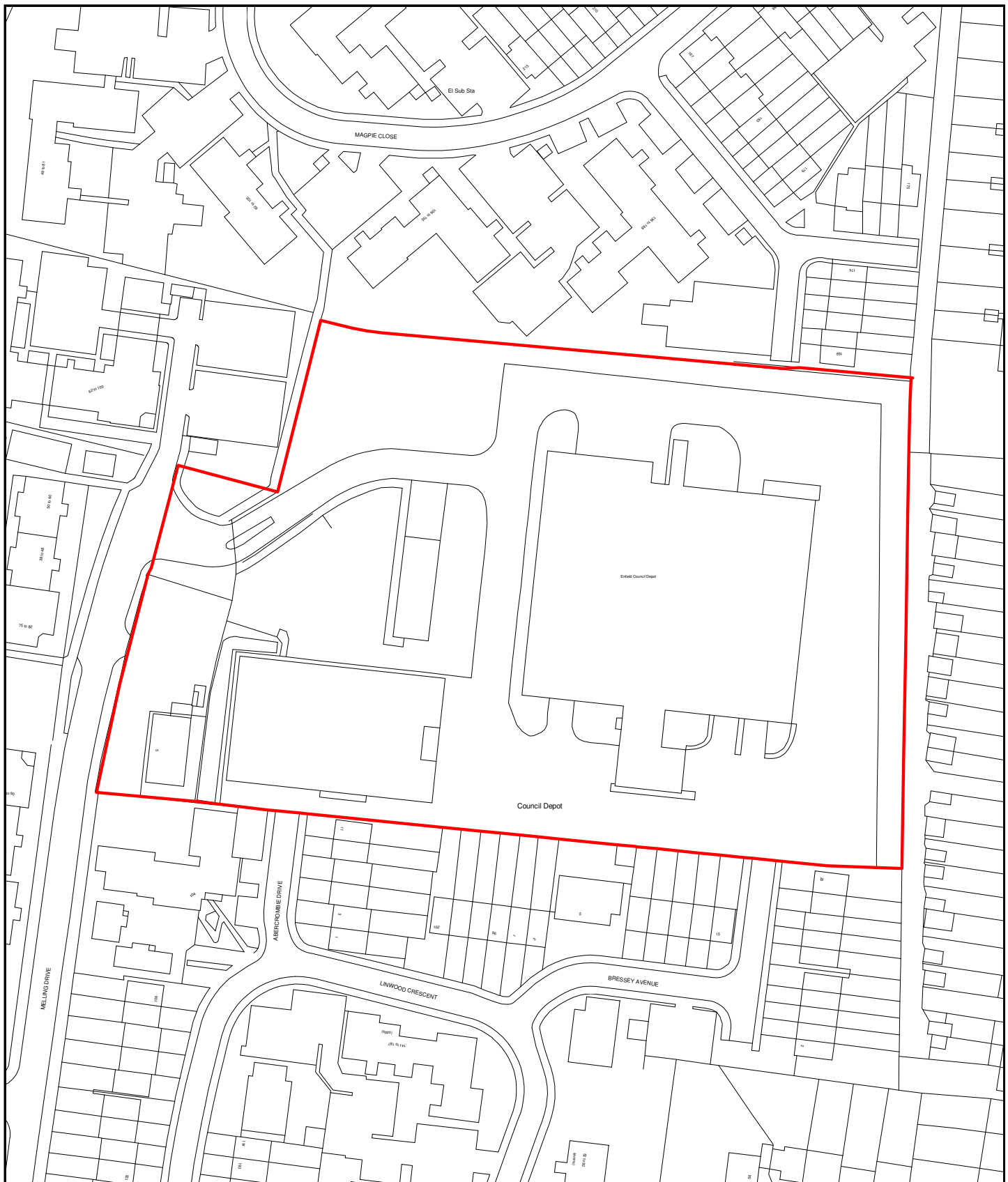
PROPOSAL: Review of S106 Agreement under ref: P13-01271PLA for the redevelopment of site for residential purposes to provide 150 residential units.

Applicant Name & Address:
NOTTING HILL HOUSING
BRUCE KENRICK HOUSE
2 KILLICK STREET
London
N1 9FL

Agent Name & Address:

RECOMMENDATION:

That subject to the completion of a Deed of variation to the original 106 Agreement, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** the Deed of Variation.



Development Control



Scale - 1:1250
Time of plot: 12:11

Date of plot: 04/04/2014

1 Site and Surroundings

- 1.1 The application site comprises of a former works depot operated by the London Borough of Enfield. Works have commenced following the granting of planning permission as detailed at Section 3 below.

2 Proposal

- 2.1 Review of S106 Agreement under ref: P13-01271PLA for the redevelopment of site for residential purposes to provide 150 residential units.

3 Relevant Planning Decisions

- 3.1 In August 2013, members resolved to grant planning permission (ref: P13-01271PLA) for the redevelopment of the site for residential purposes to provide 150 residential units involving demolition of existing buildings and erection of 76 self-contained units in five 4-storey blocks comprising Block A (6 x 1-bed and 20 x 2-bed), Block B (5 x 1-bed and 7 x 2-bed), Block D (2 x 1-bed and 6 x 2-bed), Block H (3 x 1-bed, 9 x 2-bed and 3 x 3-bed) and Block N (7 x 1-bed, 7 x 2-bed and 1 x 3-bed) and 74 single family dwellings in 8 part 2-storey, part 3-storey blocks of terraced houses comprising Block C - 10 x 4-bed, Block E - 7 x 3-bed, Block F - 10 x 3-bed, Block G - 2 x 3-bed and 5 x 4-bed, Block M - 7 x 4-bed and 12 x 2-bed, Block L 6 x 4-bed, Block J 6 x 4-bed and Block K - 9 x 4-bed, with associated refuse store, car and cycle parking, associated landscaping and highway works. Following the completion of S106 negotiations, the permission was issued in October 2013.

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None required as the considerations relate solely to financial viability.

4.2 Public

- 4.3.1 Site notices have been posted. Any comments received will be reported at Committee

5 Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and has now been submitted for examination to the Secretary of State. Hearing sessions are scheduled for late April and the examination period is anticipated to run through the end of summer 2014. The DMD provides

detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan (inclusive of REMA)

Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

5.5 Local Plan

CP46: Infrastructure contributions

5.6 Submission Version DMD

DMD1: Affordable Housing on Sites Capable of Providing 10 or More Units
DMD16: Provision of New Community facilities
DMD48: Transport Assessments
DMD73: Children's Play Space

5.7 Other Relevant Policy Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Enfield Strategic Housing Market Assessment (2010)
Section 106 Supplementary Planning Document (Nov 2011)
Mayor's Housing Supplementary Planning Guidance (2012)

6 Analysis

6.1 Principle

6.1.1 A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.

6.1.2 The principle of the redevelopment of the site has been accepted with the granting of planning permission in October 2013. The only element to be re-considered is the total level of contributions to be made.

6.2 S106 / Scheme Contributions

6.2.1 Having regard to the scheme being entirely for affordable housing, the Council secured various financial and non-pecuniary obligations with the original permission. The non-pecuniary obligations included the following:

- Residential Travel Plan
- Parking Management Plan
- Provision of Car Club bays
- Securing of the mix, tenure, and rent levels

- Business and employment initiatives
- S38 Agreement for road adoption
- S278 Agreement for the reconfiguring of the site access
- Secure permanent emergency vehicle access from Bressey Avenue and Abercrombie Drive
- Secure permanent public right of access throughout the site
- Stopping up Order

6.2.2 The pecuniary obligations included the following:

- £818,618 (education)
- £30,000 (highways and greenways)
- £110,00 (play space)
- £3,500 (travel plan monitoring)
- £15,000 (car club membership)
- £48,855.92 (S106 monitoring fee)

TOTAL = £1,025,973.92

6.2.3 The legal agreement allowed for the phasing of payments, which is standard practice, particularly where significant levels of financial contributions are to be made. In order to commence works, £37,500 was received towards S106 monitoring, and £10,000 was also received towards highways and greenways.

6.2.4 Paragraph 19 of the Viability Planning Practice Guidance Note advises that where an applicant is able to demonstrate to the satisfaction of the local planning authority that the planning obligation would cause the development to be unviable, the local planning authority should be flexible in seeking planning obligations. This is also the thrust of paragraph 205 of the NPPF.

6.2.5 In determining whether to accept a revision to financial obligations, an open book assessment must be undertaken. The applicant has provided a toolkit assessment which indicates that the total level of contributions that can viably be made, inclusive of the monitoring fee, is £750,000.

6.2.6 An independent consultant, appointed by the Council, has interrogated the submitted toolkit assessment and has concluded that should the total level of contribution be increased above £750,000, there is a risk that the scheme would become unviable for the applicant.

6.2.7 Having regard to the advice of the independent consultant, in addition to securing the non-pecuniary obligations highlighted above, and also having regard to the monies already secured as highlighted above (£47,500), a Deed of Variation should be made to secure the following:

- Education £664,000
- Playspace £20,000
- Car Club £15,000
- Travel Plan Monitoring £3,500

6.3 Mayoral CIL

6.3.1 The Mayoral CIL came into force on 1st April 2012 and for Enfield, this imposes a charge of £20 per sqm (GIA) of new development, although social housing developments are able to claim relief for the social housing element

of the scheme. An application has been made by the applicant for relief from CIL liability. This element remains unaffected by the current application.

6.4 Planning Conditions

6.4.1 The application under consideration is solely to vary the financial obligations previously secured. The previously imposed conditions remain unaffected by this application.

6.5 Conclusions

6.5.1 National policy guidance confirms that the issue of viability is a material consideration in any planning application. Should the lower amount offered, and verified independently, not be accepted, the development would stall to the detriment of the provision of affordable housing in the Borough.

6.5.2 Having regard to the above, it is recommended that, on balance, the revised contributions be agreed and that the existing S106 be varied through a Deed of Variation to secure them.

7 Recommendation

7.1 That subject to the completion of a Deed of variation to the original 106 Agreement, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** the Deed of Variation.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379
3841
Mr R. Singleton Tel: 020 8379 3837

Ward: Town

Application Number : P14-00835PLA

Category: Other Development

LOCATION: 1, CHASE SIDE, ENFIELD, EN2 6NB

PROPOSAL: Change of use of dental surgery at part ground floor to residential in connection with existing single family dwelling involving a part single, part 2-storey side extension with pitched roof over, single storey rear / side extension, conversion of garage into a habitable room and removal of chimney

Applicant Name & Address:

Mr Ken Dufton
1 Chase Side
Enfield
EN2 6NB

Agent Name & Address:

Mr Amir Faizollahi
Enfield Plan Drawing Service
Plan Drawing Service,
Civic Centre,
Silver Street,
Enfield
EN1 3XE

RECOMMENDATION:

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

Note for Members

Although an application for planning permission of this nature would normally be determined under delegated authority, the application is submitted by the Council's Plan Drawing Service and the application is reported in the interests of ensuring an open and transparent process.



Development Control



Scale - 1:1250
Time of plot: 12:13

Date of plot: 04/04/2014

1. Site and Surroundings

- 1.1 The application site comprises a two storey detached mixed use property located to the east side of Chase Side directly abutting the Gentlemans Row open space. At present the property is in use as a dental surgery with residential accommodation. The immediate surrounding area is primarily composed of residential land uses and is characterised by a mix of property types.
- 1.2 The property has been extended at ground floor level previously and the site currently benefits from a single storey side and rear extension with integral garage.
- 1.2 There are minor changes to the levels on the side running from the west to east of the property.
- 1.3 The site is within the Enfield Town Conservation Area, but is not a Listed Building.

2. Proposal

- 2.1 The application involves the change of use of dental surgery at part ground floor to residential use in connection with the existing single family dwelling, involving a part single, part 2-storey side extension with pitched roof over, single storey rear / side extension, conversion of garage into a habitable room and removal of chimney.
- 2.2 As described and at ground floor level, the proposed works involve the demolition and reinstatement of the garage structure to the same proportions as existing, with a modest infill extension to the space occupied by the existing bay window serving the dental surgery to the south flank elevation, effecting in an infill extension measuring 820mm wide and 6.26m in depth. The discernible height of the extension at single storey level would not exceed 3.282m to the eaves of the flat roof.
- 2.3 At first floor level, the proposed side extension would have an L-shaped configuration, infilling an area to the rear of the property and forming a regular flank wall out and over the converted garage. This effects in a variation in the perceived width of the extension from the front to the back of the site. To the front elevation, the proposed extension has an overall width of 2.275m, while at the rear this is increased to 4m. The extension would secure common alignment with the existing front and rear walls and thus would create a depth of extension not exceeding 8.289m. To integrate with the parent dwelling and to ensure a degree of subordination of the built form, the extension would feature a crown roof over the proposed extension measuring 8.34m to the ridge and falling to 5.87m at the eaves.

3. Relevant Planning Decisions

- 3.1 *No.1 Chase Side:*
 - 3.1.1 TP/66/0339 – Extension – Approved (25/05/66)

3.1.2 TP/88/0565 – Extension of first floor at side and rear to provide an additional bedroom – Approved subject to conditions (28/03/88)

3.2 *No.3 Chase Side:*

3.2.1 TP/02/0410 – Single storey rear conservatory together with loft conversion incorporating hip to gable and rear dormer window – Refused (07/05/02) by reason of:

- The proposed conservatory, by reason of its excessive rear projection, would be prejudicial to the amenities of the occupiers of the adjoining property, No.5 Chase Side, by way of unwarranted intrusion into the rear aspect of that property, contrary to Policies (II)GD3 and (II)H12 of the Unitary Development Plan.
- The proposed hip to gable end roof extension would adversely affect the elevational appearance of this dwelling, causing an unbalanced roof line with the adjoining property, No.1 Chase Side, contrary to Policies (II)H15 and (II)C30 of the Unitary Development Plan.
- The proposed rear dormer, by reason of its size and design, would create an unduly prominent and visually intrusive feature within the Conservation Area, and would cause serious loss of amenity for the occupiers of neighbouring properties to the rear in River View, by way of loss of privacy and overlooking, contrary to Policies (II)GD3, (II)H8, (II)H15 and (II)C30 of the Unitary Development Plan.

The application was occasioned at Appeal and was dismissed (05/12/02).

3.2.2 TP/02/0980 – Rear conservatory – Approved subject to conditions (10/06/02)

3.3 Whilst the representations made by objectors (below) are noted, it is considered that none of the planning history relating to No.3 Chase Side is directly material in the consideration of the subject scheme, including the stated refusal under ref: TP/02/0410 which while determined within the Unitary Development Plan period related to a form of roof extension not present on the current scheme.

3.4 Further, during the Officer visit to the objectors properties, discussions eluded to a further application to No.3 Chase side that was refused for a first floor side extension. A full a thorough search of planning records find no evidence of any application ever being made.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 None.

4.2 Public

4.2.1 Consultation letters were sent to 4 neighbouring properties. In addition, a notice was displayed at the site and published in the local press. Two representations were received from the residents of the Hollies and Beauchamp Lodge to the rear of the site objecting to the proposal on the following grounds:

- Overbearing and overly dominant within a conservation area
- Similar applications to No.3 Chase Side have been refused
- Increased overlooking
- Loss of privacy
- Loss of light
- Reduce visible sky
- Disproportionate addition
- Detracts from the surround Conservation Area
- Increased parking demand
- Impact to trees
- The applicant is using the Plan Drawing Service creating a conflict of interest

4.2.2 In relation to the last point, although an application of this nature would normally be determined under delegated powers, the application has been submitted by the Council's Plan Drawing Service and in accordance with the schedule of delegation, all applications submitted by this service are referred to planning committee for consideration in the interests of transparency in the decision making process.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Part of this process will now involve oral hearing sessions and these will commence on Wednesday 23rd April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 London Plan

- | | |
|------------|--|
| Policy 7.1 | Building London's neighbourhoods and communities |
| Policy 7.4 | Local character |

5.5 Local Plan – Core Strategy

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

CP31: Built and landscape heritage

5.6 Unitary Development Plan

(II)GD3 Aesthetic and functional design

(II)H8 Privacy

(II)H12 Extensions

(II)H13 Return frontages

(II)H14 Side extensions

(II)C30 Extensions in Conservation Areas

5.7 Submission Version DMD

DMD2: Affordable housing for developments of less than 10 units

DMD3: Providing a mix of difference sized homes

DMD4: Loss of existing residential units

DMD5: Residential conversions

DMD6: Residential character

DMD9: Amenity space

DMD10: Distancing

DMD11: Rear extensions

DMD13: Roof extensions

DMD14: Side extensions

DMD17: Protection of community services

DMD 37: Achieving high quality and design led development

DMD44: Preserving and enhancing heritage assets

5.8 Other Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Enfield Town Conservation Area Character Appraisal

6. Analysis

6.1 The principle issue for consideration is the principle for the change of use, securing good quality design commensurate with the sensitivities of the designated Conservation Areas and minimising the impact of the proposed extension upon the residential amenity and privacy enjoyed by neighbouring properties.

6.2 Principle for Change of Use

6.2.1 Policy DMD17 of the emerging Development Management Document seeks to protect the provision of community services within the Borough unless it can be demonstrated that a suitable replacement can be provided or indeed that evidence has been submitted to demonstrate that there is no demand for the existing use.

6.2.2 The subject scheme results in the loss of a small dentist surgery to the ground floor of the property. The nature of the use was such that while the

surgery would be construed as providing a community facility, its use was always notably subordinate to the retained residential use which occupied the vast majority of the floor area. Moreover, a number of dental practices operate within the immediate area and while no evidence for the loss of the surgery has been provided, it is clear that sufficient provision is retained to the surround and the benefits of bringing the site into full residential use to provide a large family sized detached dwelling would contribute to viable housing stock within the borough consistent with Policy DMD3 and DMD17 of the Development Management Document.

6.3 Impact on residential amenity

- 6.3.1 Policy (II)H12 of the Unitary Development Plan and DMD11 of the Development Management Document seeks to ensure that residential extensions do not negatively impact on the residential amenities of neighbouring properties. When read in conjunction with Policy CP30 of the Core Strategy, the Local Plan seeks to ensure that development actively enhances the quality of life experience by both existing and future residents.
- 6.3.2 Policy (II)H12 also stipulates that single storey rear extensions should generally not exceed 2.8m in depth from the rear main wall, and if site conditions allow for greater extensions they should not exceed a line taken at 45-degrees from the midpoint neighbours nearest original ground floor window. With the emergence of DMD11, this threshold has been increased to align with permitted development allowance and would permit a 4m extension to detached properties at ground floor level. At first floor level, extensions should not exceed a 30-degree line measure.
- 6.3.3 Moreover, Appendix A.1.8 of the Unitary Development Plan does state that where there are existing extensions on adjacent properties built either as permitted development or with planning permission that the criteria as set out above will apply as from the original dwelling regardless of the depth of the adjoining extensions, it does also stipulate that in exceptional circumstances a greater depth may be justified to secure the common alignment of rear extensions.
- 6.3.4 In relation to side extensions, Policy (II)H14 of the Unitary Development Plan seeks to ensure that extensions to the side of existing residential properties do not assist in creating a continuous façade of properties out of character with the street scene. For this reason the Council normally requires that, in the case of two storey side extensions or first floor side extensions over existing single storey side extensions, a distance of at least 1m is maintained between the flank wall and the site boundary of the property at first floor level.
- 6.3.5 At ground floor level, the application seeks to demolish the existing garage and erect a single storey element comprising a ground floor side extension reinstating the footprint of the garage to create a study and a modest infill extension to the space occupied by the existing bay window serving the dental surgery to the south flank elevation. The relationship of the subject site to the surrounding area is such that the property abuts public open space to the south negating any potential impact to residential amenity from this element of the scheme. Moreover, the extension at ground floor levels would wholly be contained within the envelope of the existing ground floor extensions to the property and thus its inclusion to rationalise the southern flank wall will have no discernible impact on surrounding properties. This is

complaint with Policy (II)H12 of the Unitary Development Plan and Policy DMD11 of the Development Management Document.

- 6.3.6 At first floor level, the proposal seeks to extend over the former garage structure and infill an area to the south east corner of the property. The relationship of the subject property to the surround and the nature of an extension that does not breach the existing rear building line is such that a 30-degree measure would not directly apply. In addition, the absence of any properties to the south render the inset required by Policy (II)H14 as an irrelevant measure. However, mindful of the concerns expressed by objectors to the scheme and the proximity of the development to properties that lay to the rear of the site, regard must be given to the impact of the development on these properties, specifically in terms of its impact on outlook, light and privacy.
- 6.3.7 A site visit has been undertaken and this included visiting the site to view the development site from the gardens of the Hollies and Beauchamp Lodge to the rear of the site. Photos were taken from each of the rear facing windows potentially affected by the subject proposal and are featured below:



View from ground floor kitchen of Beauchamp Lodge



View from ground floor rear study / living area of Beauchamp Lodge



View from roof bedroom of Beauchamp Lodge



View from garden of the Hollies



View from Velux window to bedroom of the Hollies

- 6.3.8 From observations made on site, it was clear that the development would be barely discernible when viewed from the Hollies to the north east of the site, with the extensively vegetated rear boundary obscuring all views a ground floor level and severely limiting views from the velux windows at first floor level, rendering the extending roof the only element visible from the property

from this elevated position. This coupled with the separation of the Hollies from No.1 Chase Side ensures that the objectors property would not be unduly impacted by the development either by a loss of outlook or indeed light.

6.3.9 In relation to Beauchamp Lodge, again vegetation to the north west corner of the site would obscure views of the proposed development to the kitchen area of the property and thus would not materially impact upon amenity. While it is acknowledged that the relationship between the two properties is different, in that the site boundary does not benefit from extensive vegetation to the south western corner to obscure any potential views to the proposed development, the scale and scope of the scheme is such that the extension, while discernible from the ground floor study and bedroom, the proportions of the side extension are relatively modest in scale and would not appear obtrusive or curtail outlook to an unreasonable extent in excess of the current situation. In relation to the claimed loss of light from the objector's representations, the orientation of the subject properties is such that light again would not be curtailed as a result of the development.

6.3.10 In this regard, the development is considered to be compliant with the provisions and principles adopted by Policies (II)H12 and (II)H14 of the Unitary Development Plan and Policies DMD11 and DMD14 of the Development Management Document.

6.4 Impact on residential privacy

6.4.1 Policy (II)H8 of the Unitary Development Plan states that in order to maintain privacy and prevent overlooking flank windows should be avoided. Each of the objections has cited adverse impacts to privacy as a reason to resist the scheme. From observations made on site, it was clear that no views to the rear of the Hollies were possible due to the vegetated nature of the boundary treatment. However, for the reasons outlined in the previous section, to Beauchamp Lodge the proposed first floor rear extension would offer views out to the rear of this property. The nature of the relationship between the two properties is such that the modest garden areas reduce the proximity of the properties and hence a greater degree of sensitivity must be afforded to the inclusion of additional rear facing windows. In this regard, while it is acknowledged that the subject property benefits from existing first floor rear facing windows, the perception of overlooking in such close proximity is increased as a result of the proposed development and given that the rear facing window is not the sole source of light and outlook servicing the new bedroom area, it is considered reasonable to levy a condition to ensure that the rear window is obscured and non-openable upto 1.7m to comply with the provisions of Policy (II)H8 of the Unitary Development Plan and to safeguard privacy.

6.5 Character and Appearance

6.5.1 The property is within the Enfield Town Conservation Area. Policies (II) GD3 and (II) C30 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments providing particular emphasis on the impact of the development to designated heritage assets. Similarly, Policies CP30 and CP31 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their established special heritage context. In addition Policy

7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.

- 6.5.2 The property is a detached unit of inter-war architectural design that serves to characterise this section of Chase Side. The Enfield Town Conservation Area Character Appraisal identifies the property as making a neutral contribution to the surrounding area.
- 6.5.3 While it is acknowledged that the subject plot, being directly adjacent to public open space and a road junction with an open aspect, occupies a conspicuous location within the street scene, the design of the proposed extension serves to respect the architectural motif of the parent dwelling, with its modest proportions and roof treatment appearing subordinate to the property while successfully integrating into its general and replicated aesthetic to provide a unified whole. While the overall contribution of the property to the Conservation Area would largely remain unaltered, the removal of the garage and the creation of a unified flank elevation are welcomed. The loss of a chimney stack is also not considered to be significant or detrimental to the appearance of the property. Therefore, it is considered on balance that the established special character of the surrounding heritage asset would remain intact as a result of the development having regard to Policies (II)GD3 and (II)C30 of the Unitary Development Plan and Policies CP30 and CP31 of the Core Strategy.

6.6 Loss of Garage

- 6.6.1 Policy (II)H10 of the Unitary Development Plan highlights the need to ensure that the loss of an existing garage or car parking space does not give rise to conditions that would significantly increase the demands for car parking provision in the surrounding area in accordance with principles outlined by NPPF and parking standards referred to by Policy 6.13 of the London Plan.
- 6.6.2 The development will result in the loss of a garage parking space and parking has been cited as a reason for objection. Notwithstanding the fact that the development site falls within an area benefiting from a high PTAL rating of 5 and would, in accordance with Policy 6.13 of the London Plan not require off-street parking provision, the property benefits from a hardstanding area currently servicing the garage which is of a sufficient size to decant a single parking space. In this regard, the development would comply with the provisions of Policy 6.13 of the London Plan and would not result in additional parking pressures within a Controlled Parking Zone (CPZ)

6.7 CIL

- 6.7.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.7.2 The development would not be liable for Mayoral CIL.

7. Conclusion

7.1 Overall, it is considered that the proposed development is acceptable and it is recommended that the application be approved for the following reason:

1. The proposed change of use of the dental surgery to residential accommodation despite resulting in the loss of a community facility, would contribute to increasing the overall provision of viable larger single family dwelling houses whilst preserving the established special character of the surrounding Conservation Area and would on balance be compliant with the principles of Policies CP4, CP5, CP30 and CP31 of the Core Strategy, Policies DMD17 & DMD44 of the Development Management Document, Policies (II)GD3, (II)C17 and (II)C30 of the Unitary Development Plan, the Enfield Town Conservation Area Character Appraisal, Policies 3.3, 3.4, 3.8 & 3.14 of the London Plan and the NPPF.
2. The proposed conversion of a garage into a habitable space does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways where parking demand for a single vehicle can be decanted to an existing hardstanding to the front of the property having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan, 6.13 of the London Plan and the NPPF.
3. The proposed part single, part 2-storey side extension with pitched roof over, single storey rear / side extension and removal of chimney due to their siting, size and design would not result in a form of development which is detrimental to the character and appearance of the subject property, the established special character of the surrounding Conservation Area. In addition, the scale of the development would not unduly affect the amenity value or privacy of the surrounding properties having regard to Policies CP30 and CP31 of the Core Strategy and Policies (II)GD3, (II)C30 (II)H8, (II)H12 and (II)H14 of the Unitary Development Plan.

Recommendation

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

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

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

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no

external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

5. The rear glazing serving bedroom of the development indicated on drawing Nos. 003 and 004 shall be fixed shut upto 1.7m 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.

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

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

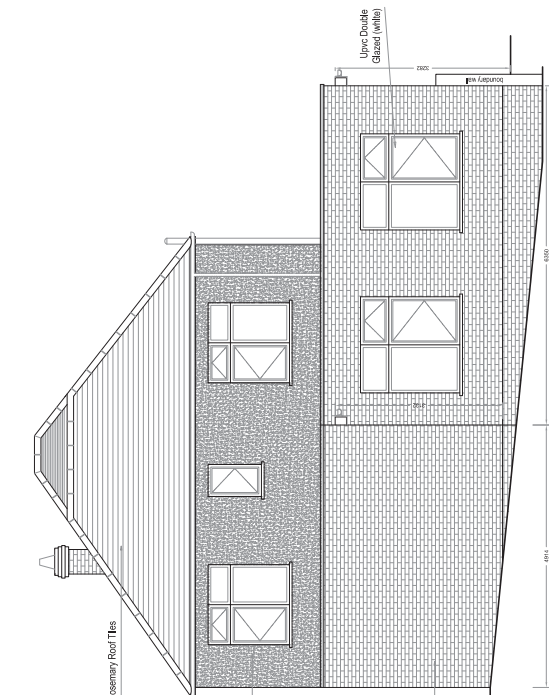
The drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from adjoining owners. The party wall procedure must be adopted before work commences on site. Please refer to information booklet from www.odpm.gov.uk/partywall-1996 or Tel 0870 122 6236

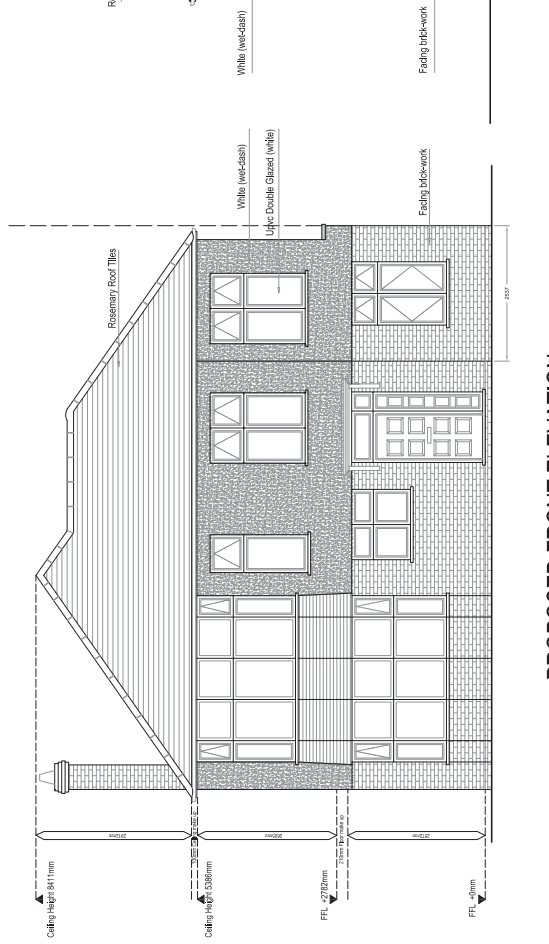


The Council Offices
PO Box 53, Civic Centre,
Sherr Street, Enfield, Middlesex EN1 3XB
Tel: 020 8279 3624 fax: 020 8279 3679
email: building.control@enfield.gov.uk

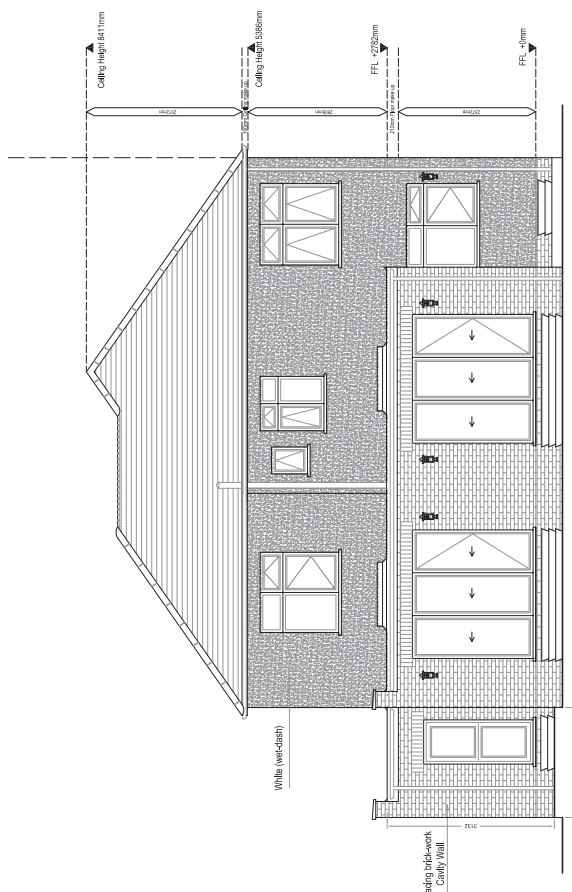
Client	Ken Dutton
Project	1 Chase Side EN2 6NB
Drawing Title	Proposed
Drawing No.	003
Revision	
Scale	1:100
Size	A3
Drawn by	A.F
Date	10/02/2014



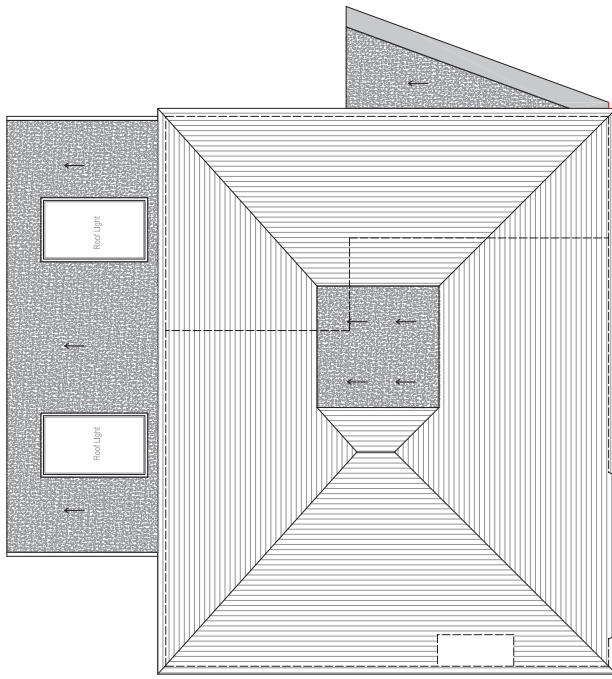
PROPOSED FRONT ELEVATION



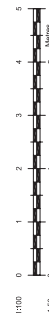
PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION



PROPOSED ROOF PLAN



This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

The proposed works may fall within the Party Wall Act 1996. The building owner must notify and obtain formal agreement from the adjoining owner. It is the responsibility of the building owner to obtain the necessary consents and to be satisfied that the work complies with all applicable regulations. Information booklet from www.odpm.gov.uk/partywall-1996 or Tel 0870 122 6236



Plan Drawing Service
 PO Box 53, Civic Centre,
 Sherrin Street, Enfield, Middlesex, EN1 3XB
 Tel: 020 8379 3524 fax 020 8379 3679
 email: buildingcontrol@enfield.gov.uk

Client	Ken Dutton
Project	1 Chase Side EN2 6NB
Drawing Title	Proposed
Drawing No.	004
Scale	1:100
Revision	A3
Size	A3
Date	10/02/2014

