

Public Document Pack



PLANNING COMMITTEE

Tuesday, 19th August, 2014 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Toby Simon (Chair), Derek Levy (Vice-Chair), Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Christine Hamilton, Ahmet Hasan, Suna Hurman, Andy Milne, Anne-Marie Pearce 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 18/08/14

AGENDA – PART 1

1. WELCOME AND APOLOGIES FOR ABSENCE

2. 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.

3. MINUTES OF THE PLANNING COMMITTEE (Pages 1 - 6)

To receive the minutes of the Planning Committee meeting held on Tuesday 22 July 2014.

4. P13-03739PLA - 22, FAIRGREEN, BARNET, EN4 0QS (Pages 7 - 26)

RECOMMENDATION: Approval subject to conditions

WARD: Cockfosters

5. P14-01867PLA - 8 MORSON ROAD, ENFIELD, EN3 4NQ. (Pages 27 - 48)

RECOMMENDATION: Approval subject to conditions

WARD: Jubilee, Ponders End

6. 14/00033/RE4 - DE BOHUN PRIMARY SCHOOL, GREEN ROAD, NEW SOUTHGATE, LONDON (Pages 49 - 56)

RECOMMENDATION: That in accordance with Regulation 4 of the Town & Country Planning (General) Regulations 1992, Planning Permission be deemed to be granted subject to conditions.

WARD: Cockfosters

7. P14-01016PLA - 19A NATAL ROAD, LONDON, N11 2HU (Pages 57 - 66)

RECOMMENDATION: Approval subject to conditions

WARD: Bowes

8. P14-01677PLA - 83. OLD PARK RIDINGS, LONDON, N21 2ER (Pages 67 - 76)

RECOMMENDATION: Approval subject to conditions

WARD: Grange

9. 14/02253/FUL - FERNY HILL FARM, FERNY HILL, ENFIELD, EN4 0PZ. (Pages 77 - 88)

RECOMMENDATION: Approval subject to conditions

WARD: Cockfosters

10. 14/02591/HOU - 20 DRAPERS ROAD, ENFIELD, EN2 8LU (Pages 89 - 98)

RECOMMENDATION: Approval subject to conditions

WARD: Highlands

11. EXCLUSION OF THE PRESS AND PUBLIC

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those

paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).
(There is no part 2 agenda)

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PLANNING COMMITTEE - 22.7.2014

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 22 JULY 2014**

COUNCILLORS

- PRESENT** Derek Levy (Chair), Abdul Abdullahi, Dogan Delman, Christiana During, Christine Hamilton, Ahmet Hasan, Andy Milne, Anne-Marie Pearce and George Savva MBE
- ABSENT** Lee Chamberlain, Suna Hurman and Toby Simon
- OFFICERS:** Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Linda Dalton (Legal Services), Sharon Davidson (Planning Decisions Manager), Geoff Burrage (Transport Planning & Policy) and Anthony Wilson (Regeneration and Environment) and Metin Halil (Secretary)
- Also Attending:** Approximately 11 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group

69**WELCOME AND APOLOGIES FOR ABSENCE**

1. Councillor Levy, Chairman in the absence of Councillor Simon welcomed everyone to the meeting and read a statement regarding the order and conduct of the meeting.
2. Councillor Savva acted as Vice Chairman for the meeting.

70**DECLARATION OF INTERESTS**

There were no declarations of interest.

71**MINUTES OF THE PLANNING COMMITTEE 24 JUNE 2014**

AGREED the minutes of the Planning Committee meeting held on Tuesday 24 June 2014 as a correct record.

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PLANNING COMMITTEE - 22.7.2014

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 35)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No. 35).

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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.

74

S106 AGREEMENTS - MONITORING INFORMATION (REPORT NO. 37)

RECEIVED the report of the Assistant Director (Regeneration, Planning and Economic Development).

NOTED

1. If Members had any queries they should e-mail the contact officers direct.
2. Following a discussion by members, the following queries were raised:
 - Healthcare funds of £1,092,976, not yet received, how would this money be allocated i.e. NHS, GP surgeries
 - Request for member training on what can or cannot be spent regarding Section 106 monies and how would residents have input on how this money is spent.
 - Presentation issues as regards the spreadsheets, requirement for a more detailed report. Members felt there were presentation issues with the report.
 - Further queries to be sent to Joanne Woodward and Anthony Wilson.
3. A larger print version of the annexes was available in the Members' Library.
4. Members noted the contents of the report and its annexes.

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P14-00197PLA - 109. STATION ROAD, LONDON, N11 1QH

PLANNING COMMITTEE - 22.7.2014

NOTED

1. Introduction by the Planning Decisions Manager.
2. The response by the Group Leader – Transport Planning & Policy to concerns raised by members regarding the impact of local parking by the new development.
3. The response of the Planning Decisions Manager to issues raised.
4. Additional items reported:
 - a. Para 6.3.32 – Traffic & Transportation had confirmed that the proposed loading bay could be used for disabled parking outside the allocated loading times. They also advised that single yellow lines could be used by blue badge holders. Whilst it was always preferable to secure dedicated disabled car parking, it is not possible for the reasons set out in the report to provide such parking in this instance. It is also considered that any disabled occupants would buy into the development in the knowledge of the parking arrangement that would exist.
 - b. Para 6.5.7 - TfL had confirmed that there was no objection in principle to relocating the bus cage. This matter would be secured through the Section 106.
 - c. Para 6.7.6 – The level of affordable housing set out in the report (para 6.7.4) was the minimum level of provision that would be secured. Discussions are on-going with the applicant to secure additional provision and as today's date the provision had increased to 18 affordable units – 7 rent and 11 shared ownership. However, this needs to be tested against the Section 106 contributions that were being sought. Members are being asked to give officers delegated authority to continue discussions on this issue, to secure no less than the level of provision set out in the report, and also the other issues identified at para 6.8.1 through a Section 106 Agreement.
 - d. Conditions 6,8,9 and 13 as set out in the report were not in fact required as they are either covered by other conditions or the obligations to be secured through the Section 106 Agreement.
5. Following a debate, a vote was taken and members resolved to accept the officers' recommendation by 6 votes, 1 against and 2 abstentions.

AGREED that, subject to the completion of a Section 106 Agreement to secure the obligations as set out in the report, the Head of Development Management/the Planning Decisions Manager be authorised to grant planning permission subject to conditions set out in the report.

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P14-01926PLA - PRINCE OF WALES PRIMARY SCHOOL, SALISBURY ROAD, ENFIELD, EN3 6HG

NOTED

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1. Introduction by the Planning Decisions Manager.
2. The application was for a minor material amendment to P13-01333LBE which had already been previously granted.
3. The response by the Group Leader – Transport Planning & Policy to concerns raised by members regarding parking issues.
4. Following a debate the officers' recommendation was unanimously approved.

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.

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P14-02136PLA - 206A, NIGHTINGALE ROAD, LONDON, N9 8PT

NOTED

1. Introduction by the Planning Decisions Manager.
2. The response by the planning Decisions Manager addressing member concerns regarding car parking and contaminated land on the site.
3. Following a debate the officers' recommendation was unanimously approved.

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.

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P13-03803PLA - ENFIELD GRAMMAR UPPER SCHOOL, MARKET PLACE, ENFIELD, EN2 6LN

NOTED

1. Introduction by the Planning Decisions Manager.
2. Officers had attended a site meeting on the 21st July 2014, to discuss the issues identified in the report, regarding the long term health of the trees on the northern boundary and how they would be affected by the proposed 4.5m high fence.
3. The report identified the need for some further minor design amendments to the proposed new building. These had not yet been finalised and therefore an additional condition is recommended to require these.
4. The comments of Dennis Stacey, Chairman of Conservation Advisory Group.
5. Response of the Planning Decisions Manager to issues raised.
6. Following a debate the officers' recommendation, including an additional condition, was unanimously approved.

AGREED subject to an additional condition requiring that the floodlights be finished in a colour to be agreed and not have a galvanised finish (green

PLANNING COMMITTEE - 22.7.2014

suggested as per fencing), that planning permission be granted subject to conditions set out in the report.

Additional planning condition to secure amendments to the scheme:

“Notwithstanding the submitted details, no development of the changing room pavilion shall take place until revised elevations have been submitted to and approved in writing by the Local Planning Authority. The revisions shall include, but not be limited to, a reduction in the depth of the proposed flat roof and the insertion of real or dummy windows to the elevations of the building to provide greater articulation. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of the Enfield Town Conservation Area”.

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P14-01895PLA - ST ANNES CATHOLIC SCHOOL, OAKTHORPE ROAD, LONDON, N13 5TY

NOTED

1. Introduction by the Planning Decisions Manager.
2. The officers' recommendation was unanimously approved.

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

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P14-02068PLA - UNIT 1A, CROWN ROAD, ENFIELD, EN1 1TH

NOTED

1. Introduction by Head of Development Management.
2. The application proposed 3131 sq. metres of internal mezzanine floor space to Unit 1a of the Great Cambridge Road Retail Park. An extant planning permission had approved 2090 Sq. metres for the same unit, therefore the proposal would be for an additional 1041 Sq. metres. It was solely the effect of this additional floor space upon which the acceptability of the current application would be determined.
3. The comments of Dennis Stacey, Chairman of Conservation Advisory Group.
4. Response of the Head of Development Management to issues raised.
5. Following a debate the officers' recommendation was unanimously approved.

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

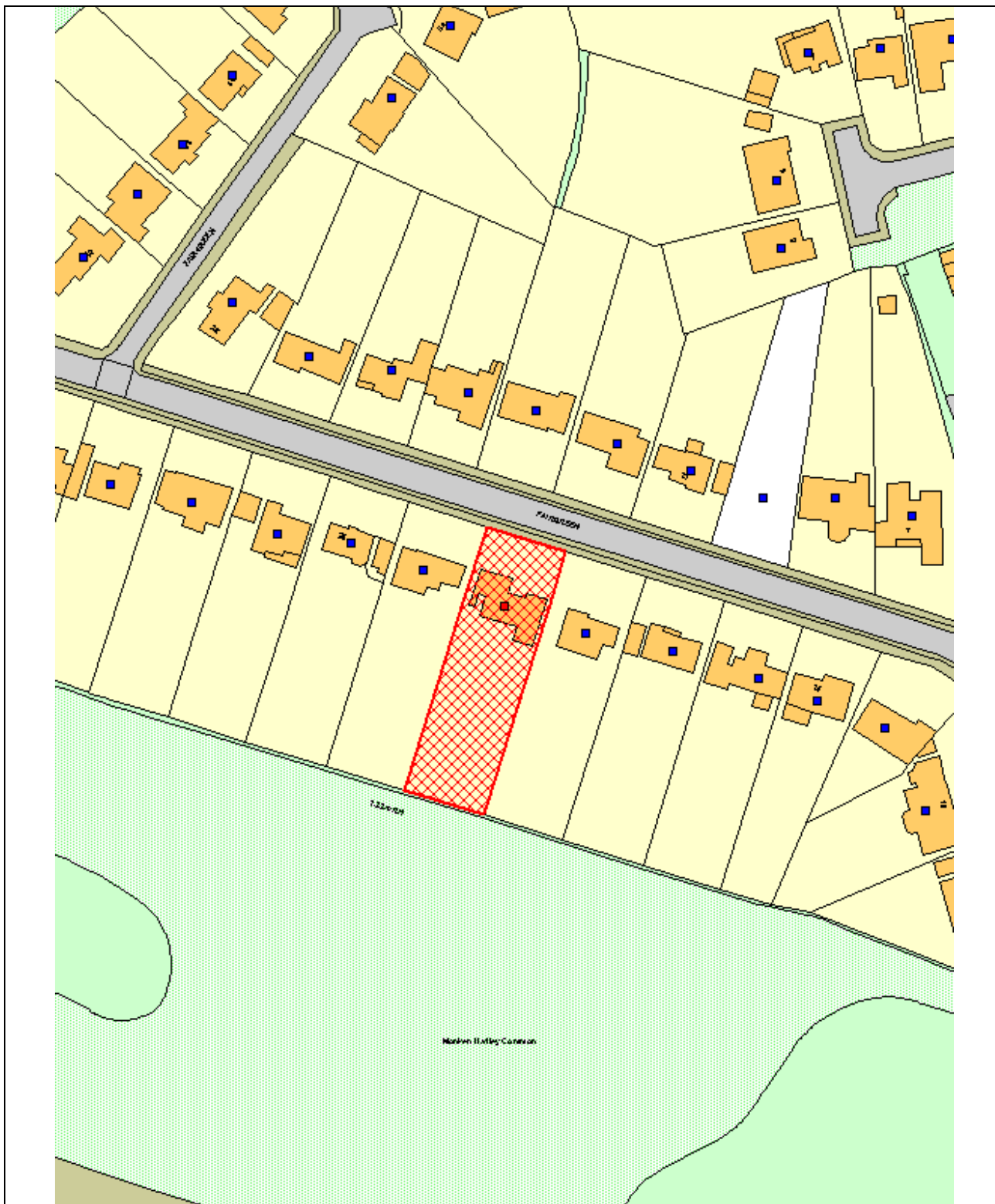
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APPEAL INFORMATION

NOTED that the update on decision relating to Town Planning Appeals would either be circulated to members or be combined with appeal information for the next meeting.

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 19 th August 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms Kate Perry 020 8379 3853	Ward: Cockfosters
Ref: P13-03739PLA		Category: Full Application
LOCATION: 22, Fairgreen, , Barnet, , EN4 0QS,		
PROPOSAL: Demolition of existing house and erection of a 2-storey detached 6-bed single family dwelling with basement incorporating a swimming pool, rooms in roof with front and rear dormer windows, balcony to first floor at rear and integral garage.		
Applicant Name & Address: G FISHER 22, Fairgreen, Barnet, EN4 0QS		Agent Name & Address: Alan Cox Associates 22, Fairgreen, Barnet, EN4 0QS
RECOMMENDATION: That planning permission be GRANTED subject to conditions		
Note for Members: Whilst this is an application that would normally be dealt with under delegated powers, the application is reported to Committee at the request of Cllr Lavender due to concerns regarding neighbouring amenity.		



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Scale 1:1250

North



1 Site and Surroundings

- 1.1 The application property is a detached house which is located along the southern side of Fairgreen. The existing property has a 2 storey forward facing gable feature on the eastern side and the remainder of the second floor is provided by dormered accommodation in the roof space.
- 1.2 Land levels drop relatively steeply west to east such that number 20 Fairgreen is situated on a higher ground level than the application property and number 24 is lower.
- 1.3 The surrounding area is characterised by large detached dwelling houses set in generously sized plots.
- 1.4 The site is not a listed building and is not located within a Conservation Area.
- 1.5 The site is located within a bat protection area and a SINC's buffer.

2 Proposal

- 2.1 The application seeks planning permission for the erection of a new 2 storey single family dwelling house with accommodation in the roofspace and a basement, following demolition of the existing property.
- 2.2 The dwelling would measure a maximum of 12.32 metres in depth, 16.15m in width and 9m in height from original ground level and to the top of the crown roof. It would have a hipped roof, 2 forward facing dormers, 3 rear facing dormers and a 2 storey forward facing gable.
- 2.3 The property would comprise:

Basement: swimming pool, kitchen, gym, dance studio, wine cellar and shower/ changing room.
Ground Floor: kitchen, family room, study, cloakroom, wet room, utility room, toilet and garage.
First Floor: 4 bedrooms all en-suite
Loft Floor: 2 en-suite bedrooms and a kitchen.

3 Relevant Planning Decisions

- 3.1 Planning permission P13-02277PLA which was for the demolition of existing dwelling and erection of a detached 1 x 6-bed single family dwelling including integral garage, construction of basement incorporating swimming pool and habitable rooms, terrace and steps at ground floor level, doors and balcony at first floor rear, 3 x rear dormers, 2 x front dormers, 1 x front and 2 x side roof lights, lantern roof light to provide accommodation in roof and erection of cycle shed at rear, was refused for the following reasons:

The proposed development by reason of its height, width, design and siting, particularly given the sloping nature of Fairgreen, would result in the addition of a property which would be overly dominant and intrusive in the streetscene and would fail to respect the size, design and scale of the neighbouring properties contrary to policy (II)GD3 of the Unitary Development Plan, policies 6, 8 and 37 of the

Submission Version Development Management Document, policies 7.1 and 7.4 of the London Plan and the National Planning Policy Framework.

The proposed development, by reason of its depth beyond the rear building line of number 24 Fairgreen, its height and proximity to the site boundary, particularly give the drop in levels between the properties, would result in an overly dominant form of development in relation to the neighbouring property resulting in a heightened sense of enclosure detrimental to the amenities of the neighbouring occupiers and contrary to policies (II) GD3 and (II) H12 of the Unitary Development Plan and Submission Version Development Management Document Policies 8, 11 and 37.

The proposed development, by reason of the increased height of the terrace and the proximity of this to the side site boundaries as well as the addition of a first floor rear facing balcony would result in additional overlooking (actual and perceived) of the neighbouring properties contrary to policy (II) H8 of the Unitary Development Plan and Submission Version Development Management Document Policy 8.

Insufficient evidence has been submitted to demonstrate the overall energy efficiency / CO2 reduction of the scheme against targets set by the Development Plan and the principles of the energy hierarchy particularly in the case where the technical feasibility of achieving claimed improvements over Part L1A of Building Regulations is questionable for a scheme of this size and scale. This is further compounded by virtue of the credits claimed as part of issue ENE1 of the Code for Sustainable Homes, where failure to comply with stated CO2 reduction targets would jeopardise or prevent the ability of the scheme to achieve a minimum Code Level 3 rating. In the absence of appropriate technical documents and mindful of the provisions of Circular 11/95, the Local Planning Authority are unable to levy a condition to satisfy such concerns where the condition may undermine the benefit of consent. This is contrary to Core Policies 4 and 20 of the Core Strategy, Policies DMD 49, 50 & 51 of the emerging Development Management Document, Policies 5.1, 5.2, 5.3 and 5.4 of the London Plan and the National Planning Policy Framework.

4 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

No objections subject to conditions regarding details of enclosure and details of surfacing materials.

4.1.2 Biodiversity Officer

No objections subject to conditions and in particular the retention of the existing pond in the rear garden

4.1.3 Sustainable Design and Construction Officer

No objections subject to conditions.

4.1.4 Thames Water

No objections. Directive recommended.

4.2 **Public**

4.2.1 Consultation letters were sent to 4 neighbouring occupiers and a site notice advertised the application. Responses were received from the neighbouring occupiers at number 24 Fairgreen raising the following concerns (in summary):

- Factual inaccuracy in that the site is a lot smaller than suggested by the applicant.
- Concerned about the dominance and large scale of the proposal.
- Concerned about disruption as a result of the building work.
- Neighbouring site is on a higher ground level and built closer to the boundary over 2 storeys.
- Proposal will have an overbearing impact including on the garden and terrace.
- The proposed development will be much higher than the existing and come closer to number 22 not only resulting a heightened sense of enclosure but also resulting in a loss of light especially to the bedroom and lounge.
- The raised ground level at the neighbouring property in particular the side way and terrace on the boundary would result in a loss of privacy.
- The size and mass of the dwelling is significantly greater than existing houses in the road.
- The building would be more than 1m in front of existing front building line of number 22 Fairgreen.

4.2.2 Since this objection was received the proposal has been amended as follows:

- The development has been reduced in width such that it is 2m from the boundary at first floor level with number 24 Fairgreen.
- The building has been moved rearward in to the site so that the front elevation of the development has been set back so it is line with the front of the existing dwelling. The rear elevation has also moved a metre rearward.
- The patio at the rear has been lowered so that it is no higher than the existing – including to the side of the dwelling along the boundary with number 24 Fairgreen.

4.2.3 The revised drawings have been sent to the neighbouring occupier at number 24 Fairgreen and the following additional comments have been received:

- The whole house has been moved back which is welcome at the front but means the 45 degree line is crossed at the rear and the development would appear even more overbearing.
- The plans do not demonstrate whether the height of the sideway is to remain the same or to be increased [Subsequent to this, the applicant has confirmed by amending drawing 3B that the side way will be no higher than the existing].
- The side elevation does not show that there would now be to skylights facing west.
- The side way is narrower than the existing and would afford greater overlooking.
- The basement extends too close to the common boundary with number 24 and raises concerns regarding deep excavations, piling and foundations.
- The basement would be out of keeping with the character of the area.

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 elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy 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 involves oral hearing sessions and these took place on 23rd and 24th 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 London Plan Alterations 2013)
- 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing development
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities
 - 3.10 Definition of affordable housing
 - 3.11 Affordable housing targets
 - 3.12 Negotiating affordable housing on schemes
 - 3.13 Affordable housing thresholds
 - 5.1 Climate change mitigation
 - 5.2 Minimising carbon dioxide emissions
 - 5.3 Sustainable design and construction
 - 5.7 Renewable energy
 - 5.13 Sustainable drainage
 - 5.14 Water quality and wastewater infrastructure
 - 5.15 Water use and supplies
 - 5.16 Waste self sufficiency
 - 6.13 Parking
 - 7.1 Building London's neighbours and communities
 - 7.2 An inclusive environment
 - 7.4 Local character
 - 7.5 Public realm
 - 7.6 Architecture
- 5.5 Local Plan - Core Strategy
- SO1: Enabling and focusing change
 - SO4: New homes
 - SO8: Transportation and accessibility

SO10: Built environment
CP2: Housing supply and locations for new homes
CP4: Housing quality
CP5: Housing types
CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
CP30 Maintaining and enhancing the built environment
CP36 Biodiversity

5.6 Saved Unitary Development Plan (UDP) Policies

(II) GD3 Design and character
(II) GD6 Traffic implications
(II) GD8 Site access and servicing
(II) H8 Privacy and overlooking
(II) H12 Extensions
(II) H9 Amenity space
(II)T13 Access onto public highway

5.7 Submission Version Development Management Document (DMD)

DMD 2 Affordable Housing for Developments of less than 10 units
DMD 3 Providing a mix of different size homes
DMD 6 Residential Character
DMD 8 General Standards for New Residential Development
DMD 9 Amenity Space
DMD 10 Distancing
DMD 11 Rear extensions
DMD 37 Achieving High Quality and Design Led Development
DMD 45 Parking Standards and Layout
DMD 49 Sustainable Design and Construction Statements
DMD 51 Energy Efficiency Standards

5.8 Other Relevant Policy

National Planning Policy Framework
National Planning Practice Guidance

6 Analysis

6.1 Planning permission was refused for the demolition of the existing house and the erection of a replacement dwelling on this site in 2013. A key consideration in the determination of this planning application is whether the proposal addresses those reasons for refusal.

6.2 Principle

6.2.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 2 of the Core Strategy insofar as it would maintain the Borough's housing stock.

6.2.2 However, the application must be judged on its own merits and assessed in relation to material considerations including, among others, the impact of the development on the character of the area and neighbouring residential amenity.

6.3 Impact on the street scene and the character of the area

- 6.3.1 The first reason for refusal of the earlier application (Ref: P13-02277PLA) was concerned with the impact of the proposed development on the street scene and that it would have been visually dominant and overly intrusive particularly given the sloping nature of Fairgreen. The most recent incarnation of the proposal has been reduced in width such that 2m would be retained to the boundary with number 24 at first floor level (previously 1m) and the development has also been set back further in the site to mirror the front building line of the existing dwelling (previously it projected forward of the existing building by 0.8m). In addition, one of the proposed front dormers has been amended so that it reflects the fenestration of the rest of the dwelling and is more in keeping with the street scene. It is considered that these revisions mitigate the previous concerns identified. It is acknowledged that the development will appear larger in the street scene than the existing dwelling but a development of this scale would not be out of keeping with the pattern of development in the surrounding area and it would present an acceptable appearance in the street scene.
- 6.3.2 In light of the above the proposal is consistent with Core Policy 30 of the Core Strategy, policy (II)GD3 of the Unitary Development Plan, DMD 6, 8 and 37 of the Submission Version Development Management Document, policies 7.1 and 7.4 of the London Plan and the National Planning Policy Framework.
- 6.4 Residential Amenity
- 6.4.1 Turning to the impact on the residential amenities of neighbours, the properties most affected by the proposed development would be numbers 20 and 24 Fairgreen and the occupiers of number 24 Fairgreen have objected to the proposed development.
- 6.4.2 The second reason for refusal of the earlier scheme related to the impact of the development on the occupiers of number 24 Fairgreen and in particular that it would be overly dominant and result in a heightened sense of enclosure. As stated above the current application has been amended such that the full depth of the first floor of the development would be positioned 2m off the boundary (previously 1m) which would reduce the scale of the development when viewed from the neighbouring house and would prevent it appearing unacceptably overly dominant.
- 6.4.3 It is noted that the development has been positioned further rearward in the site (by approximately 0.8m to mitigate against street scene concerns previously identified). However, the development would not breach a 45 degree angle from the midpoint of the nearest ground floor rear facing window at number 24.
- 6.4.4 With regard to the first floor element, the dwelling would breach a 30 degree angle from the nearest first floor rear window of number 24. However, at its nearest point the first floor element would be some 7m distant and would only minimally breach the 30 degree angle. The new dwelling would extend 0.4m beyond the 30 degree line at this point. The second breach of the 30 degree angle would occur at a distance of 10.6m and would be located in a similar position as the existing house and so would not have an unacceptably greater impact despite extending 0.3m deeper. The eaves height and existing and proposed soffit height at this point would be very similar to the existing.
- 6.4.5 With regard to privacy, the development has been revised so that the proposed patio will extend no higher than the existing in proximity to the boundary with number 24 Fairgreen. This includes the sideway at the side of the new dwelling. The development therefore will not result in an unacceptable loss of privacy for the

neighbouring property. In addition, a rear facing balcony which was proposed as part of the refused scheme has been replaced with a Juliet balcony which would not afford significantly more overlooking than existing first floor windows. It is recommended that side facing rooflights be obscure glazed and non-opening unless 1.7m above internal floor level.

- 6.4.4 With regard to the impact on the occupiers of number 20 Fairgreen, number 20 has a single storey garage on the boundary with number 22 beyond which the proposed development would extend to a greater depth. However, it would not extend beyond the main rear building line of the neighbouring property and would not result in a loss of light or outlook for the neighbouring occupiers and nor would it appear overly dominant.

6.5 Internal layout of the new dwelling

- 6.5.1 The space standards for new residential development are set out in table 3.3 of the London Plan 2011. For a 3 storey 4 bed, 6 person house the Gross Internal Area (GIA) should be 113 sq. m. The proposed dwelling has 6 double bedrooms and proposes a gross internal area of approximately 593sq. m which exceeds the minimum space requirement.

6.6 Amenity space

- 6.6.1 The submitted drawings indicate that the proposed new dwelling would have a private amenity space to the rear of the site of approximately 800 sq. m. which exceeds the standards required by the Submission Version DMD and the UDP.

6.7 Parking, Access and Servicing

- 6.7.1 With regard to parking, pedestrian and vehicle access, and servicing, no objections have been made by the Council's Traffic and Transportation department. No changes are proposed to the access or boundary arrangement.

6.8 Sustainable Design and Construction

- 6.8.1 To accord with the stipulations of Core Policy 4 of the Core Strategy and Policy 5.2 of the London Plan, all new residential developments must achieve a minimum of Level 3 under the Code for Sustainable Homes.

The Council's Sustainable Design Officer has inspected the proposed scheme and has stated that he has no objection to the development subject to conditions.

6.9 Biodiversity

- 6.9.1 The Council's Biodiversity Officer has inspected the revised scheme including the submitted Phase 1 bat survey. The bat emergence survey submitted recorded bat activity around the site but no bats were seen to be emerging from the property itself. This means the Officer has confirmed that there are no ecological constraints associated with the proposed demolition/development. Conditions have been recommended.

6.10 Section 106 Contributions

6.10.1 Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

6.10.2 The current proposal has been assessed in relation to the Council's Section 106 Supplementary Planning Document (adopted 1.11.11) which details when a contribution will be required. As the current proposal involves a replacement dwelling and not a new residential unit no contributions are required in this case.

6.11 Community Infrastructure Levy (CIL)

6.11.1 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 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 sq.m. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.11.2 The current proposal will be required to make a contribution if the net additional floorspace exceeds 100 sq.m. The floor space of the existing house is 274 sq. m. The proposed dwelling would have a floor area of 593 sq.m resulting in a net increase of 319Sq.m.

6.11.3 In light of this the proposal is required to make a contribution of £6695.

7.0 Conclusion

7.1 Having regard to the above, it is considered that the amendments to the scheme have addressed the reasons for refusal identified with respect to the earlier planning application and the development as now proposed is acceptable having regard to the character and appearance of the wider area and the amenities of the occupiers of neighbouring properties.

8.0 Recommendation

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

1. C07 Materials to be submitted
2. C09 Hardsurfacing
3. C10 Levels
4. C15 Retention of garage for private motor vehicles
5. C16 Parking areas
6. C24 Obscure glazing – First and second floor side facing windows
7. C25 No additional fenestration
8. C26 Flat roofs
9. C28 Restrict PD – Extensions

10. Should demolition/development not commence prior to June 2016 an updated bat survey is to be undertaken (by an appropriately qualified ecologist) and the results submitted and approved in writing by the Council. Should bats or evidence of bats be found no development is to commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England).

Reason: To ensure that bats, a material consideration, are not adversely impacted upon by the development.

11. No development hereby permitted shall commence until details of biodiversity enhancements, to include 2 bird bricks/boxes and 3 bat tiles/brick **designed into the new building** has been submitted and approved in writing by the council. Details are to include a plan indicating location of; and the type/specification of bird bricks and bat tiles which are being incorporated into the structure of the new dwelling.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan and to ensure that the council fulfil their obligations under the 2006 NERC Act and their commitments as given within The Enfield Biodiversity Action Plan.

12. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:

- Planting plans indicating the retention of existing hedgerow boundaries (or hedgerow species to be planted if proposed for removal)
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include **native and wildlife friendly species** and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- Implementation timetables

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

13. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. *Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).*

14. If bats or evidence of a bat roost is found during demolition works then all works must cease immediately (and a qualified bat licenced ecologist called for further guidance) until a licence from the Statutory Nature Conservation Organisation for development works

affecting bats has been obtained and a copy submitted to and approved in writing by the council.

Reason: Bats were recorded to be utilising this area and there are suitable features for them to take roost. There is therefore a minimal risk that bats may take roost in this property. This condition will ensure that should bats (a European Protected Species) be present, they are not adversely affected by the development in line with wildlife legislation.

15. Prior to first occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than the targeted 80 litres per person per day as specified in the pre-assessment submitted with the scheme. Lower rates of efficiency commensurate with the technical constraints of the development may be submitted if this target is found to be unachievable.

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

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

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 5.15 of the London Plan.

17. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in

accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

18. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

19. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 40% improvement total CO₂ emissions arising from the operation of a development and its services over Part L of Building Regs 2010. If electricity is specified as the primary heating fuel a comparative analysis of total CO₂ savings set against a gas heating fuel baseline shall be submitted for consideration. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

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

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

20. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary);
- d. (if applicable) A noise assessment and air-quality assessment regarding the operation of the technology; and
- e. (if applicable) In the case of ground source heat pumps and ground source cooling confirmation that the system shall be a 'closed loop' system and shall not tap or utilise ground water / aquifer.

The renewable energy technologies shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by renewable energy are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

21. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Code Level 3' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:
- a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

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

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

22. Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

23. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:
- i. Target benchmarks for resource efficiency set in accordance with best practice
 - ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
 - iii. Procedures for minimising hazardous waste
 - iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
 - v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

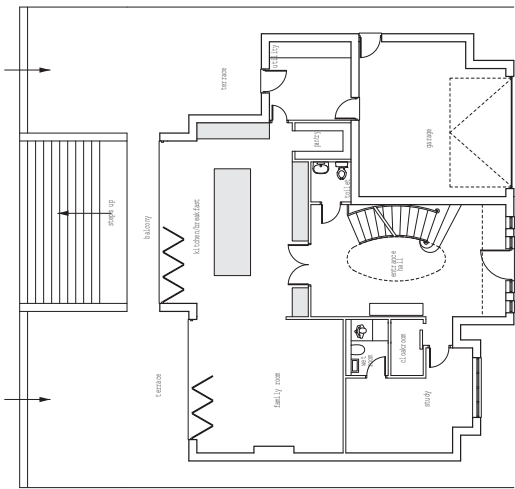
In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

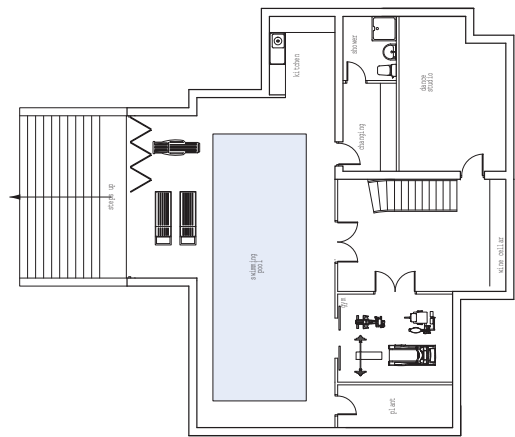
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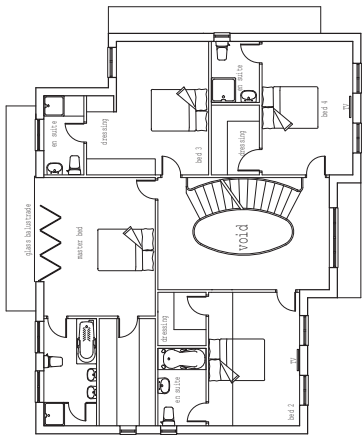
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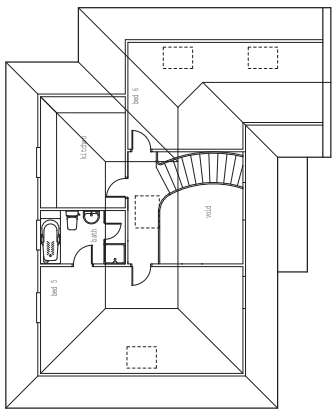
GROUND FLOOR PLAN



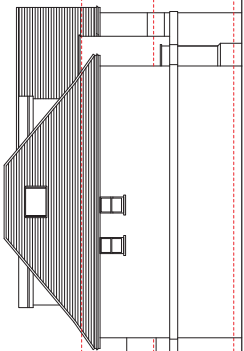
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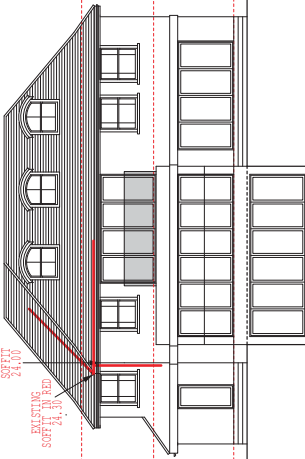
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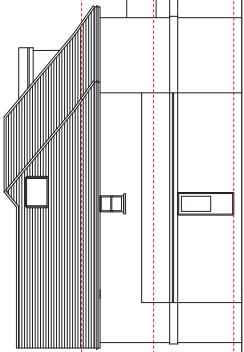
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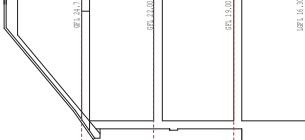
SIDE ELEVATION



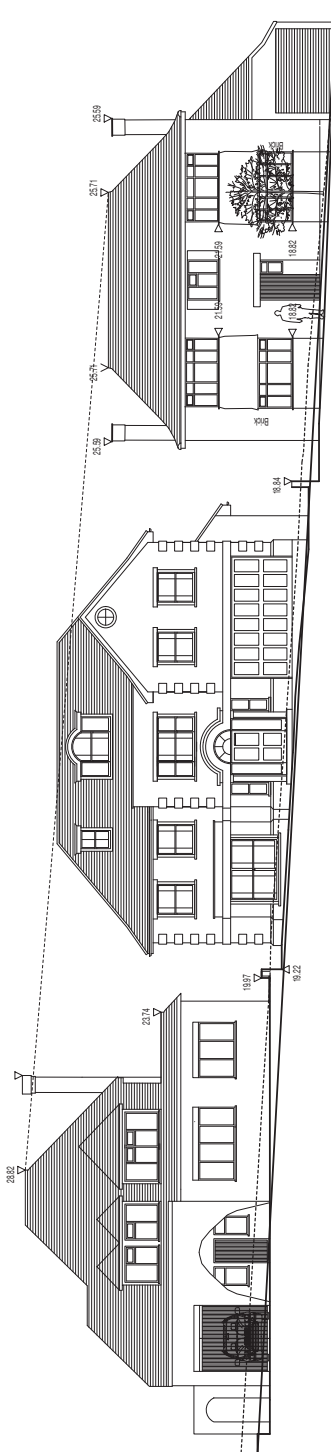
REAR ELEVATION



SIDE ELEVATION



SECTION



FRONT ELEVATION AND STREETSCENE

22 FAIRGREEN BARNET EN4 0QS

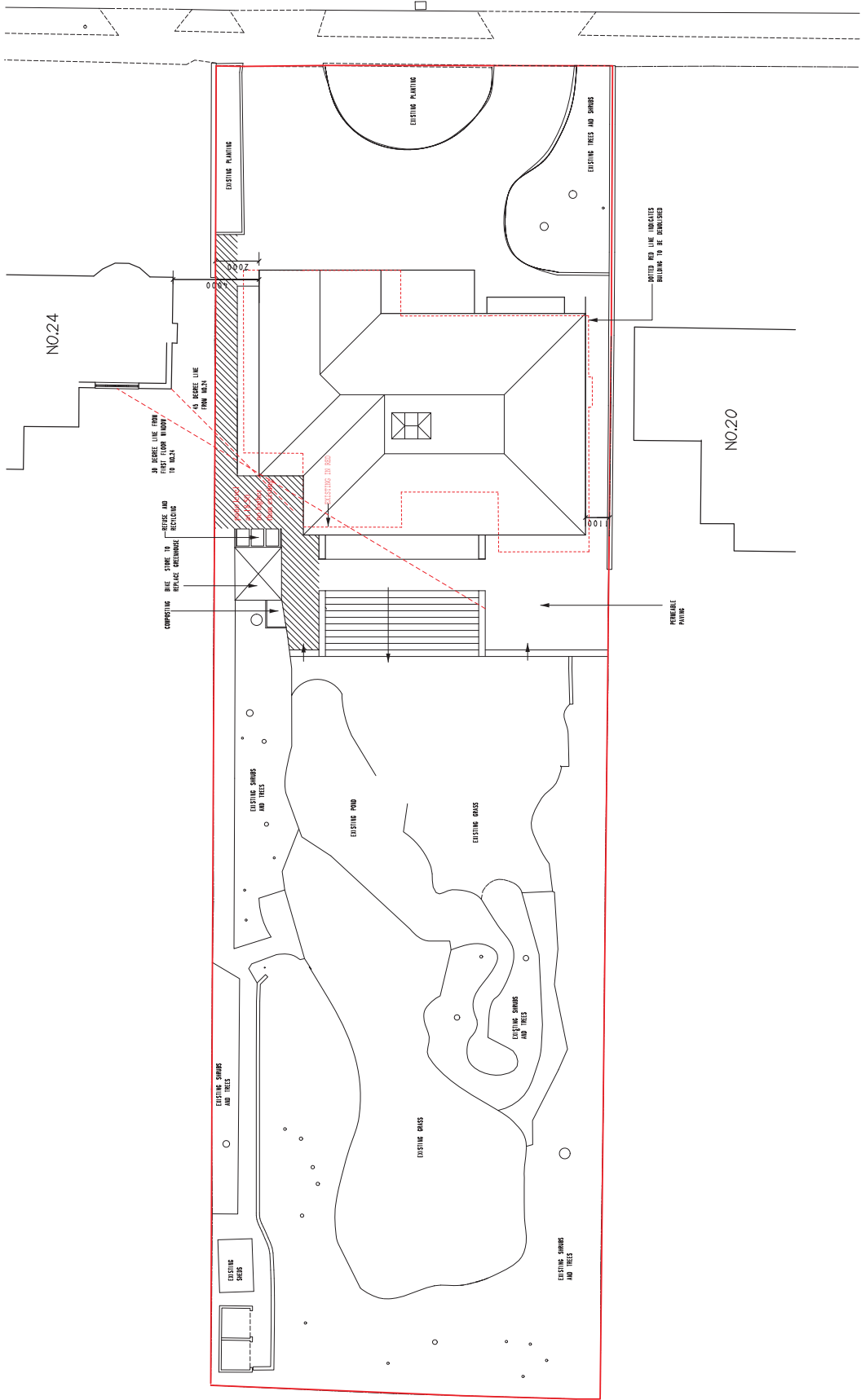
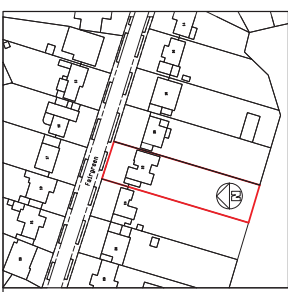
REPLACEMENT DWELLING

PLANS AND ELEVATIONS

Scale 1:100 Date 06/13 Drawn by A/C

Alan Cox associates
Architectural & Planning Consultants
TEL: 020 - 8440 - 7777
FAX: 020 - 8364 - 9556

Project 402512/2 Rev. D



PROXY

22 FAIRGREEN
BARNET
EN4 0QS

REPLACEMENT DWELLING

Drawn/Titled
SITE AND LOCATION PLAN

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Date
06/13

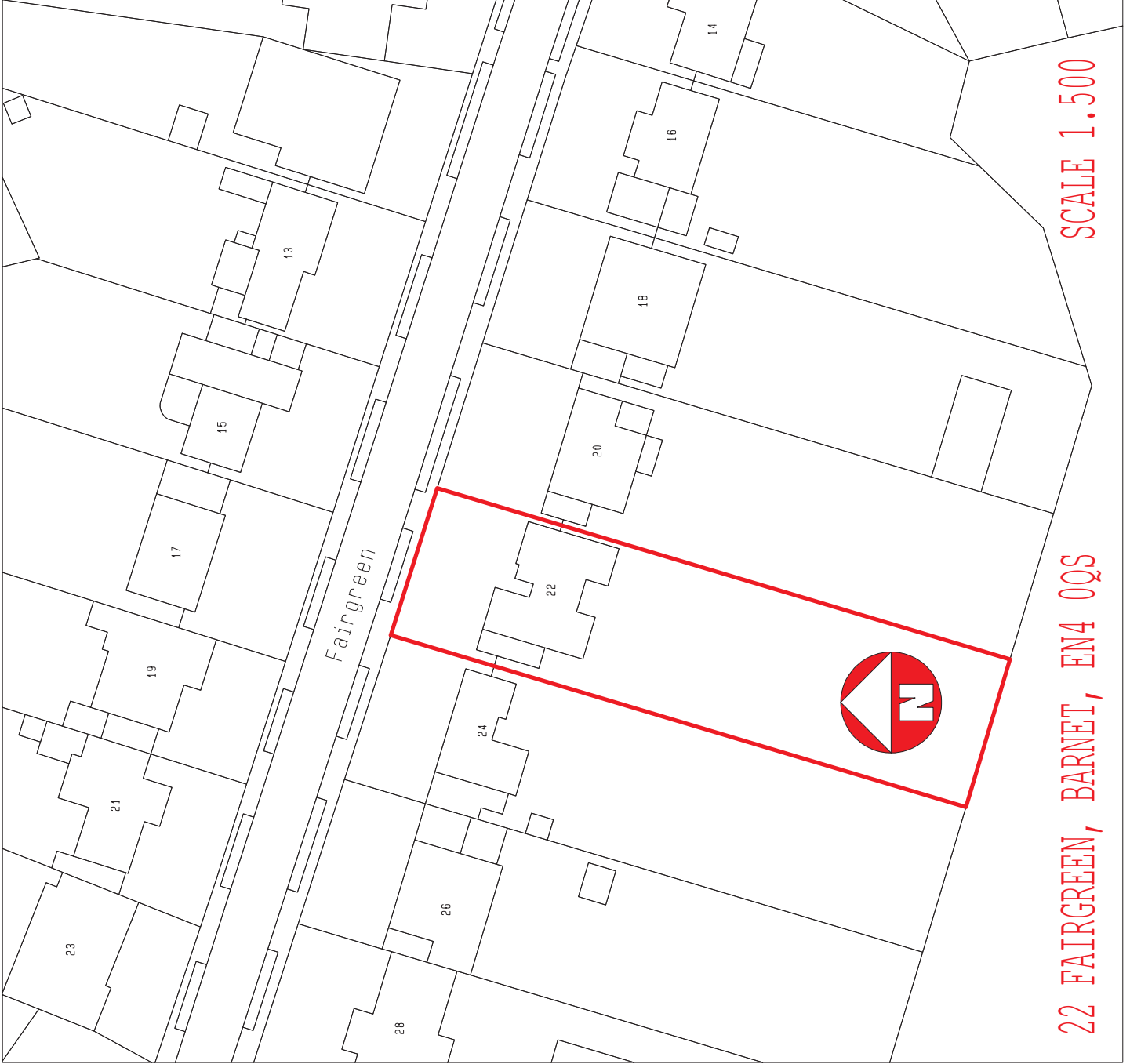
Drawn by
AJC

Alan Cox
associates

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TEL: 020 - 8440 - 7777
FAX: 020 - 8364 - 9556

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Rev.
B



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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19 August 2014

Report of
Assistant Director -
Planning, Highways &
Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Sean Newton Tel: 020 8379 3851

Ward: Jubilee,
Ponders End

Application Number : P14-01867PLA

Category: Small Scale Major

LOCATION: 8 Morson Road, Enfield, Middlesex, EN3 4NQ

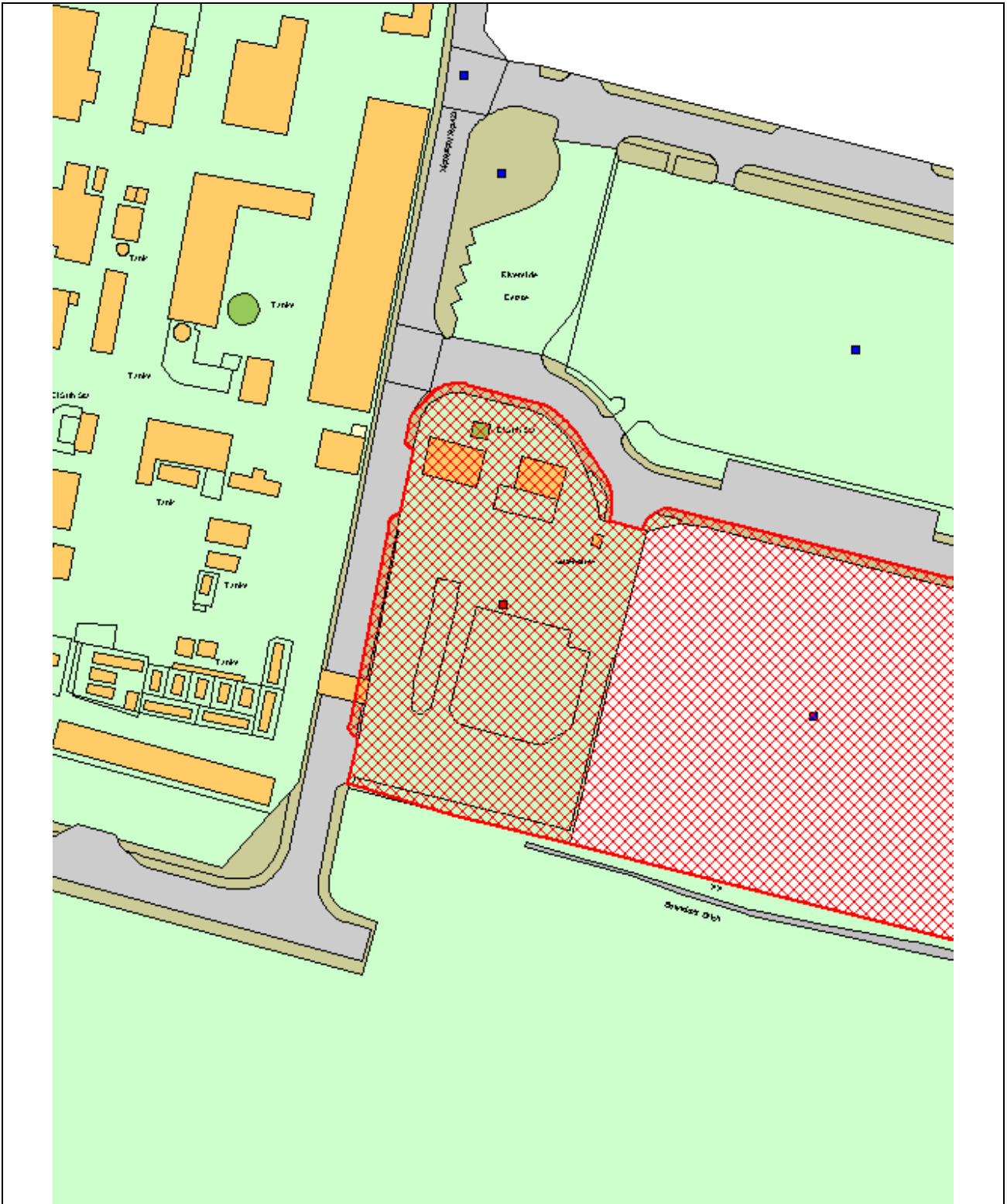
PROPOSAL: Scaffolding storage facility involving a new site entrance, 3m sliding gate, anti-climb close mesh, office building, welfare facility, vehicle repairs and ancillary storage areas for scaffolding stock and materials.

Applicant Name & Address:
Mattison Scaffolding
Leeside Road
Enfield
London
N17 0QJ

Agent Name & Address:
Caroline Searle
Unit 1 Trinity Place
29 Thames Street
Weybridge
Surrey
KT13 8JG

RECOMMENDATION:

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



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Scale 1:1250



1 Site and Surroundings

- 1.1 The application site comprises a large, vacant, rectangular piece of land on a loop road off Morson Road. The majority of the site, except for the south-west quarter and a small area in the north-east corner, is covered in concrete hardstanding.
- 1.2 Along the southern boundary is land forming part of the Lee Valley Golf Course, which is within the Metropolitan Green Belt. Views into the golf course are limited due to heavy vegetation screening within the boundary of the golf course.
- 1.3 Along the eastern boundary is Unit 7 of the Riverside Industrial Estate, a concrete batching plant which was granted planning permission in November 2011 (ref: TP/10/1802). Adjacent to the concrete batching plant is the River Lee Navigation, with the King George V reservoirs beyond. The River Lee is identified within the London Plan as being a part of the Blue Ribbon Network.
- 1.4 The site is currently enclosed with 2.4m high palisade fencing along the eastern, southern, and western boundaries. The northern boundary treatment comprises of a brick wall and piers with railings in-between, and topped with razor-wire.

2 Proposal

- 2.1 Permission is sought for a scaffolding storage facility involving a new site entrance, 3m sliding gate, anti-climb close mesh , office building, welfare facility, vehicle repairs and ancillary storage areas for scaffolding stock and materials.
- 2.2 The 2-storey office building will be sited towards the north-west corner of the site. The ground floor element will be 18m wide, 12m deep, and 3.54m in height to the top of a flat roof. The main entrance will be positioned on the southern side of the building, facing the car park.
- 2.3 The first floor will be centrally positioned over the ground floor element and will be approximately 12m wide, 12m deep and 6.74m in height to the top of a flat roof.
- 2.4 A new vehicular entrance onto Morson Road will be created east of the office building, with a secure, gated entrance.
- 2.5 A number of ancillary structures will be erected around the perimeter of the site. These will include:

South-west corner:
- 2.6 Aligned along the western boundary, two storage sheds are proposed. The first will be 9m wide, 6m deep, and will vary in height between 4.8m and 5m. This structure will be open fronted. The adjacent storage unit will be 12m wide, 6m deep, and will vary in height between 4.8m and 5m. This structure will have a closed front.

Northern boundary

2.7 East of the new vehicle access, it is proposed to site a welfare unit, a vehicle repair unit and a lorry wash. Each will be sited approximately 3m from the boundary.

- The welfare unit will be 9m wide, 3m deep, and approximately 2.55m in height to the top of a flat roof.
- The vehicle repair structure will be 9m wide, 12m deep, and will vary in height between 5.8m and 6m.
- The lorry wash be a concrete pad area enclosed by a kerb. A jet wash will operate and water will drain off into the foul sewer.

2.8 Two storage sheds are proposed, with an area of open racking between. Each will be sited 2m away from the boundary.

- The first shed, located in the north-east corner of the site will be 9m wide, 6m deep, and will vary in height between 4.8m and 5m. This structure will be open fronted.
- The open racking system will be 18m wide, 9m deep, and up to a height of up to 2.4m.
- The second shed will be 12m wide, 6m deep and will vary in height between 4.8m and 5m in height. This structure will be open fronted.

2.9 The existing boundary treatments will remain. In addition, to further augment site security along the Morson Road frontage, an additional 3.4m high anti-climb fence will be provided immediately to the rear of the retained front boundary wall.

2.10 Thirty seven parking spaces will be provided, inclusive of 4 disability bays and 8 electric vehicle charging points. Seven cycle parking stands will be provided in the north-west corner of the site.

3 Planning History

3.1 Planning permission was granted in 2008 for the construction of an estate road and erection of 3 x 2-storey blocks comprising 27 business units for use within classes B1(c), B2 and B8 (light industrial, general industrial and storage / distribution uses) with associated landscaping, car parking, and accesses to Morson Road.

3.2 Planning permission (ref: TP/03/2296) was granted in January 2004 for the erection of a tanker off loading facility, drum store building, control building and associated plant.

4 Consultations

4.1 Statutory and non-statutory consultees

English Heritage (GLAAS)

- 4.1.1 It has been advised that the proposal is unlikely to have a significant effect on heritage assets of archaeological importance.

Environment Agency

- 4.1.2 The following has been advised:
- The only constraint is flood risk.
 - The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.
 - It is recommended that the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.
 - Surface water runoff rates and volumes from the site must be managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

Economic Development

- 4.1.3 The following comments have been received:
- Enfield Council together with the Meridian Business Park Association have over recent years spent considerable time, effort and money in improving the environmental and aesthetic appearance of the immediate area and it's important this development is in keeping with those actions. The design is not that good and will, in my view, detract from the area and it's important it complies with relevant aspects of the London Plan.
 - It's also important that any proposed external storage of scaffolding components and materials should be restricted to not above the top of the fence line.

Environmental Health

- 4.1.4 No objections are raised as the development is unlikely to have a negative environmental impact.

Traffic & Transportation

No objections are raised, although it is advised that 15 cycle parking spaces should be provided and the access should be amended to allow for segregated pedestrian access.

Natural England

- 4.1.5 It has been advised that Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. They therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should

the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Biodiversity Officer

- 4.1.6 It is advised that 2 bird and 2 bat boxes should be provided and they should be south / south-east facing. Details of lighting should be secured to ensure that any lighting will not adversely impact upon wildlife along the southern boundary in particular.

Sustainable Design Officer

- 4.1.7 It has been advised that the development would need to do more to address the sustainable design and construction policy requirements. Conditions are proposed to secure an Energy Statement, the feasibility of achieving a BREEAM 'Very Good' rating, green roofs, living walls, water efficiency, construction site waste management plan.

4.2 Public response

- 4.2.1 Letters were sent to the occupiers of 6 adjoining properties in addition to statutory publicity. No comments 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 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 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

Policy 2.7	Outer London: Economy
Policy 4.4	Managing industrial land and premises
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction

Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
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 7.2	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

5.5 Local Plan

CP13:	Promoting economic prosperity
CP14:	Safeguarding strategic industrial locations
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP29:	Flood management infrastructure
CP30:	Maintaining and improving the quality of the built and open environment
CP32:	Pollution
CP36:	Biodiversity
CP40:	North East Enfield
CP41:	Ponders End
CP46:	Infrastructure contributions

5.6 Saved UDP Policies

(II)GD3	Design
(II)GD6	Traffic generation
(II)GD8	Access and servicing

5.7 Submission Version DMD

DMD19	Strategic Industrial Locations
DMD23	New Employment Development
DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD39	The Design of Business Premises
DMD40	Ground Floor Frontages

DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD52	Decentralised Energy Networks
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination and Instability
DMD68	Noise
DMD69	Light Pollution
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping

5.8 Other Relevant Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Section 106 Supplementary Planning Document
Enfield Characterisation Study (2011)
North East Enfield Area Action Plan (Proposed Submission Stage)

6 Analysis

6.1 Principle

- 6.1.1 The principle of the use is accepted, having regard to the designation of the site as strategic industrial land.
- 6.1.2 At its core, the NPPF has a presumption in favour of sustainable development. This is to be achieved through, amongst other considerations, placing “significant weight... on the need to support economic growth through the planning system” (para.19).
- 6.1.3 Policy DMD23 (New Employment Development) confirms that new industrial development will be permitted when:
- There is no adverse impact as a result of noise and disturbance, access, parking and servicing in the area;
 - The accommodation provided is flexible and suitable to meet future needs and requirements of local businesses and small firms, where appropriate;

- The scale, bulk and appearance of the development is compatible with the character of its surroundings;
- On-site servicing and space for waiting goods vehicles is provided to an adequate standard.

6.2 Impact on Character of Area

- 6.2.1 Design quality is an important thread which runs through planning policy at a national, regional and local level. Policy DMD39 provides criteria upon which to assess this proposal, particularly the office building. The Meridian Business Park falls within the typology of large scale industrial sites identified within the Enfield Characterisation Study (“ECS”). A criticism of these large scale industrial areas is the visual impact of large scale industrial buildings and car parks. “The areas have a very ‘grey’ character with little vegetation and only a small palette of materials and colours used for the buildings” (p70, the ECS).
- 6.2.2 The proposed building turns its back to Morson Road by providing its entrance point facing the car park. It is disappointing that there is no active frontage to Morson Road but for operational reasons, it is advised that this would have been difficult to achieve. The siting of the parking area behind the building is highly desirable because the building acts as a visual screen to this area of site because the Council is eager to ensure that car parking does not dominate frontages.
- 6.2.3 Some visual interest is provided to the modular building through the introduction of contrasting materials (western red cedar panels against the anthracite grey metal wall panels) at first floor level. In addition, the amount of glazing proposed, including that on the rear elevation (Morson Road frontage) does help to lighten the overall appearance of the building. The overall effect is potentially visually striking and should therefore not detract from the character and appearance of the area or the aspirations and aims of the submission version North East Enfield Area Action Plan.

6.3 Impact on Amenity

- 6.3.1 The proposed buildings are all located around the periphery of the site and are of a scale that is considered acceptable. Having regard to the nature of the surrounding area, the development will not impact on the amenity of neighbouring occupiers.
- 6.3.2 To reduce any potential adverse visual impact on the character of the area from the stacking of scaffolding, it is recommended that a condition is imposed to restrict any open storage to not higher than the boundary wall (2.5m).

6.4 Highway Safety

Parking

- 6.4.1 The provision of thirty seven parking spaces, inclusive of four disability bays is considered acceptable.
- 6.4.2 In relation to cycle parking, the London Plan requires that 1 cycle parking space is provided on a scheme of this scale (1 space per 500sqm of floor

area). Whilst it is noted that Traffic and Transportation has suggested that 15 cycle parking spaces be provided, the applicant is proposing seven stands to accommodate up to 14 bicycles. This exceeds London Plan standards and is considered acceptable. Details of the stands will be secured via condition.

Traffic generation

- 6.4.3 The proposed use of storage for scaffolding is unlikely to generate an excessive number of movements within the peak hours of the network. The level is likely to be similar to that generated by the previous use, and is limited in part by the low number of parking spaces provided in relation to the area of the site. It is noted that a high number of larger operational vehicles could potentially be stored on the site however again given the nature of the use then the movements are likely to be infrequent and spread out through the day as opposed to being heavily concentrated around the peak hours.

Access and servicing

- 6.4.4 The new access has been assessed with swept path analysis which confirms it can accommodate the largest vehicles using the site. It is a relatively wide access, however the location of the site means it attracts a relatively low footfall as the road does not lead anywhere (although there are two sites to the west at the end of Morson Road). The principle of the wide access is therefore acceptable however it will need to be amended to provide tactile paving and dropped kerbs on both sides in line with good practice. This can be secured via condition.
- 6.4.5 The visibility splays are not shown on any of the drawings but these have been assessed. Given the low speeds then a splay of 40m maximum (Manual for Streets) either side would be appropriate and is achievable. The proximity to the existing access has also been taken into account and again the low volume of traffic using roads means this design is acceptable.
- 6.4.6 Segregated pedestrian access has been provided to address the initial concerns of Traffic & Transportation. This element is now considered acceptable.

Summary

- 6.4.7 The proposed development provides acceptable car parking and servicing arrangements and would not give rise to conditions prejudicial to the free flow and safety of traffic within the existing car park or on the adjoining highways, having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan and Policy 6.13 of the London Plan, and with Policies 45, 47 & 48 of the Submission Version Development Management Document.

6.5 Sustainable Design & Construction

Energy / BREEAM

- 6.5.1 The office building falls below the quantum of development that would trigger an automatic requirement to achieve the identified energy efficiency standards set out within DMD52. However, DMD52 encourages non-residential developments to achieve the same targets where it is

demonstrated that it is technically feasible to do so. A condition is proposed to secure these details.

Construction Site Waste Management Plan

- 6.5.2 Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2031, creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2031. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition (CE&D) waste of 95% by 2020.
- 6.5.3 In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans (SWMP) to arrange for the efficient handling of construction, excavation and demolition waste and materials. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.
- 6.5.4 The main office building is of a modular construction and the ancillary storage sheds are typically of steel frame and metal cladding construction. These in themselves would not generate significant amounts of construction waste, however no information has been provided, therefore a condition will be imposed to secure a SWMP that complies with adopted policies.

Biodiversity / Ecology

- 6.5.5 CP36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. The site, due to its extensive hard-surfaced areas, its location, and a small amount of vegetation, has a low ecological value.
- 6.5.6 A strip of vegetation is proposed along the southern boundary of the site and some soft landscaping will be provided adjacent to the vehicular entrance and on the areas of verge. A condition is proposed to secure the details of the vegetation to be provided.
- 6.5.7 Additional measures to improve biodiversity, such as the provision of bird / bat boxes around the office building, ideally on the south or south-east elevations, can be secured by condition. A condition is also proposed to investigate the feasibility and implementation of a green roof for all roofed structures (office building, storage sheds, vehicle repair shed), and also the feasibility of providing living walls. Should these prove feasible, it will improve the appearance of the structures and serve as a marker for future development in the area.
- 6.5.8 A further condition is suggested to secure details of any lighting scheme to be provided. The vegetation along the southern boundary, within the golf course, offers valuable wildlife habitat. Any lighting to be provided should be sensitively positioned to ensure that light spillage does not adversely impact on this habitat area.
- 6.5.9 Core Policy 28 and DMD 61 requires that all developments to provide sustainable urban drainage systems. Revised drainage details have been provided which indicate the provision of a French drain along the northern

and southern boundaries of the site, perimeter kerbing to prevent surface water from flowing onto adjoining land.

6.6 The drainage measures proposed will be secured by condition.

6.7 Mayoral Community Infrastructure Levy (CIL)

6.7.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought is for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £20. In addition, the index figure for August is 237.

6.7.2 The development is considered to be CIL liable on the additional floor space (360sqm (office), 387sqm (ancillary structures)), although it would be up to the applicant to apply for any relief. The CIL calculation is: $(£20/\text{sqm} \times 747\text{sqm} \times 237)/223 = £15,877.94$.

6.8 Conclusion

6.8.1 Having regard to all of the above, it is considered that planning permission should be granted subject to the following conditions:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C08 Materials to Match
Unless required by any other condition attached to this permission, the materials to be used throughout the development hereby approved shall match those on the approved plans.

Reason: To secure a satisfactory appearance in the interest of visual amenity.

4. C09 Details of Hard Surfacing
Any additional hard surfacing within the site shall match the existing, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity

5. C14 Details of Access and Junction
The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that the development complies with adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

6. NSC1 Parking / Turning Facilities as Annotated

Unless required by any other condition attached to this permission, the parking and turning areas shall be permanently marked and laid out as shown on Drawing No.34903/LON/CVD/001/E prior to use commencing or first occupation and permanently retained and kept free from obstruction for such purposes unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that parking and turning facilities are in accordance with adopted standards

7. NSC2 Loading / Unloading
No loading/unloading shall take place from vehicles standing on the adjoining highway.

Reason: to ensure that the use does not lead to congestion on the adjoining highways, in the interests of highway safety.

8. NSC3 Electric Charging Points
Prior to development commencing, details of the electric charging points as indicated on Drawing No. 34903/LON/CVD/001/E, shall be provided to the Local Planning Authority for approval in writing. All electric charging points shall be installed in accordance with the approved details prior to use commencing or first occupation of the approved development and permanently retained and maintained thereafter.

Reason: To ensure that the development complies with the sustainable development policy requirements of the London Plan.

9. NSC4 Cycle Parking
Prior to first use or first occupation of the development hereby approved, details (including elevation details) for the provision of the 14 covered cycle parking spaces as indicated on Drawing No. 34903/LON/CVD/001/E shall be submitted to the Local Planning Authority for approval in writing. The approved cycle storage shall be provided prior to first occupation of the development and permanently maintained, kept free from obstruction and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

10. C17 Details of Landscaping
No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:
- (a) Planting plans;
 - (b) Written specifications (including cultivation and other operations associated with plant and grass establishment);
 - (c) Schedules of plants and trees, to include native, wildlife friendly species and large canopy trees in appropriate

locations (noting species, planting sizes and proposed numbers / densities);

(d) Implementation timetables;

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved.

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

The development shall be carried out strictly in accordance with the details so approved prior to occupation

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan. To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with adopted Policy.

11. NSC5

Living Walls

Notwithstanding any submitted plan, details of the feasibility for providing "living walls" to all roofed structures shall be submitted to the Local Planning Authority for approval in writing prior to first use commencing. The submitted details shall include:

(a) Locations for planting of "living walls";

(b) Type and density of native wildlife friendly plantings;

Should the Local Planning Authority consider that the provision of living walls is feasible, plantings shall be provided within the first planting season following practical completion of the development. Any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an alternative approved in writing by the Local Planning Authority.

Reason: To enhance the ecological value of the site and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted policy, and to ensure highway safety.

12. C19

Details of Refuse Storage

13. C30

Restriction of Open Storage

No plant, machinery, goods, products or articles of any description shall be stored on any open part of the site unless

within the approved racking area located on the eastern part of the site as indicated on Drawing No.34903/LON/CVD/001/E. Any storage within the approved racking area shall not be to a height exceeding 2.5m above ground level, unless otherwise approved in writing by the Local Planning Authority.

Reason: to ensure that the proposed development does not have a detrimental effect on the visual amenities of the site and the wider area.

14. C41

Details of External Lighting

The site shall not be occupied or use of the approved development commence until a report detailing the lighting scheme and how this will not adversely impact upon wildlife (particularly along the southern boundary) has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- (a) A layout plan with beam orientation;
- (b) A schedule of equipment;
- (c) Measures to avoid glare;
- (d) An isolux contour map showing light spillage to 1 lux both vertically and horizontally avoiding high lighting levels along the southern boundary (identified as being of importance for commuting and foraging bats).

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy.

15. NSC6

Energy

The development shall achieve energy efficiency savings of no less than a 40% improvement on 2010 Building Regulations as identified within the submitted Energy Statement (May 2014), unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with adopted Policy.

16. NSC7

Biodiverse Roof

The development shall not commence until details have been provided to the Local Planning Authority for approval in writing demonstrating the feasibility or otherwise of providing a biodiverse green / brown roof for all roofed structures hereby approved. The submitted detail shall include [location], design, substrate (extensive substrate base with a minimum depth 80-150mm), vegetation mix and density, and a cross-section of the proposed roof.

Should the Local Planning Authority consider that the provision of a biodiverse roof is feasible, the biodiverse roof shall be

implemented in accordance with the approved details prior to first occupation and maintained as such thereafter. Photographic evidence of installation is to be submitted and approved in writing by the Local Planning Authority.

The biodiverse roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

Reason: To assist in flood attenuation and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted Policy.

17. NSC8 Bird / Bat Boxes
Prior to first occupation of the development hereby approved, a minimum of two bat bricks/tiles and two bird bricks/tubes/boxes are to be designed into and around the new building under the supervision of a suitably qualified ecologist. Confirmation that the boxes have been installed, including a plan showing the location and type of boxes, with accompanying photographic evidence shall be submitted to the Council for approval in writing.

Reason: To enhance the site post development in line with Core Policy 36 by providing suitable nesting features for birds and bats.

18. NSC9 Drainage
Drainage for the development hereby approved shall be provided in accordance with that indicated on Drawing No. 34903/LON/CVD/001/E prior to first occupation and permanently maintained and retained.

Reason: To ensure implementation and adequate maintenance to ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

19. NSC10 Construction Waste Management Plan
The development shall not commence until a Construction Waste Management Plan has been submitted to the Local Planning Authority for approval in writing. The plan should include as a minimum:

- i. Target benchmarks for resource efficiency set in accordance with best practice
- ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- iii. Procedures for minimising hazardous waste
- iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the

defined waste groups (according to the waste streams generated by the scope of the works)

- v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.

20. NSC11

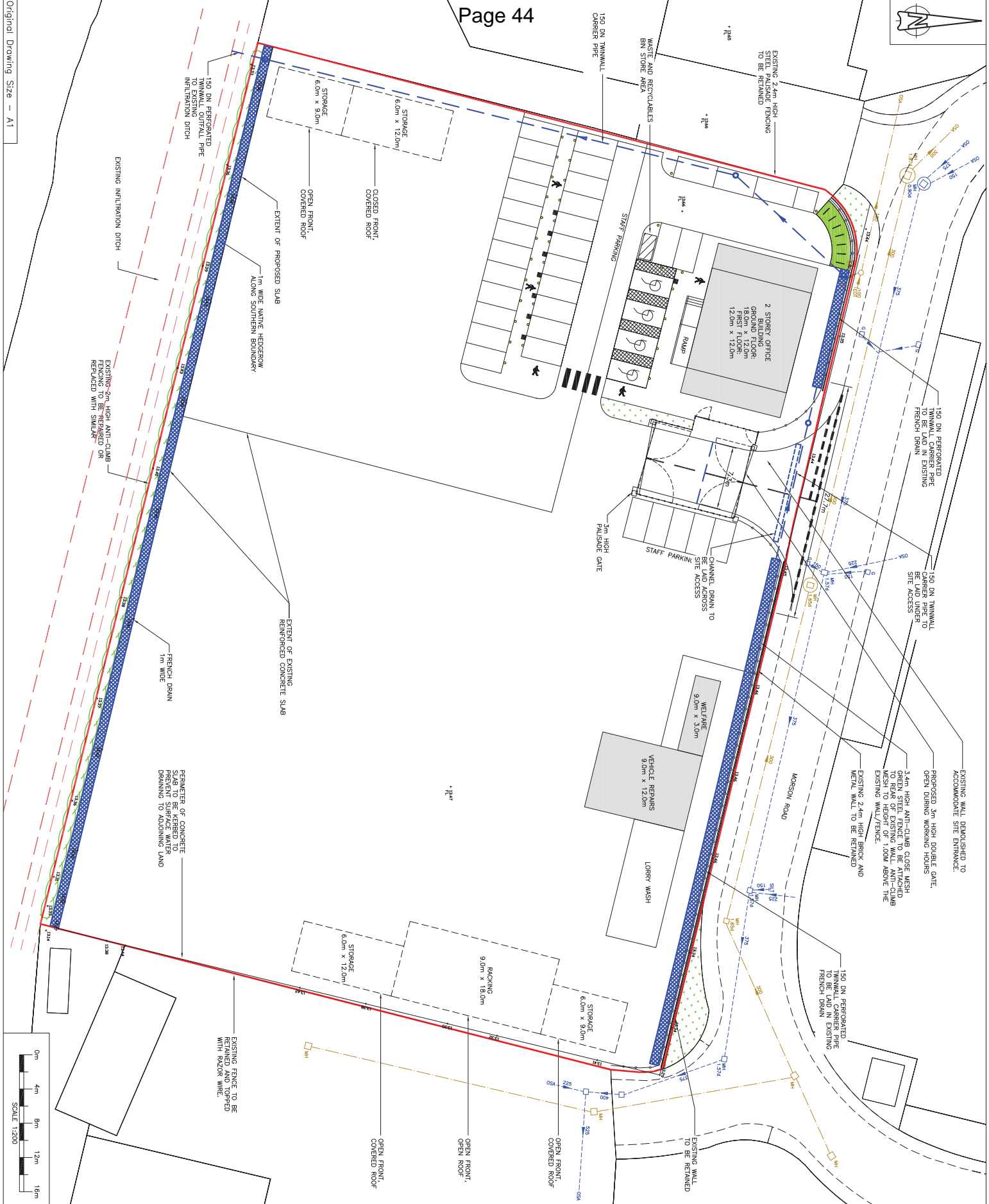
Construction Methodology

That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. details of construction access and associated traffic management to the site;
- b. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway;
- c. arrangements for the parking of contractors vehicles;
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. arrangements for the storage of materials;
- f. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition';
- g. size and siting of any ancillary buildings.

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

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



DESCRIPTION			
REV	DATE	DWN	CHK
A	05/24	CS	BR
FIRST ISSUE			
REVISIONS			
REV	DATE	DWN	CHK
B	20/01	AC	CS
C	02/04	AC	CS
D	20/04	AC	CS
E	20/07	AM	RM
F	20/08	AM	RM

NOTES:

- LEGEND:
- APPLICATION SITE BOUNDARY
 - 3.4m HIGH ANTI-Climb CLOSE MESH GREEN STEEL FENCE
 - PROPOSED 2.4m HIGH PALISADE FENCE
 - EXISTING 2.4m HIGH BRICK AND METAL WALL
 - UNOCCUPIED AREA
 - PROPOSED SITE BUILDING
 - PROPOSED LOCATION OF STORAGE AREA FOR SCAFFOLDING
 - PROPOSED DISABLED PARKING
 - PROPOSED BICYCLES AND MOTORBIKE PARKING
 - PROPOSED BUILDING HEIGHT (ABOVE GROUND LEVEL)
 - BOLLARD
 - CHANGING POINTS FOR ELECTRIC CARS
 - PUBLIC SURFACE WATER SEWER
 - PUBLIC FOUL SEWER
 - HIGHWAY GULLY
 - LAMP POST
 - TELEGRAPH POLE
 - PROPOSED FRENCH DRAIN
 - PROPOSED SURFACE WATER CHANNEL DRAIN
 - PROPOSED SURFACE WATER MANHOLE

SCALES: 1:200

PROJECT TITLE:
MORSON ROAD
RIVERSIDE INDUSTRIAL ESTATE
ENFIELD, LONDON, EN9 4ND

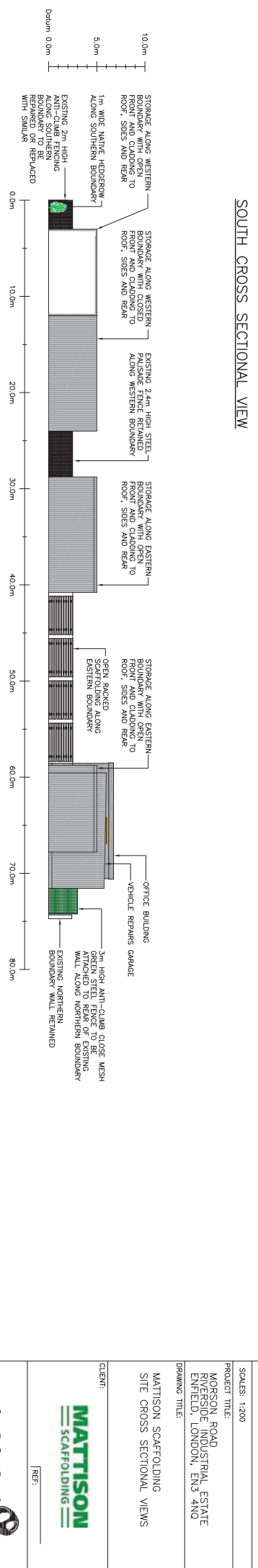
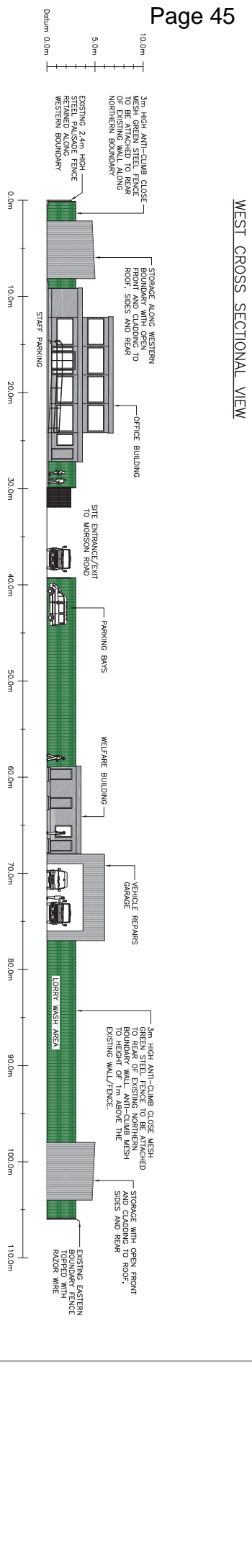
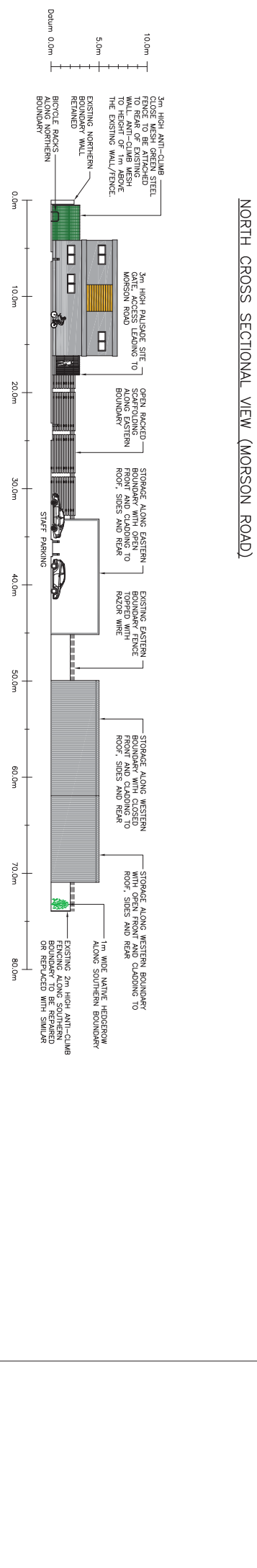
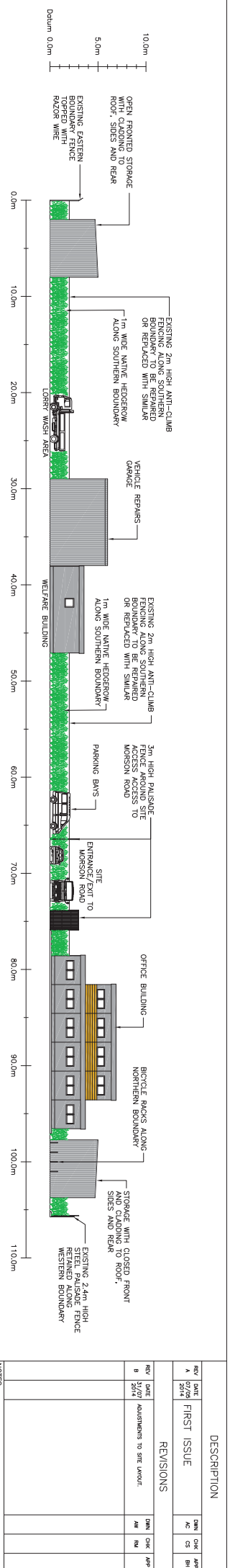
DRAWING TITLE:
MATTISON SCAFFOLDING
SITE LAYOUT
AND DRAINAGE DESIGN

CLIENT:

RAMPSHIP HOUSE, BENTLEY PARK ROAD,
COSSORTH, NEWCASTLE UPON TYNE NE3 3JF
TEL: (0191) 2726100 FAX: (0191) 2726515

DRAWING NO. 34903/LON/CVD/001/E

REF:



DESCRIPTION		REV	DATE	CHK	APP
FIRST ISSUE		A	05/24	AC	CS
REVISIONS					
REV	DATE	DESCRIPTION	APP	CHK	APP
B	21/27	Adjustments to site layout	AM	RA	APP

CLIENT:	MATTISON SCAFFOLDING
PROJECT TITLE:	MORSON ROAD RIVERSIDE INDUSTRIAL ESTATE ENFIELD, LONDON, EN9 4NQ
DRAWING TITLE:	MATTISON SCAFFOLDING SITE CROSS SECTIONAL VIEWS
SCALE:	1:200
PROJECT NO.:	34903/LON/CVD/005/B

DATE:	05/24
SCALE:	1:200
PROJECT NO.:	34903/LON/CVD/005/B

PARTNERSHIP HOUSE, REGENT PARK ROAD,

 COSEBORN, NEWCASTLE UPON TYNE NE3 3JF

 TEL: (0191) 2726100 FAX: (0191) 2726515



3D View 1

1

PRELIMINARY - FOR COMMENT



ashby&craft
modular buildings | site services | cabins

Yard 5 Oliver Road
Riverside Industrial Estate,
West Thurrock, Essex
RM20 3ED

No.	Description	Date
A	General Update	28/04/2014
B	General Update	30/04/2014

Client	Mattison Scaffolding	3D View 1			
	Project	Proposed Two Storey Modular Office			
Date	28/04/2014	Drawn by	PS	20140424-03	
Scale	As Indicated	Rev	B		

FINISHES SWATCHES



WESTERN RED CEDAR



RAL 7016 ANTHRACITE GREY



1 3D View 3

Client		3D View 3	
Project		Proposed Two Storey Modular Office	
Date	28/04/2014	Drawn by	PS
Scale	As Indicated	Rev	B
20140424-05			

No.	Description	Date
A	General Update	30/04/2014
B	General Update	01/05/2014



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Yard 5 Oliver Road
Riverside Industrial Estate,
West Thurrock, Essex
RM20 3ED

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th August 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms Eloise Kiernan 020 8379 3830

Ward:

Cockfosters

Ref: 14/00033/RE4

Category: LBE - Dev by LA

LOCATION: De Bohun Primary School, Green Road, New Southgate, London

PROPOSAL: Enclosure of part of school playing field with railings and welded mesh fencing.

Applicant Name & Address:

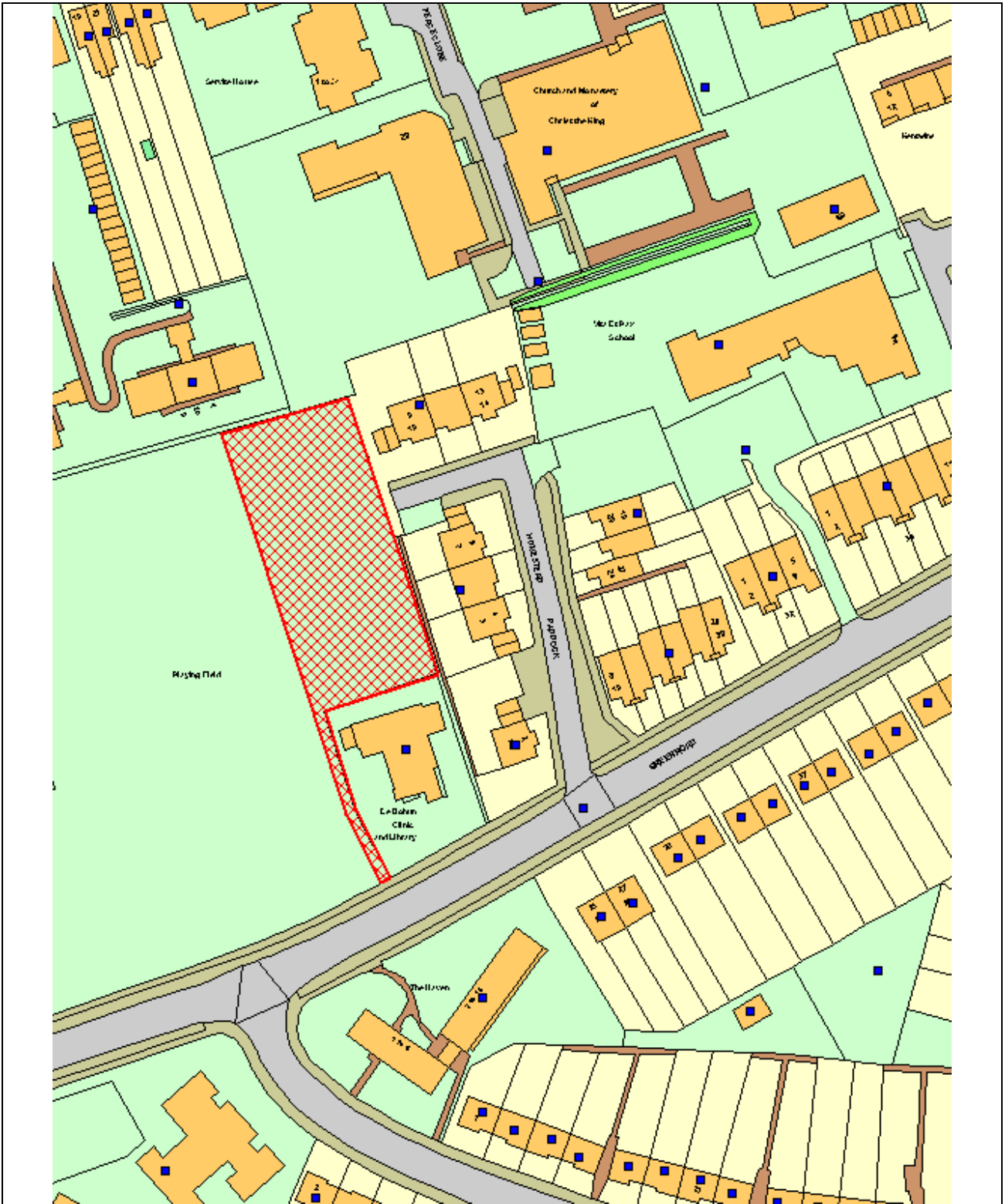
Helen Pearson
De Bohun Primary School
Green Road
New Southgate
London
N14 4AD

Agent Name & Address:

Colin Finlayson
De Bohun Primary School
Green Road
New Southgate
London
N14 4AD

RECOMMENDATION:

That in accordance with regulation 4 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



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Scale 1:1250



1. Site and Surroundings

- 1.1 The application site is situated on the northern side of Green Road. The site contains a number of buildings which serve for educational purposes.
- 1.2 The site is located within the curtilage of a Grade II Listed building known as De Bohun Primary School.

2. Proposal

- 2.1 This application seeks full planning permission for enclosure of part of the school playing field with railings and weld mesh fencing.
- 2.2 The railings are required to divide the school site and to facilitate the transfer the land to Vita et Pax School to be used for recreational purposes associated with that school. A pedestrian access would be provided at the front of the site with access onto Green Road.
- 2.3 The proposed fencing would have a maximum height of 1.8 metres and be erected for a length of approximately 40 metres (metal railings) and pedestrian gate and 66 metres (weld mesh fencing), in between land serving Salcombe Preparatory School and De Bohun School. The detailing and design would match the existing railings to the front of the site.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning history

3.2 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 English Heritage

No objections

4.1.2 Traffic and Transportation

No traffic implications and thus no objections

4.1.4 Heritage Officer

Any comments received will be reported at the meeting

4.1.5 Biodiversity Officer

No objections subject to conditions

4.1.6 Tree Officer

No objections as small trees adjacent to school building are of no significant amenity value

4.2 Public

4.2.1 Letters were sent to 24 adjoining and nearby residents. In addition notices have been displayed on site and in the local press. Four representations were received. The main issues raised are summarised below:

- Noise
- overlooking
- Parking problems
- Loss of ecological area and mature scrub
- Object to the sale of public land to private sector
- Van on school related business was parked on neighbouring property
- Schools are encroaching on neighbourhood at Homestead Paddock
- Stones and balls being kicked at houses
- Little known of the proposed use by Vita et Pax-no reason for transfer
- Vita et Pax site is already overdeveloped
- Require restricted hours of use at the school sites as these are not currently adhered to
- How will the fencing fronting Homestead Paddock be maintained
- Access for children and emergency services

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 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. 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 (including Revised Early Minor Alterations Oct 2013)

Policy 3.18	Education facilities
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

5.5 Local Plan – Core Strategy

- CP8 Education
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage

5.6 Saved UDP Policies

- (II) GD3 Aesthetics and functional design
- (II) GD6 Traffic Generation
- (II) C18 Retain Historic Form

5.7 Submission Version DMD

- DMD 37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

5.8 Other Relevant Policy

- National Planning Policy Framework
- National Planning Practise Guidance

6. Analysis

6.1 The key considerations in the determination of this planning application will focus on the impact on the expansion of the railings and weld mesh fencing on the character and setting of the Grade II Listed building and neighbouring amenities. The transfer of the land to the Vita et Pax School does not in itself require planning permission, given the land will continue in the same use, albeit in different ownership

6.2 Impact on Grade II Listed building

6.2.1 The existing school site is enclosed by railings of approximately 1.5m in height to delineate the common boundary.

6.2.2 It is therefore considered that the siting of additional fencing and railings, particularly given its location within the school site, would not have a detrimental impact on the character and setting of the Grade II listed building or the visual amenities of the street scene. Additionally, the design, materials and detailing would replicate the existing fencing at the site, having regard to policies (II) C18 of the UDP, CP30 and CP31 of the Core Strategy and 7.4 and 7.8 of the London Plan and DMD37 and DMD44 of the Development Management Document (Submission Version).

6.2.3 The submitted information does not specify the finish in regards to choice of colour; however, in regards to visual amenities, an appropriate condition could be attached to ensure that the railings are finished in black to match those existing at the school sites.

6.3 Neighbouring Amenity

6.3.1 The proposed railings and weld mesh fencing, given its siting and dimensions would not have any detrimental impacts on neighbouring amenities having regard to policy (II) H8 of the UDP.

6.3.2 Objections have been raised by neighbouring occupiers and one of the planning matters raised relates to noise and overlooking. However, given that the existing site serves for educational purposes, it is not considered that the erection of railings to facilitate a change of land ownership would exacerbate this matter.

6.4 Traffic Impact

6.4.1 Objections have been raised by neighbouring occupiers and one of the planning matters raised refers to parking. However, it is not considered that the erection of railings and fencing would have any further impacts on the existing parking or traffic issues as it would not result in any increase to staff or pupil numbers at the site.

6.4.2 The proposal does involve the creation of a new pedestrian access to Green Road. The access has been made wide enough to allow a small 'sit on' tractor mower to get onto the site, but this is only 'vehicle' use and essentially the access is for pedestrian use by pupils and staff only.

6.5 Trees and Biodiversity

6.5.1 A number of representations have raised issues in regards to the loss of existing scrub and the impact this would have on existing wildlife. The Council's Biodiversity Officer has no objections to this subject to conditions relating to replacement planting and clearance of vegetation outside of the bird nesting period. Additionally, the Council's Tree Officer has concluded that the small trees are of no significant amenity value.

6.6 Other matters

6.6.1 A number of additional matters have been raised by adjoining residents. However, the majority of these matters are material to the consideration of the planning application.

7. **Conclusion**

7.1 Having regard to the considerations above, the proposed enclosure of part of school field with railings and weld mesh fencing would not harm the residential amenities of neighbouring properties or the character and setting of the Grade II listed building

7.3 It is therefore considered that the scheme is acceptable.

8. **Recommendation**

8.1 That that in accordance with regulation 4 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.

1. C60 Approved plans
2. The proposed railings shall be finished in black and shall not be altered without the prior written consent from the Local Planning Authority
Reason – In the interests of visual amenities and impact on setting of the Grade II Listed building

3. No areas of hedges, scrub or similar vegetation where birds may nest shall be cleared inside of the bird nesting season (March-August inclusive). Should clearance during the bird-nesting season be unavoidable, a suitably qualified ecologist shall assess the areas to be removed prior to clearance, and if any active nests are recorded then no further works shall take place until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the development, in accordance with policy CP36 of the Core Strategy and the National Planning Policy Framework

4. C17 Landscaping (amended to include biodiversity and replacement planting)

The development shall not commence until details of trees, shrubs and grass to be removed, and or planted on the site have been submitted to and approved in writing by the Local Planning Authority. The replacement of all areas of hedges, scrub or similar vegetation to be removed as part of the development shall be replaced by mature wildlife-friendly species of shrubs. Soft landscaping should include the following details:

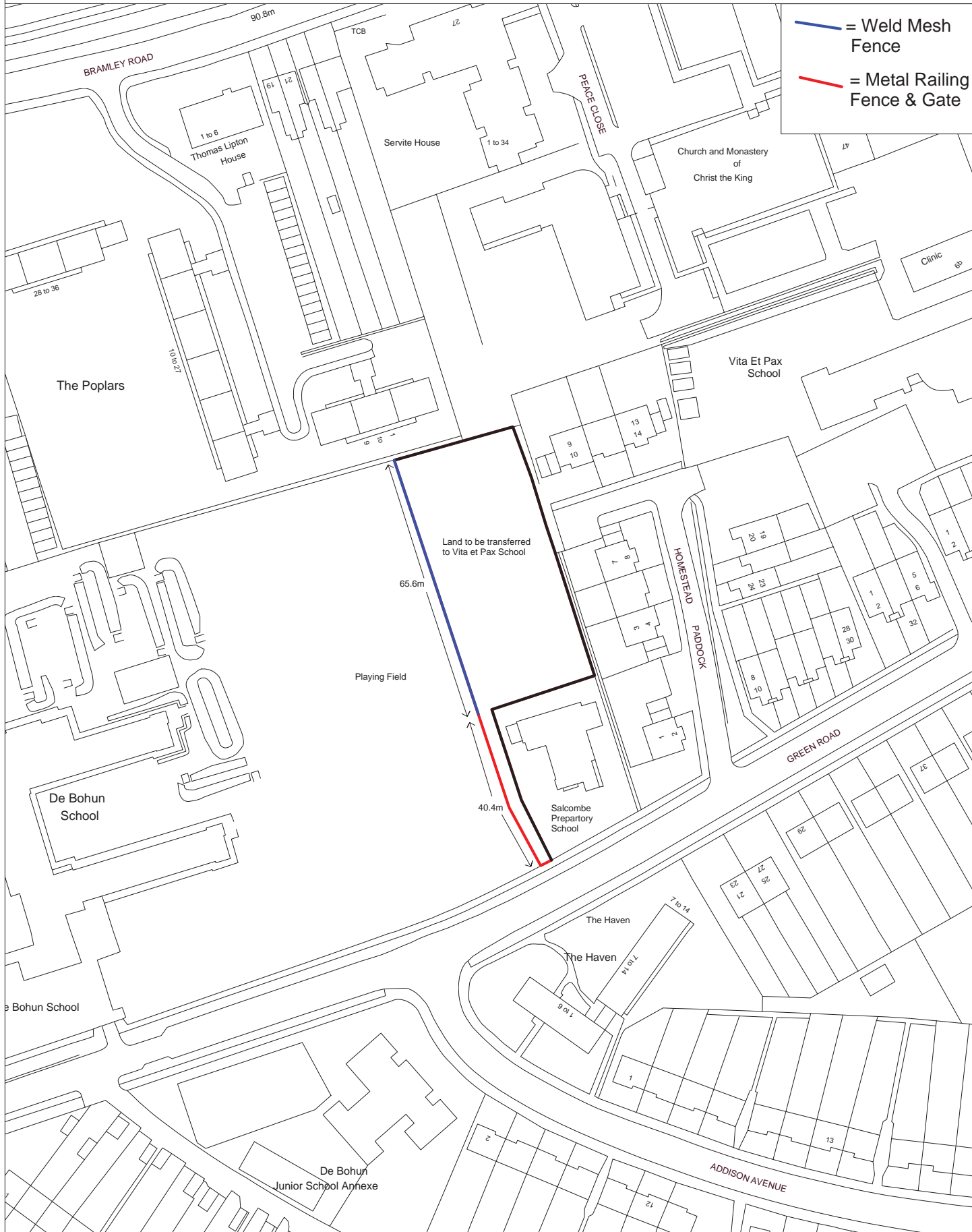
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in the closest possible locations to the original shrub planting (noting species, planting sizes and proposed numbers / densities)
- Implementation timetables


The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.


Reason: To ensure wildlife corridor connectivity of the site is maintained, that wildlife is not adversely impacted by the proposed development and that the biodiversity value of the site is enhanced in line with CP36 of the Core Strategy, the London Plan and Paragraph 11 of the NPPF.

5. C51a Time limited permission

Plan 3 - De Bohun School - Fencing



 = Weld Mesh Fence

 = Metal Railing Fence & Gate

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Date:- May 2014
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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th August 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Misbah Uddin Tel: 020 8379 3849

Ward: Bowes

Application Number : P14-01016PLA

Category: Other

LOCATION: 19A Natal Road, London, N11 2HU

PROPOSAL: Single Storey Rear Extension (Retrospective)

Applicant Name & Address:

Yanko Tihov
19A Natal Road
London
N11 2HU

Agent Name & Address:

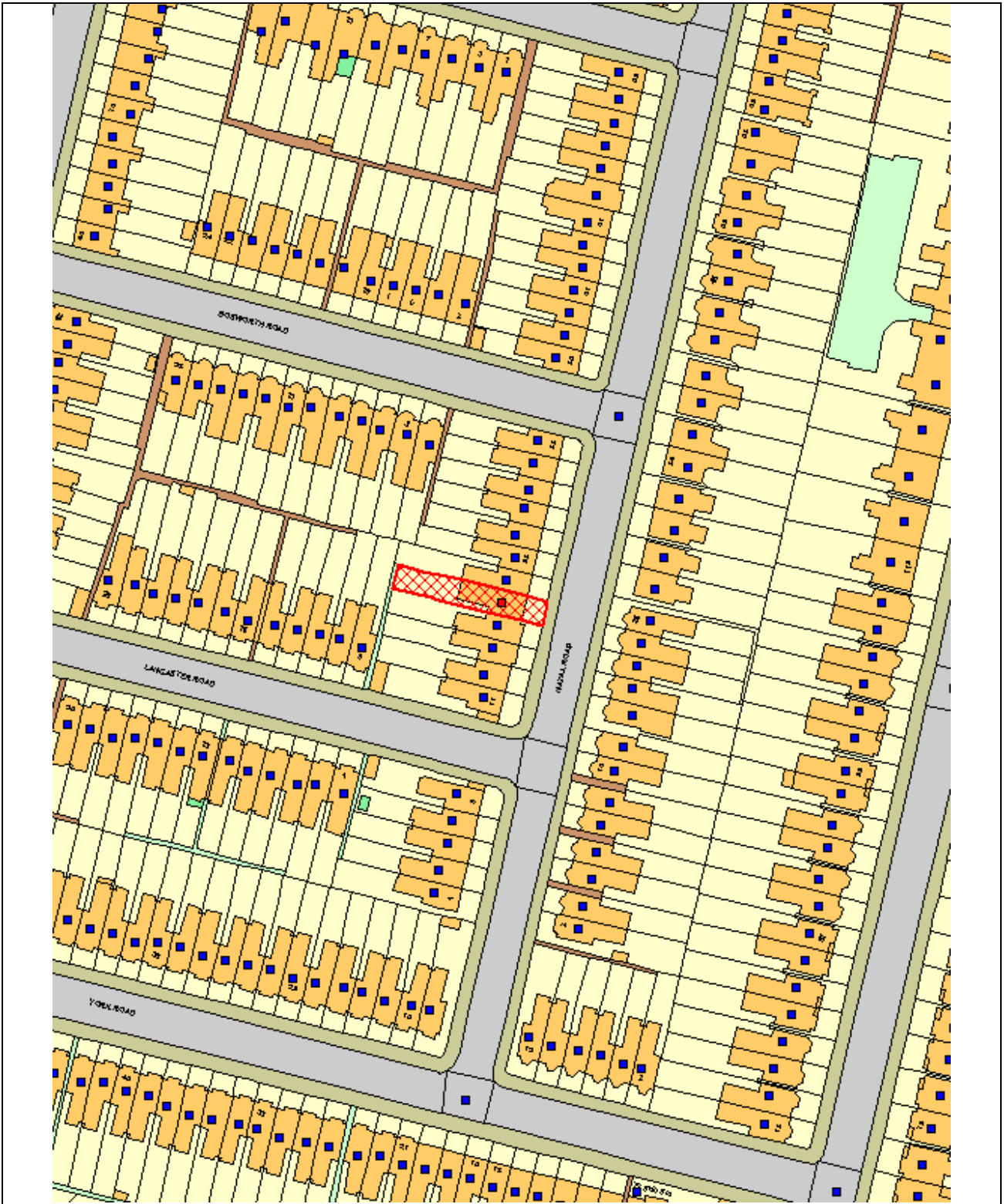
Michael Koutra
MSK Design Ltd
Unit 5i Ocean House
Bentley Way
New Barnet
Herts
London
EN5 5FP

RECOMMENDATION:

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

Note for Members

The application would normally be dealt with under delegated powers. However it is reported to Planning Committee at the request of Cllr Y Brett.



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1. Site and Surroundings

- 1.1. The application site is a terraced property located to the western side of Natal Road. The property has been converted into two self-contained flats. This application relates to the ground floor flat no.19A.

2. Proposal

- 2.1. Retrospective Planning Permission is sought for the retention of a single storey rear extension to the ground floor flat. Planning permission was previously granted for a single storey rear extension under Ref: - P13-02736PLA. The approved plan showed the rear extension at a depth of 3m, width of 3.7m and a height of 3.85m at the highest part of the roof, measured from the existing terrace level, and 3m at the eaves.
- 2.2. The depth and the width of the retrospective extension remains the same as per the approved planning permission. However, the height has been increased to 3.9m at the highest part of the roof, measured from the existing terrace level and 3.4m at the eaves level. It is also noted that the existing patio has been extended in depth, which did not form as part of the approved planning application.

3. Relevant Planning Decisions

- 3.1. Planning permission was granted on 11th November 2013 ref:- P13-02736PLA for a single storey rear extension.

4. Consultations

4.1 Statutory and non statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Consultation letters were sent to 5 neighbouring properties. 1 objection has been received.

Summary of objections

- The increase in height has resulted in trespassing on the upper floor flat.
- The light from the roof light of the extension will cause disruption on the occupier of the upper floor flat during the night.

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 elapsed and as from 28th March 2013 the Council's saved UDP and Core

Strategy 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.

5.4 The London Plan (Including London Plan Alterations 2013)

Policy 7.4 Local character
Policy 7.6 Architecture

5.5 Local Plan - Core Strategy

Core Policy 30 Maintaining and improving the quality of the built and open

5.6 Saved Unitary Development Plan (UDP) Policies

(II) GD3 Aesthetics and functional design
(II) H12 Extensions to residential properties
(II) H8 Privacy

5.7 Submission version DMD

DMD 11 Rear Extensions
DMD 37 Achieving High Quality and Design-Led Development

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance.

6. Analysis

- 6.1 The main issues of consideration are the impact of the increased height of the retrospective extension on the neighbouring amenities as well as the design and appearance of the extension having regards to Saved Policies (II) GD3 and (II) H12 of the UDP, Core Policy 30 of the Core Strategy as well as having regards to Policy DMD 11 of the Submission Version of the Development Management Document.
- 6.2 Impact on character and appearance of the surrounding area.
- 6.3 The existing single storey rear extension measures 3m in depth, 3.7m in width and 3.9m at the highest part of the roof and 3.4m at the eaves level.

- 6.4 The prevailing pattern of the surrounding area includes rear extensions and as such, the retrospective single storey rear extension is in keeping with the character and appearance of the surrounding area. It is subservient to the parent dwelling. The extension is constructed out of materials which match the existing dwelling and the surrounding area. As such there is no undue harm caused to the character of the surrounding area.
- 6.5 Accordingly it is considered that the retrospective single storey rear extension has appropriate regards to Policies (II) GD3 and (II) H12 of the UDP and Core Policy 30 of the Core Strategy and Policies DMD11 and DMD 37 of the Submission Version of the Development Management Document
- 6.6 Impact on neighbouring residential amenity
- 6.7 Policy (II) H12 of the UDP requires the depth of extensions at ground floor level not to exceed the 45 degree line taken from the midpoint of the nearest window of the neighbouring properties. This is to safeguard the amenities of neighbouring properties and ensure extensions do not result in harm in terms of light or outlook.
- 6.8 The extension remains at 3m in depth in accordance with the previously approved scheme and the existing depth does not cause a significant loss of light and outlook towards the neighbouring properties nos.17 and 21 Natal Road.
- 6.9 With regards to the impact on neighbouring property at No.21 Natal Road, the approved planning application had a height of 3.85m at the highest part of the roof and 3m at the eaves level. The current extension has increased the height to 3.9m at the highest part of the roof and 3.4m at the eaves level (a difference of 50mm and 400mm respectively). It is considered that this limited increase in height does not cause further undue impact on the amenities of the neighbouring occupiers in terms of loss of light and outlook.
- 6.10 It is noted that the rear garden of the adjoining property no.21 is slightly lower than the application property, which means the existing rear extension would be slightly higher from the rear garden of no.21 Natal Road. However, the marginal increase in height above the previously approved scheme would still have no significant impact on the amenities of the neighbouring occupiers.
- 6.11 It is considered on balance that the retrospective single storey rear extension accords with Policy (II) H12 of the UDP and Policy DMD 11 of the Submission Version Development Management Document.
- 6.12 Objections have been received from the occupier of the first floor flat regarding the increase height of the extension, which they consider will result in trespassing to the upper floor flat no.19B Natal Road and the roof lights of the extension causing disruption during the night time for the occupier of the upper floor flat. In terms of issues relating to trespassing, this is not considered to be a material consideration and as such does not form part of this assessment. Any trespass or encroachment onto neighbouring property is a civil matter that would need to be pursued independently. With regards to the issues relating to the rooflights. The rooflights provide an additional source of natural light to the extension which provides a kitchen/dining room. Whilst, when artificially lit , the rooflights will be apparent to the occupiers of

the first floor flat, when looking out of their rear first floor windows, it is not considered that the level of this would unduly harm their amenities.

6.12.1 Community Infrastructure Levy (CIL)

6.12.2 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 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 sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015. The proposed extension is not CIL liable.

7 Conclusion

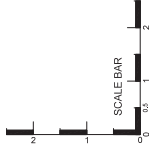
7.1 In conclusion, it is considered that the retrospective extension does not adversely impact on the residential amenities of the adjoining neighbours or adversely impact on the street scene.

8 Recommendation

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

1. C60 Approved Plans
2. C25 No additional fenestration.

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PLANNING ISSUE

SUBJECT TO

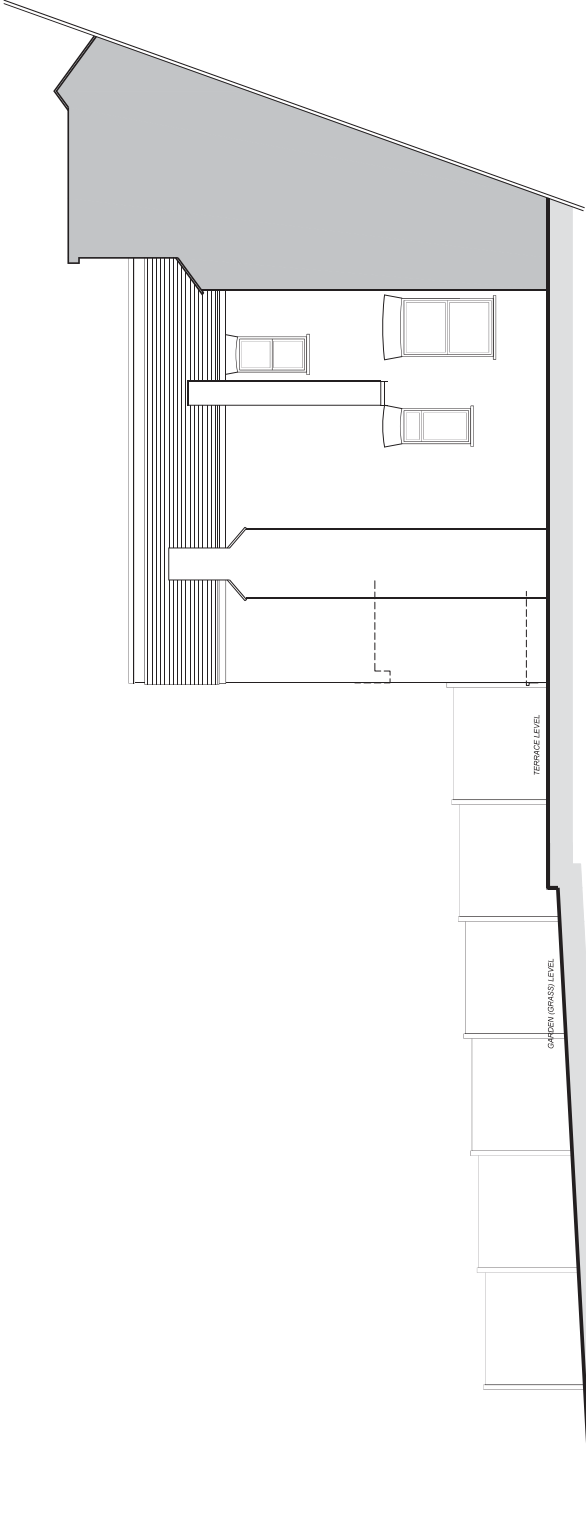
BUILDING CONTROL APPROVAL

NO.	DATE	REVISIONS	BY

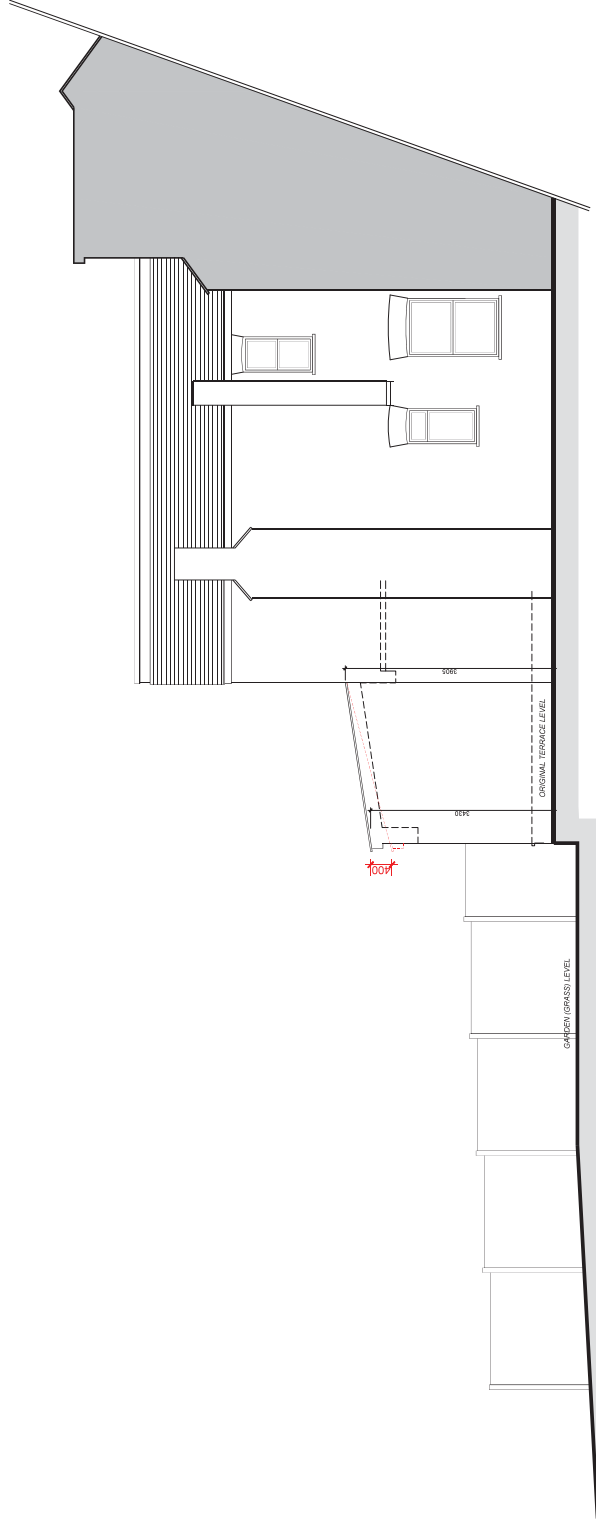


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 0800 030 4330 020 8374 9443
 www.msksdesign.co.uk info@msksdesign.co.uk
 Registered company number: 6044594

CLIENT	Yanko		
PROJECT	Ground Floor Extension 19A Natal Road London N11 2HU		
DRAWING TITLE	Existing and Proposed Side 1 Elevations		
PROJECT REF	DATE	SCALE@A1	SCALE@A3
	19.08.2013	1:50	SCALE@A3
DRAWN BY	CHECKED BY		
DWG. NO.	/EL-211		
REV.			



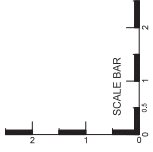
1
 EXISTING
 SIDE 1 ELEVATION
 EL-211 SCALE@A3 1:100



RED LINE = ROOF LEVEL OF RECENTLY
 EXISTING BUILDING APPLICATION UNDER
 REF: P1542738PLA

2
 PROPOSED
 SIDE 2 ELEVATION
 EL-211 SCALE@A3 1:100

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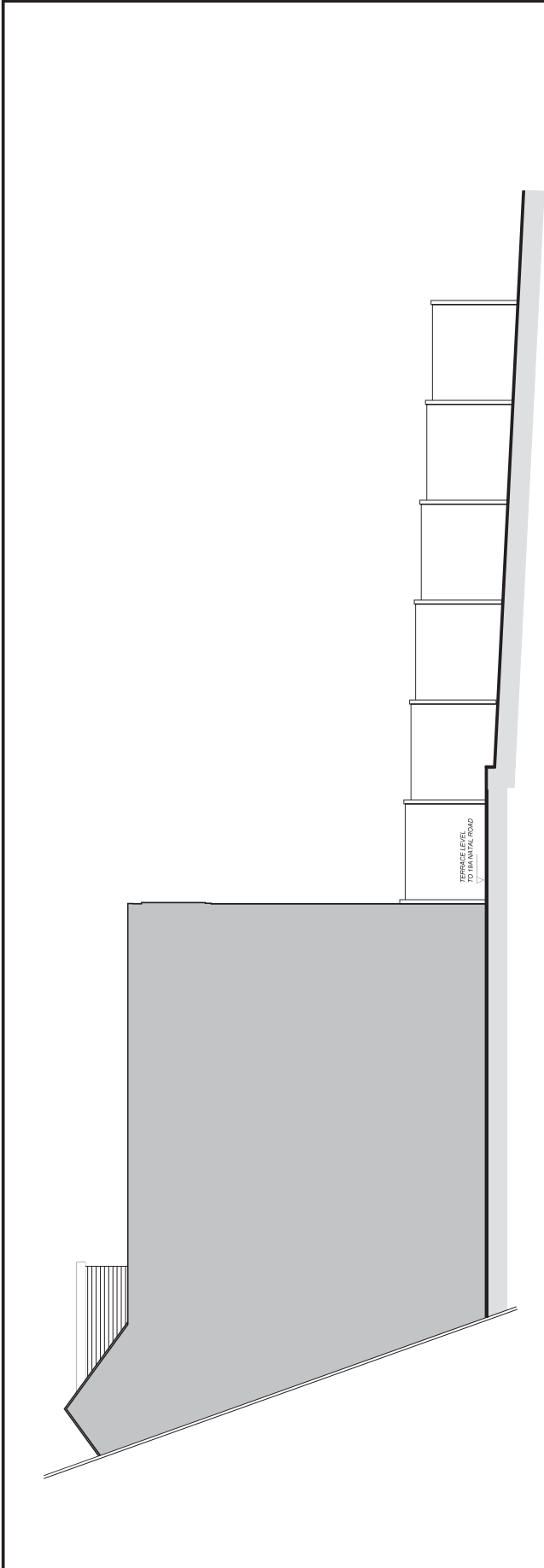


PLANNING ISSUE			
SUBJECT TO BUILDING CONTROL APPROVAL			
NO.	DATE	REVISIONS	BY

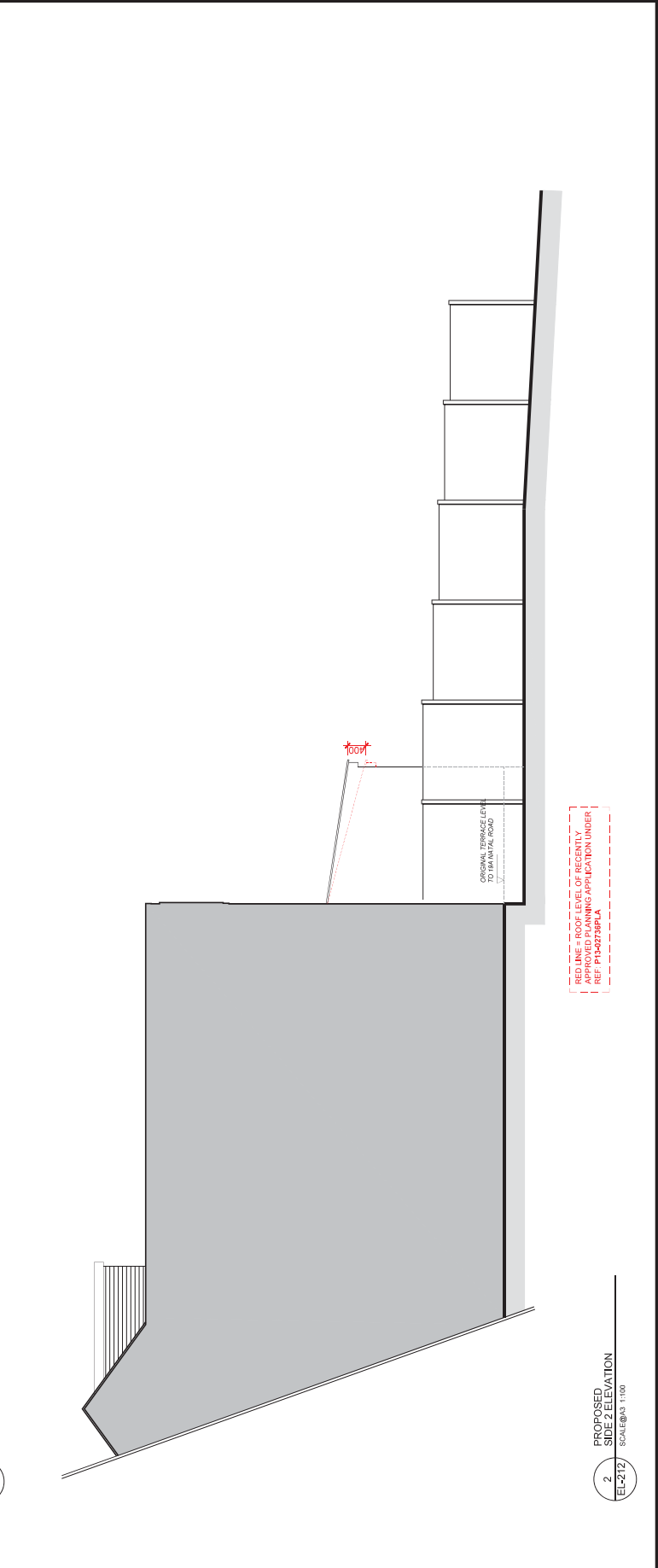


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CLIENT	Yanko
PROJECT	Ground Floor Extension 19A Natal Road London N11 2HU
DRAWING TITLE	Existing and Proposed Side 2 Elevations
PROJECT REF	19.08.2013
DATE	SCALE@A3
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/EL-212	B



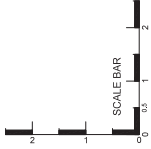
1 EXISTING
SIDE 2 ELEVATION
EL-212 SCALE@A3 1:100



2 PROPOSED
SIDE 2 ELEVATION
EL-212 SCALE@A3 1:100

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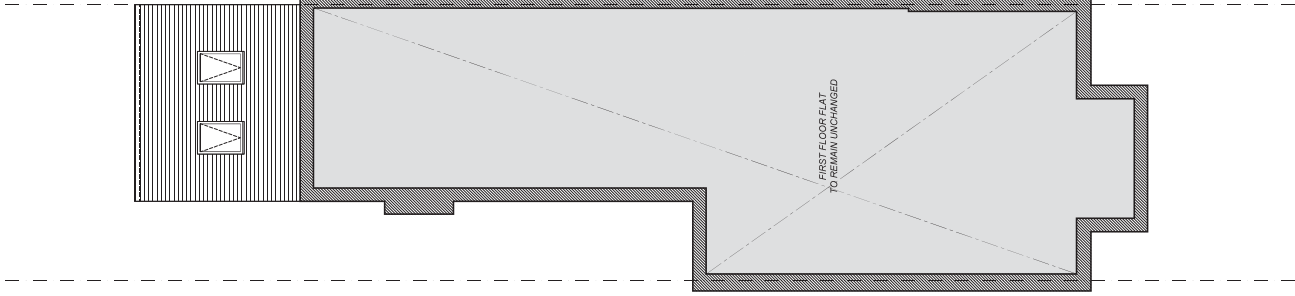
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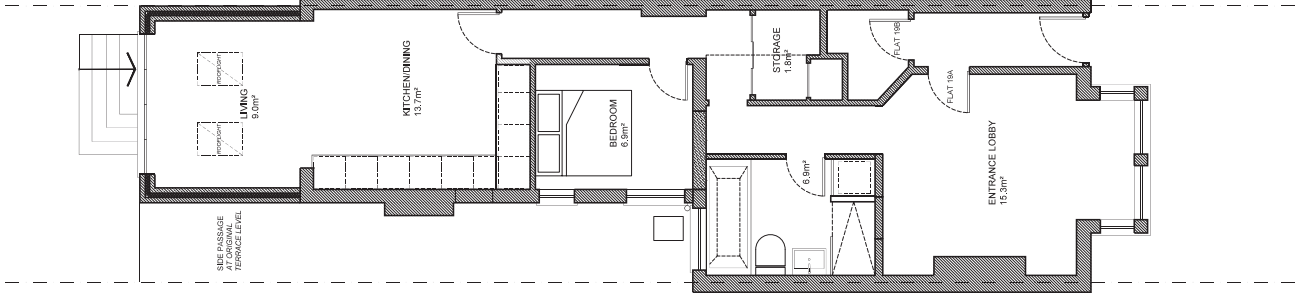
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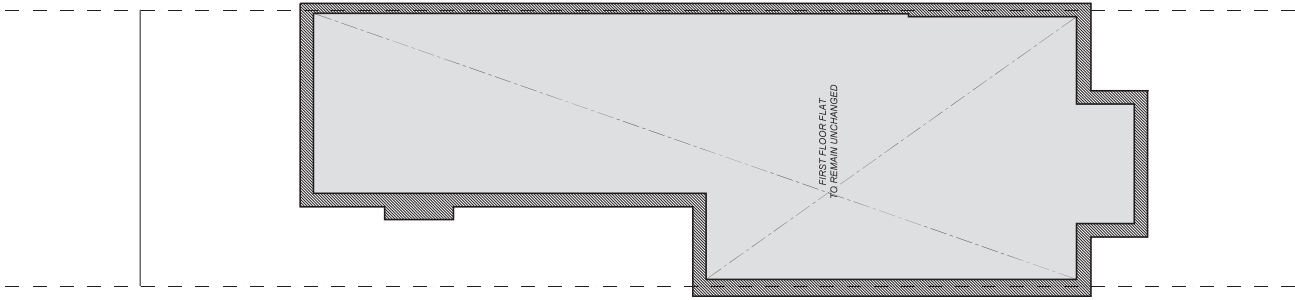
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DRAWN BY	CHECKED BY		
DWG. NO.	/GA-100		REV. B



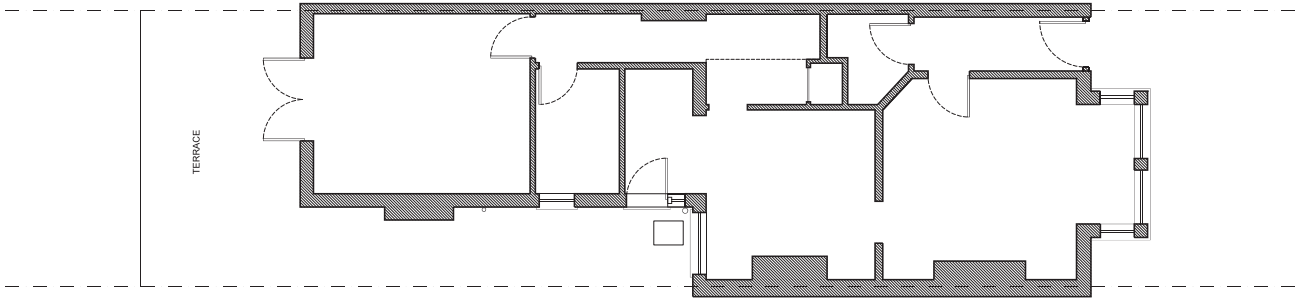
4 PROPOSED FIRST FLOOR PLAN
GA-100 SCALE@A3 1:100



3 PROPOSED GROUND FLOOR PLAN
GA-100 SCALE@A3 1:100

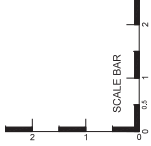


2 EXISTING FIRST FLOOR PLAN
GA-100 SCALE@A3 1:100



1 EXISTING GROUND FLOOR PLAN
GA-100 SCALE@A3 1:100

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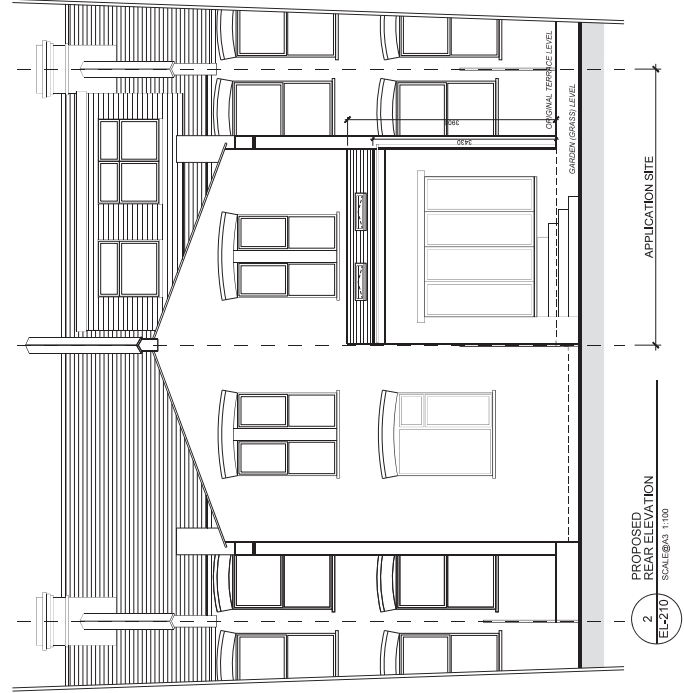
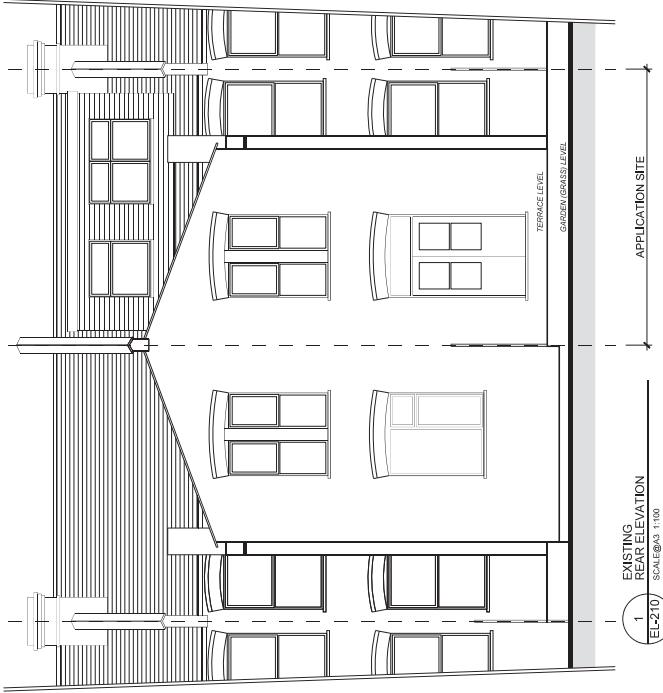
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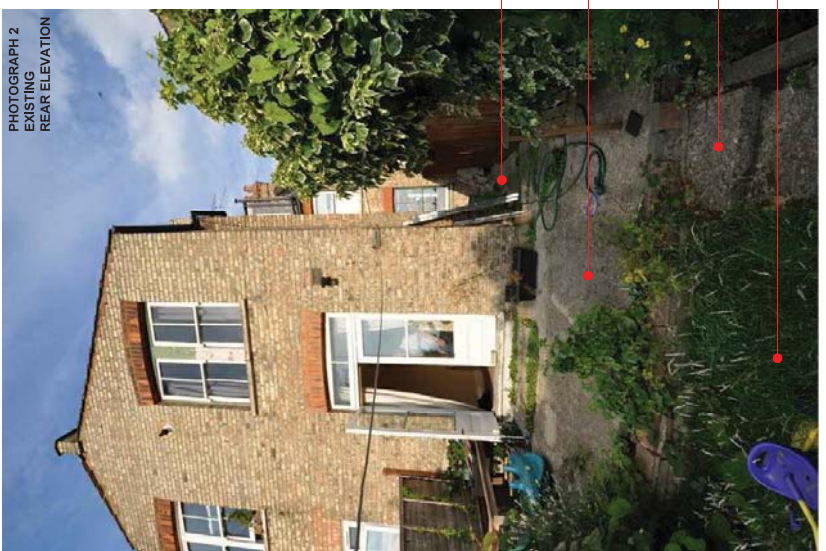
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 PROJECT: Ground Floor Extension
 19A Natal Road
 London
 N11 2HU
 DRAWING TITLE: Existing and Proposed Rear Elevation

PROJECT REF	DATE	PROJECT REF	DATE
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1:50	1:100	1:50	1:100
14.03.2014		14.03.2014	

DWG. NO. /EL-210
 REV.



PHOTOGRAPH 1
EXISTING
REAR ELEVATION



PHOTOGRAPH 2
EXISTING
REAR ELEVATION

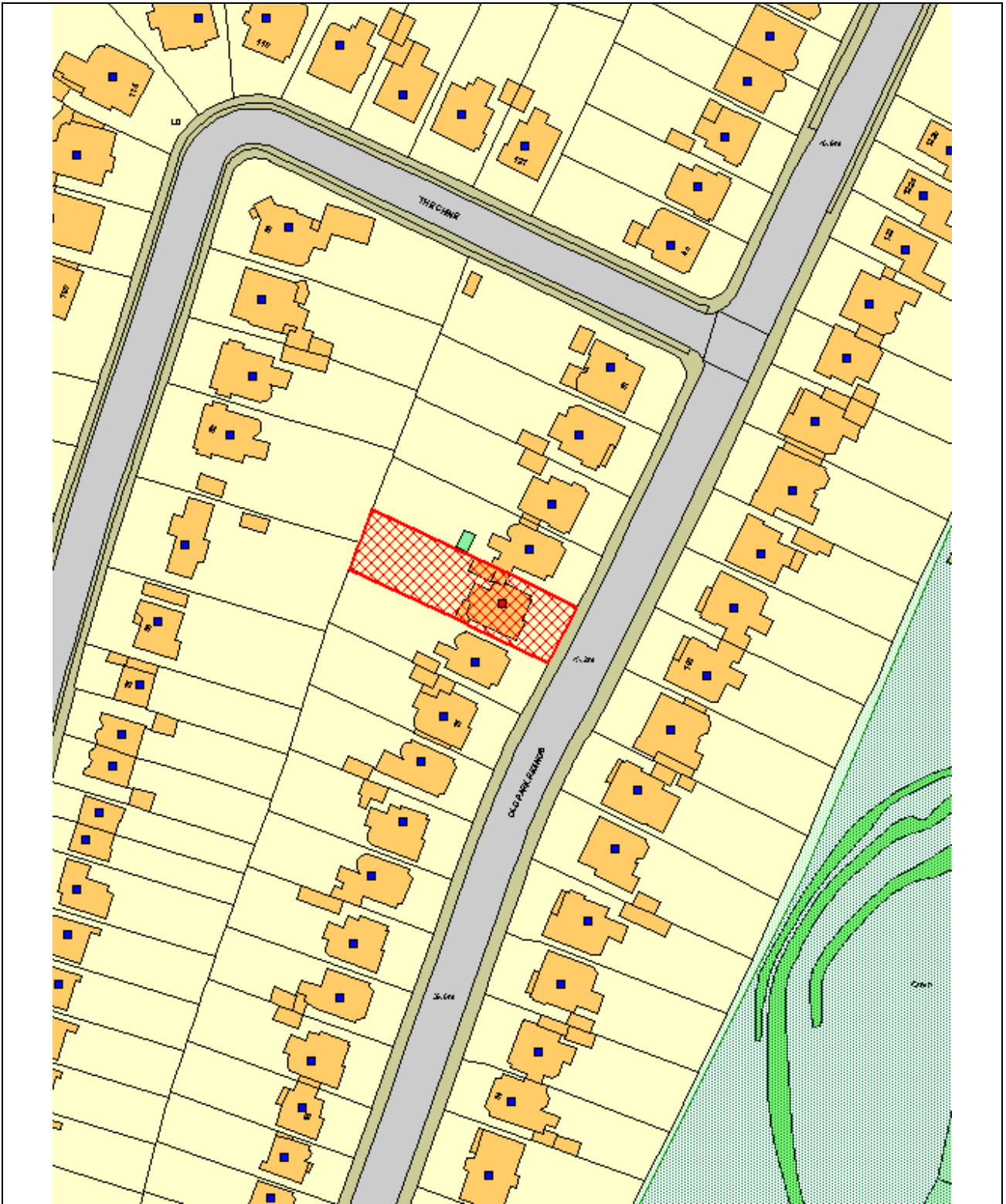
SIDE PASSAGE
AT SAME LEVEL AS TERRACE

ORIGINAL TERRACE LEVEL

STEPS DOWN TO GARDEN (GRASS) LEVEL

GRASS (GARDEN) LEVEL
NOTE: THIS IS LOWER THAN THE ORIGINAL TERRACE LEVEL

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 19 th August 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Rajvinder Kaur 020 8379 1860	Ward: Grange
Ref: P14-01677PLA		Category: Householder
LOCATION: 83, Old Park Ridings,, London, , N21 2ER,		
PROPOSAL: Single storey side and rear extension involving demolition of garage.		
Applicant Name & Address: Nicholas Balnave 83, Old Park Ridings, London, N21 2ER		Agent Name & Address: Peter Fisk Associates 83, Old Park Ridings, London, N21 2ER
RECOMMENDATION: Planning permission be GRANTED subject to conditions		
<p>Note for Members Whilst such an application would normally be dealt with under delegated powers, the application is reported to Planning Committee as the agent is member of the Conservation Advisory Group, the application property is located within the Grange Park Conservation Area and objections have been raised to the proposed development.</p>		



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North



1. Site and surroundings

- 1.1 The application site area comprises a two storey detached dwelling situated on the east side of Old Park Ridings. The site benefits from a front drive with two access points, a large rear garden and conservatory. There is a detached garage in the garden accessed via the side access.
- 1.2 The surrounding area is suburban in character, made up of detached residential properties. The neighbouring property to the north has an existing single storey side and rear extension.
- 1.3 The site is within the Grange Park Conservation Area and is covered by an Article 4 Direction restricting some of its permitted development rights. The Conservation Area Character Appraisal (CA) identifies the site as a key building built between 1897 and 1920. The older parts of the Conservation Area are at the southern and northern ends. The application site is sited at the northern end of the Conservation Area.

2. Proposal

- 2.1 Planning permission is sought for the erection of a rear and side extension. It is to be 3.7m (depth) x 3.8m (width) x 3.5m (max height to pitched roof, 2.3m to eaves from patio level). It is to extend 1.08m to the side of the dwelling.
- 2.2 The existing garage will be demolished and the patio extended in the place of the garage to the same height as the existing patio. The materials will be to match the existing dwelling.

3. Relevant Planning Decisions

TP/10/1055 – Installation of soil pipe to side elevation – Granted with conditions – 29th September 2010.

4. Consultation

4.1 Statutory and non-statutory consultees

Traffic and Transportation

No objection.

Grange Park Conservation Area Study Group

- 4.1.1 Objection to proposals. The site is recognised in the Conservation Area Character Appraisal. Despite the comments in the Design and Access statement, we do not agree that the proposed building will be more in keeping with the conservation area. It seems that the proposed building will be considerably forward from the existing garage.

Conservation Advisory Group

- 4.1.2 The Group considered the application at their meeting of 29th July 2014 and no objections were raised. The Group considered that the loss of the garage was not an issue. It is sub-standard in design when compared to the more traditional pitched roof examples in nearby properties. The Group noted the proposed extension would protrude into the area vacated by the garage by approximately 1m, thus leaving room for long views into the rear garden. Further, although not in the public domain, the proposed design of the rear extension would remove a very out of keeping kitchen window.

4.2 Public Response

- 4.2.1 Letters were sent to 9 neighbouring properties and one notice was erected near to the site. 1 representation was received. The comments are summarised below:
- The demolition of the garage and the change to the front of the house will spoil the ambience of Old Park Ridings.
 - No.83 found cracking and structural movement within his property in 2006. As the proposed extension will most likely involve the excavations of foundations, concerned whether further subsidence could arise which could affect the property. The foundations are within 3m of No.81 and the Party Wall Act 1996 may have to be addressed.

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 have now been completed 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 London Plan (Including Revised Early Minor Alterations)
- | | |
|------------|--------------------------------|
| Policy 7.1 | Communities and Neighbourhoods |
| Policy 7.4 | Local Character |
| Policy 7.6 | Architecture |

5.5 Core Strategy

- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and Landscape Heritage

5.6 Saved UDP Policies

- (II)GD3 High standard of functional and aesthetic design
- (II)H8 Maintain privacy and prevent overlooking
- (II)H12 Extensions
- (II)C27 Conservation Area Setting

5.7 Submission Version Development Management Document (Including Proposed Minor Modifications)

- DMD37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

5.8 Other Relevant Policy

- National Planning Policy Framework
- National Planning Practice Guidance
- Grange Park Conservation Area Character Appraisal

6. Analysis

6.1 Principle

- 6.1.1 Extensions to residential properties are in principle acceptable providing they do not have a detrimental impact to the character and appearance of the dwelling, the surrounding conservation area and neighbouring residential amenities.

6.2 Impact on the Character and Appearance of the Conservation Area

- 6.2.1 The Grange Park Conservation Character Appraisal (CA) describes the dwelling and surrounding properties at the northern end (nos. 67-97 odd and 94-120 even) as one of two broad types of design. *One has a gabled wing to one side and has heavy stone mullioned casement windows; the other has a hipped roof and sash windows with glazing bars, in groups of two or three.* It goes on to explain that there are many variations on these two types including *“hood moulds over windows, moulded architraves, small hips to the top of gables, various types of timber, tiled or stone porch, and either red brick, stock brick or roughcast for walling. Front doors are often paired double doors with glazed panels and many houses retain their leaded casements, which add greatly to the texture of the facades”* (p. 19).
- 6.2.2 It goes on to state that the northern end retains the Arts and Crafts influence, while the central part is of a later date, with designs more typical of inter-war speculative development. The Arts and Crafts dwellings are distinguished by high quality details and materials.

- 6.2.3 The application site is identified as a key building and the views from the top of the steep hill looking south are identified as a key view.
- 6.2.4 The proposed extension would be sited 7.1m back from the front elevation of the dwelling. The majority of the proposed extension would be sited to the rear of the property. The development will require the removal of the existing detached garage.
- 6.2.5 The bulk of the proposed extension is to the rear of the site and would not be visible from the Conservation Area. Only 1.08m of the brick faced, slate roofed side extension would be visible from the street. Whilst the garage is to be demolished, it is not identified within the Conservation Appraisal as a key feature. Moreover due to its siting, 7.1m back from the front elevation, it does not contribute to the key views of the conservation area and is not visible looking southwards from the top of Old Park Ridings.
- 6.2.6 The proposed extension will not introduce a dominant nor bulky addition to the street scene. Moreover its siting, well back from the front elevation, serves to lessen its visual impact. Additionally the materials will be in keeping with the existing dwelling.

6.3 Impact on the Neighbouring Residential Properties

- 6.3.1 The Unitary Development Plan states that single storey rear extensions should not exceed 2.8m in depth. However, the Submission Version Development Management Document (DMD) states that single storey rear extensions should not exceed 4m in the case of detached properties. The policy document follows permitted development allowances whereby a single storey rear extension can normally be built to a depth of 4m for a detached property. Appendix A1.8 of the UDP and DMD11 both state that single storey rear extensions should not exceed a line taken at a 45 degree angle from the mid-point of the nearest original ground floor window to any of the adjacent properties.
- 6.3.2 There would be no impact to the neighbouring property of No.81 Old Park Ridings due to the siting of the proposed extension, away from the boundary with No.81 and separated from it by an existing rear conservatory that is to be retained.
- 6.3.3 The neighbouring property of No.85 lies to the north of the site, on higher ground. No.85 has an existing side and rear extension that adjoins the existing garage at the application site. There is a window in the rear elevation of the extension. Whilst this is not an original window, regard has to be given to what exists on site at present. A 45 degree line taken from the mid-point of the nearest affected window will not be intercepted by the proposal. Moreover the proposal maintains a separation of 1.11m from the common boundary.
- 6.3.4 Taking the above into consideration the proposal will not unduly harm the outlook and light enjoyed by the occupiers of No.85 Old Park Ridings.

6.4 Loss of Garage

There is sufficient parking within the existing forecourt to the front of the property to accommodate off street parking. Accordingly, the loss of the garage is considered acceptable having regard to (II)H10 of the UDP.

6.5 CIL

- 6.5.1 The development will increase the floor area by 15.32m². This is below the 100m² threshold for CIL liability and would therefore be exempt.

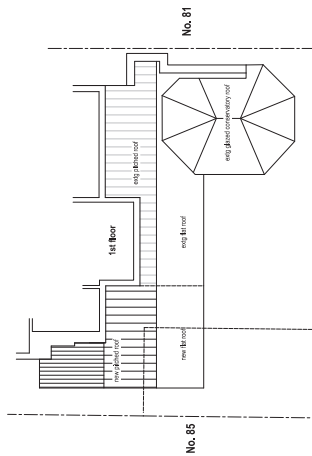
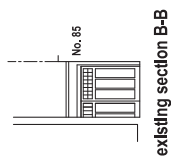
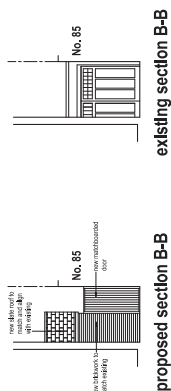
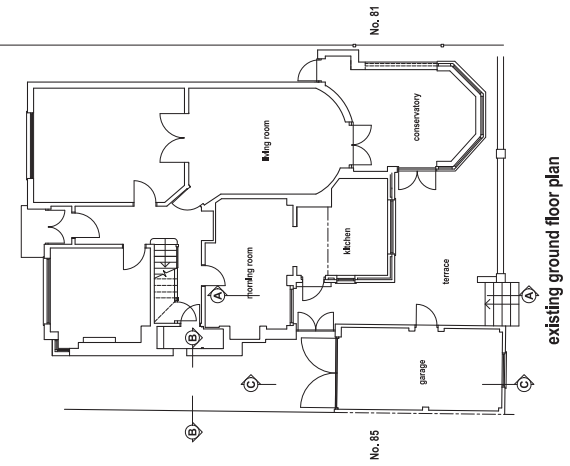
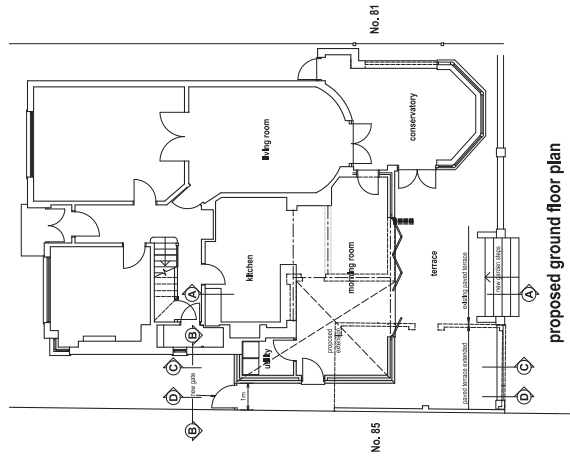
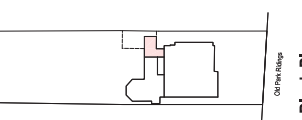
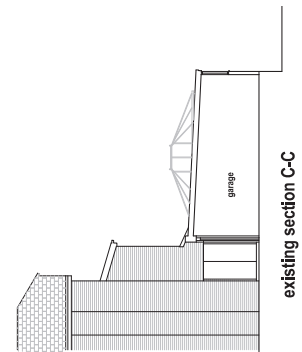
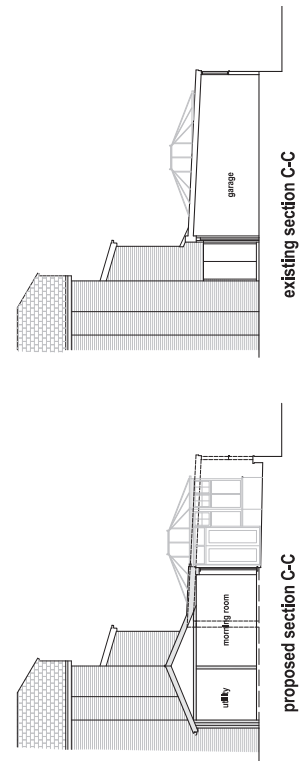
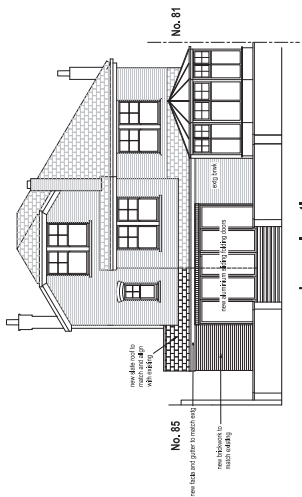
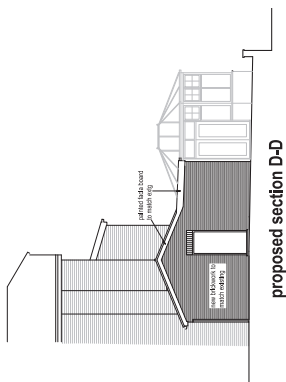
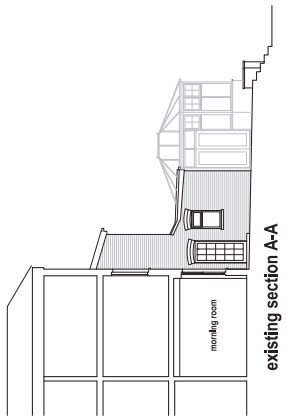
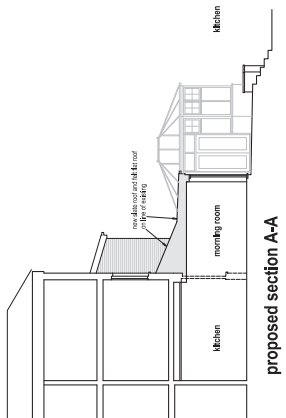
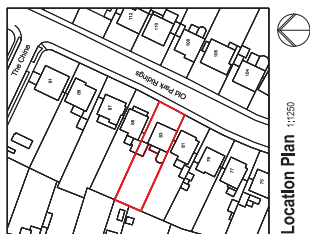
7. Conclusion

- 7.1 The proposed single storey side and rear extension, by virtue of its design, scale and siting would preserve the character and appearance of the surrounding conservation area, and would not cause undue harm to the amenities of neighbouring residential occupiers, in accordance with (II)GD3, (II)C27 of the Unitary Development Plan, CP30, CP32 of the Core Strategy and DMD37, DMD41 of the Development Management Document.

8. Recommendation

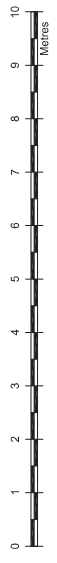
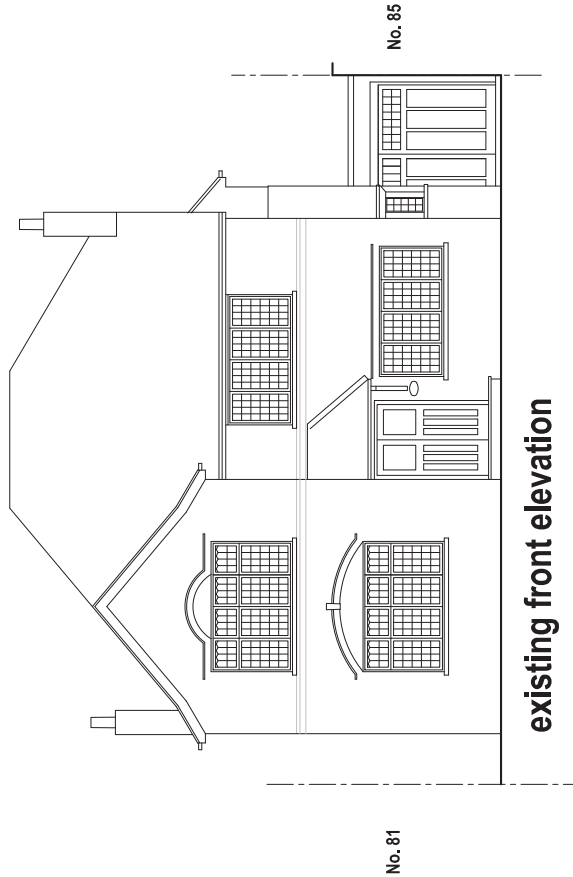
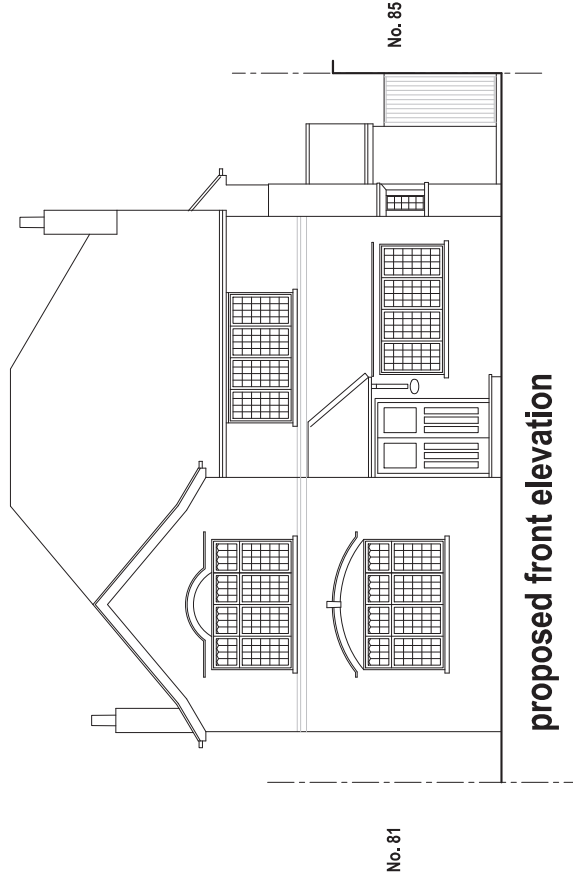
- 8.1 Planning permission be GRANTED subject to the following conditions:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C08 Materials to Match
4. C25 No Additional Fenestration
5. C26 Restriction on the Use of Extension Roofs



Parker Flynn Associates
 1000 Main Street, Suite 1000
 83 Old Park Ridings N21 2ER
 Alterations and Extension
 Plans, Elevations and Sections
 Scale: 1:100, 1:500, 1:1250
 Date: 2022.14
 ALL DIMENSIONS TO BE CHECKED AT THE SITE.
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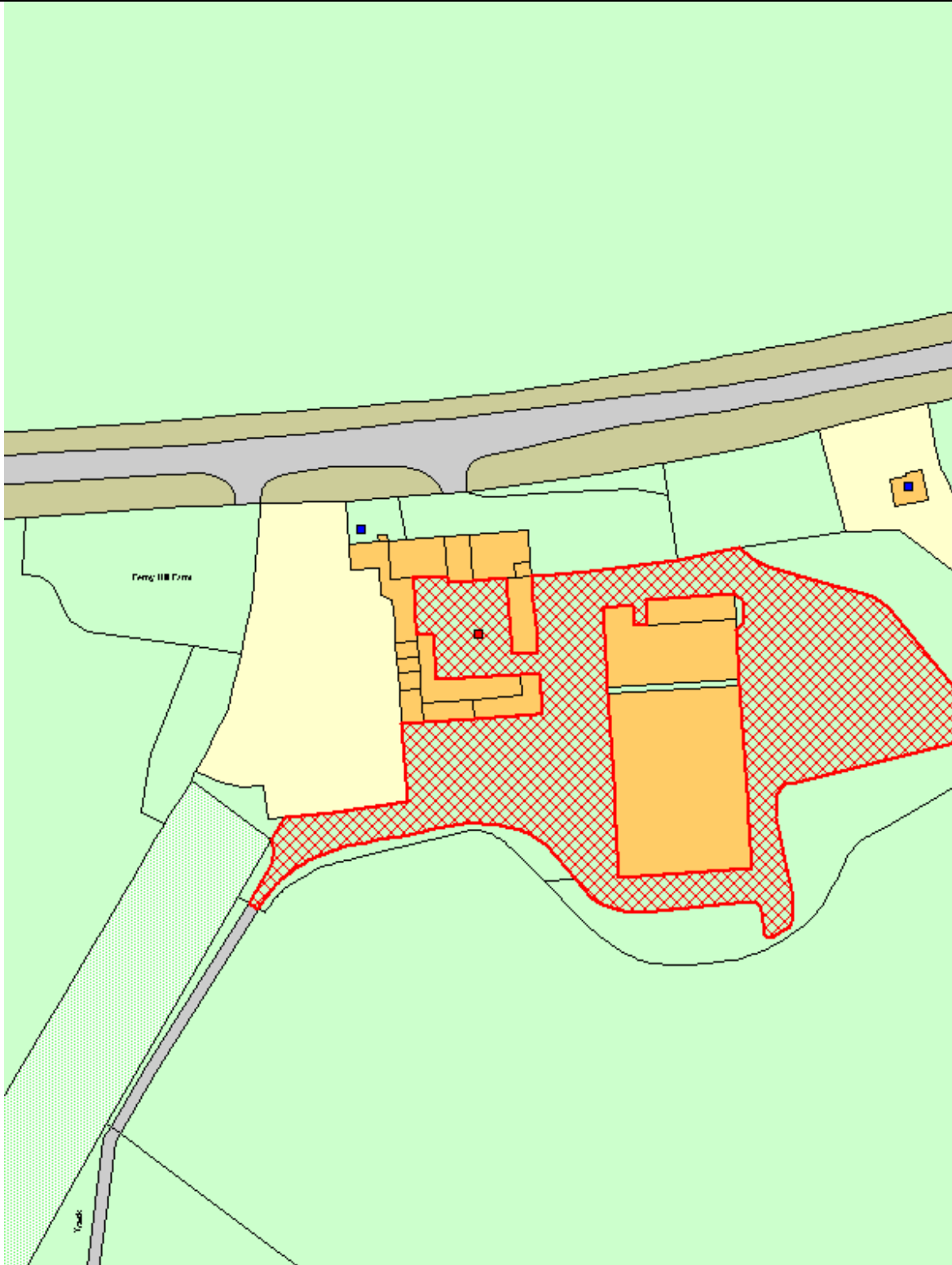




Peter Fisk Associates Chartered Architects Suite 7 Galley House Moon Lane, Barnet EN5 5YL T: 020 8449 1066 F: 020 8449 9311 E: architects@peterfisk.co.uk	Project: 83 Old Park Ridings Alterations and Extension	Drawing Title: Existing & Proposed Front Elevations	Scale: 1:00 @ A3
	Job No: 1163	Drawing No: P:02	Date: 30.6.14
			Revision

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 19 th August 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms Kate Perry 020 8379 3853	Ward: Cockfosters
Ref: 14/02253/FUL		Category: Full Application
LOCATION: Ferny Hill Farm, Ferny Hill, Barnet, EN4 0PZ		
PROPOSAL: Change of use of agricultural building to storage facility (Retrospective).		
Applicant Name & Address: R Wright Ferny Hill Farm Ferny Hill Barnet EN4 0PZ	Agent Name & Address: Paul Cramphorn Ferny Hill Farm Ferny Hill Barnet EN4 0PZ	
RECOMMENDATION: That planning permission be GRANTED subject to conditions		



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1.0 Site and Surroundings

1.1 Ferny Hill Farm is located on the southern side of Ferny Hill. The site is located within the Green Belt and an Area of Special Character. Ferny Hill Farm consists of 700 acres of land and is predominantly in agricultural use. The 'built up' area of the site contains the following:

- Tea room and shop
- Grade II Listed farmhouse
- Barn for animals
- Commercial storage unit
- Car Park
- Hardstanding

1.2 The commercial storage unit is the subject of this application. The lawful use of the building is as an agricultural barn.

1.3 The building is single storey in height of brick construction with a pitched corrugated metal roof. The building has a floor area of 236.3sq.m.

2 Proposal

2.1 The current application seeks retrospective planning permission for the use of an agricultural barn for storage purposes not associated with the agricultural use of the site.

2.2 The barn is used by a local reproduction furniture business for storage of furniture. The company carries out one to two deliveries a week using light goods vehicles. The vehicles can access the unit using the front shutter and load/unload the vehicle inside the unit.

2.3 The change of use to storage has allowed an external business to rent the unit, therefore supporting Ferny Hill Farm by providing another source of income helping to sustain the agricultural business.

2.4 No external changes have been carried out.

3. Relevant Planning Decisions

3.1 The relevant planning decisions are as follows:

TP/03/2101

Change of use of agricultural building to Class B8.

Permission granted subject to conditions – 17th December 2004 for a temporary period of two years expiring on 16th December 2006 and subject to a condition limiting the use to the storage and distribution of tiles only.

TP/03/2101VAR1

Removal of time limited permission under condition 05 and variation of condition 04 to allow the use of the premises for storage and distribution of office furniture (approval under ref. TP/03/2101).

Permission granted subject to conditions – 11th July 2006

Permission was granted for a 2 year period expiring in 2008.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

No objections subject to a condition to limit the number of vehicle movements generated by the development.

4.1.2 Biodiversity Officer

There are no external changes to the storage facility and therefore, it is unlikely that there would be any ecological constraints resulting from the change of use. There may have been the potential for nesting birds/roosting bats internally if there was access to the inside of the barn however, as this application is retrospective, there are no conditions to add regarding maintenance/ enhancement of biodiversity.

4.1.3 Environmental Health

No comment to make as the development is unlikely to have a negative environmental impact. In particular, there are no issues regarding noise, contaminated land, air quality or nuisance and for that reason no conditions are required.

4.2 Public

- 4.2.1 The consultation period for this application is due to expire on 20th August 2014. To date, no objections have been received. Any objections raised before the planning committee date will be reported verbally at the meeting.

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 elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy 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 involves oral hearing sessions and these took place on 23rd and 24th 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 Oct 2013)

Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.16	Green Belt
Policy 7.19	Biodiversity and access to nature

5.5 Core Strategy

CP9:	Supporting community cohesion
CP13:	Promoting Economic Prosperity
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP33:	Green Belt and countryside
CP36:	Biodiversity

5.6 Saved UDP Policies

(II)G11	New Development in Green Belt
(II)CS2	Siting and design of buildings and equipment
(II)CS3	Effective and efficient use of land and buildings
(II)G6	Areas of Special Character
(II)G21	Reducing the visual intrusion of the built up area
(II)GD3	Aesthetics and functional design

5.7 Submission Version Development Management Document

DMD 79	Ecological enhancements
DMD 82	Green Belt
DMD 84	Areas of Special Character

5.8 Other Material Considerations

The National Planning Policy Framework
National Planning Practise Guidance

6. Analysis

6.1 Planning History

6.1.1 It is noted that planning permission has previously been granted for the use of a barn on this site for storage purposes (see planning history section of this report). Temporary permissions were twice granted in 2004 and 2006 for the use of the barn for storage each for a period of 2 years. The current proposal will be considered in light of this planning history and also in the context of current planning policy.

6.2 Green Belt

6.2.1 Paragraph 90 of the National Planning Policy Framework states that the re-use of an existing building in the Green Belt is not inappropriate provided that the new use preserves the openness of the Green Belt and does not conflict with the purpose of including land in the Green Belt. The 5 main purposes of including land in the Green Belt are identified in paragraph 80 and are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.2.2 The current development does not conflict with any of the identified purposes of including land in the Green Belt and involves the re-use of an existing building. Therefore, the development is not inappropriate in the context of Green Belt policy.

6.2.3 With regard to the visual impact on the Green Belt area, the operation is contained within an existing agricultural barn and no changes have occurred to the external appearance of the building. Deliveries and storage occur within the building and therefore the development does not encroach on the visual amenities of the Green Belt area. Conditions will be included to ensure that the operation remains contained within the existing building, to prevent open storage and to prevent any other use within use class B8.

6.3 Impact on the Grade II Listed Farmhouse

6.3.1 The barn is located within close proximity of a Grade II listed Farmhouse. However, as no external works have occurred to the barn, the development has not had a detrimental impact on the appearance or setting of the Grade II listed building.

6.4 Effect on Residential Amenities

6.4.1 The nearest residential property is Ferny Hill Cottage which is located some 45m distant from the existing building. The existing activity is contained within the building and given the level of activity and the separation between the development and the nearest residential property, the development does not have an unacceptable impact on the amenities of the nearest residential occupiers.

6.5 Traffic Generation, Parking and Access

6.5.1 The current planning application has been inspected by the Council's Traffic and Transportation department. They have advised that the main concern is the frequency and type of delivery vehicles visiting the site and the impact of increased heavy duty vehicle movements in this area.

6.5.2 Although the applicant indicates that only between one and two deliveries are carried out using light goods vehicles, in planning terms no control can be exercised over the type of vehicle and the goods delivered in future should a different business/company take over. A different B8 use could have a greater highway impact. For that reason, a condition should be imposed to ensure that the unit is not to be used for any other purpose than proposed in this application, in order to control impact on safety and free flow of traffic on the adjacent highways.

6.6 Biodiversity

- 6.6.1 The Council's Biodiversity Officer has advised that, as there are no external changes to the storage facility, it is unlikely that there were any ecological constraints resulting from the change of use. There may have been the potential for nesting birds/roosting bats internally if there was access to the inside of the barn however, as this application is retrospective, there are no conditions to add regarding maintenance/enhancement of biodiversity.

7. Conclusion

- 7.1 In light of the above, it is recommended that planning permission be granted subject to conditions.

8. Recommendation

- 8.1.1 That planning permission be granted subject to the following conditions:

- 1 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any amending Order, the premises shall only be used for the storage and distribution of reproduction furniture and shall not be used for the retail or wholesale of goods or for any other purpose within Use Class B8, or for any other purpose.

Reason: To ensure that the use does not lead to a level of traffic generation that would prejudice the free flow of traffic and highway safety on the adjoining highway nor lead to a demand for parking that could harm the character and appearance of this part of the Green Belt.

- 2 The use hereby permitted shall be carried on only by Canonbury Antiques, Redwell Wood Farm, Potters Bar, EN63NA and the permission shall not enure for the benefit of the land or premises to which it relates.

Reason: To ensure that the use does not lead to a level of traffic generation that would prejudice the free flow of traffic and highway safety on the adjoining highway nor lead to a demand for parking that could harm the character and appearance of this part of the Green Belt.

- 3 The development hereby approved shall only operate as one business unit and shall not be subdivided and occupied by separate businesses unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development complies with the adopted parking and servicing standards and in the interests of protecting the Green Belt.

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

Reason: In the interests of protecting the visual amenity of the Green Belt

- 5 All activities associated with the use of the barn for the storage of reproduction furniture, including the loading and unloading of delivery vehicles, shall take place inside the unit.

Reason: In the interests of preserving the visual amenities of the Green Belt.

- 6 C60 Approved plans
- 7 C51A Time Limited Permission



DETAILED PLANNING

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CLIENT

Mr Robert Wright

SITE

Ferry Hill Farm, Ferry Hill, Barnet, EN4 0PZ

DRAWING TITLE

Location Plan

DRAWINGS STATUS

Planning

SCALE DATE DRAWN CHECKED

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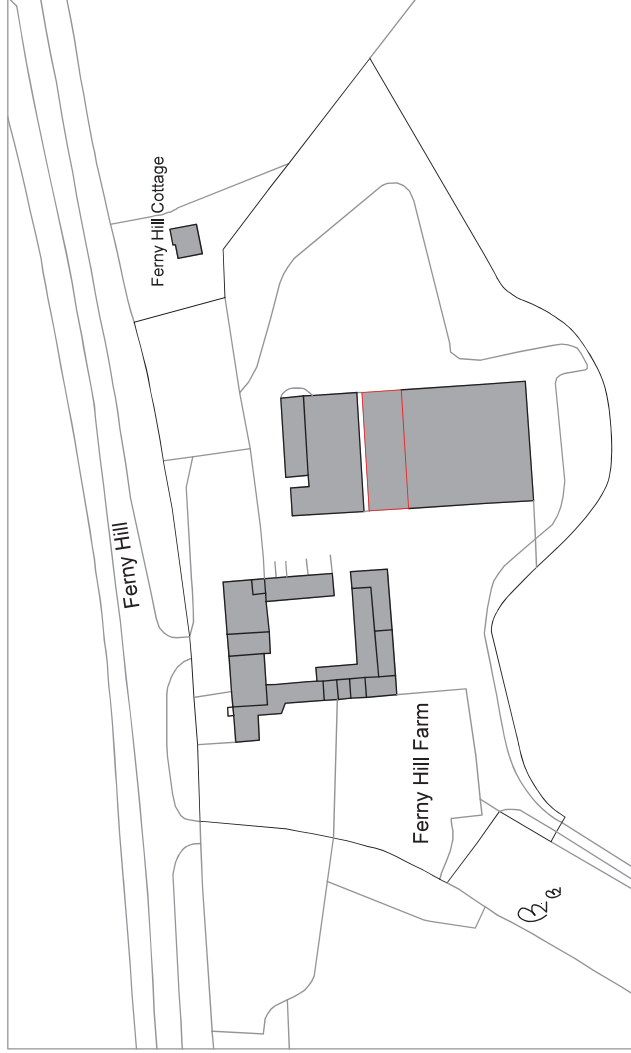
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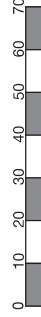
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any discrepancies should be reported in writing immediately.

property owner to ensure that all aspects of the "party wall etc, act 1996" are complied with prior to any works commencing on site.



LOCATION PLAN



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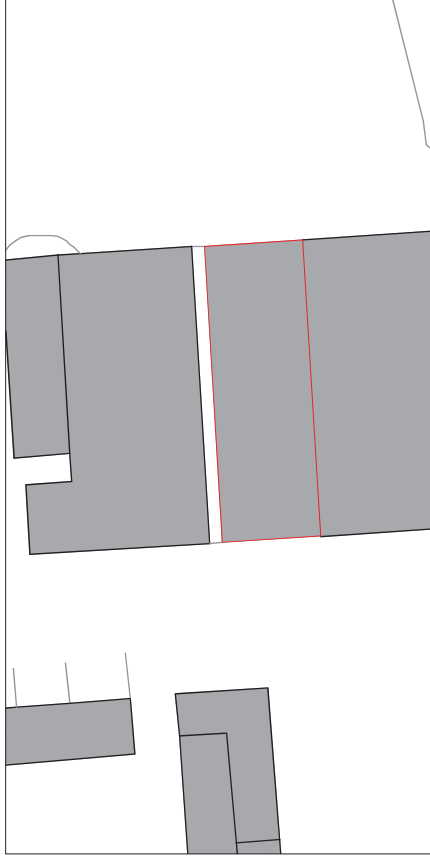
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BLOCK PLAN



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CLIENT

Mr Robert Wright

SITE

Ferry Hill Farm, Ferry Hill, Barnet, EN4 0PZ

DRAWING TITLE

Block Plan

DRAWINGS STATUS

Planning

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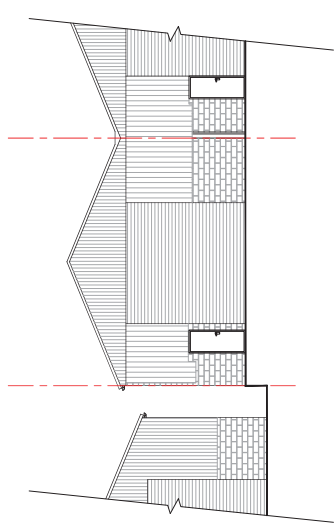
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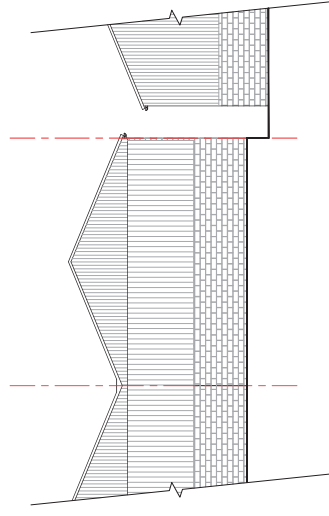
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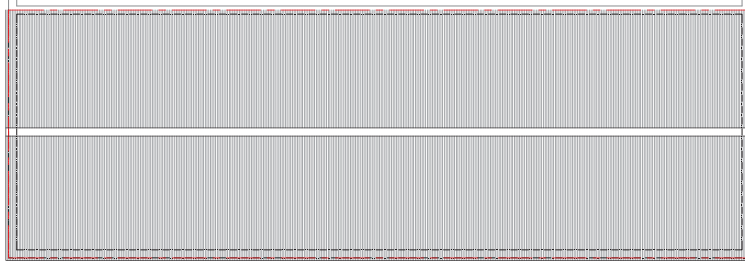
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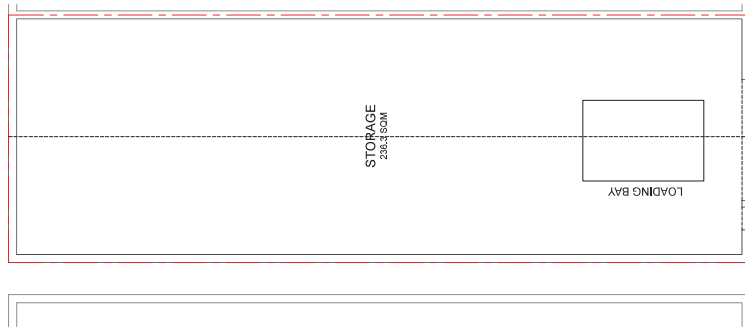
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AS CURRENT



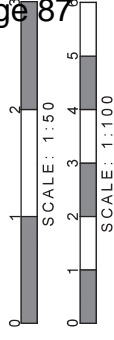
REAR ELEVATION
AS CURRENT



ROOF PLAN
AS CURRENT



GROUND FLOOR PLAN
AS CURRENT



DETAILED PLANNING

MAPLE HOUSE HIGH STREET
POTTERS BAR HERTFORDSHIRE EN6 5BS

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CLIENT

Mr Robert Wright

SITE

Ferry Hill Farm, Ferry Hill, Barnet, EN4 0PZ

DRAWING TITLE

Plans and Elevations

DRAWINGS STATUS

Planning

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 19 th August 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Mr Sean Newton 020 8379 3851	Ward: Highlands
Ref: 14/02591/HOU		Category: Householder
LOCATION: 20 Drapers Road, Enfield, EN2 8LU,		
PROPOSAL: Single storey rear extension.		
Applicant Name & Address: Mr & Mrs Richard & Mary Hillier 20 Drapers Road Enfield EN2 8LU	Agent Name & Address: Mr Nicholas Papalexandrakos 20 Drapers Road Enfield EN2 8LU	
RECOMMENDATION: That the application should be GRANTED subject to conditions.		
Note for Members: Whilst such an application would normally be dealt with under delegated powers, this application is reported to Planning Committee as the applicant is a member of staff within the Regeneration and Environment Directorate		



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1 Site and Surroundings

- 1.1 The application site comprises of a two-storey, end of terrace dwelling house located on the western side of Drapers Road.
- 1.2 No 22 Drapers Road, sited to the north, benefits from a single storey rear extension with a flat roof and parapet. To the south is No.18. This dwelling has a detached garage at the side/ rear along the common boundary with No.20.
- 1.3 The dwelling is of brick construction coated in concrete render. The roof has retained its hipped roof form in line with neighbouring properties.
- 1.4 The dwelling benefits from an existing extension to the rear utility which at 4m in width and a depth of 3 m, extends to beyond midway along the rear elevation, but 4m from the neighbouring property (no. 22).

2 Amplification of Proposal

- 2.1 Permission is sought for a single storey rear extension.
- 2.2 The proposed L shaped extension will be approximately 7m deep near to the common boundary with No.18, approximately 3.2m deep along the boundary with No.22 and will occupy the entire rear wall of the dwelling. The proposed extension will have a maximum height of approximately 4m to the top of a pitched roof and 2.8m to the top of two flanking walls.
- 2.3 A raised patio, approximately 300m is proposed. At its nearest point, it will be 3.5m from the common boundary with No.22.

3 Relevant Planning Decisions

- 3.1 On 22nd May 2001, planning permission was granted with conditions for a two storey side and single story rear extension (TP/01/0453).

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None required.

4.2 Public response

- 4.2.1 Letters were sent to the occupiers of 2 neighbouring properties and 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 for submission to the Secretary of State for examination. Hearing sessions were undertaken at the end of April however the examination period is anticipated to run through to the end of summer of 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

Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.13	Parking
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
(II)GD6	Traffic
(II)GD8	Site access and servicing
(II)H8	Privacy
(II)H9	Amenity Space
(II)H12	Residential Extensions

5.7 Submission version DMD

DMD6	Residential Character
DMD9	Amenity Space
DMD11	Rear Extensions
DMD37	Achieving High Quality Design-Led Development
DMD45	Parking Standards

5.8 Other Relevant Policy Considerations

None

6. Analysis

6.1 Principle

6.1.1 Whilst the principal of extensions to a dwelling is accepted, the proposed development must still be assessed in accordance with all material planning

considerations, such as the impact on the character and appearance of the dwelling and the street scene, the impact on neighbouring amenity, and any potential highway safety concerns.

6.2 Impact on Character of Surrounding Area

6.2.1 The proposed extension will only be viewed from the immediate rear of the adjacent properties. The overall design is considered acceptable and will not detract from the character and appearance of the dwelling house or the surrounding area having regard to Policies 7.4 & 7.6 of the London Plan, Core Policy 30 of the Core Strategy, Policies (II)GD3 & (II)H12 of the Unitary Development Plan, and Policies DMD 6, 11 & 37 of the Submission Version DMD.

6.3 Impact on Neighbouring Properties

Loss of Outlook / Light

6.3.1 At 7m in depth near to the common boundary with No.18, the extension projects further than the normally permitted 3m and would compromise a 45-degree line taken from the nearest affected window. However, having regard to the close proximity of the garage of No.18 to the rear of that dwelling house, it is considered that the rearward projection will not unduly harm the existing amenity of that adjoining occupier in terms of loss of outlook. Moreover, the proposed extension would not project beyond the rear of that adjacent garage. In relation to loss of light, No.18 is sited to the south of No.20, therefore there will not be any undue loss of light.

6.3.2 In relation to No.22, at 3.2m in depth along the common boundary, the proposed extension will be in common alignment with an existing extension at that adjoining property. There will therefore not be any impact in terms of loss of outlook and light.

Loss of Privacy

6.3.3 The proposed extension includes a single obscured glazed window serving a toilet on the flank elevation facing No.18 and therefore does not lead to any additional overlooking and loss of privacy for those adjoining occupiers. A condition is suggested to restrict the provision of any further fenestration to ensure that the privacy of the adjoining occupiers is maintained and a further condition is proposed to ensure that the glazing is obscured.

6.3.4 Whilst the proposed extension will include fenestration (a patio door and a window) facing No.22, there is a distance of 7m to the common boundary with No.22. It is therefore considered that there would not be any undue overlooking or loss of privacy to those adjoining occupiers.

6.3.5 The raised patio is sited at a sufficient distance to not lead to any direct overlooking and loss of privacy to the occupiers of No.22. Moreover, at 300mm in height, it would comply with Class A of the GPDO (1995)(as Amended), and therefore does not require planning permission.

6.3.6 Having regard to all of the above, the proposed development will not unduly harm the existing amenities of the occupiers of adjoining properties in terms of loss of light, outlook or privacy and in this respect complies with Policy 7.6

of the London Plan, Core Policy 30 of the Core Strategy, Policies (II)GD3, (II)H8 & (II)H12 of the Unitary Development Plan and Policies DMD 6, 11 & 37 of the Submission Version DMD.

6.4 Highway Considerations

6.4.1 The proposed development would not have any impact in relation to parking and would not lead to conditions prejudicial to the free flow and safety of traffic on the adjoining highway having regard to policy 6.13 of the London Plan, Policy (II)GD6 of the Unitary Development Plan and Policy DMD 45 of the Submission Version DMD.

6.5 Mayoral CIL

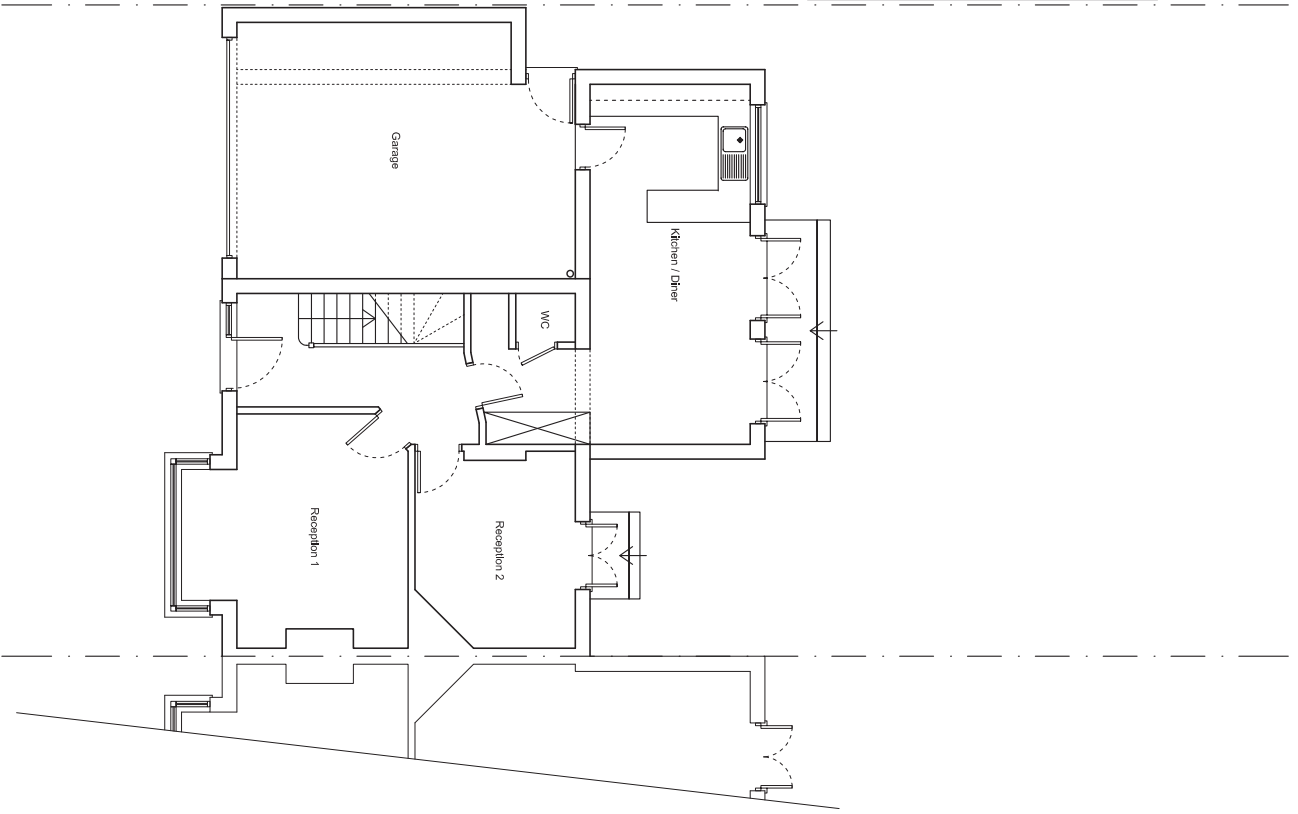
6.5.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The levy is only applicable where additional dwellings are created or there is an increase in floor area of 100sqm or greater. The proposed development will not increase the size of the dwelling by more than 100sqm and is therefore not liable for the Mayoral CIL.

7 Conclusions

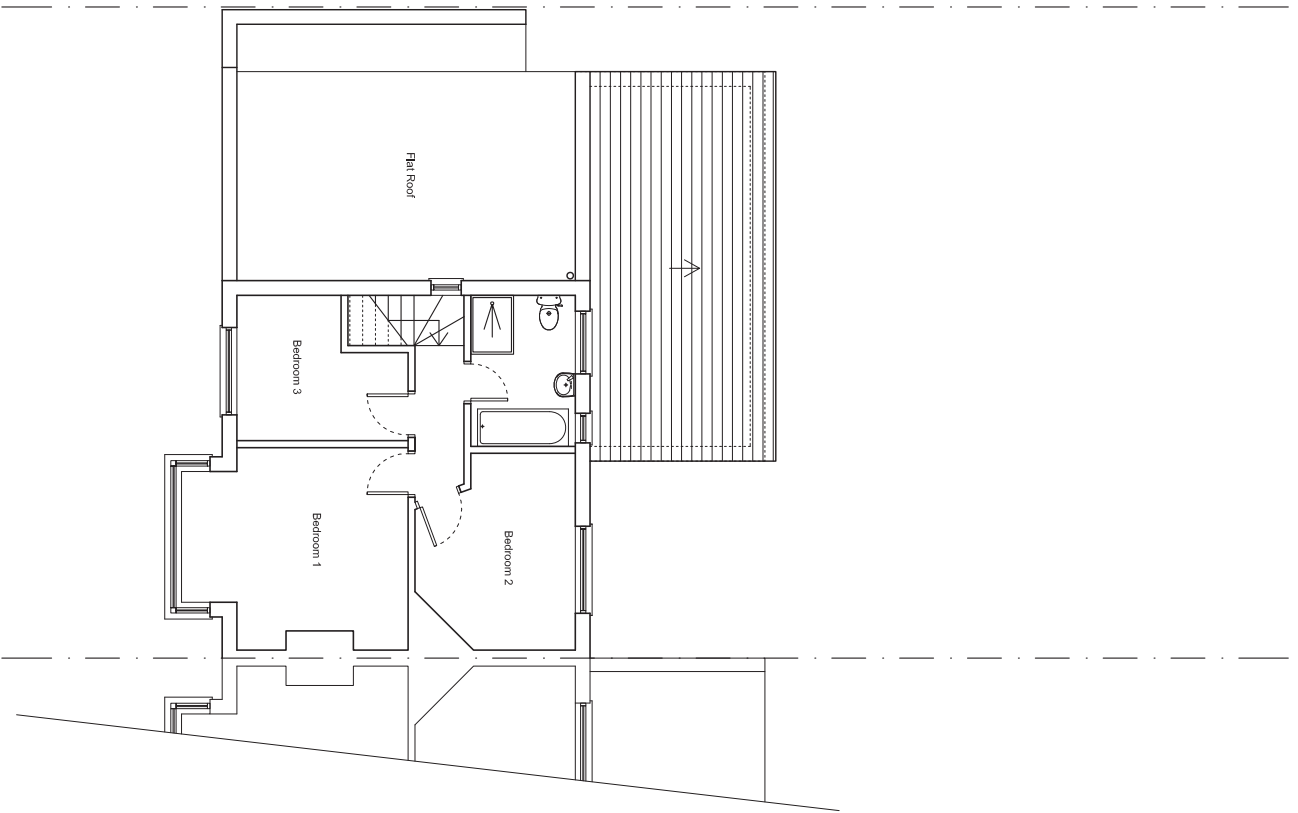
7.1 Having regard to all of the above, it is considered that the application should be granted subject to the following conditions:

1. C60 Approved Plans
2. C08 Materials to Match
3. C24 Obscured Glazing
4. C25 No Additional Fenestration
5. C51A Time Limited Permission

Neighbouring Garage







Ground Floor Plan
as Existing



First Floor Plan
as Existing

Key:

- Existing Solid Walls 
- Proposed Blockwork 
- Proposed Insulation 
- Proposed Partition 



Rev.	Date	Note

Client:
Mr & Mrs Hillier

Site:
20 Drapers Road
Enfield
EN2 8LU

Title:
Floor Plans as Existing

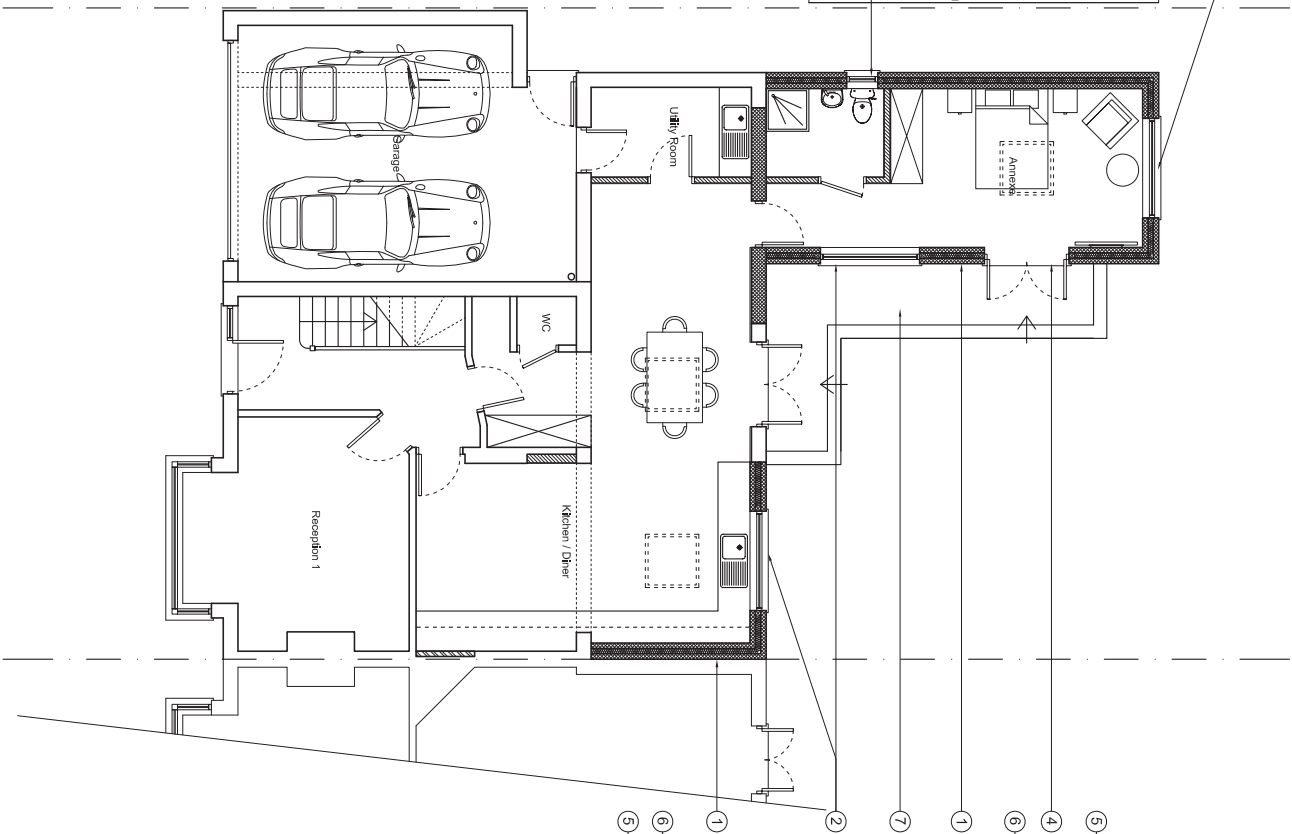
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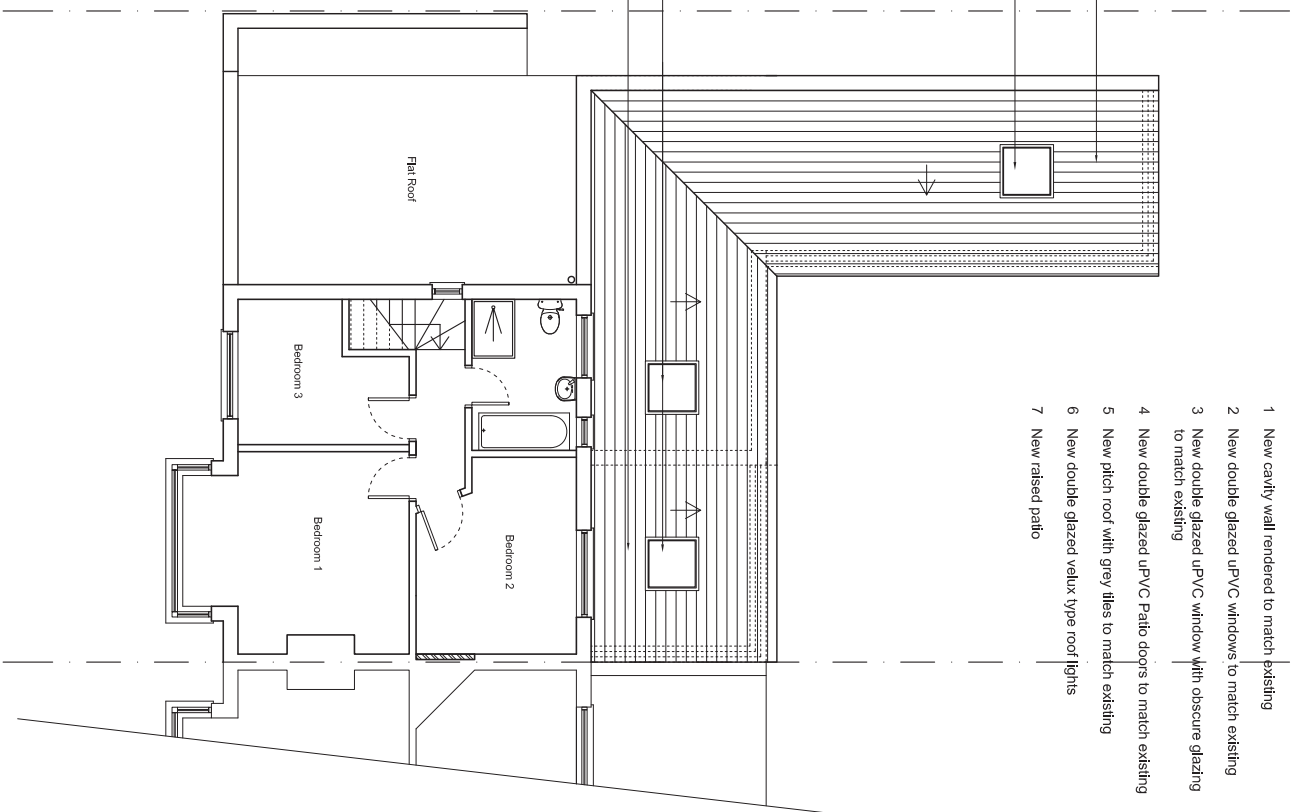
Date: May, 2014 | Rev. #

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Ground Floor Plan
as Proposed



First Floor Plan
as Proposed



- Key:
- 1 New cavity wall rendered to match existing
 - 2 New double glazed uPVC windows to match existing
 - 3 New double glazed uPVC window with obscure glazing to match existing
 - 4 New double glazed uPVC Patio doors to match existing
 - 5 New pitch roof with grey tiles to match existing
 - 6 New double glazed velux type roof lights
 - 7 New raised patio

- Key:
- Existing Solid Walls
 - Proposed Blockwork
 - Proposed Insulation
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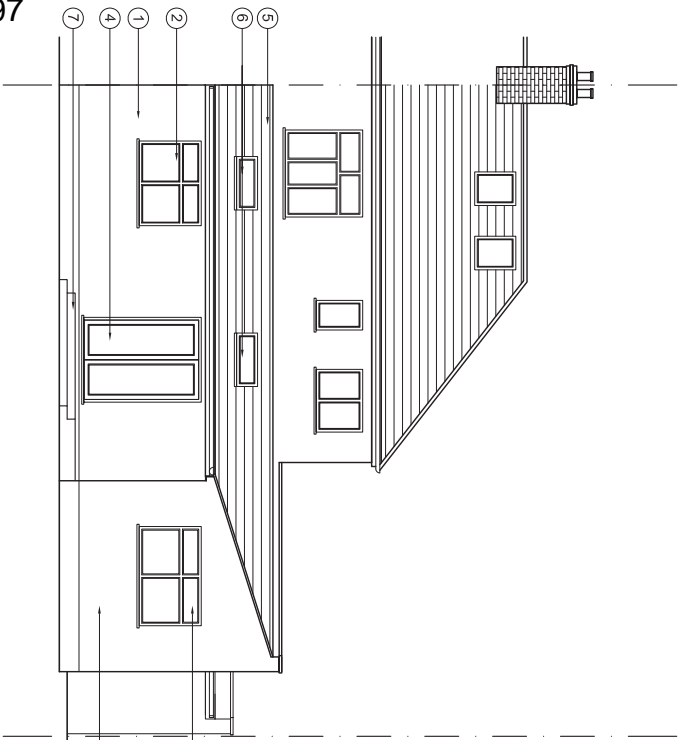
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Floor Plans as Proposed

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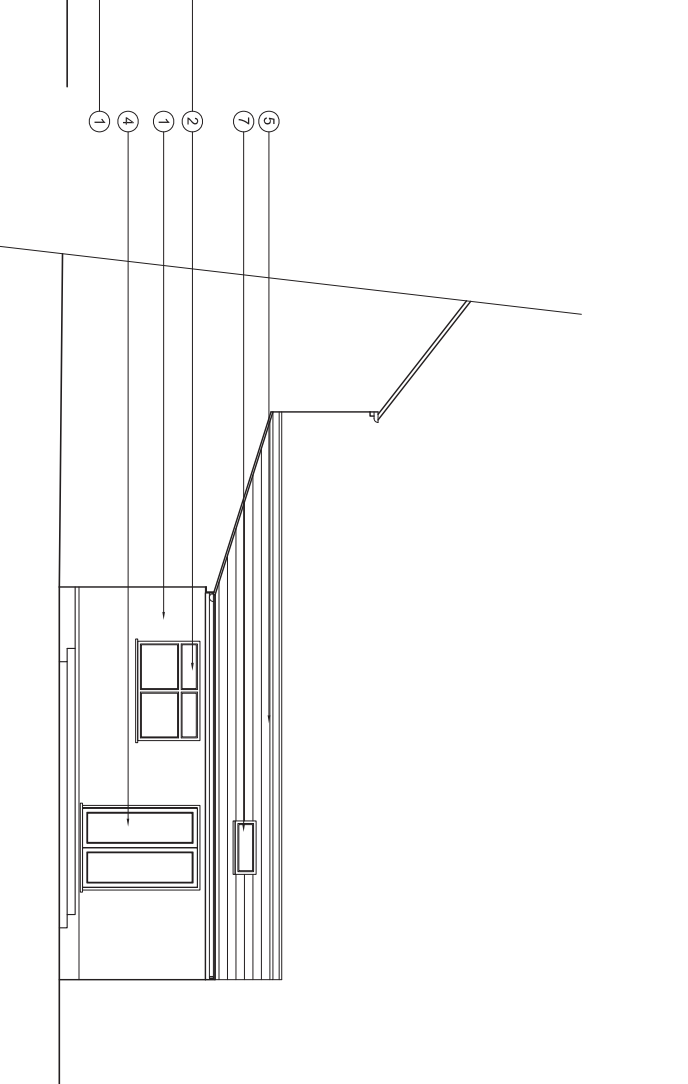
Drawn: NP | Dwg. No. 096_04

Date: May, 2014 | Rev. #

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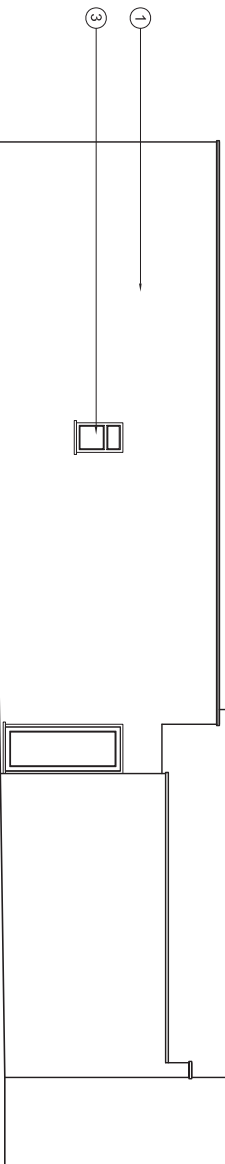


Rear Elevation
as Proposed



Flank Elevation
as Proposed

- Key
- 1 New cavity wall rendered to match existing
 - 2 New double glazed uPVC windows to match existing
 - 3 New double glazed uPVC window with obscure glazing to match existing
 - 4 New double glazed uPVC Patio doors to match existing
 - 5 New pitch roof with grey tiles to match existing
 - 6 New double glazed valux type roof lights
 - 7 New raised patio



Flank Elevation
as Proposed

- Key:
- Existing Solid Walls
 - Proposed Blockwork
 - Proposed Insulation
 - Proposed Partition



Rev.	Date	Note

Client:
Mr & Mrs Hillier

Site:
20 Drapers Road
Enfield
EN2 8LU

Title:
Elevations as Proposed

Scale: 1:100 | Dwg. Size: A3

Drawn: NP | Dwg. No. 096_05

Date: May. 2014 | Rev. #

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