

Public Document Pack



PLANNING COMMITTEE

Tuesday, 16th December, 2014 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Ahmet Hasan, Suna Hurman, Jansev Jemal, Derek Levy (Vice-Chair), Andy Milne, Anne-Marie Pearce, George Savva MBE and Toby Simon (Chair)

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 15/12/14

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 25 NOVEMBER 2014 (Pages 1 - 8)**

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

4. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 135) (Pages 9 - 10)

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

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

5. 14/03486/FUL - 104A DERWENT ROAD, LONDON, N13 4PX (Pages 11 - 26)

RECOMMENDATION: Approval subject to conditions
WARD: Winchmore Hill

6. 14/04015/RE4 - PYMMES PARK, VICTORIA ROAD, LONDON, N18 2UG (Pages 27 - 38)

RECOMMENDATION: Approval subject to conditions
WARD: Edmonton Green

7. P12-01399PLA - 6 GLOVER DRIVE, LONDON, N18 3HF (Pages 39 - 60)

RECOMMENDATION: Approval subject to conditions, subject to referral to GLA and Secretary of State, and S106 Agreement
WARD: Upper Edmonton

8. 14/04005/RE4 - 1 OLD ROAD, ENFIELD, EN3 5XX (Pages 61 - 94)

RECOMMENDATION: Approval subject to conditions, following re-consultation on the revised plans
WARD: Southbury

9. 14/04111/FUL - KEBLE PREPARATORY SCHOOL, WADES HILL, LONDON, N21 1BG (Pages 95 - 108)

RECOMMENDATION: Approval subject to conditions
WARD: Winchmore Hill

10. APPEAL INFORMATION

Monthly decisions on Town Planning Application Appeals.
(The update will be provided at the meeting.)

11. FUTURE MEETINGS

To note proposed arrangements for future meetings:

Planning Panel regarding Chase Farm Hospital site (Application Ref: 14/04574/OUT), Wednesday 7 January 2015 at Highlands School main hall.

Panel Membership to be confirmed.

Planning Committee meetings at Enfield Civic Centre:

Tuesday 27 January 2015
Wednesday 4 February 2015
Tuesday 24 February 2015
Thursday 12 March 2015
Tuesday 24 March 2015
Tuesday 28 April 2015

All meetings to start at 7:30pm.

12. 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 - 25.11.2014

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

COUNCILLORS

PRESENT Abdul Abdullahi, Lee Chamberlain, Dogan Delman, Christiana During, Ahmet Hasan, Jansev Jemal, Derek Levy (Vice-Chair), Anne-Marie Pearce, George Savva MBE and Toby Simon (Chair)

ABSENT Suna Hurman and Andy Milne

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Geoff Burrage (Transport Planning & Policy) and Izabella Grogan (Legal Services) and Metin Halil (Secretary)

Also Attending: Approximately 12 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group

243**WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Simon, Chair, welcomed everyone to the meeting and explained the order of the meeting.

Apologies for absence were received from Councillor Hurman and Councillor Milne.

244**DECLARATION OF INTERESTS**

There were no declarations of interest.

245**MINUTES OF THE PLANNING COMMITTEE 21 OCTOBER 2014**

AGREED the minutes of the Planning Committee meeting held on Tuesday 21 October 2014 as a correct record.

The Head of Development Management reminded members that at the Full Council meeting on the 19 November 2014, the Development Management Document (DMD) had been adopted. This now supersedes the Unitary Development Plan (UDP). At the time of writing the reports, both DMD and

PLANNING COMMITTEE - 25.11.2014

UDP policies had been referred to, but the UDP references should now be ignored.

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ORDER OF AGENDA

AGREED that the order of the agenda be varied to accommodate Councillor McGowan's deputation, as he had another meeting to attend to. The minutes follow the order of the meeting.

247

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 124)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.124).

248

14/02821/FUL - 21 ARBOUR ROAD, ENFIELD, EN3 7TX

NOTED

1. Introduction by the Planning Decisions Manager.
2. The application property comprises a two storey end of terrace house which has been extended to the side with a two storey extension and into the loft, resulting in a 5 bedroomed property.
3. The application proposes the conversion of the property to a House in Multiple Occupation (HMO) for 7 residents. Each resident would have a bedroom with en-suite shower room. A communal kitchen would be available, through which access would be available for all residents to the rear garden.
4. Policy DMD 5 relating to residential conversions and HMO's identifies a number of criteria that need to be met. These relate to providing a high quality form of accommodation through meeting internal floor space standards set down in the London Plan; and not harming the residential character of an area or resulting in an excessive number of clustering of conversions. In this respect the policy identifies a requirement of no more than 20% converted properties in a road, and no more than 1 in 5 in a consecutive row of properties.
5. The policy also seeks to ensure that there would not be an unacceptable level of noise and disturbance and that adequate provision is available for parking and refuse storage.
6. Members attention was drawn to the following:
 - There were no other conversions in the road.
 - The accommodation would meet the internal space standards for bedrooms. There is no communal living room but a large communal kitchen.
 - The existing property has 5 bedrooms and therefore the level of occupation would be similar.

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- One parking space would be available on the existing forecourt. Traffic and Transportation are satisfied any further demand could be absorbed on the street.
 - Refuse facilities would be provided in the front garden in the form of 1 large refuse bin and 1 mixed recycling bin. Waste Services have confirmed this was acceptable.
7. The statement of Councillor Don McGowan, Ponders End Ward Councillor.
 8. The response of Mr Kyriakos Hajikypry, the applicant.
 9. Members expressed concerns about the following issues:
 - Cycle storage and the number of cycles that could be stored.
 - No specific parking provision regarding HMO's.
 - Suspicion that if application was agreed, there would be 14 people living in the property as opposed to 7, which could lead to overcrowding.
 - Request for further conditions through a Section 106 agreement regarding the landlord informing the Council, on a yearly basis, who is living in the property and on car ownership so tenants are not car owners.
 10. Advice of the Planning Decisions Manager in respect of issues raised.
 11. Following a debate, a vote was taken and the officers' recommendation was supported by a majority of the committee: 8 votes for, 1 against and 1 abstention.

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

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P14/00512/PLA - SOUTHGATE OFFICE VILLAGE, MULTI STOREY CAR PARK, CHASE ROAD, LONDON, N14 6HF

NOTED

1. Introduction by the Planning Decisions Manager.
2. This application site comprises the multi-storey car park that serves Southgate office village. The office village comprises a series of 3 storey detached office blocks served off a cul-de-sac accessing to Chase Road. The car park is located at the end of the cul-de-sac and presents a frontage to Park Road.
3. The application proposes the creation of a new floor of office accommodation and two floors residential accommodation above the existing top level of car parking. The present parking level would be retained and sit underneath the additional floors to be constructed. The village presently has access to 102 parking spaces and the proposal would result in the loss 5, leaving 97 to serve the existing floor space plus the new accommodation to be provided through this application.

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The application proposes 504sq.m of office floor space and 8 flats – 6 x 2 bed and 2 x 3 bed.

4. The new accommodation is set away from the flank wall of No.20 Park Road by 11m for the office level and 14m for the residential levels. There are windows in the flank elevation and terraces facing towards No.20 Park Road serving the residential units. The majority of the windows face the blank wall of No.20 and those that extend beyond the rear elevation can be obscure glazed and this can be secured by condition. The terraces would have 1.8m high privacy screens enclosing, and again this could be secured by condition.
5. The new office level of accommodation would align with the existing front wall of the car park and the residential accommodation would be set back by 2.2m. This gives a separation distance of 13.5m and 15.7m respectively from the 'warehouse' development on the opposite side of the street. However, it should be noted that the new development does not directly face this building, but is positioned slightly to the south of it.
6. The application has been supported by a sunlight and daylight report. This assesses the impact of the proposed development on sunlight and daylight in accordance with the Building Research Establishment publication 2011 "Site Layout Planning for Daylight and Sunlight. A Guide to Good practise". This concludes that there would be no demonstrable impact on sunlight and daylight to neighbouring properties as a consequence of the development.
7. Members to note that the officer assessment of the application concludes that the development is acceptable in terms of its relationship to the street scene, neighbouring properties and car parking. However, policy seeks to ensure that all residential developments make a contribution towards affordable housing and that for schemes of less than 10 units, this is in the form of an off-site contribution. If a developer considers that a contribution cannot be paid, then this needs to be evidenced in the form of a viability assessment. A considerable amount of time has been spent by the Council's independent consultant discussing the viability of this scheme. It is his view that the development can viably make a contribution of approx. £232k towards affordable housing, almost £25k towards education provision, monitoring fees and mayoral CIL. The applicant is proposing no contribution.
8. The applicant has now lodged an appeal against the Council's failure to determine the application within the statutory period. This means that the Council no longer has the authority to determine this application. However, the purpose of this report is to seek Members endorsement to a recommendation of refusal on the basis of the failure of the development to make the necessary contributions to affordable housing and education which we consider are viable. However, Members are free to consider whether they agree with this recommendation and/or whether there are other reasons for which they would have refused planning permission.
9. One further objection from the occupier of Flat 17, The Warehouse, 7 Park Road:

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- Object to a 4 storey build requesting a car park and flats on the first to third floors. This will take the current level height restrictions above that of the house situated on park road. The planning should not go beyond this height.
 - This will have a detrimental effect of the current enjoyment of my flat, situated opposite the site.
 - I do not object to the building of the flats, but the development should be restricted to the 2nd floor.
10. The deputation of Ms Sue Appell, neighbouring resident.
 11. The response of Ms Caroline Apcar, Apcar Smith Planning, agents to the applicant.
 12. Advice of the Planning Decisions Manager in respect of issues raised.
 13. Following a debate, a vote was taken on whether Members agreed with the officers' recommendation that the only issue with the application was the Section 106 agreement relating to housing and education provision, and this was unanimously approved. The LPA's appeal statement would be drafted accordingly.

AGREED that, in the absence of the appeal against the Council's failure to determine the application within the statutory period, had the Council been in a position to determine the application, it would have refused planning permission for the reason set out in the report.

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14/03667/RE4 - CAFE & BOWLES GREEN, TOWN PARK, 1 CECIL ROAD, ENFIELD, EN2 6LE

NOTED

1. Introduction by the Planning Decisions Manager.
2. This application relates to the café and bowls club building within Town Park. The bowls club themselves have vacated the building (Oct/Nov 2013). The Park is located within the Enfield Town Conservation Area.
3. The proposal involves the expansion of the café into the space previously occupied by the bowls club, together with the use of the bowling green as ancillary outside space for seating. An existing conservatory addition is to be demolished.
4. The application originally included the provision of steps and an access ramp. However objections were raised to this by Conservation Advisory Group (CAG) and therefore this element had been removed from the application.
5. Due to the siting of the building within the park, away from residential boundaries, use of the building itself as a larger café is unlikely to generate noise/disturbance issues for residents. The bowling green does however lie closer to the northern residential boundary and use of this for outdoor space for the café could be potentially more sensitive, dependent on hours of use and the type of activity taking place. The

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application at this stage is for the use of the building ancillary to the park and therefore it would operate within normal park opening times. However, if a potential occupier want to operate the premises beyond park hours, for independent functions, then the LPA would have, at that stage, have the opportunity to consider the implications of such a use on adjoining residents, as they would need to apply to vary the terms of this condition.

6. Councillor Simon declared that, having seen the aerial shots of the development site, he lived on the eastern edge of the Town Park and did not consider it as a pecuniary interest.
7. The statement of Dennis Stacey, Chair, Conservation Advisory Group.
8. Members' discussion, noting the removal of the dis-abled ramp and that the café would not be able to operate without suitable disabled access and changes to condition 2 stating that the café and bowling green were ancillary functions to Town Park and should be operated during the Parks normal opening hours.
9. Following a debate, the officers' recommendation was unanimously approved.

AGREED that planning permission be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in the report and subject to an amendment to the wording of condition 2 so it reads:

The café (including the café and bowling green) hereby approved shall only be used to provide an ancillary function to the Town Park and only operate during the Parks normal opening hours and shall not be used as an independent function facility.

Reason: In order to safeguard the amenities of the occupiers of nearby residential properties; to ensure the development meets adopted car parking standards and preserves highway safety; to protect the character of the existing park and Conservation Area.

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14/03718/RE4 - PONDERS END POLICE STATION, HIGH STREET, ENFIELD, EN3 4EZ

NOTED

1. Introduction by the Planning Decisions Manager.
2. The application site comprises the site of the former Ponders End Police Station, now demolished. The application proposed the erection of a single storey building on the site for a temporary period of two years, to provide a community facility catering for a variety of functions that would primarily be organised by local community groups and businesses – meeting facilities, training events, promotional events for local businesses and a pop up cinema. The building would be run by the Ponders End Community Development Trust and Enfield

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- Community Aid. Five parking spaces would be provided on site, including 2 disabled spaces, utilising the existing point of access.
3. The site is identified for a wider mixed use/residential redevelopment. Until this time, the proposal will make use of the site and could make a positive contribution to community facilities in the locality.
 4. One further objection was reported:
 - Enfield council seems to have managed to slip a planning application past the residents who in the main will be affected.
 - Is this a building to house meetings backed by the Ponders End Islamic centre. It is hidden as a centre serving the community but it is either by the aforementioned centre or party venues springing up all over the borough.
 - There is no way any additional traffic can be managed in this road. It will stop the major highway dead.
 5. Advice of the Planning Decisions Manager in respect of issues raised.
 6. Following a debate, the officers' decision recommendation was unanimously approved.

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

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PLANNING PANELS

NOTED

The Head of Development Management reported that in light of the Chase Farm Hospital Planning application, there was a need to hold a planning panel in order that residents could voice their concerns.

A provisional date of Wednesday 7 January 2015 had been identified.

Due to other large applications there would also be additional committee meetings in February (date to be agreed) and 12 March 2015.

This was also Geoff Burrage's (Group Leader, Transportation Planning) last Committee meeting as he was leaving the Council. The Head of Development Management thanked him for his hard work and input at committee meetings.

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MUNICIPAL YEAR 2014/2015 - REPORT NO 135

COMMITTEE:
PLANNING COMMITTEE
16.12.2014

AGENDA - PART 1	ITEM 4
SUBJECT - MISCELLANEOUS MATTERS	

REPORT OF:
Assistant Director, Planning,
Highways and Transportation

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

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 193 applications were determined between 12/11/2014 and 04/12/2014, of which 156 were granted and 37 refused.

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

Background Papers

To be found on files indicated in Schedule.

4.2 PLANNING APPLICATIONS AND APPLICATIONS TO DISPLAY ADVERTISEMENTS DEC

On the Schedules attached to this report I set out my recommendations in respect of planning applications and applications to display advertisements. I also set out in respect of each application a summary of any representations received and any later observations will be reported verbally at your meeting.

Background Papers

- (1) Section 70 of the Town and Country Planning Act 1990 states that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 54A of that Act, as inserted by the Planning and Compensation Act 1991, states that where in making any determination under the Planning Acts, regard is to be had to the development, the determination shall be made in accordance with the plan unless the material considerations indicate otherwise. The development plan for the London Borough of Enfield is the Unitary Development Plan (UDP).
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

4.3 APPEAL INFORMATION

INF

The Schedule attached to the report lists information on town planning application appeals received and also contains information on decisions taken during the specified period.

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Ray Reilly 020 8379 5237

Ward:

Winchmore Hill

Ref: 14/03486/FUL

Category: Full Application

LOCATION: 104A Derwent Road, London, N13 4PX,

PROPOSAL: Two storey rear extension at basement and ground floor level.

Applicant Name & Address:

Mrs Maria Pantelli
104a Derwent Road
London
N13 4PX

Agent Name & Address:

Mr George Nicola
242 Brunswick Park Road
Barnet
London
N11 1EX

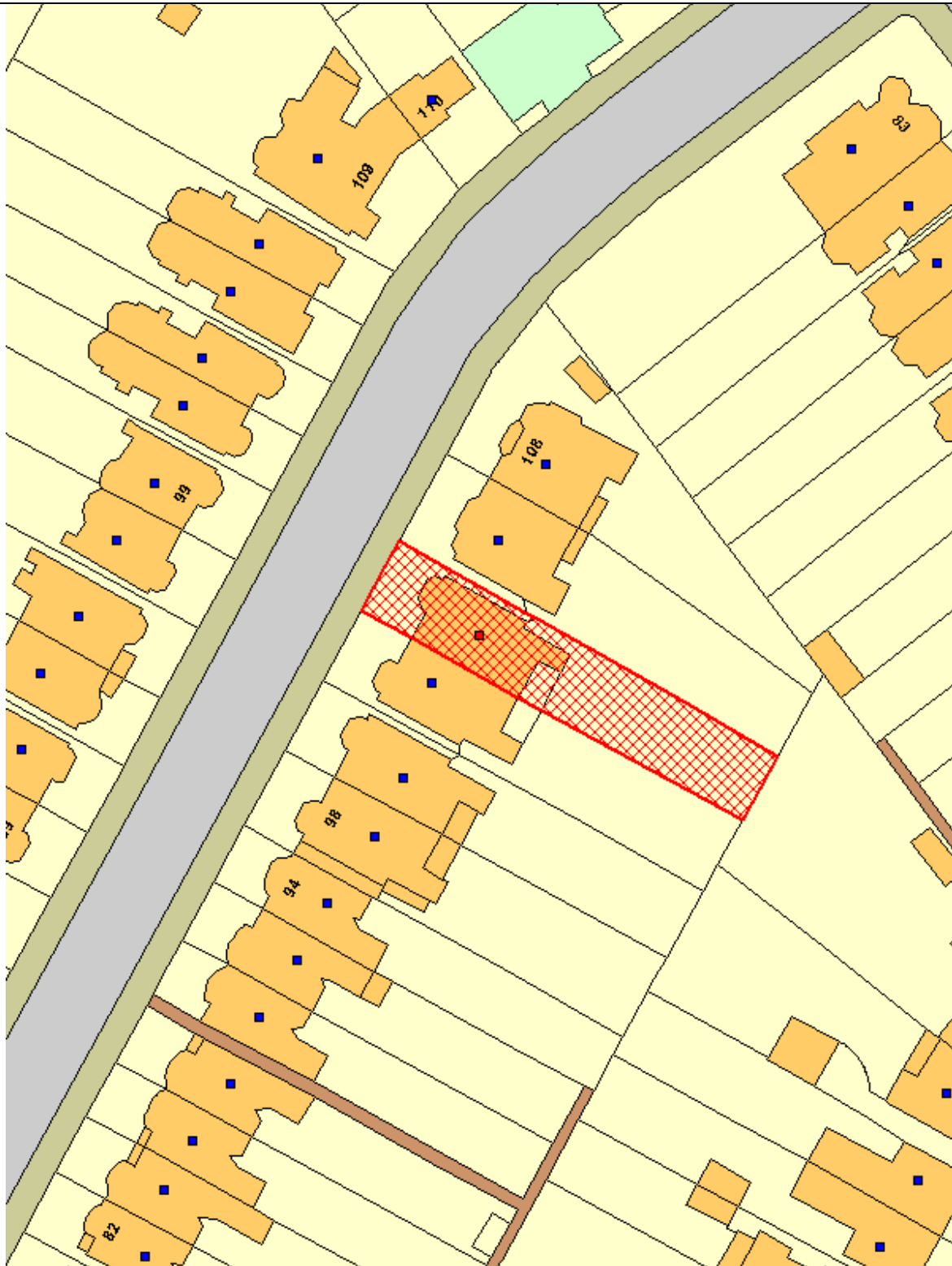
RECOMMENDATION:

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

Note for Members

This application would normally be dealt with under delegated authority but has been brought before the Planning Committee at the request of Councillor Hurer.

Ref: 14/03486/FUL LOCATION: 104A Derwent Road, London, N13 4PX,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The application site is located on the south eastern side of Derwent Road and forms one of a pair of semi-detached properties located close to the junction of Derwent Road and Fox Lane. The property in question is the ground floor flat. The site is joined to Number 102, a semi-detached property of a similar design and scale that has also been converted into flats. On the other side, the property adjoins Number 106, but is separated by a distance of approximately 1.5 metres from the application property.
- 1.2 It is worth noting that at the rear of this section of the street there is a steep drop from internal ground floor level to rear garden level of approximately 1.25 to 1.3 metres.
- 1.3 The surrounding area is pre-dominantly residential in nature primarily composed of large residential houses or properties in converted flats in semi-detached built form. The site is in the Lakes Estate Conservation Area

2 Proposal

- 2.1 Planning permission is sought for the construction of a two storey rear extension. The application originally proposed an extension above ground 4m deep and over 4 metres high which was deemed excessive and unacceptable. Due to these concerns amended plans have now been submitted to reflect the following:
 - Two Storey rear extension 4.5m deep at basement level and stepped in to 3m deep at ground floor level. Total width 6.4 metres and total height 3.5m above ground level on the side flanking 102 Derwent Road and height of 3.8m on the side next to 106 Derwent Road. The height of the two storey extension including basement level would be 6 metres
 - The extension would have a flat roof with a height of 3.2 metres.
 - It is proposed to be finished in materials to match the existing property, but would have a relatively modern appearance due to the double height appearance and the rear glazed patio doors.

3 Planning History

- 3.1 TP/90/0092: Conversion of property into 3 self-contained flats with two car parking spaces in front garden. This application was granted with conditions on 19th of January 1990.
- 3.2 TP/90/0092/1: Details of levels walling/fencing and surfacing submitted pursuant to conditions 2 3 and 4 of planning permission dated 2 July 1990 (Ref.TP90/0092) for conversion of property into 3 self-contained flats. Approved

- 3.3 TP/90/1194: Conversion of existing ground floor flat into a bedsitter and a 1 bed-flat including provision of additional car parking space in front garden. This application was refused on 24th of September 1990.

4.0 Consultation

4.1 Statutory and Non-Statutory Consultees

4.1.1 Conservation Officer:

Due to the existing alterations to the rear elevation, it is not thought that the building will incur the significant loss of historic fabric as a result of the proposed works. The design of the proposed extension is sympathetic in terms of massing and materials and will not harm the surrounding conservation area. The extension is sited to the rear of the building and will therefore not interrupt the existing balance and homogeneity of the surrounding streetscape. It is recommended that samples of the types of materials and finishes to be used in the proposed development be conditioned, to ensure that the new building is of a high quality throughout and materials and finishes are sympathetic to the character and appearance of the conservation area. In addition, it is recommended conditions be attached requiring further details of the new door openings and glass balustrading with metal supports, at a scale no larger than 1:20.

4.2 Public

4.2.1 Consultation letters were sent to 9 neighbouring properties on 3rd of September. A site notice was also displayed at the site on the 16th of September and the development was advertised in a local newspaper.

4.2.2 Three letters of objection have been received from the adjoining neighbours in relation to consultation on the original submitted drawings, stating some or all of the following concerns:

- The proposed extension for 4 metres and a further 2 metres at basement level with a patio is excessive and would impact on a number of neighbouring properties.
- The vast amount of demolition work likely to continue for months would be noisy and unbearable.
- It would cause general disruption to the street with coming and goings of vehicles and loss of parking spaces.
- This would be out of character with the Conservation Area and may contravene Conservation Area guidelines.
- All the soil and rubble would have to be taken through a narrow alleyway between 104 and 106.
- The proposed extension would severely effect upon the level of natural light into the rear windows and patio area of Number 102A Derwent Road.
- The proposed works would have structural implications for the adjoining properties.

4.2.3 In addition, The Fox Lane Residents Association raised the following objections:

- This is a development not common within the Conservation Area.
- It would undoubtedly impact upon neighbouring amenity.
- Potential problems with noise and disturbance and subsidence.
- This will set a negative precedent for other such developments in the Conservation Area.

4.2.4 On receipt of amended plans a second consultation exercise has been undertaken. No further comments have been received, including from the Fox Lane Residents Association .

4.2.5 The Lakes Estate Conservation Group raised no objections.

5. Relevant Policy

5.1 The Development Management Document (DMD) was adopted by the Council on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.

5.2 The London Plan

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology

5.3 Core Strategy

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

5.4 Development Management Document

- DMD11 Rear Extensions
- DMD37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

5.5 Other Relevant Policy

- National Planning Policy Framework
- National Planning Policy Guidance
- Lakes Estate Conservation Area Character Appraisals

6. Analysis

6.1 The principle issues for consideration under this application are the design and appearance of the proposed extension and its impact to the Conservation Area and the impact it would have in terms of the residential amenity,

particularly for the occupiers of the neighbouring properties at Numbers 102, upper floors of 102 and 104 and Number 106.

6.2 Design Appearance and Impact on the Character of the Conservation Area

6.2.1 DMD 37 aims to ensure that all development achieve a high standard of design. This is supported within Policy 7.4 of the London Plan. Policy DMD 44 part B states that developments affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing. This is supported within Policy 7.8 of the London Plan which states that that development affecting heritage assets should be sympathetic to their character.

6.2.2 The application proposes a two storey rear extension. Amended drawings have been submitted to reflect a reduced extension that is now proposed 4.5m deep at basement level, stepped into 3m deep at ground floor level with an above ground level height of 3.5m next to Number 102 and 3.8m on the side flanking Number 106. The proposal also includes a sunken patio area to the rear of the basement level extension. The materials proposed are stock bricks to match the existing property. It would have a flat roof over, with side parapet walls and the rear elevation at both levels would be formed with aluminium powder coated bi-folding doors.

6.2.3 The proposed extension is located to the rear of the property, is not visible from the public realm and would have no impact on the character or appearance of the Conservation Area. The walls and roof of the extension are proposed in materials to match the existing house. It is recognised that the double height rear elevation of the extension, including the bi-fold doors, is not a common feature within the area and represents a more modern design approach. However, the adopted policies do not preclude such a design approach in Conservation Areas. It is understood that the basement element has been incorporated into the scheme because it can be easily constructed, due the significant drop in land levels (1.5m) at the rear of the site. Were the proposal for a ground floor extension only, due to this drop in land levels at the rear, the development would require a significant level of structural concrete formwork and making up of the ground in any event.

6.2.4 Whilst it is recognised that the proposed extension is a sizeable extension to the flat, it is considered that it is acceptable in terms of design and will not result in harm to the character or appearance of the Conservation Area. This approach has been agreed by the Councils Conservation Officer who has raised no objections subject to conditions in relation to materials.

6.2.5 In conclusion having regard to Policy DMD37, DMD44, CP30 and CP31 and 7.4 and 7.8 of the London the proposed scheme from the perspective of design and impact on the character of the existing house and adjoining conservation is considered acceptable.

6.3 Neighbouring Amenity

6.3.1 The main properties to address in terms of neighbouring amenity are at Number 102A, uppers floors of 102 and 104 and at 106.

Impact onto Number 102A (Ground Floor Flat)

- 6.3.2 Number 102 is attached to 104 and sits to the immediate south of the site. At present both properties have original single storey lean-to additions approximately 1.8m deep, that also link into side facing rear extensions that extend 5.5m deep. Both properties have raised patio areas set approximately 400mm below internal ground level and approximately 900mm above rear garden levels.
- 6.3.3 The application originally proposed a two storey rear extension 4.5m deep at both ground and basement level and at a height of over 4 metres above the patio level of Number 102. This was considered unacceptable in terms of neighbouring amenity. Following discussions, the applicant amended the plans reducing the depth of the extension to 3 metres at ground level and in height to 3.5m to the top of the parapet wall level, from the outside patio level at Number 102. When viewed internally from the ground floor flat at Number 102 the height of the ground floor element would appear as 3m high.
- 6.3.4 DMD 11 states that single rear extensions on terraced/ semi-detached properties should not exceed 3m deep and in the cases of flat roofs including parapets not exceed a height of 3.5m. This amended proposal now complies with this policy and it is considered overall the proposal would not have an unacceptable impact on the rear patio area of Number 102 and also when viewed internally. The proposed extension is also set north of Number 102, therefore should not result in an unacceptable loss of light.
- 6.3.5 It is recognised that the basement element projects a further 1.5m deeper. However, due to its subterranean nature, below the rear patio area of Number 102, it would not create any significant neighbouring amenity concerns. It is recognised that objections have been received about the scale of works associated with the basement element and potential for structural subsidence. These comments are noted. However, such structural issues are a matter to be dealt with at Building Regulations stage and/or under Party Wall Legislation.
- 6.3.6 Officers originally raised concerns about the potential for overlooking and loss of privacy from the flat roof area on top of the basement roof extension outside the back bi-fold door of the ground floor level. The applicant has stated it is not their intention to use this area as an amenity terrace or balcony. To restrict its use a roof planting box has been proposed to restrict its use in combination with a screened fence on the boundary line 1.65m high. It is considered this is an acceptable arrangement to discourage overlooking and secure privacy. However a planning condition has been recommended restricting the use of the flat roofs in any event. . Subject to this condition, the impact of the amended scheme onto Number 102 is now considered acceptable.

Impact on Upper Floors Flats of 102 and 104.

- 6.3.7 Whilst the proposed extension would be visible from the upper floor flats of both 102 and 104 it is not considered that it would have an undue impact in terms of outlook.. The application proposes a flat rooflight on the extension. To ensure privacy of the applicants and future residents, a condition would be imposed to ensure this roof light is obscured glazed.

Impact on Number 106

- 6.3.8 Number 106 is set to the north of the application site. At present there is a single storey rear extension projecting on this side of 104 at 5.5m deep and to a height of 4m from ground level which slopes down to a height of 3m at eaves level. It is 1.8 metres from the common boundary.
- 6.3.9 This is to be demolished as part of the proposed works and on this side the new extension would be built 5.8m deep to a height of 3.8m to the top of the parapet wall from ground level, whilst still set 1.8m from the boundary. Therefore this would result the extension on this side being 300mm deeper and slightly higher due to the parapet wall.
- 6.3.10 It is considered this arrangement is acceptable and it is considered that it would have a negligible additional impact to the occupants of Number 106. In addition due regard must be given to the fact that the rear windows and doors at this rear section of the Number 106 are all obscured glazed and appear to serve utility rooms or bathrooms.
- 6.3.11 Therefore in conclusion it is considered the proposed extension will not have an unacceptable impact to the amenity of the occupiers of Number 106 having regards to Policy DMD 11 of the Development Management Document.

7. Conclusion

- 7.1 Having regard to the above, it is considered that the amended scheme as submitted is acceptable. Although a more modern design is proposed, it would not have an unacceptable impact on the character of the original property or harm the character or appearance of the Conservation Area. In addition, it is considered that the proposed extension has been sufficiently reduced in size at ground floor level so as not to have an unacceptable on the amenities of adjoining neighbours.

8. Recommendation

- 8.1 That planning permission be GRANTED subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
 2. The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.
 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the basement extension as shown on drawings numbers

MP/PL/14/4 Rev A, MP/PL/14/5 Rev C and MP/PL/14/7 Rev C. No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

4. The proposed timber privacy screen shown on Drawing MP/PL/14/5 Rev C shall be implemented upon completion of the proposed extension hereby approved and retained in perpetuity.

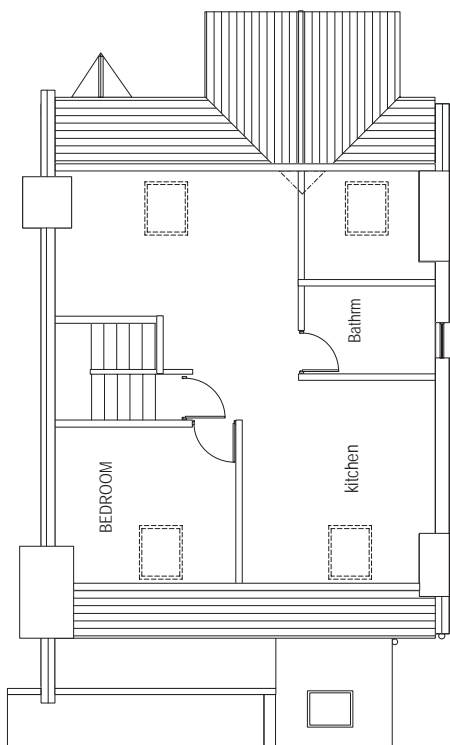
Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. The proposed rooflight shown on Drawing MP/PL/14/7 Rev C shall be obscured glazed.

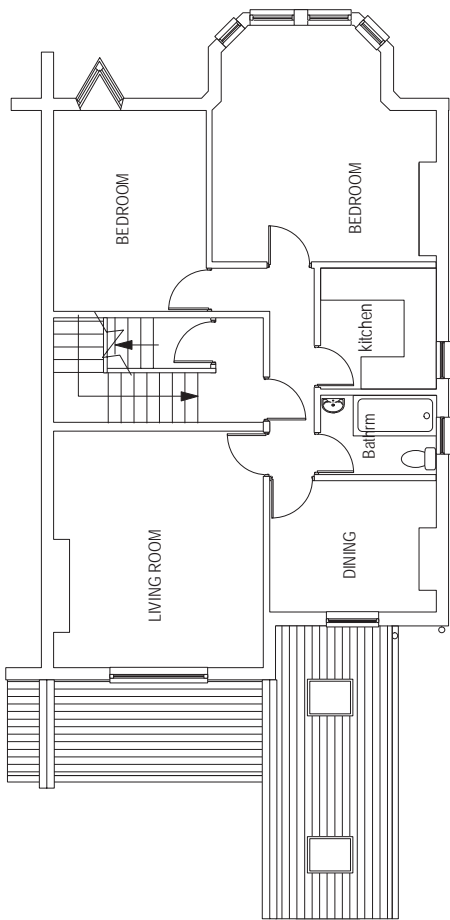
Reason: To safeguard the privacy of the current and future occupiers of 104A Derwent Road.

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

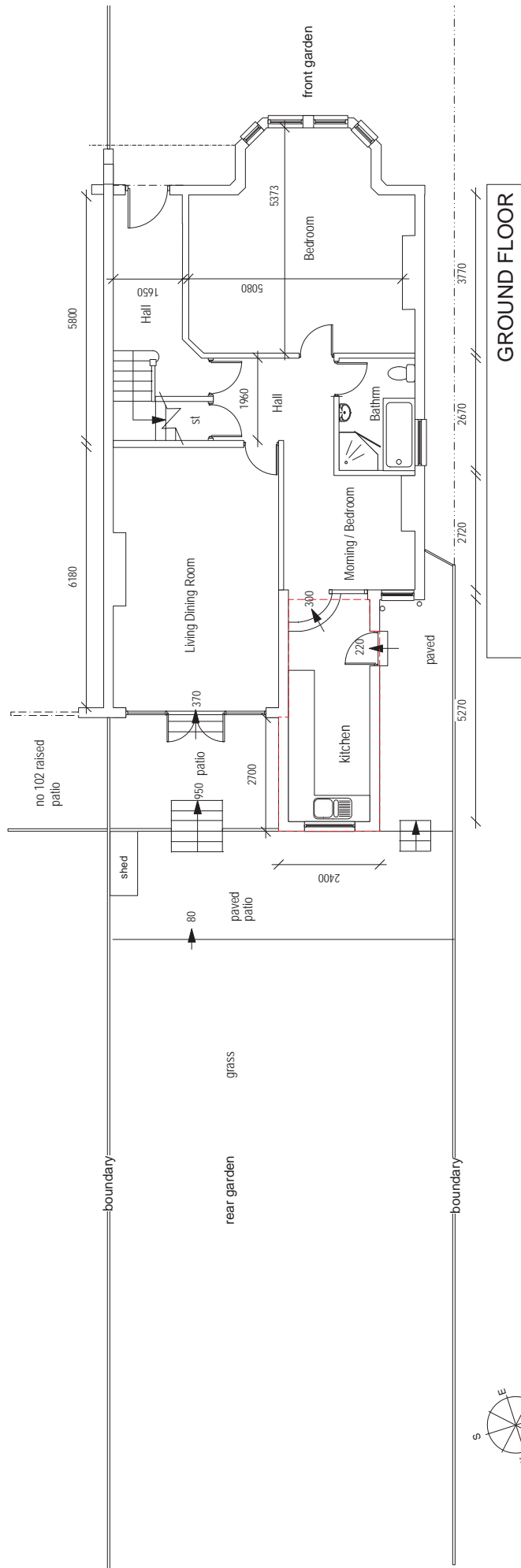
Reason: To comply with the provisions of S.51 of the Planning & *Compulsory Purchase Act 2004*.



LOFT FLOOR



FIRST FLOOR



GROUND FLOOR

Notes:
 - - - - - Kitchen to be removed and rebuilt with new extension
 Existing Ground Floor Dwelling: net floor area = 81m²

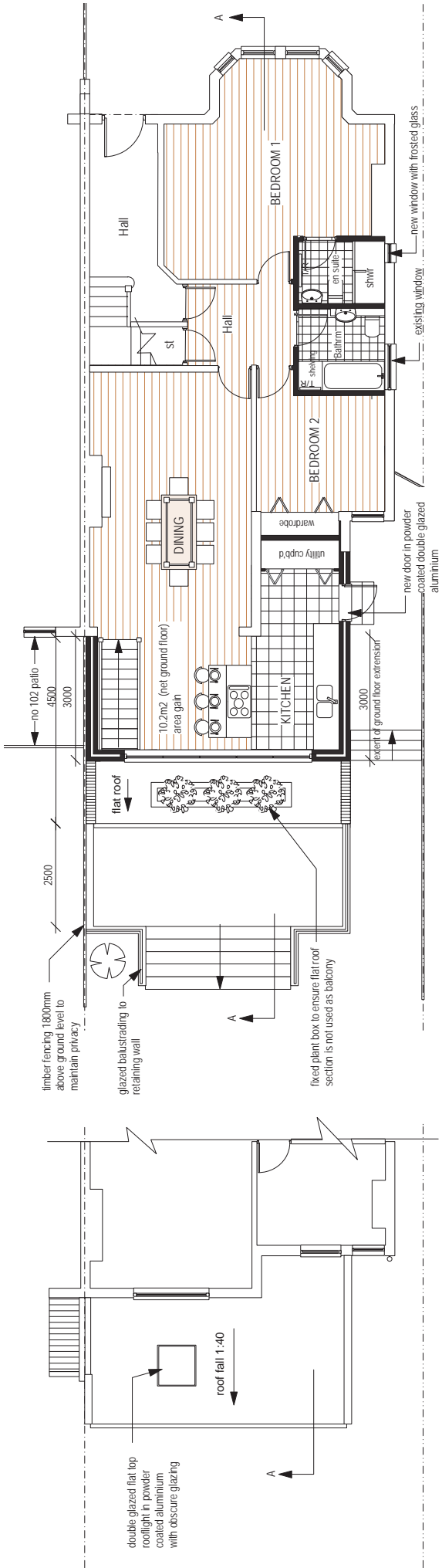
Project Title:
 REFURBISHMENT AND EXTENSION

Project Address:
 104 Derwent Road, London, N13 4PX

Dwg Title	EXISTING PLANS
Scale @ A3	1:100
Date	AUG 2014
Dwg No.	MP/PL/14/2
Rev	

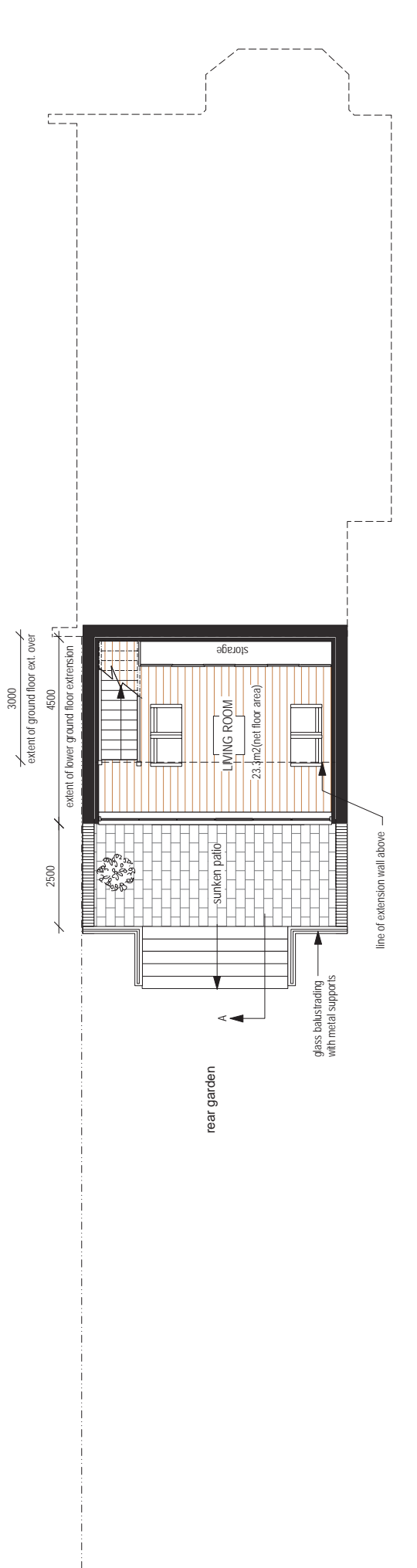
G. Nicola DipArch., Dip Bldg Sc., ARB
 Architect
 tel 020 8361 0947



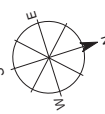


FIRST FLOOR (part)

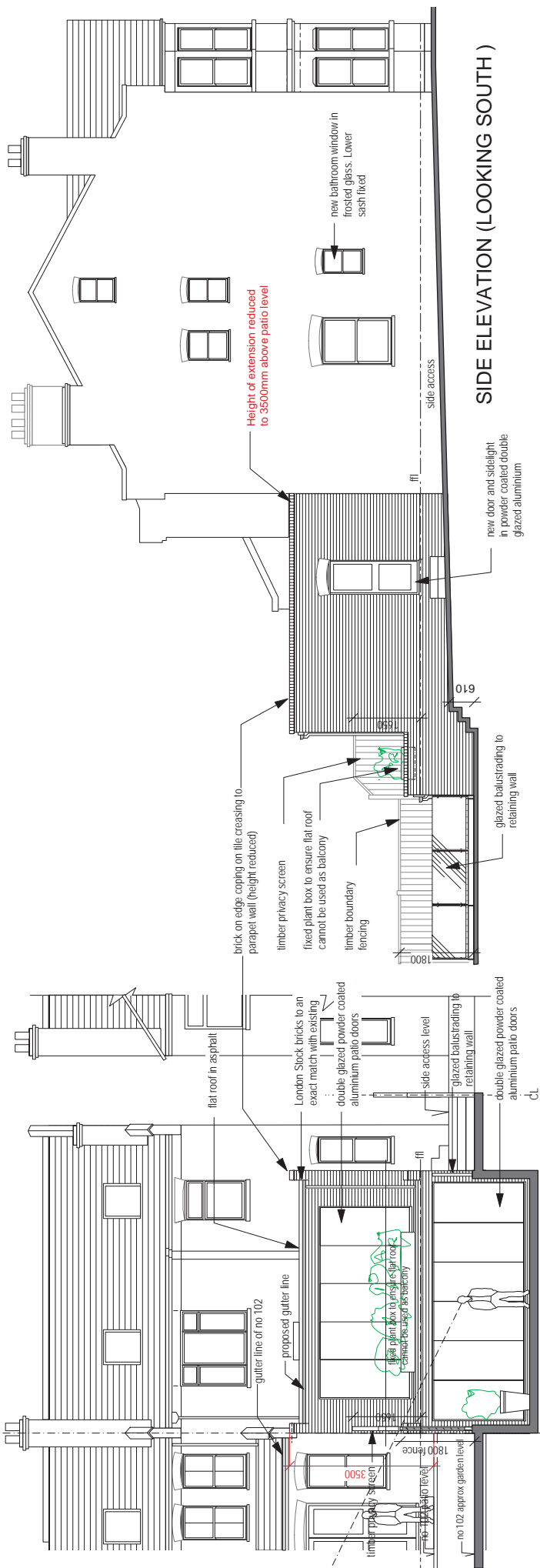
GROUND FLOOR



LOWER GROUND FLOOR

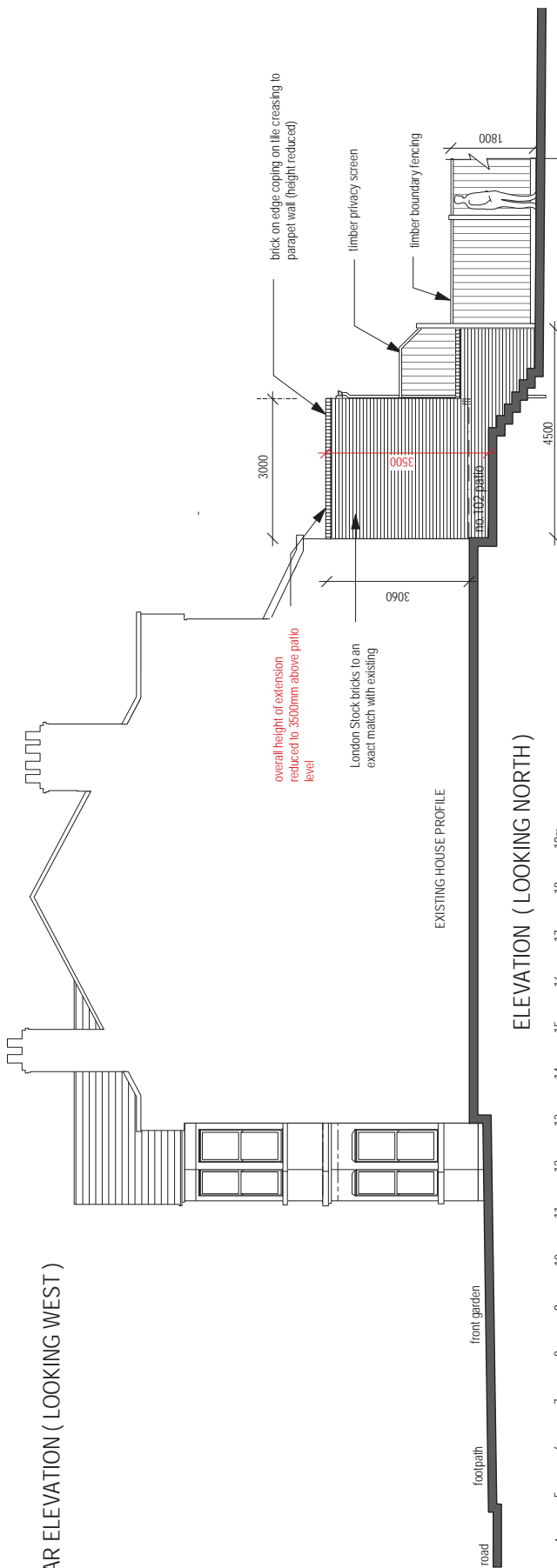


<p>Notes:</p> <ul style="list-style-type: none"> new walls Existing Ground Floor Dwelling: net floor area increase = 40.3m² 	<p>Project Title: REFURBISHMENT AND EXTENSION</p>		<p>Project Address: 104 Derwent Road, London, N13 4PX</p>	
	<p>0m 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19m</p>			
<p>Dwg Title Scale @ A3</p>	<p>PROPOSED PLANS 1:100</p>	<p>Date AUGUST 2014</p>	<p>Dwg No. MP/PL/14/4</p>	<p>Rev A</p>
<p>G. Nicola DipArch., Dip Bldg Sc., ARB Architect tel 020 8361 0947</p>		<p>Rev A 20/10 2014 extension depth reduced</p>		



REAR ELEVATION (LOOKING WEST)

SIDE ELEVATION (LOOKING SOUTH)



ELEVATION (LOOKING NORTH)



Notes:

- new walls in stock bricks to match existing

Project Title:

refurbishment and extension

Project Address:

104 Derwent Road, London, N13 4PX

PROPOSED ELEVATIONS

Dwg Title

Scale @ A3

Date

Dwg No.

1:100

AUG 2014

MP/PL/14/5

Rev C

G. Nicola DipArch., Dip. Bldg Sc., ARB

Architect

tel 020 8361 0947

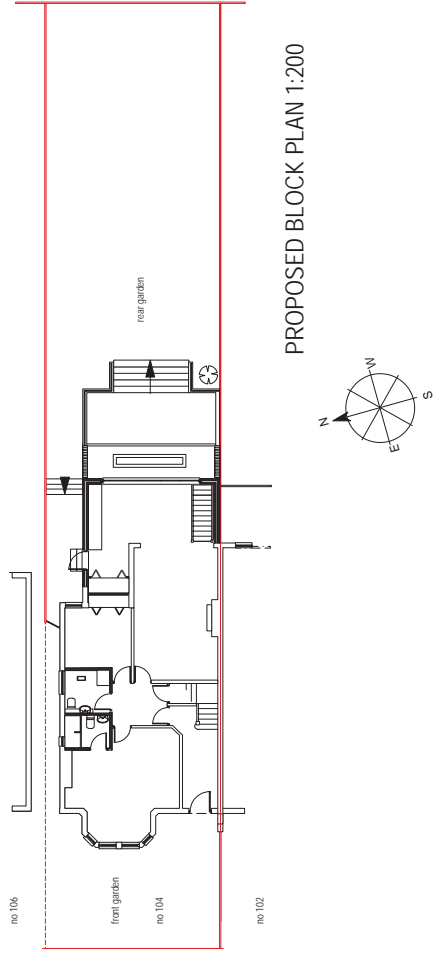
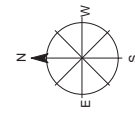
Rev A 20/10 2014 extension depth reduced

Rev B 05/11/2014 height of proposed extension reduced by 280mm

Rev C Height of extension reduced to 3500mm above patios



LOCATION PLAN 1:1000



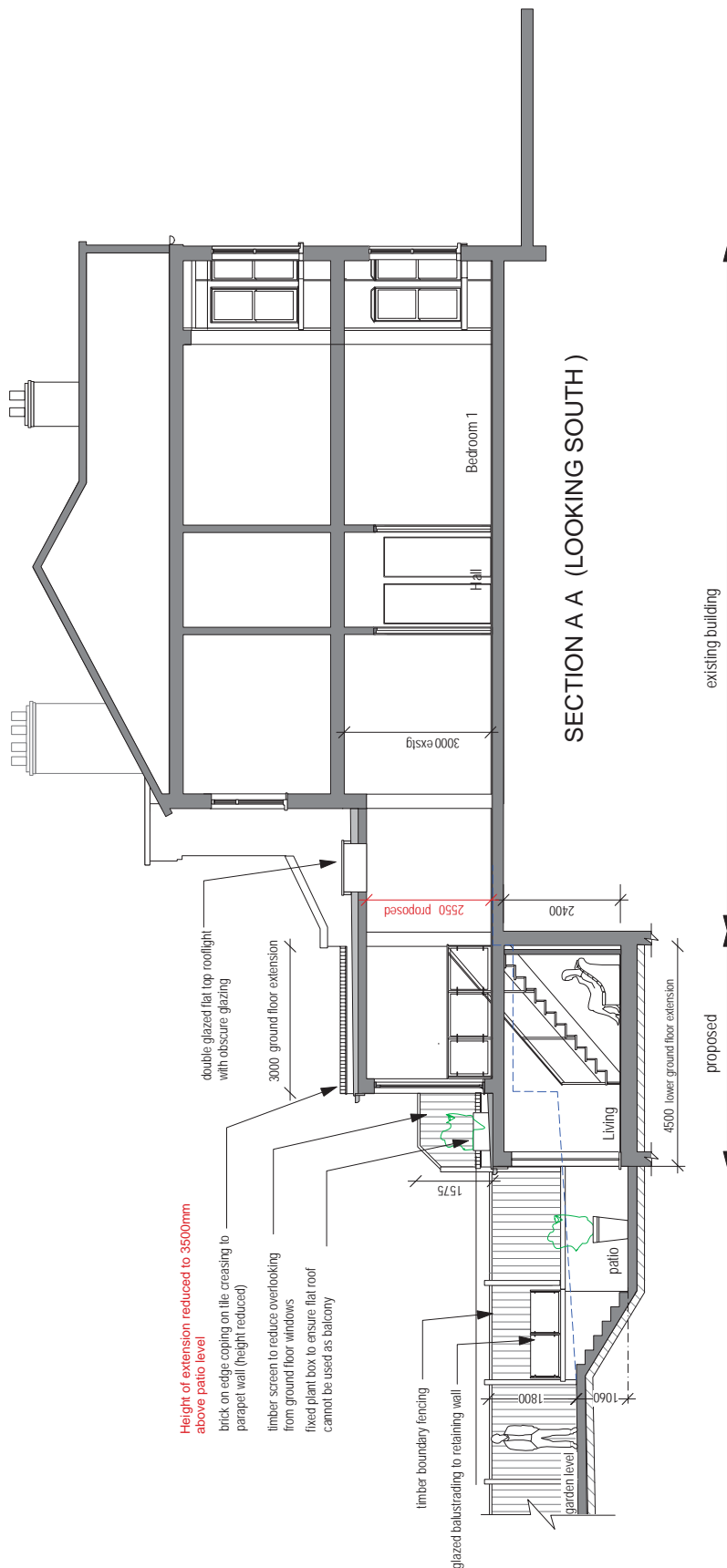
PROPOSED BLOCK PLAN 1:200

Notes:

Project Title:
REFURBISHMENT AND EXTENSION
Project Address:
104 Derwent Road, London, N13 4PX

Dwg Title	OS and SITE PLANS	
Scale @ A3	1:1000 & 1:200	
Date	AUGUST 2014	
Dwg No.	MP/PL/14/1	Rev A

G. Nicola DipArch., Dip Bldg Sc., ARB
Architect
tel 020 8361 0947
Rev A 20/10 2014 extension depth reduced



- Height of extension reduced to 3500mm above patio level
- brick on edge coping on tile creasing to parapet wall (height reduced)
- timber screen to reduce overlooking from ground floor windows
- fixed plant box to ensure flat roof cannot be used as balcony

Notes:

- - - - - approx levels of adjoining property and garden(102)

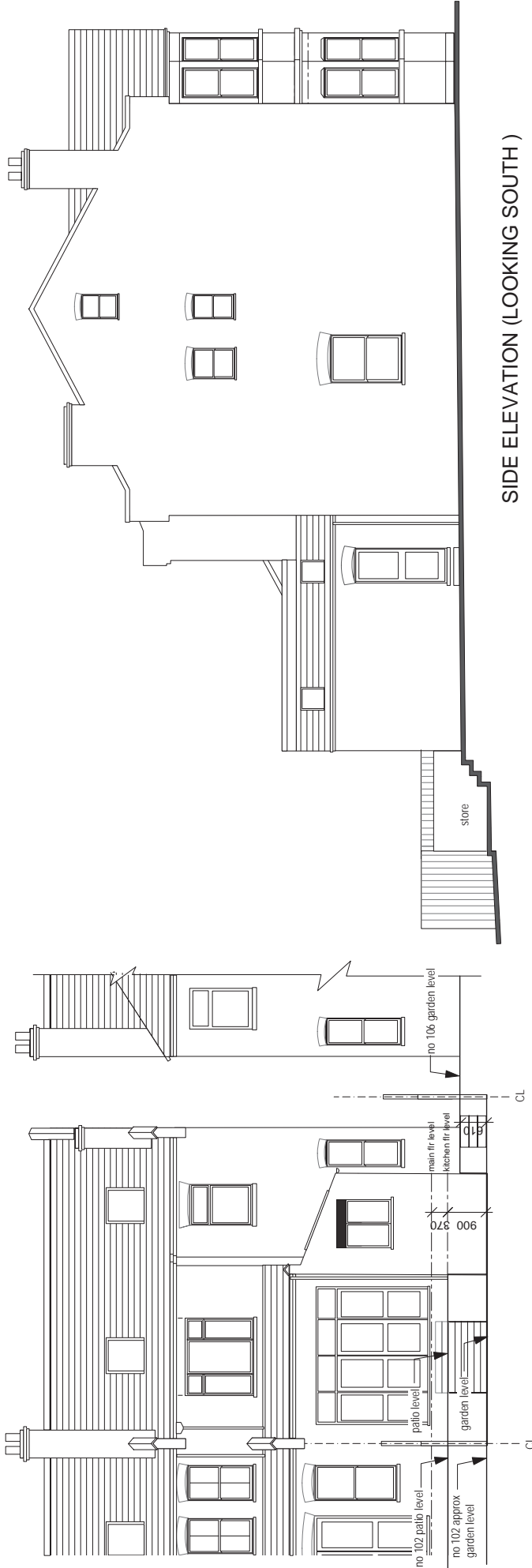
Project Title:
refurbishment and extension

Project Address:
104 Derwent Road, London, N13 4PX

Dwg Title	SECTION A A
Scale @ A3	1:100
Date	Oct 2014
Dwg No.	MP/PL/14/7
	Rev C

G. Nicola DipArch, Dip Bldg Sc., ARB
Architect
tel 020 8361 0947

Rev A 20/10 2014 extension depth reduced
Rev B 05/11/2014 height of proposed extension reduced by 280mm
Rev C Height of extension reduced to 3500mm above patios



REAR ELEVATION (LOOKING WEST)

SIDE ELEVATION (LOOKING SOUTH)

SECTION / ELEVATION (LOOKING NORTH)



Notes:	Project Title: REFURBISHMENT AND EXTENSION		EXISTING ELEVATIONS	
	Project Address: 104 Derwent Road, London, N13 4PX		Dwg Title Scale @ A3	1:100
			Date	JAN 2013
			Dwg No.	MP/PL/14/3
				Rev

G. Nicola DipArch., Dip Bldg Sc., ARB
Architect
tel 020 8361 0947

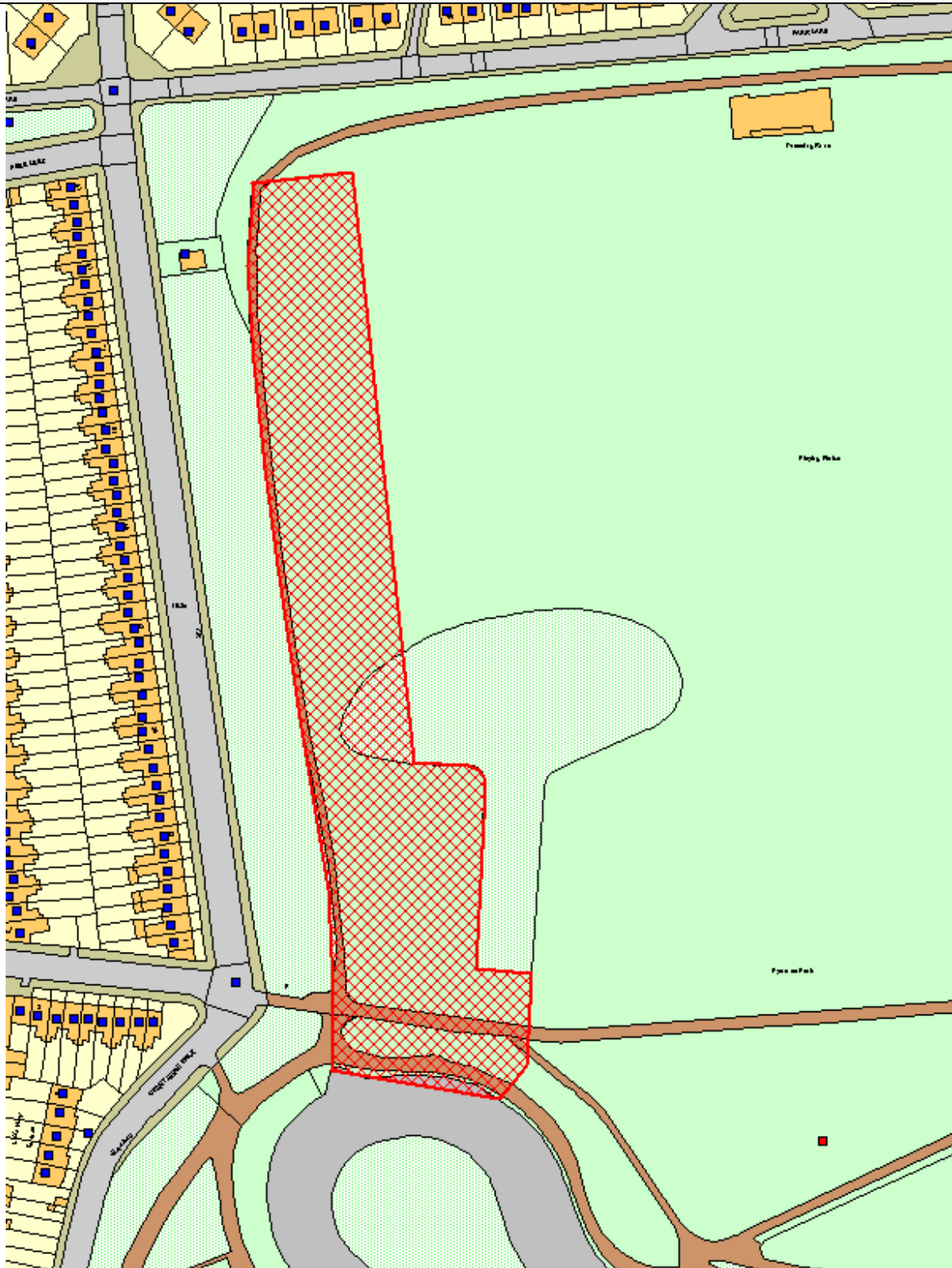
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LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date :** 16th December 2014**Report of**Assistant Director, Planning,
Highways & Transportation**Contact Officer:**Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms M Demetri 02083796843**Ward:**

Edmonton Green

Ref: 14/04015/RE4**Category:** LBE - Dev by LA**LOCATION:** Pymmes Park, Victoria Road, London, N18 2UG**PROPOSAL:** Creation of a wetland area (approximately 4,000 sq.m.) to the north of Pymmes Park Lake involving removal of up to 10 trees.**Applicant Name & Address:**Mr Ian Russell
Civic Centre
Silver Street
Enfield
London
EN1 3XA**Agent Name & Address:**Enfield Council
Civic Centre
Silver Street
Enfield
London
EN1 3XA**RECOMMENDATION:**That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to conditions.

Ref: 14/04015/RE4 LOCATION: Pymmes Park, Victoria Road, London, N18 2UG



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Scale 1:625

North



1.0 Site and Surroundings

- 1.1 Pymmes Park is a public park situated within the Edmonton ward. The section of the park subject to the planning application totals 4,000 sqm. The area is predominantly grass with trees and shrubs.
- 1.2 The site is situated in Flood Zone 3, is designated as Metropolitan Open Land, Local Importance for Nature Conservation and a site of Archaeological Importance.

2.0 Proposal

- 2.1 The proposal involves engineering works in order to create a multi-functioning wetland. This wetland is to improve the quality of water entering Pymmes Park lake. It also involves the creation of paths and walls within the wetland which will enable users of the park to actively use this section of the park.

3.0 Relevant Planning Decisions

- 3.1 There are no known relevant planning decisions relating to this section of Pymmes Park.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. This is because there would be no negative environmental impact in regards to human health. In particular there are no concerns regarding air quality, noise, or contaminated land. In regards to contamination, having assessed the maps showing historical contamination, there are no areas of concern regarding the proposed development as the nearest site of historical contamination is 330 metres to the north east of the site.

4.1.2 Environment Agency

No objection raised.

4.1.3 Traffic and Transportation

No objection raised, subject to a construction method statement condition being imposed.

4.1.4 Tree Officer

No objection. The Tree Officer has been involved within the project and has advised on tree retention and protection methods. Conditions relating to tree protection, treatment of retained trees, site supervision and prohibited activities are required to be imposed to ensure that all retained trees on the site which are to be retained are not unduly harmed.

4.1.5 Greater London Archaeological Advisory Service (GLAAS)

No objection subject to the imposition of a condition and informative.

4.1.6 Biodiversity Officer

No objection subject to conditions relating to bird nesting and biological enhancements.

4.1.7 Thames Water

No objection raised subject to the imposition of informatives.

4.2 Public response

4.2.1 Letters were sent to 74 adjoining and nearby residents. In addition a notice has been displayed outside the site. No responses received.

5.0 Relevant Policy

5.1 The Development Management Document (DMD) was adopted on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.2 London Plan

- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.18 Construction, excavation and demolition waste
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.8 Archaeology
- Policy 7.19 Biodiversity and access to nature

5.3 Core Strategy

- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP28 Flooding
- CP29 Flooding
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Heritage/archaeology
- CP34 Open space
- CP36 Biodiversity

5.4 DMD

- DMD 47 New roads, access and servicing
- DMD 59 Avoiding and reducing flood risk
- DMD 62 Flood control and mitigation measures
- DMD63 Protection and improvement of water courses and flood defences
- DMD 64 Pollution control
- DMD 70 Water quality
- DMD 71 Protection and enhancement of open space
- DMD 78 to 81 Green Infrastructure

5.7 Other relevant policy/guidance

NPPF
NPPG

6.0 Analysis

6.1 Background

6.1.1 Pymmes Park lake has had on going water quality problems. The poor water quality is caused by polluted runoff from roads and misconnected sewers from private properties, amongst other factors. The proposed wetland is the solution which has been advanced to improve water quality before it enters the lake. The implementation of the wetland has been determined to be the most effective and most sustainable method of achieving good water quality by Council Engineers, Thames Water and the Environment Agency. The purpose of the wetland is to clean the water before it enters the lake.

6.1.2 It has been agreed with Enfield's Park Department, that the excavated material from the park to create the wetland is to be reused within Pymmes Park. The excavated material will be used to create a wildflower meadow and to improve the playing surfaces of sport pitches within Pymmes Park. These have been identified as areas that require improvement. This proposed scheme, and the use of the excavated materials, form part of the strategic improvements to Pymmes Park.

6.2 Principle

6.2.1 Pymmes Park is designated as Metropolitan Open Land. Policy DMD 71 states that essential facilities that would support the enjoyment of, and maintain the openness of open space will be acceptable subject to certain criteria. Core Policy 34 states that the Council will protect and enhance existing open space to improve the provision of good quality and accessible open space. It is considered that the proposal achieves the objectives of these planning policies, as discussed below.

6.2.2 The proposed wetland is to be situated on land that is currently grassed with trees. This area within the park has no playgrounds on it, no pitches and no formal paths through it. Thus currently, it is an under utilised section of the park. However, the proposed wetland is to include paths running through it in strategic locations, linking it to the wider park. It is therefore considered that the proposed development would support the enjoyment of the park. Further, it is considered that the proposal would not compromise the openness of the park and existing greenery will be enhanced through additional native planting within the wetland area.

6.2.3 Overall, it is considered that the existing park would be enhanced by the wetland as it would create a useable and multi-functioning area that is currently under-utilised. The proposal would benefit the park and its users in regards to recreational function, as well the environmental benefits.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 The wetland has been split into 5 different areas, annotated on the plan as “cells”. These cells vary in width and depth. The proposed wet land will reach a maximum width of 35m. The maximum depth of the wetland is 3m from ground level.

6.2.2 The wetland would look in keeping with the park, which is characterised by trees, grass and shrubs. The wet land would look like a large landscaped area with pedestrian footpaths through it promoting connectivity through the park. The footpaths are to be made of asphalt.

6.2.3 A condition is suggested requiring a landscaping plan to be submitted. Although landscaping details have been submitted with the types of species to be planted, their location have not been provided on a plan.

6.3 Impact on Neighbouring Properties

6.3.1 The proposal would not give rise to impacts upon residents in regards to outlook, sunlight, daylight and privacy. The impact of construction works would be managed through a construction method statement.

6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme, subject to a condition relating to the submission of a construction method statement. The construction method statement would need to provide details of access and parking during construction.

6.5 Biodiversity

6.5.1 The Biodiversity Officer has raised no objection to the scheme as there are no ecological constraints to the proposed development. The scheme has been designed in order to reduce the pollution levels in the water of Pymmes Park lake, which will significantly benefit the biodiversity value of the park. This is a welcomed addition to the park and biodiversity within the vicinity of the site. To encourage further development of biodiversity on the site, it is suggested that a condition relating to bird nesting and biological enhancements is imposed.

6.6 Trees

6.6.1 In total 10 trees are to be removed. However, 15 trees are to be replanted, thus there is to be a net increase of 5 trees on the site. Although it is regrettable to lose 10 trees, the Tree Officer has raised no objection to the proposal, given that the 15 trees to be planted in their place would be of native species and of high quality. Conditions requiring the submission of further details are recommended to ensure that the retained trees on the site are protected during the construction of the wetland.

6.7 Archaeology

6.7.1 This site lies within an area of high archaeological potential and within a Borough designated Archaeological Priority Area. Therefore, the Greater London Archaeological Advisory Service (GLAAS) have been consulted. They have raised no objection to the scheme subject to the imposition of a condition and informative. The condition relates to the submission of a

Written Scheme of Investigation and the informative relates to information regarding a Watching Brief.

7.0 Conclusion

- 7.1 The proposal seeks to introduce a wetland area into the park to improve the water quality of the lake. This will also bring added biodiversity benefits which is to be welcomed. The proposal is therefore supported.

8.0 Recommendation

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

1. CA51A – Three year time limit
2. C60 Approved Plans

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

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

3. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. construction access
 - iii. arrangements for vehicle servicing and turning areas
 - iv. loading and unloading of plant and materials
 - v. storage of plant and materials used in constructing the development
 - vi. wheel washing facilities
 - vii. measures to control the emission of dust and dirt during construction
 - viii a scheme for recycling/disposing of waste resulting from the construction works

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

4. (A) No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of

Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

(B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

(C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results.

5. 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).

6. Prior to the 'switching on' of the water pump in line with the purpose of the proposed development; 2 bat boxes and 2 bird boxes shall be installed on surrounding trees in the area following guidance from a suitably qualified ecologist. Confirmation that the boxes have been installed, including a plan showing the location and type of boxes, is to be submitted to the Council.

Reason: To further enhance the biodiversity value of the site post development in line with CP36 of the Core Strategy.

7. 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
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- 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)

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity.

8. Retained Trees

In this condition a “retained tree” is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998:2010.
- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

9. Tree Protection

No works or development shall take place until a scheme for the protection of the retained trees (in accordance with BS 5837:2012, the Tree Protection Plan) and an appropriate Arboricultural Method Statement has been agreed in writing with the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

10. Prohibited Activities

The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
- c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
- d) No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
- e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

11. Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. The scheme will be administered by an Arboriculturalist (as defined in BS 5837:2012). Furthermore the scheme will be appropriate to the scale and duration of the works and include the following details:

- a) induction and personnel awareness of arboricultural matters.
- b) identification of individual responsibilities and key personnel.
- c) statement of delegated powers.
- d) timing and methods of site visiting and record keeping, including updates.
- e) procedures for reporting and dealing with variations and incidents.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.

Pymmes Park Wetlands – Location Plan

October 2014



Figure 1 – Plan showing the location of the proposed wetlands within Pymmes Park

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

Wetlands
 Re-aligned Roadway
 Yorkstone Wall
 Extent of Excavation Works
 Tree
 Tree To Be Removed
 Tree To Be Planted
 Existing Ground Levels
 Proposed Ground Levels
 Existing Contours
 Proposed Contours

Rev	Revision details	Date

STATUS: **FOR INFORMATION ONLY**
 THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS APPROVED BY THE LOCAL AUTHORITY.

PLANNING

CLIENT: **LONDON BOROUGH OF ENFIELD**

JOB TITLE: **PYMMES PARK WETLANDS**

PLAN AND SECTIONS (WETLANDS)

DRAWING TITLE

DATE: **OCT 2014**

IR: **111**

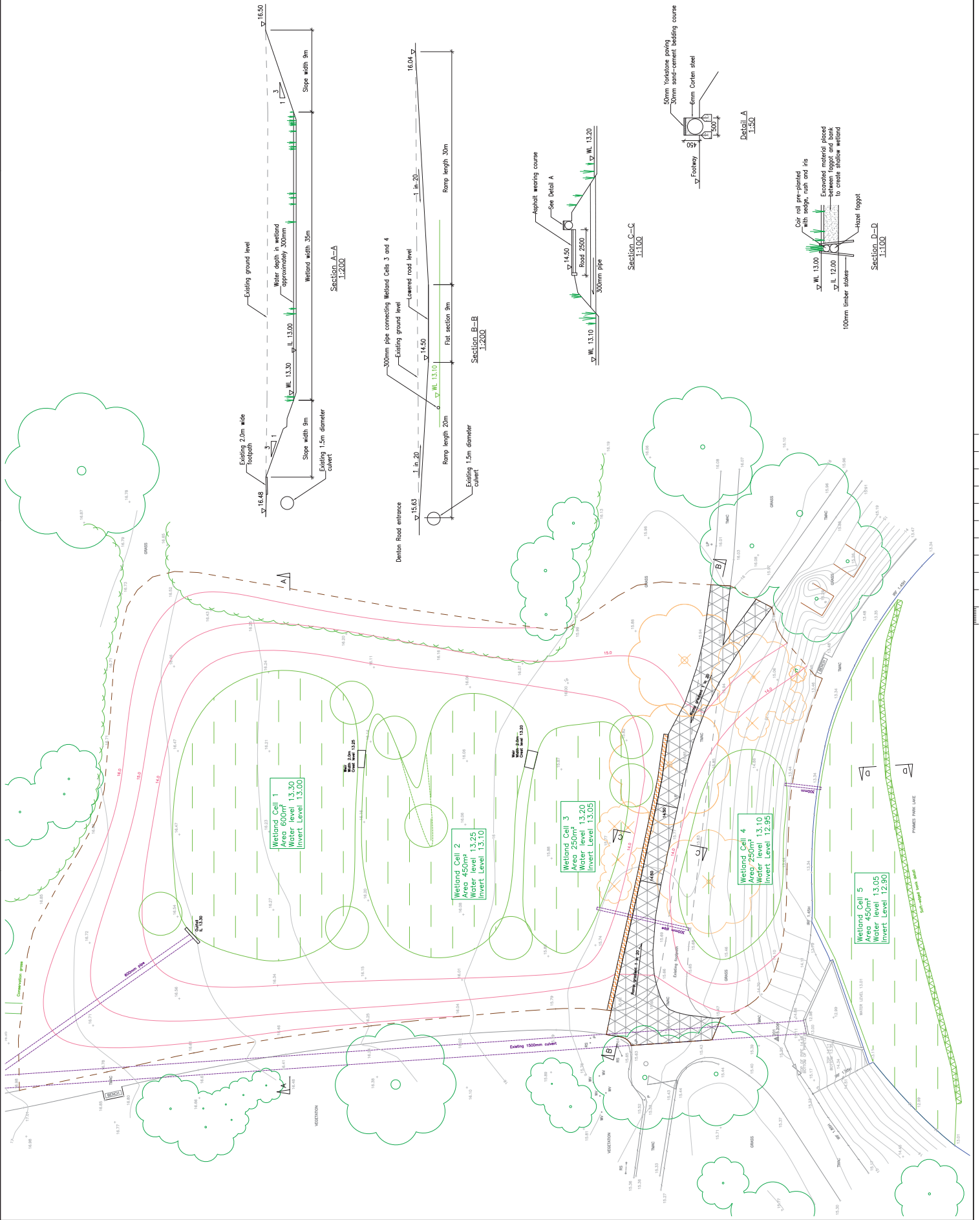
SCALE: **1:1**

DRAWING NO.: **LBE006-001**

A1



Rev	Revision details	Date



LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 16th December 2014

Report of
Assistant Director,
Planning, Highways &
Transportation

Contact Officer:
Andy Higham 020 8379 3848
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Ward: Upper
Edmonton

Ref: P12-01399PLA

Category: Full Application

LOCATION: 6, Glover Drive, London, N18 3HF

PROPOSAL: Extension to west of building to provide 3,929 sq.m. of additional floor space with undercroft car parking, together with extension to existing mezzanine to provide 1,183 sq.m. of additional floor space.

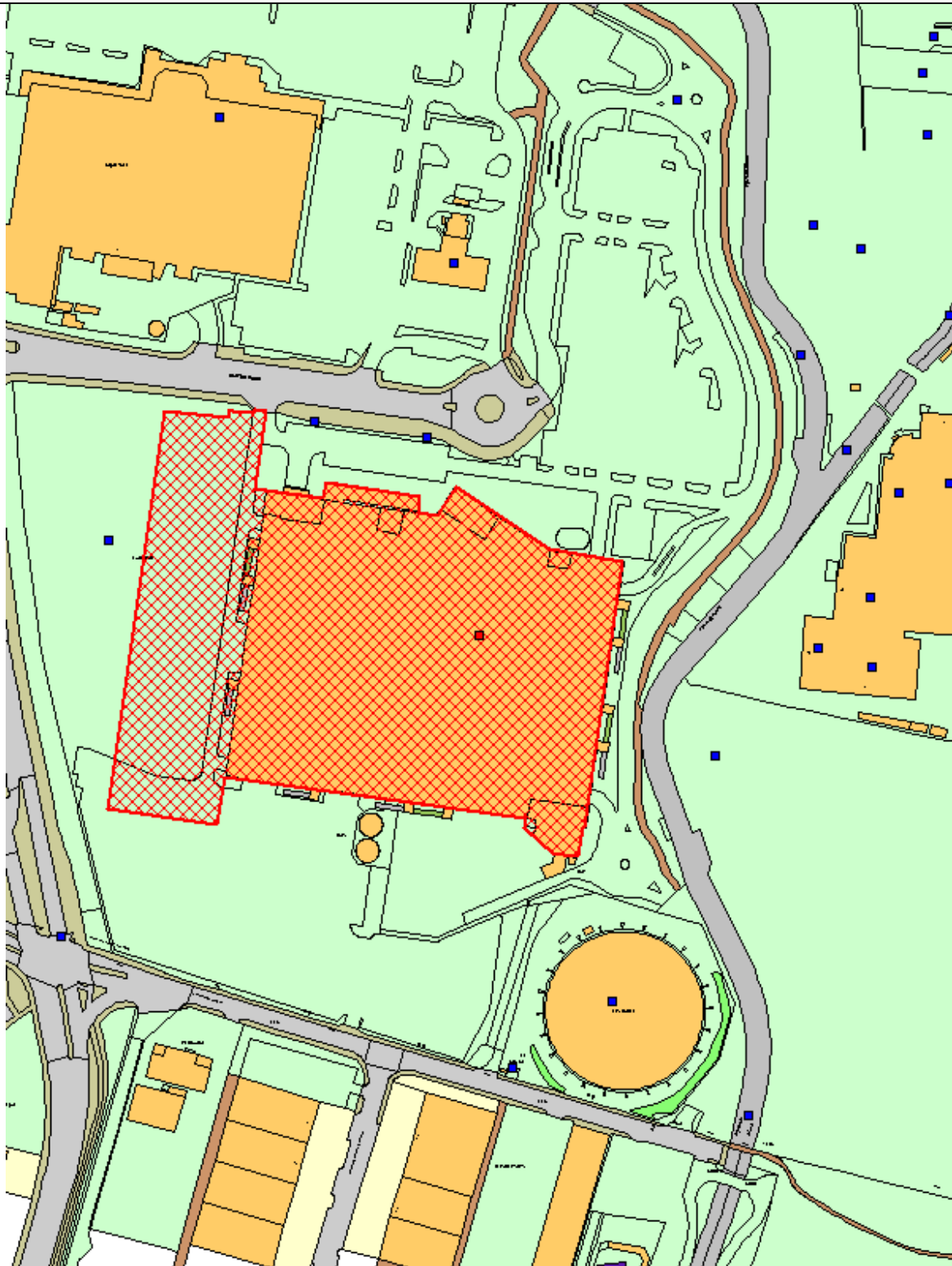
Applicant Name & Address:
IKEA Properties Investments Ltd
6, Glover Drive
London
N18 3HF

Agent Name & Address:
CGMS Consulting
140, London Wall
London
EC2Y 5DN

RECOMMENDATION:

That subject to the referral of the application to the Greater London Authority (GLA) and no objections being raised and referral to the Secretary of State together with the signing of the section 106 agreement regarding the issues set out in section of the report, the Head of Development Management be authorised to **GRANT** planning permission to conditions.

Ref: P12-01399PLA LOCATION: 6, Glover Drive, London, N18 3HF, , ,



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Scale 1:625

North



Site and Surroundings

- 1.1 The IKEA store is located at Meridian Water, south of the North Circular within an industrial/retail park. The site is bounded by Glover Drive and a Tesco superstore to the north, Pymmes Brook to the east beyond which lie the former premises of BOC, Leaside Road to the south and Meridian Way to the west. Leaside Road also represents the boundary of the Borough with Haringey.
- 1.2 The existing IKEA store is arranged over three levels. The area to the immediate north (front) of the store and beneath the store is used for customer car parking. The service yard is located to the rear (south) of the store. The current store comprises 28,000 sqm of floor space with associated parking and service arrangements.
- 1.3 Vehicular access to the site is from Glover Drive and the North Circular Road for both customers and delivery vehicles. The site is served by two bus routes 192 (Tottenham Hale to Enfield Town) and 341 (Waterloo to Glover Drive IKEA). Angel Road station is the closest national rail station, located within walking distance of the site. Access to this station is also indirect and of a very poor quality. Accordingly, the site has a public transport accessibility level of 2. The immediate surrounding land uses comprise a mixture of industrial, commercial and large scale retail development.

Proposals

- 2.0 The application involves a new side (west) extension (3,929sqm) to the existing IKEA store in the same position as the previous consented scheme (TP/06/0294 not implemented now expired) together with a new internal mezzanine floor space (1,183 sqm) within the store. The total additional increase in floor space proposed is 5,112 sqm .The warehouse area of the extension will measure 3,929 m2 and will be a double height space. The extension to the internal mezzanine will provide 1,183m2 of additional sales area. Of the new floor space proposed 23% will provide new retail floor space and the remaining 77% will provide warehouse or other ancillary customer facilities .The proposals maintain the rational design approach of IKEA with a functional extension matching the existing building.
- 2.1 In addition, there will be some rationalisation of the existing car parking on site. This involves the provision of 130 car parking spaces under the proposed side extension to the store. The proposals do not affect either the main customer car park or customer vehicular access to the store. In total there are approximately 965 parking spaces on site car parking spaces on site.
- 2.2 The existing store provides 369 jobs of which 122 are full time positions with 247 part time positions. The application proposals will provide an additional 6 full time and 12 part time jobs.
- 2.3 The main purpose of the application proposals is to ensure that the store is able stock sufficient quantities of products to meet customer demand for goods and that customers are able to move around the store with ease relieving current problems associated with congestion

experienced at peak shopping periods thereby improving customer retail experience.

Relevant Planning Decisions

- 3.1 TP/99/0866-Construction of a non-food retail unit with ancillary uses, car parking, access works and landscaping, together with employment development (B1, B2, B8) and buildings for A3 uses all linked by a new spine road- Approved 26th November 2003.
- 3.2 TP/06/0294- Extension to west of existing store to provide an additional 2,495 sqm of warehouse floor space together with construction of additional external fire escape to south elevation, relocation of external fire escapes to west elevation and provision of additional car parking spaces- Approved 25th April 2006. This permission has not been implemented.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objections raised, there are no concerns regarding air quality, noise or contaminated land.

4.1.2 Natural England

No objection raised there are no likely significant risks to the natural environment and do not wish to make any specific comments.

4.1.3 Thames Water

No objection with regard to sewerage infrastructure or water infrastructure capacity. No impact piling should take place until a piling method statement has been submitted. All car parking areas should also be fitted with petrol/ oil interceptors

4.1.4 Traffic and Transportation

The proposal provides an additional 130 parking spaces. This works out at 1 space per 39 sqm of additional total floor space (5,112 sqm). Based on the London Plan standards and in light of the relatively low PTAL then the provision of between 1 space per 50 sqm to 1 space per 100sqm is required which works out at between 50-100 spaces. The provision of 130 spaces is therefore slightly above the maximum standards, however the site does have a low PTAL.

In order to support the proposed parking provision the TA contains the results of parking surveys undertaken in 2012. The results showed that a maximum accumulation was 746 cars on Saturday 31st March. This result was extrapolated across the whole year in relation to the sales figures, to give estimations of the parking figures for weekends with the highest sales. This method showed that the car park would exceed capacity on seven occasions throughout the year.

Additional parking surveys were undertaken by the Council to verify the surveys in the TA were accurate. These confirm that the proposed level of parking is enough to satisfy the expected demand. As the site is already established then using baseline figures for the store itself was considered the more accurate way of predicting future trip patterns as opposed to using TRICS or TRAVEL.

There had been concerns raised that the site is providing too many parking space but no objections are raised on these grounds. However, a travel plan should be submitted or secured as part of the 106 agreement. In terms of servicing the site has an existing service yard to the rear of the site and this will continue to be used in the same way.

The proposal is unlikely to give rise to unacceptable parking demand that may prejudice the availability of existing parking spaces, or increase traffic to a level that could result in conditions that may have a negative impact on the free flow of traffic and highway safety conditions, having regard to Policies (II) GD6 and (II) GD8 and London Plan 2011 Policy 6.13 and DMD Policy 45.

4.5.1 Biodiversity Officer

No perceived ecological constraints on the site

4.6.1 Greater London Authority (GLA)

Consultation with the Mayor's office is a two stage process. The following comments have been received in response to the stage one consultation. Strategic issues raised by the proposal relate to transport.

Car parking provision

In terms of parking further justification for the additional 130 spaces is required to ensure compliance with London Plan Policy 6.13 as well as clarification on the use and capacity of each of the exiting parking area particularly at weekends. Further, details on accessible spaces, electric vehicle charging points and cycle parking should also be provided.

Highway Impact

In terms of highway impact additional information is required on the forecast increase in trips as a result of the proposal.

Buses

Details regarding the expected number of bus passengers that the development would bring and possible mitigation measures to improve bus provision in the area should be provided.

Travel Plan, Servicing and Construction

Details regarding a Travel plan should be provided and how the existing travel plan for the store will be adapted to take account of the

additional floor space. This can be secured through a section 106 agreement.

The applicant has responded to the GLA's Stage 1 comments and has been in discussions with TfL providing information and clarification as appropriate.

4.2 Public

- 4.2.1 12 letters of consultation were sent out in addition two site notices were posted. No letters of representation were received.

5.0 Relevant Policy

5.1 The London Plan (including revised early Minor Alterations Oct 2013)

Policy 2.7	Outer London: economy
Policy 4.1	Developing London's economy
Policy 4.7	Retail & Town Centre Development
Policy 4.8	Supporting a successful and diverse retail sector
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 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood Risk Management
Policy 5.13	Sustainable drainage
Policy 5.18	Construction, excavation & demolition waste
Policy 5.21	Contaminated Land
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public Realm
Policy 7.6	Architecture
Policy 7.8	Heritage Assets and Archaeology
Policy 7.19	Biodiversity and access to nature
Policy 8.2	Planning Obligations

5.2 Local Plan – Core Strategy

CP 1	Strategic Growth Areas
CP13	Promoting Economic Development
CP17	Town Centre Policy
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
CP28	Managing Flood Risk through development
CP29	Flood Management Infrastructure
CP30:	Maintaining and improving the quality of the built and open environment
CP31	Built and Landscape Heritage
CP36:	Biodiversity
CP37	Central Leaside
CP38	Meridian water
CP39	Edmonton
CP46	Infrastructure contributions

5.3 Submission Version Development Management Document

DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage assets
DMD45	Parking Standards and Layout
DMD47	New Road, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessments Methods
DMD51	Energy Efficiency Standards
DMD52	Decentralised Energy Networks
DMD53	Low and Zero Carbon Technology
DMD55	Use of Roofspace/ Vertical Surfaces
DMD56	Heating & Cooling
DMD57	Responsible Sourcing of Materials, Waste Minimisation
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing surface water
DMD62	Flood Control Mitigation
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination & Instability
DMD81	Landscaping

5.4 Other Relevant Considerations

National Planning Policy Framework (NPPF) March 2011
 Upper Lee Valley Opportunity Area Planning Framework (July 2013)
 Central Leaside Area Action Plan (Proposed Submission)
 Meridian Water Master Plan, Planning & Urban Design Guidance
 Section 106 Supplementary Planning Document (November 2011)

6.0 **Analysis**

6.1 Principle of development

6.1.1 Planning permission has previously been granted under Ref: TP/06/0294 to extend the foot print of the store by (2,495sqm). The current application utilises similar area of land to provide a slightly larger warehouse element (3,045sqm) as well as incorporating other improvements to the store particularly the provision of an internal mezzanine floor space (1,183sqm). Nevertheless, the primary character of the proposals remains that of an extension to provide additional non sales warehouse floor space. Accordingly, it is considered the previously consented scheme establishes the principle and is a material consideration in support of the current proposals the precedent previously set by the previous consented scheme is a material consideration and supports the principle of the current proposals. In addition, during the intervening period there has been no substantive change in retail policy in terms of addressing new retail floor space of the nature proposed i.e. proposals outside town centres and not allocated for a particular retail purpose are required to be assessed in terms of the sequential approach to site selection and where proposals exceed 2,500sqm or a lower locally set threshold retail impact. The site also falls within the Central Leaside Area Action Plan where CP37 (Central Leaside) and Core Policy 38 (Meridian Water) which are also relevant.

6.1.2 Although the development plan has evolved since then with the adoption of the Development Document and NPPF/ NPPG, the protection afforded in respect of town centres remains the same. Having regard to the previous consented scheme therefore, it is considered that there is no retail policy objection arising from the proposed warehouse floor space and although the proposal does involve some limited expansion of the sales area with mezzanine floor extension (1,161 Sqm) no objection in principle is raised.

6.2. Traffic generation/ access/ parking/ servicing

6.2.1 There are two vehicular accesses to the store one from the roundabout on Argon Road to the north, and one from the roundabout at the eastern end of Glover Way. A two way access road around the northern boundary of the car park connects the two accesses and a further access road along the eastern side of the site links the service yard at the south east corner of the store and the car parking located under the store.

6.2.2 In terms of additional parking provision the proposal provides an additional 130 spaces underneath the proposed extension on the west elevation. This works out at 1 space per 39 sqm of additional floor space. Based on the London Plan standards and in light of the relatively low PTAL then a provision of between 1 space per 50 sqm to 1 space per 100 sqm is required which works out at between 50- 100 spaces. Whilst the provision of 130 additional spaces is therefore slightly above the maximum standards, the site does have a low PTAL rating of 2. At present there are approximately 965 parking spaces on site. Traffic and Transportation have undertaken surveys to verify the surveys in the Transport Assessment and confirm that the proposed level of parking is enough to satisfy the expected demand. Whilst there have been some concerns raised especially by the GLA regarding the site providing too many spaces the car parking surveys undertaken

demonstrated that the parking is utilised in the busiest periods accordingly no objection is raised.

6.2.3 In terms of servicing the store has an existing service yard to the rear of the site and this will continue to be used. The servicing arrangements are acceptable having regard to London Plan Policy 6.13 and DMD Policy 47.

6.2.4 It is therefore considered that the proposal is unlikely to give rise to unacceptable parking demand that would prejudice the availability of existing parking spaces, or increase traffic to a level that could result in conditions that may have a negative impact on the free flow of traffic and highway safety having regard to Policy 6.13 of the London Plan & DMD Policy 46. A proposed updated Travel Plan will be secured within the Section 106 agreement as well as appropriate condition regarding a Delivery Servicing Plan, Construction and Logistics Plan and Construction Management Plan so as to address the GLA's Stage 1 response.

6.3 Design & Appearance

6.3.1 Core Policy CP30 requires all new developments to be of the high quality and design led having regard to their context. Development Management Document Policy DMD37 (design) as well as London Plan Policy 7.4 are also relevant.

6.3.2 The proposed design of the extension follows and maintains the rational design approach of IKEA with a functional extension to match the existing building. The dimensions of the proposed extension are 32m in width by 120m in length. The existing store is approximately 15.6m high; the extension will be slightly higher than the existing warehouse element measuring 17m. The height of the warehouse is determined to suit the optimum internal stacking height, maximising storage of goods. However, it is considered this element would not detract from the overall appearance of the development. The proposed extension is considered to be in keeping with the existing store. The proposed palette of materials would match the existing cooperate blue colour of IKEA. Overall the design and appearance of the extension is acceptable in visual street scene terms.

6.4 Sustainable Design & Construction

6.4.1 The London Plan Climate change policies require developments to make the fullest contributions to tackling climate change by minimising carbon dioxide emissions, adopting sustainable design and construction, prioritising decentralised energy and incorporating renewable energy. The following policies of the London plan are of particular relevance 5.1, 5.2, 5.3, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13 and 5.14. In addition Sustainability and Energy Development Management Document Policies DMD 49, 50, 51, 52, 53, 55, 56, 57 & 59 are also relevant.

6.4.2 The applicants have submitted a sustainability report and energy report as part of their proposals. Appropriately worded energy and sustainability conditions will be imposed to ensure compliance with the

London Plan Policies and Development Management Document policies.

6.5 Section 106 Agreement Heads of Terms

- Provision of updated Travel Plan for the store

6.6 Community Infrastructure Levy

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

6.6.2 The CIL payment liable for the increase in additional floor space excluding the mezzanine floor space would be:

$$(\text{£}20/\text{m}^2) \times (3,929 \text{ Sqm}) \times 223/240 = \text{£}73,013$$

6.6.3 Should permission be granted, a separate CIL liability notice would be issued.

7.0 Conclusion

7.1 The proposed development forms an extension to the existing IKEA Store which is located in an established out of centre retail destination to which shopping trips already occur. It is not considered that the proposals would have any harmful consequences for the Town Centre. The proposals will provide a modern IKEA store which brings additional employment benefits and investment to the local economy. In addition planning permission had also previously been granted for an extension to the store to provide additional warehouse storage provision which is a material consideration.

7.2 It should be noted that the existing premises is located within the Central Leaside AAP and Meridian Water Master Plan. As such, discussions have taken place with Ikea in terms of ensuring that the parking currently to the north of the store but which lies across the alignment of the proposed Causeway could be accommodated on land to the side and rear of the store once the extension is implemented. As a result, it is considered the proposed extension does not prejudice the future implementation of the Meridian Water regeneration.

8.0 Recommendation

That subject to the referral of the application to the Greater London Authority (GLA) and no objections being raised and referral to the Secretary of State together with the signing of the section 106

agreement regarding the issues set out in section of the report, the Head of Development Management be authorised to GRANT planning permission to the following conditions.

1. C60- Approved plans
2. C8- Materials to Match
3. Details of Levels
4. Construction Management Plan
5. Delivery Service Plan
6. Construction and Logistics Plan
7. That the existing retail building and extension hereby approved shall be occupied as a single business unit providing no more than 33,112sqm gross internal area and shall not be subdivided and occupied by another separate business unless agreed otherwise in writing by the LPA.

Reason:

(i) To ensure the use of the premises remains appropriate having regard to the level of available parking and does not lead to conditions prejudicial to the free flow of traffic.

(ii) To prevent the introduction of inappropriate uses.

8. Unless the Local Planning Authority otherwise grants permission, the existing retail building and approved extension shall include no more than:

- 6,325sqm at first floor level to be used as showrooms for the display of items identified in condition 35 of TP/99/0866
- 600 sqm at first floor to be used for the display and uplift by members of the public of children's furniture toys and play equipment (the Children's IKEA)
- 6,536sqm at ground level to be used for the display and uplift by members of the public of items specified in condition 35 of TP/99/0866 together with ancillary items (the Market Place)
- 12,065 Sqm to be used as a warehouse for both the storage and uplift of bulky furniture and furnishings by the public (the Warehouse)
- 95sqm to be used for the sale of food and drink products manufactured in Sweden for consumption off the premises (the Sweden Shop)

9. Details of Archaeological Investigation

10. The extension shall not commence until an Energy Statement has been submitted and approved in writing by the LPA. The submitted details will demonstrate the energy efficiency of the extension and shall provide for no less than 25% improvement in total CO2 emissions

arising from the operation of the development and its services over Part L of the Building Regulations 2010. Should low or zero carbon technologies be specified as part of the build the location of the plant along with maintenance and management strategy for their continued operation shall also be submitted. 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 as well as providing sensitivity testing for performance set against part L 2013 unless agreed otherwise in writing by the Local Planning Authority.

Reason : In the interests of sustainable development and to ensure that the LPA may be satisfied that CO2 emission reduction targets are met in accordance with CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan and NPPF.

11. Evidence confirming that the extension element achieves BREEAM 2011 (or relevant equivalent if this is replaced or superseded rating of no less than "very good" shall be submitted to and approved in writing by the Local Planning Authority unless agreed otherwise 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 a credited Code Assessor and supported by relevant BRE accreditation, shall be submitted following practical completion and within 3 months of first occupation.

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

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, DMD50 of the Development Management Document and London Plan Policies 2011 as well as the NPPF.

12. Energy Performance Certificate

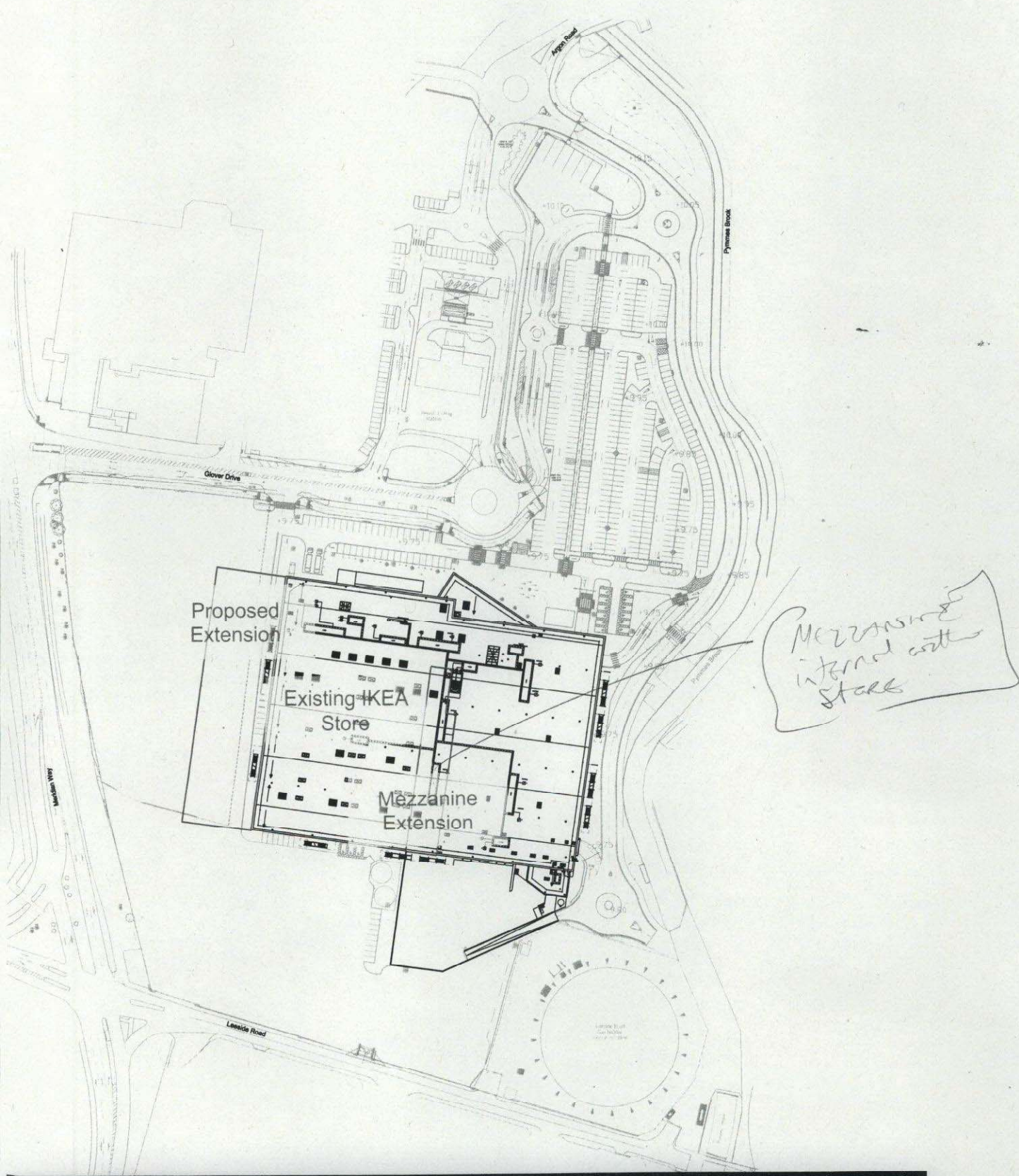
13. No plant, machinery, goods products or waste materials shall be deposited or stored on any part of the site other than such designated areas, unless otherwise agreed in writing by the Local Planning Authority.

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

14. Details of Foul and Surface Water drainage

15. Cycle Parking Provision
16. Electric Vehicle Charging Points
17. Details of Landscaping
18. C51A- time Limit

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B	Planning Issue	SP AB 3105	2023
A	General amendment	SP AB 2012	2022
	First Issue	PW AB 1604	2016
	Revisions	DK CH 2024	2024

Project title
IKEA Edmonton Extension
 Drawing title
Site Plan Existing

Notes

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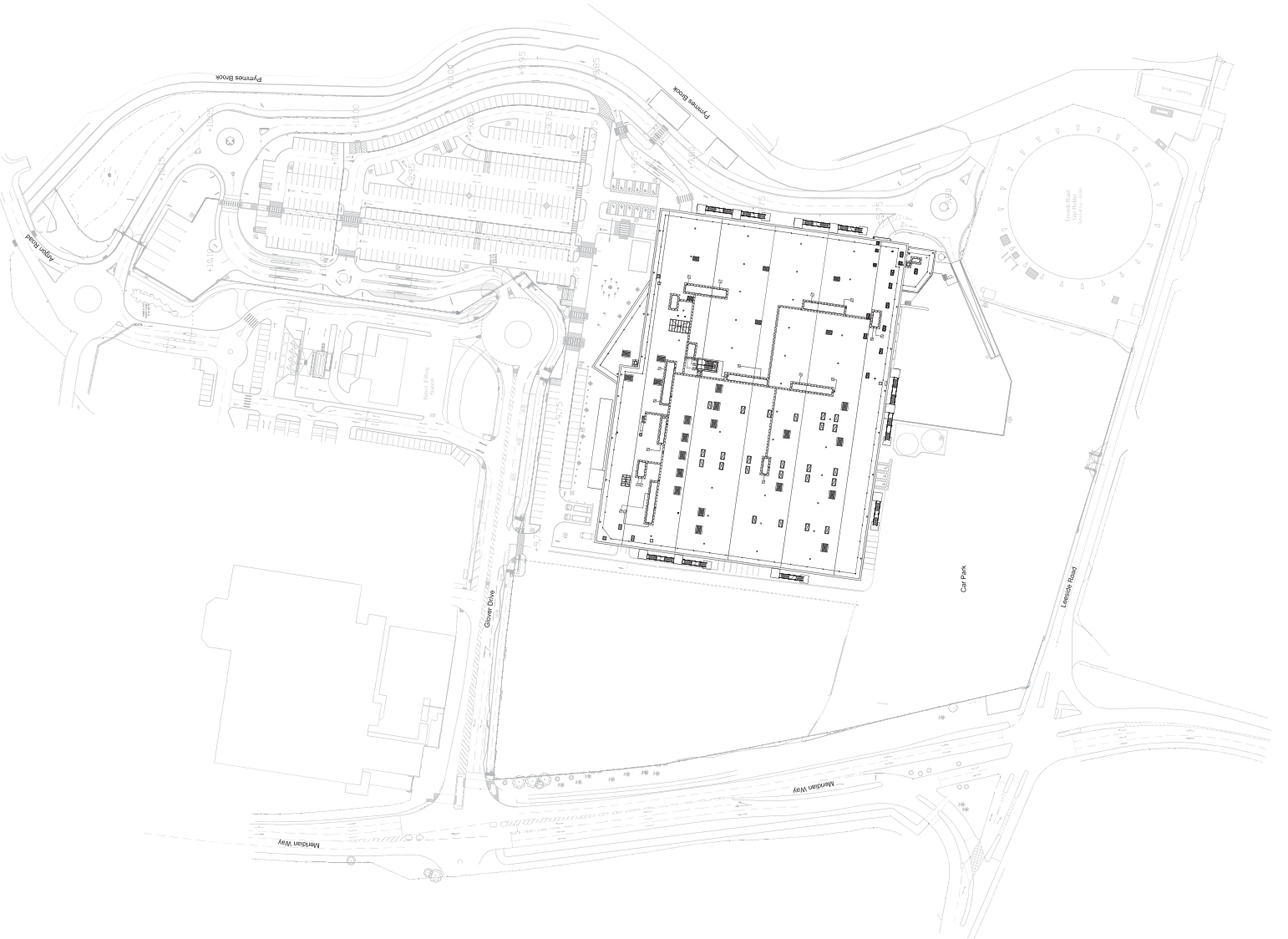
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 2897 / 002

Revision number
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B	Planning Issue	SP AB 31005	2012
A	General amendment	SP AB 2012	2012
	First Issue	PW AB 16004	2012
	HKC Revisions	DK CH Date	

Project title
IKEA Edmonton
 Extension
 Drawing title
Level 0 Plan
 Proposed

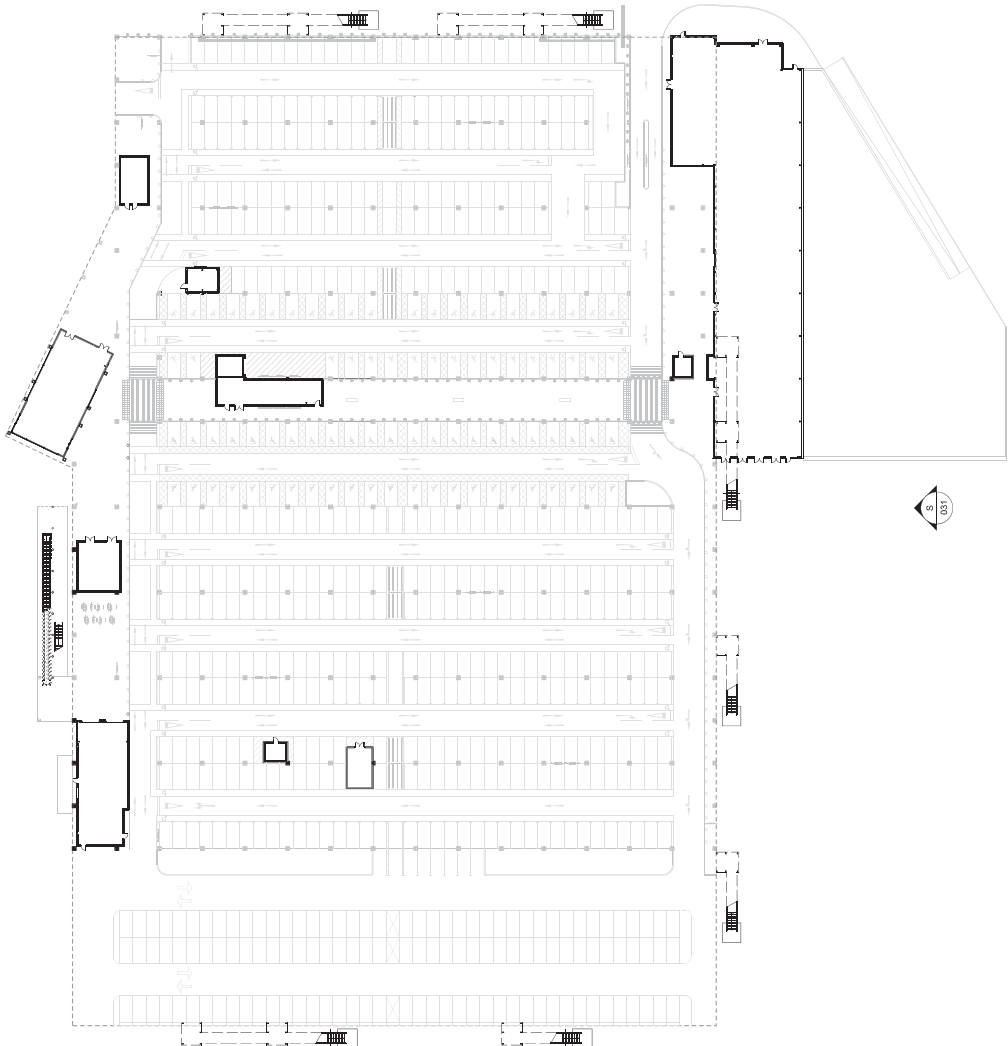
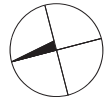
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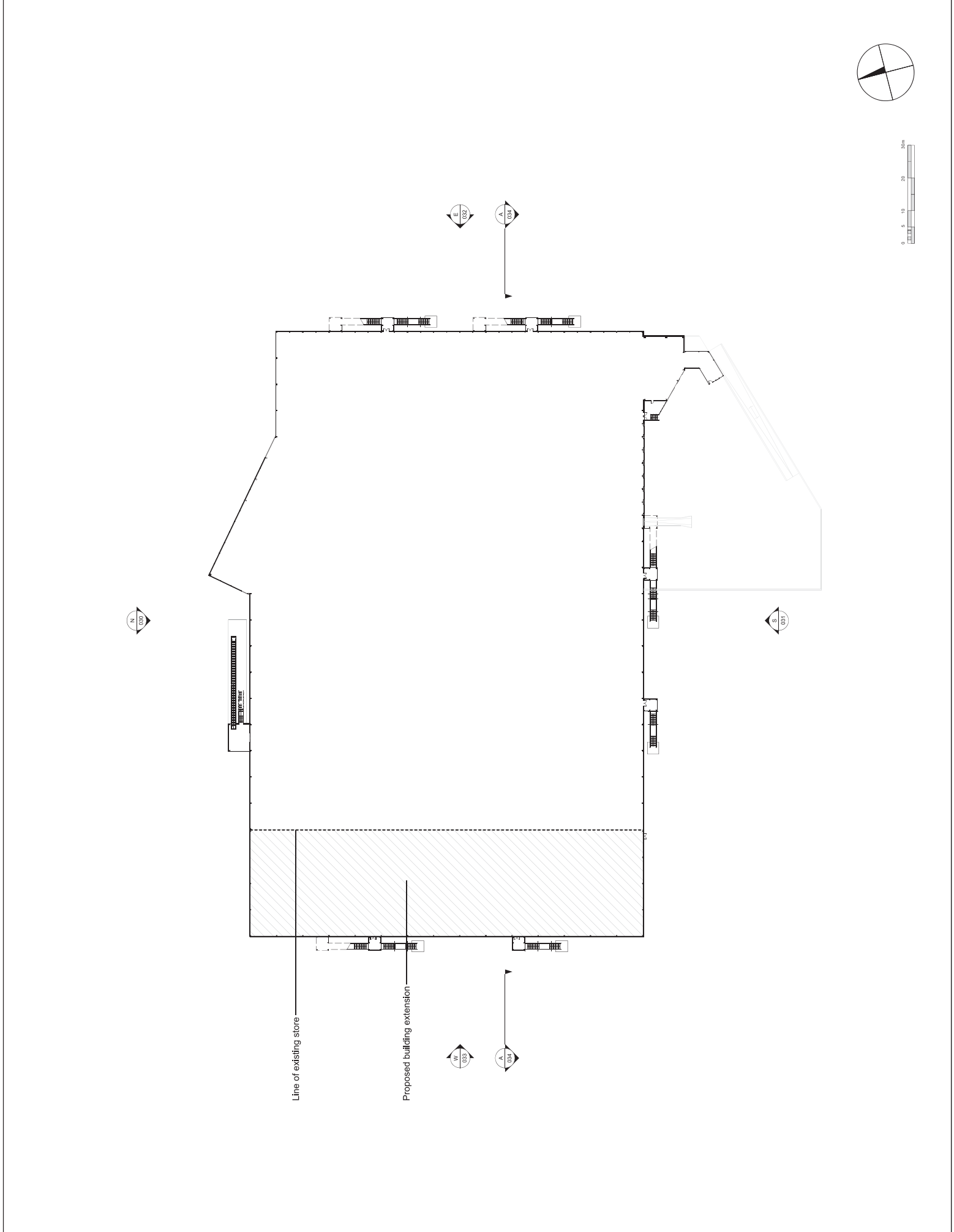
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Planning Issue	SP	AB	15/05	20/12
General amendment	SP	SP	15/005	20/12
General amendment	SP	AB	20/12	20/12
First Issue	PW	AB	16/004	20/12
Remarks	DR	CH	DR	CH

Project title
IKEA Edmorton Extension
Drawing title
Level 1 Plan Proposed

Notes
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Planning Issue	SP	SP No.	Date
C	SP	15005	2012
B	General amendment	SP	15005
A	General amendment	SP	15005
	First Issue	PW/AB	16/04/2012
	Revisions	DRK/CH	01/06/2012

Project title
IKEA Edmorton Extension
 Drawing title
Level 2 Plan Proposed

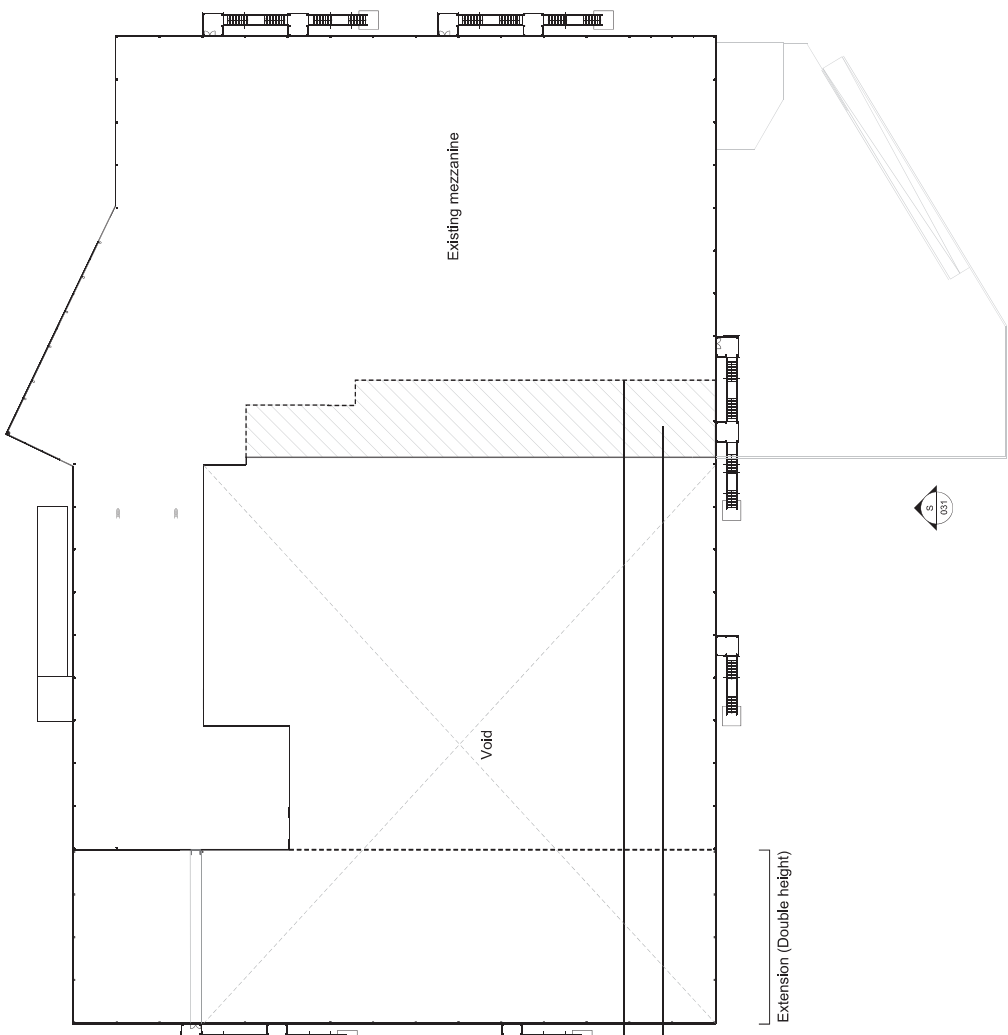
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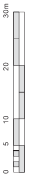
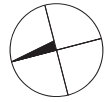
Drawing number
2897 / 025

Revision number
C



Edge of existing mezzanine
 Proposed mezzanine extension

Extension (Double height)

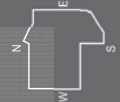
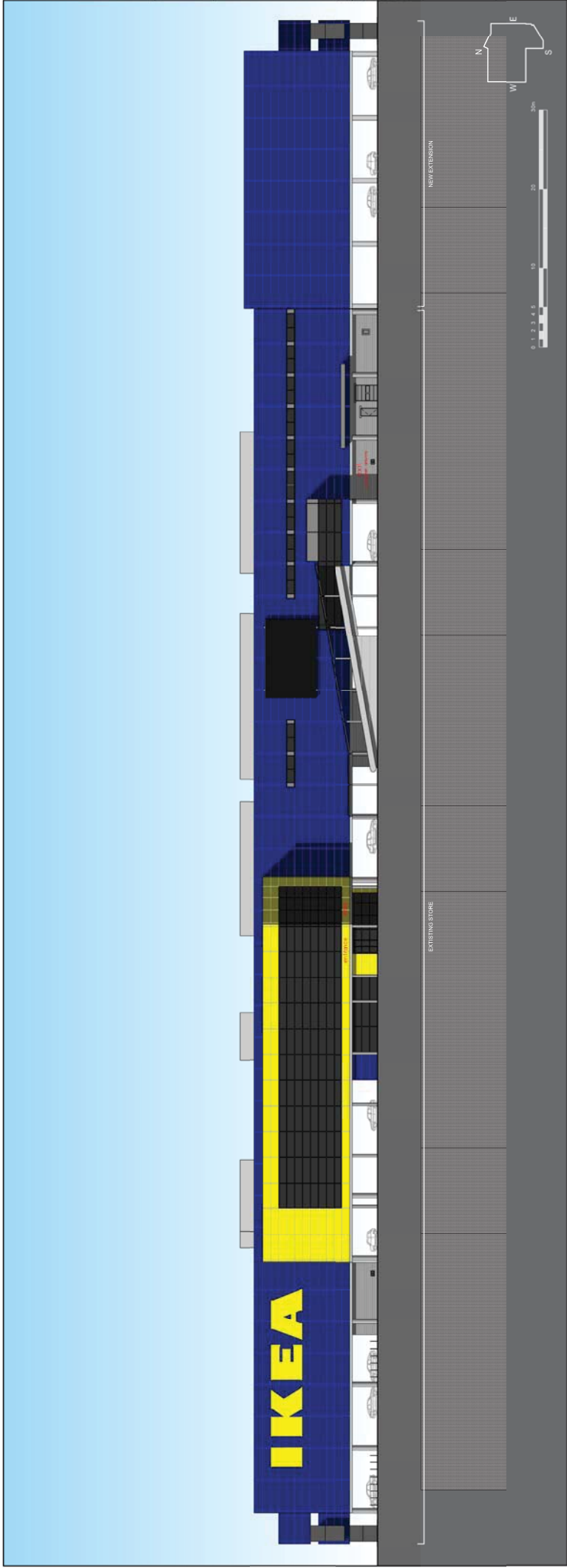




Project Name: IKEA Edmonson Extension
Project No: 2019-001
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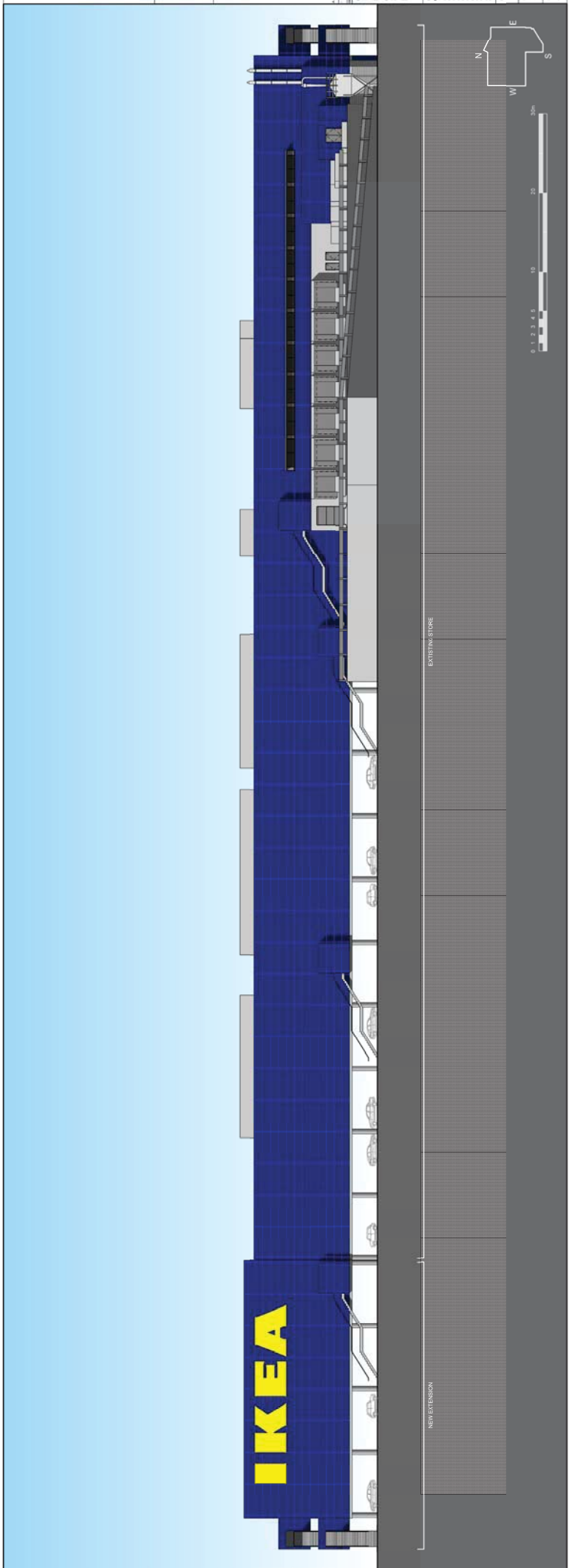
North Elevation - Proposed

Scale: 1/200 @ A1 vert
Drawing No: 2019-001-001



EXISTING STORE

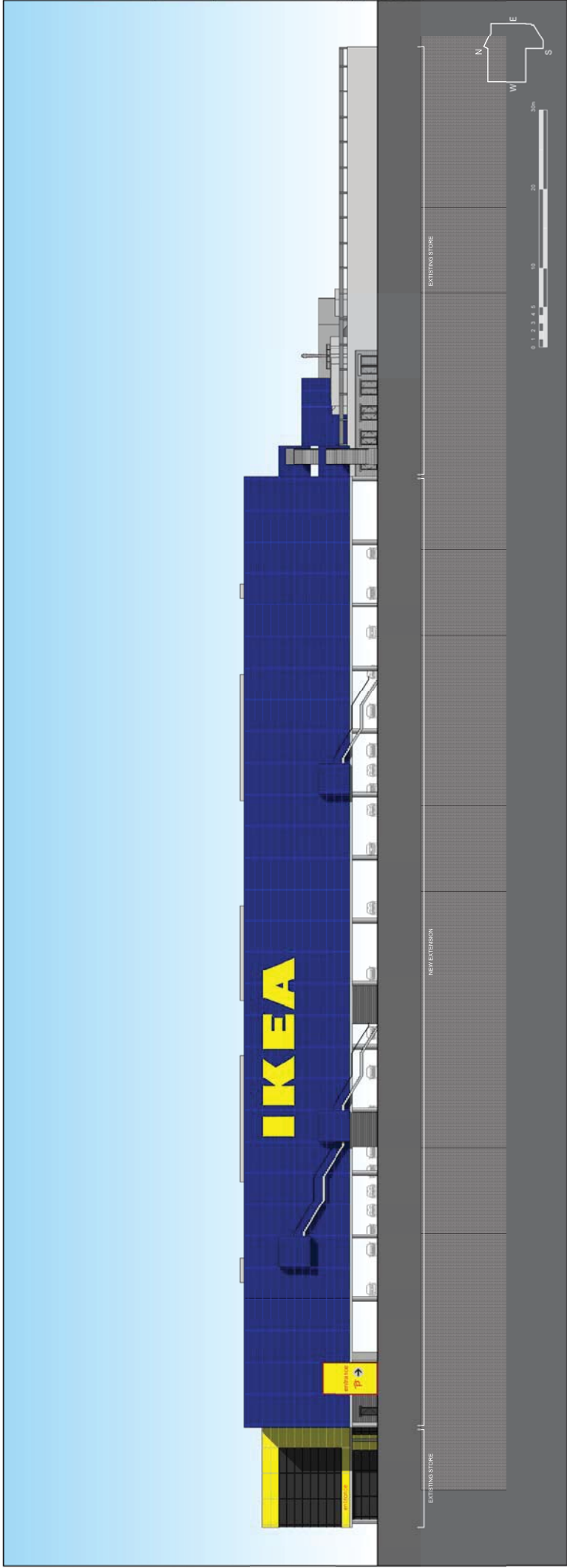
NEW EXTENSION





IKEA Edmonton
Extension
West Elevation -
Proposed

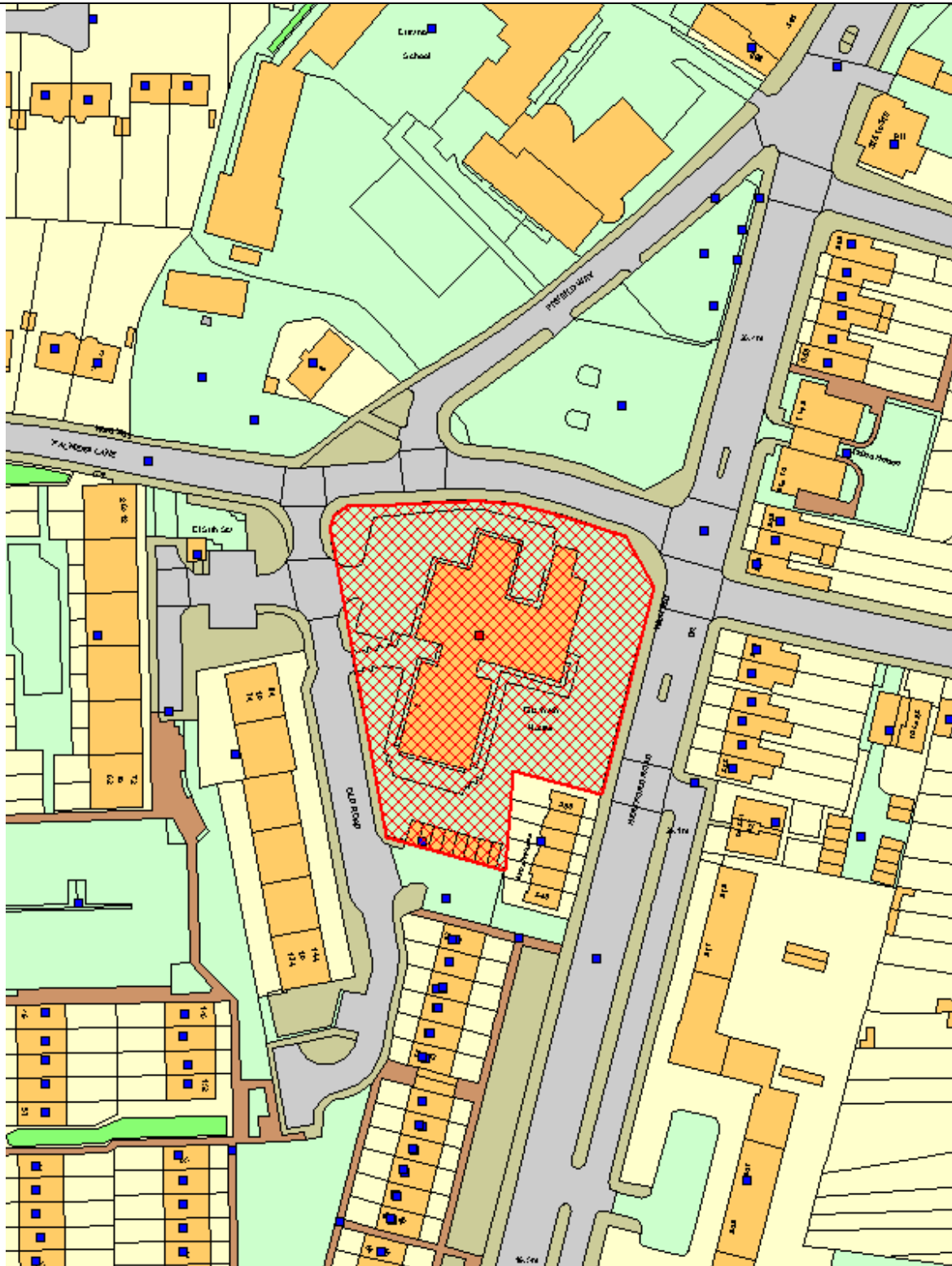
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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 16 th December 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms Claire Williams 02083794372	Ward: Southbury
Ref: 14/04005/RE4		Category: LBE - Dev by LA
LOCATION: 1 Old Road, Enfield, EN3 5XX,		
PROPOSAL: Erection of a 3-storey seventy bedroomed residential care home with associated car and cycle parking, vehicular and pedestrian access and landscaping		
Applicant Name & Address: Mr John Knightley Civic Centre Silver Street Enfield EN1 3XA		Agent Name & Address: Enfield Council Civic Centre Silver Street Enfield EN1 3XA
RECOMMENDATION: That, following re-consultation on the revised plans and subject to no objections being raised, Officers in consultation with the Chair, be authorised to GRANT planning permission in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to conditions.		

Ref: 14/04005/RE4 LOCATION: 1 Old Road, Enfield, EN3 5XX,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 This 0.37ha site enclosed with security fencing consists of a vacant piece of land bounded by Palmers Lane to the north, Hertford Road to the east, Old Road to the west and the Grade II Listed Wright's Almshouses and single storey garages to the south. The land is currently vacant but was previously occupied by a care home, known as Elizabeth House, a three storey building with a flat roof that was located in the centre of the site set back from the adjacent roads with landscaping surrounding it. The Elizabeth House care home was demolished in 2011. The site contains several mature trees particularly along the western and eastern boundaries. The trees are not protected by a Tree Preservation Order.
- 1.2 The surrounding area is predominantly residential but of a mixed character. To the south fronting Hertford Road are Grade II listed Wright's Almshouses which consist of a row of six mid-18th century two storey cottages. To the east along Hertford Road are two storey semi-detached properties and three storey blocks of flats. To the west along Old Road are 1970s style three and four storey blocks of flats; and to the north of the site on the corner of Palmers Lane and Hertford Road is Enfield Heights Academy, a two storey modern primary school building.
- 1.3 Hertford Road is a designated Principal Road and the site is located within a designated Critical Drainage Area.

2. Proposal

- 2.1 The application seeks full planning permission for the erection of a three storey seventy bedroomed residential care home with associated car and cycle parking, vehicular and pedestrian access and landscaping.
- 2.2 The 'L' shaped building when measured from Hertford Road would measure 17 – 57 metres in depth and 17 - 40 metres in width. It would measure 10 metres in height and comprise a hipped roof with parapet walls. Projecting rendered three storey blocks with flat roofs set down from the main ridge, large vertical windows and recessed brick and render panels are proposed along each elevation.
- 2.3 The total gross internal floor area would measure 3,428 square metres. The format of the proposed care home has been informed by the principle of two household clusters linked by a central core of ancillary functions such as an activity room, hair salon and multi faith room which is repeated on each floor level. A plant room, sprinkler tank and pump room would be sited at third floor level but this would be enclosed by the hipped roof.
- 2.4 External materials to be used include render and brick for the walls and an aluminium roof, doors and thermally broken double glazed windows and curtain walling. Photovoltaic cladding panels measuring 225 square metres and flat plate solar hot water collectors measuring 135 square metres are proposed to be sited on the roof of the building.
- 2.5 The vehicle access and parking area would be sited to the south of the site. A total of 15 parking spaces and 8 - 10 cycle spaces would be provided.

Pedestrian access would be gained from several points around the site. A bin store would be sited within the north western corner of the plot.

2.6 Four trees would be removed and new trees planted. A wild flower area would be created to the west of the site.

2.7 Amendments have been sought to the scheme to address officer concerns. These include

- Reduction in height from three to two storeys on the southern section of the building adjacent to the Amshouses
- Parking area re-sited to the south western corner of the site
- Drop off bay introduced along Old Road
- Amenity space increased
- Two additional Category B trees to be retained and a Category C tree to be removed resulting in the retention of four trees.
- New access from Old Road removed and existing vehicular access to the south of the site used

2.8 At this stage, re-consultation has not been undertaken following the receipt of revised plans. However, in order to progress the application and ensure a decision within the statutory time period, the application is brought to committee now and officers are seeking delegated powers to determine the application once the consultation period has expired and subject to no objections being raised.

3. Planning History

3.1 LBE/86/0038 - Change of use of second floor of old persons home from staff accommodation to divisional social services office. Approved 30/11/1988.

3.2 LBE/88/0052 - Alterations to part of existing ground floor layout to provide day care facilities for non-resident elderly persons and provision of additional parking facilities – Approved 24/07/1989.

4. Consultations

4.1 Statutory and Non-Statutory Consultees

The consultee comments set out below are based on the original drawings that were submitted unless otherwise stated.

4.1.1 Traffic and Transportation

No objection subject to conditions.

Members will be verbally updated at committee on Traffic and Transportation comments on the revised scheme.

4.1.2 Tree Officer

The Tree Officer has raised an objection to the scheme. An amended site plan has been reviewed and it has been confirmed that tree no's 4, 5 and 6 will be retained. The Tree Officer has confirmed that subject to details the revised scheme is better in that it retains more and better quality trees on the site. However objections to the siting of the building's in relation to the retained A Category Lime tree on the north east corner remain. This tree is a category A (in accordance with BS5837:2012) tree that should be retained on site. It is of good condition, significantly high amenity value in a prominent position and it will have a long life if not compromised. The proposed development encroaches into the root protection area of this tree and the proposed building is physically too close to the tree and will not allow the tree to grow without significant pruning works to prevent encroachment and nuisance to the building, thereby reducing its amenity value, lifespan and contribution to the wider environment.

Information relating to hard and soft landscaping and an Arboricultural Impact Assessment would be required if permission is granted

4.1.3 Environmental Health

No objection subject to a condition requiring information on land contamination.

There are no concerns regarding noise as the acoustic report puts forward suitable proposals for glazing to ensure internal noise levels meet the levels recommended in BS8233:2014.

4.1.4 Biodiversity Officer

The Ecological Impact Assessment submitted with the application reveals that the site is of limited biodiversity value and therefore, there are no perceived ecological constraints to the proposed development.

Any approval should be subject to the following conditions: Nesting Birds, Lighting Plan and Landscaping and Biodiversity Enhancements.

4.1.5 Urban Design Officer

Expressed concerns with the following:

- The main entrance to the building should front Hertford Road and preferably be located at the corner to front both Hertford Road and Palmers Lane, and form a strong design feature.
- The building does not respond to the surrounding street geometry.
- The elevations lack the rhythm and quality of some of the surrounding development. The vertical emphasis of surrounding Victorian development could be reflected through architectural features within the facades, including a greater vertical emphasis to fenestration.
- Three storey development is considered appropriate in this location. However the building dominates the Almshouses and should be sensitively managed through an increased gap or a reduced height to ensure there is no significant impact on the setting of the heritage asset.

- The car parking would be dominant and should be less visually prominent from Old Road. The amenity space would be highly exposed to the public realm and parking areas and is therefore unlikely to be well used.

4.1.5 Conservation Officer

The Conservation Officer raised no objection to the principle of development but explained that the new development would need to take into account its sensitive location in the immediate setting of a listed building. The Conservation Officer has reviewed the revised scheme and concluded that the proposal will still impact upon the setting of the Grade II listed buildings due to its close proximity to the buildings, in addition to its scale, height, massing and materials. However the impact on the setting of the grade II listed buildings would constitute less than substantial harm and this harm can be justified in terms of the social benefit that will be delivered by the scheme. Samples of the materials and external finishes to be used in the above proposed scheme, in addition to further details of the window and door openings would be required through condition.

4.1.7 Thames Water

No objection subject to conditions and informatives.

4.2 **Public response**

4.2.1 Letters were sent to 198 adjoining and nearby residents with respect to the originally submitted plans. Site notices were posted on 30 October 2014 and expired on 20 November 2014 and a press notice was published on 22 October 2014 and expired on 5 November 2014. No responses have been received.

4.2.2 Residents will be notified of the receipt of revised plans and any comments will be taken into consideration before the application is formally determined.

5 **Relevant Policy**

5.1 The Development Management Document (DMD) was adopted by the Council on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight.

5.4 London Plan

- 3.1 Ensuring Life Chances for All
- 3.9 Mixed and Balanced Communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 5.1 Climate Change Mitigation
- 5.2 Minimising Carbon Dioxide Emissions
- 5.3 Sustainable Design and Construction
- 5.5 Decentralised Energy Networks
- 5.6 Decentralised Energy in Development Proposals

- 5.7 Renewable Energy
- 5.8 Innovative Energy Technologies
- 5.10 Urban Greening
- 5.11 Green Roofs and Development Site Environs
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 5.16 Waste Self Sufficiency
- 5.21 Contaminated Land
- 5.22 Hazardous Substances and Installations
- 6.3 Assessing the Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing Traffic Flow and Tackling Congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's Neighbours and Communities
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.14 Improving Air Quality
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.19 Biodiversity and Access to Nature
- 7.21 Trees and Woodland*
- 8.2 Planning Obligations*
- 8.3 Community Infrastructure Levy

5.5 Core Strategy

- SO1 Enabling and Focusing Change
- SO2 Environmental Sustainability
- SO4 New Homes
- SO5 Education, Health and Wellbeing
- SO8 Transportation and Accessibility
- SO9 Natural Environment
- SO10 Built Environment
- CP1 Strategic Growth Areas
- CP6 Meeting Particular Housing Needs
- CP7 Health and Social Care Facilities and the Wider Determinants of Health
- CP9 Supporting Community Cohesion
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP22 Delivering Sustainable Waste Management
- CP24 The Road Network
- CP25 Pedestrians and Cyclists
- CP30 Maintaining and Improving the Quality of The Built And Open Environment
- CP32 Pollution

- CP34 Parks, Playing Fields and Other Open Spaces
- CP36 Biodiversity
- CP46 Infrastructure Contribution

5.6 DMD

- DMD6 Residential Character
- DMD8 General Standards for New Residential Development
- DMD9 Amenity Space
- DMD10 Distancing
- DMD15 Specialist Housing Needs
- DMD37 High Quality and Design Led Development
- DMD45 Parking Standards and Layout
- DMD46 Vehicle Crossover and Dropped Kerbs
- DMD49 Sustainable Design and Construction Statements
- DMD51 Energy Efficiency Standards
- DMD52 Decentralised Energy Networks
- DMD53 Low and Zero Carbon Technology
- DMD54 Allowable Solutions
- DMD55 Use of Roofspace/ Vertical Surfaces
- DMD56 Heating and Cooling
- DMD57 Responsible Sourcing Of Materials, Waste Minimisation And Green Procurement
- DMD58 Water Efficiency

5.7 Other relevant Policy/ Guidance

Section 106 Supplementary Planning Document (adopted November 2011)
Mayor of London's Housing Supplementary Planning Guidance (SPG) (2012)
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

6. **Analysis**

Principle of Development

- 6.1 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing.
- 6.2 Policy 6 of the Council's Core Strategy sets out the Council's guiding principles for meeting particular housing needs, and states:

"The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future accommodation requirements will be set out in the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.

The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing to meet particular needs, having regard to need and supply will be set out in the Development Management Document.”

- 6.3 Furthermore, Policy DMD15 of the Council's adopted Development Management Document refers to specialist housing needs, and states that:

“Development proposals for specialist forms of housing would only be permitted if all of the following criteria are met:

- a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;*
- b. The property is suitable for such a use and would not result in an over intensive use of the site*
- c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';*
- d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;*
- e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and*
- f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.”*

- 6.4 Given the above policies, it is considered that the principle of development for a new care home facility in this location, where such a facility previously existed, is acceptable. There is no specific planning policy guidance in place that relates specifically to care home standards. However there are bodies in place that regulate care home standards, most notably the Care Quality Commission (CQC). It is noted that many of these standards clearly relate to operational arrangements which are controlled outside of the planning process, e.g. allowing visitors at reasonable times, varied dietary offers, appropriate staffing levels and maintenance.
- 6.5 In compliance with the CQC standards, accessible toilets would be provided on each floor through en-suite facilities, as would communal space for residents. The CQC standards dictate that all new-build should incorporate single bedrooms with a minimum usable floor space of 12 sq m (excluding en-suite facilities). In this instance, the proposed plans indicate individual room areas that consistently exceed the 12 sq m threshold.
- 6.6 The applicant is to confirm that the proposed design of the care home will be fully compliant with the Care Standards Act 2000 with the space standards in excess of the recommended National Minimum Standards to ensure flexibility and an element of “future-proofing” of the development. The space standards and internal layout should enable the delivery of the highest quality of care to all residents for the life of the building. The proposed care home would be

compliant with the aspirations, principles and objectives of the National Service Framework for Older People.

Care Home Need

- 6.7 The proposed development seeks to re-organise and improve care provision for older people in the borough. This would be achieved through the re-provision of two Local Authority run care homes (Coppice Wood Lodge (38 beds) and Bridge House (32 beds)) that currently fall below CQC standards, and the replacement of bed spaces lost when Elizabeth House, was closed through the establishment of a new single purpose built care home. The new care home would provide care and accommodation for elderly people with dementia and other complex health needs.
- 6.8 A needs analysis was undertaken and concluded that there is a significant need for a Registered Care Home with nursing that delivers specialised care to meet the growing demand for individuals with dementia and other complex needs in the borough. Current experience of the Council in seeking to place service users into residential nursing care shows a significant shortage of available accommodation within the borough and neighbouring areas, and evidence shows that this shortage is likely to continue due to increasing demand. With an increase in the number of older people and improvements in overall life expectancy, there is likely to be a growing need for a care home in the borough particularly over the next five years and more long term over the next 20 years.
- 6.9 It is important to note that if the two care homes were to be retained as operational buildings, significant investment would be required to improve their condition.

Impact on Listed Building

- 6.10 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special regard is given to the desirability of preserving the setting of listed buildings and considerable importance and weight must be given to this in the balance with other material considerations.
- 6.11 Policy DMD44 states that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused. Furthermore development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing.
- 6.12 The application was submitted with a Heritage Statement and this sets out that the proposed development would have a minor/ moderate impact on the setting of the Wrights Almshouses. The statement states that any significant impact of the proposed development would be mitigated through its design.
- 6.13 The Conservation Officer and Urban Design Officer raised concerns with the impact the proposed building would have on the setting of the Grade II Listed Almshouses due to its overall design and in particular its height. Amended drawings have been received that sets the southern section of the building adjacent to the Almshouses down from three to two storeys. The flat roof would read with the height of the Almshouses which would help reduce any significant impact on the setting of the heritage asset. The new building would be of a

contemporary design, which is considered acceptable and appropriate as a pastiche of the Almshouse could significantly detract from its setting. In terms of the elevations, bricks would be used that respect those of the Almshouses and rendered projections and detailing would be incorporated into the building to provide a mix of materials and interest to the elevations.

- 6.14 Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Paragraph 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.15 The reduction in height addresses some of the Conservation Officer and Urban Design Officer's concerns relating to the impact of the proposed development on the immediate setting of the neighbouring Grade II listed buildings. However it is considered that the development would still result in some harm to the setting of the listed buildings, albeit to a lesser degree. Whilst the impact on the setting of the Grade II listed buildings would constitute less than substantial harm, considerable weight and importance must be given to this harm undertaking the balance with other material considerations and public benefits arising from the development. However considering the proposed development would bring a currently vacant site back into beneficial use and provide a much needed care home for the borough, meeting an identified housing need, it is considered that this harm would be outweighed by the public benefits that would arise from the scheme. The proposal is considered acceptable and in accordance with the NPPF, Policies 7.4, 7.6 and 7.8 of the London Plan, Policies CP30 and CP31 of the Core Strategy and Policies DMD37 and DMD44 of the DMD.

Impact on Street Scene and Design

- 6.16 Policy DMD 37 states that applications for development that are not suitable for its intended function, that is inappropriate to its context, or which fail to have appropriate regard to its surroundings, will be refused.
- 6.17 The surrounding area is predominately residential but of a mixed character with Victorian two storey terraced dwellings and 1970s style three and four storey blocks of flats and modern school buildings. Given the height of the surrounding developments the proposed three storey care home is considered appropriate and acceptable. With the reduction in height of the southern section of the building and its contemporary design, the proposed building would not appear unduly dominant in relation to the Almshouses.
- 6.18 It is considered that the proposed rendered projecting panels do not necessarily break up the bulk and massing of the building, and the vertical emphasis of surrounding Victorian development is not reflected within the facades of the building. However the proposed development with large vertical glazing would not appear out of keeping within the varied street scene or result in any demonstrable harm to the character and appearance of the area. The proposed brick would have regard to the character and appearance of the Almshouses and the rendered elements would to a degree help break up and provide interest to the elevations of the building. To protect the visual amenity within the street scene, a condition would be attached to any grant planning permission

requiring external materials to be submitted to and approved by the Local Planning Authority.

- 6.19 The parking area has been re-sited to the south west of the site which has increased the amount of amenity space available for the residents of the care home. It has also reduced the prominence of the amenity space to the public realm along Old Road, which would be of benefit to future resident's privacy. Boundary treatments would respect the predominance of low brick walls with planting behind in the local area. However full details of the proposed boundary treatments have not been provided and therefore a condition would be required to ensure that the boundary treatments do not result in any significant impact on visual amenity.
- 6.20 Overall it is considered that the general design of the proposed development would contribute to economic, social and environmental sustainability and would therefore be in accordance with Policy DMD 37.

Impact on Neighbours

- 6.21 Any new development should not unduly impact on the residential amenity of neighbouring residents. Due to the minimum distance of approximately 20 metres between the new building and the residential properties located to the east and west of the site, the proposed development would not significantly impact on the residential amenities of these occupants in terms of loss of light, overlooking or appearing overbearing.
- 6.22 In terms of the Almshouses the reduction in height of the section of the building closest to the cottages and the flat roof form would ensure that the new building would not appear dominant and overbearing to the occupants of these cottages. Furthermore there would be a distance of approximately 7 metres between the southern flank wall of the proposed building and the northern flank wall of the Almshouses. When taken from the mid point of the closest original window at first floor level there would be no intrusion into a 45 degree splay line which would ensure that the proposed development would not result in any significant loss of light to the windows of these properties.

Transportation, Access and Parking

- 6.23 Policies 6.3, 6.9 and 6.13 of the London Plan (2011) seek to regulate parking in order to minimise additional car travel, reduce trip lengths and encourage use of other, more sustainable means of travel.
- 6.24 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.25 Policy DMD47 of the Proposed Submission DMD states that new development will only be permitted if the access road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.26 Traffic and Transportation raised no concerns with the original proposal in terms of parking, access and servicing subject to conditions. As the parking area has

been re-designed T&T will be re-consulted and their comments taken on board. The parking provision of 15 parking spaces would remain under the revised scheme which is considered sufficient for the 34 members of staff that could be on site at any one time. In addition the number of parking spaces would mitigate against any overspill parking which could take place on the street. Although seven garages would be lost to accommodate the proposed parking area there is parking in the vicinity. Parking surveys were undertaken as part of the Enfield Heights school development which have demonstrated that there is spare capacity on adjacent roads to provide some off street parking when required. Furthermore there are multiple bus routes that operate along Hertford Road and Enfield Lock train station is located approximately 1.5 miles from the site.

- 6.27 Cycle parking would be provided to the south of the site although details of the cycle store have not been provided and there is a discrepancy in the number of spaces to be provided, this would therefore be secured by way of a condition.
- 6.28 The Travel Plan and a Travel Plan monitoring fee of £3,500 would be secured through a condition.

Trees and Landscaping

- 6.29 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value. The Tree Officer has stated that the Category A Lime tree located in the north east corner of the site is of significantly high amenity value. The Tree Officer has highlighted that the proposed development encroaches into the root protection area of the Lime tree and the proposed building is physically too close to the tree and will not allow the tree to grow without significant pruning works to prevent encroachment and nuisance to the building, thereby reducing its amenity value, lifespan and contribution to the wider environment. It is important to note that the tree is not protected by a Tree Preservation Order or by being located within a Conservation Area.
- 6.30 The applicant was asked to amend the scheme to reduce the impact of the development on the existing trees on the site and also reduce the impact on the setting of the Grade II Listed Buildings. This has proven to be a difficult balance to achieve, given the need for the number of bedrooms to be accommodated and to achieve a viable development. The amendments now proposed seek to achieve a better relationship with the listed building and retain more trees on the site overall. However, it has proven difficult to provide a greater separation between the proposed building and the Category A tree, without reducing the separation to the Listed Building. The amenity value of the Lime tree to be retained is recognised but if the proposed building was moved closer to the Almshouses this would significantly impede on the setting of the listed buildings and to reduce the size of the building would impact on the number of rooms that could be delivered on the site which would in turn impact on the viability of the scheme.
- 6.31 Considering the scheme has been amended so that it would have less of an impact on the Grade II Listed buildings; retain a greater number and higher quality of trees; introduce new trees, a larger private amenity space and a wild flower area and provide a much needed care home within the borough on a currently vacant plot of land, on balance it is considered that the benefits of the scheme outweigh the impact the proposal may have on the Lime tree. Nevertheless to ensure that the Lime tree and other trees to be retained are

adequately protected and the local environment is enhanced, several conditions such as details of tree protection measures would be attached to any grant of planning permission.

Biodiversity

- 6.32 The Ecological Impact Assessment submitted with the application reveals that the site is of limited biodiversity value and therefore, there are no perceived ecological constraints to the proposed development. The Biodiversity Officer has recommended several conditions relating to Nesting Birds, Lighting Plan and Landscaping and Biodiversity Enhancements be attached to any planning permission granted. It should be noted that a wild flower area is proposed to the west of the site which would be in accordance with Policy DMD79 (Ecological enhancements).

Pollution

- 6.33 Policy DMD 64 sets out that planning permission will only be permitted if pollution and the risk of pollution is prevented, or minimised and mitigated during all phases of development. The Environmental Health Officer has raised no objection to the proposal and has confirmed that the noise assessment submitted with the application is suitable and sufficient. However a condition requiring information on land contamination would be required.

Sustainable Design and Construction

- 6.34 Policy DMD 49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD 49 and 51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency. Sustainability and energy issues have been set out within the submitted Design and Access Statement, however a detailed energy statement has not been provided, this would be secured through a condition.
- 6.35 Policy 5.2 of the London Plan and Policy DMD51 requires major development to achieve a 40% improvement over 2013 Building Regulations. A document setting out compliance with the 2010 Building Regulations has been submitted with the planning application. The proposed development would achieve a 35% improvement above the 2014 Building Regulations which would fall short of the policy requirements but is considered acceptable. Policy DMD 50 requires major residential development to achieve a BREEAM Multi-residential or relevant equivalent rating of 'Excellent'. However following a meeting with the Sustainable Design Officer it was agreed that a BREEAM rating of 'Very Good' would be acceptable due to economic viability.
- 6.36 As set out in Policy DMD52 all major development should connect to or contribute towards existing or planned decentralised energy networks (DEN) supplied by low or zero carbon energy. Proposals for major development which produce heat/ and or energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable. The proposed development does not plan to connect to a DEN and it has not been demonstrated that this is not possible.

The proposal would be required to safeguard a potential connection to a future DEN and this would be secured through a condition.

- 6.37 Policy DMD55 requires all development to maximise the use of roof and vertical surfaces for Low and Zero Carbon Technology / Living Walls / Green Roofs. It is acknowledged that photovoltaic cladding panels and flat plate solar hot water collectors are proposed to be sited on the roof of the building however a condition requiring a feasibility study outlining the details of the biodiversity (green/brown) roof(s) would be required.
- 6.38 Although the proposed development falls short of policy requirements, having regard to economic viability the sustainable design features that have been incorporated into the scheme are considered acceptable. Several conditions would be required

Flood Risk

- 6.39 The site is located within a designated Critical Drainage Area. Policy DMD 59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD 59 requires new development to manage surface water as part of all development to reduce run off in line with Policy DMD61 which requires all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The proposal does not demonstrate how SuDs will be used and maximised on site to provide storage for surface water generated on site in line with Policy DMD59 or the NPPF; this will therefore be secured by a planning condition.

CIL

- 6.40 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until 2015. The Mayor's CIL is not applied to medical or health services except the use of premises attached to the residence of the consultant or practitioner and therefore the proposed development would not be liable to the Mayor's CIL.

7.0 Conclusion

- 7.1 Whilst the proposed development would result in less than substantial harm to the setting of the listed buildings this harm must be given considerable weight in the balance of other material considerations. However it is recognised that the harm would be outweighed by the public benefits that would be gained from the scheme. The proposed scheme would provide a much needed care home in the Borough on a currently vacant plot of land. The scheme would not only meet the needs of the growing elderly population but also provide jobs. The proposal maintains a greater number of existing higher quality trees and improves the layout of the site for the benefit of the future residents. Conditions are suggested to safeguard trees to be retained on the site. The proposed scheme would also not result in any demonstrable harm to the character and

appearance of the street scene or the residential amenity of neighbouring properties. Overall the proposal is considered acceptable and in accordance with relevant policies of the London Plan and the Enfield Local Plan.

- 7.2 At this stage, reconsultation with residents in respect of the revised plans has not been undertaken. However, in order to ensure that the application can be determined within the statutory period, this application is reported to ask Members to endorse the officer assessment of the application and grant delegated authority for officers to determine the application, once consultation has been undertaken and subject to no objections being received that raise material planning considerations that have not already been addressed in the report.

8.0 Recommendation

- 8.1 That, following re-consultation on the revised plans and subject to no objections being raised, Officers in consultation with the Chair, be authorised to **GRANT** planning permission in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the following conditions.

1. C51 Time Limit) - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

2. C2 (C60 Approved Plans) - The development hereby permitted shall be maintained in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

3. (C7 Materials) The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. (C9) The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

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

5. C20 (C11) Details of Enclosure - The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. A plan indicating the positions, design, materials and type of enclosures to be erected. The means of enclosure shall be erected in accordance with the approved details before the development is occupied and maintained.

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

6. (C14) 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 Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

7. (C17) Notwithstanding the submitted details, the development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

8. (C19) Notwithstanding the submitted details, the development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

9. (C59) Notwithstanding the submitted details the development shall not commence until the details of the siting, number and design of 12 secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

10. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

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

11. No development shall take place until a Construction Traffic Management is submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

13. Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed. 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, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

14. The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. The development shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. The maintenance and management strategy for the continued operation of the Photovoltaic cladding panels and the flat plate solar hot water collectors shall be submitted to and approved by the Local Planning Authority. 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, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

15. Evidence confirming that the development achieves a BREEAM (2014 version or relevant equivalent if this is replaced or superseded) rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:
 - a. a design stage assessment, conducted by an accredited Code / BREEAM Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage within 3 month of commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited Code / BREEAM Assessor and supported by relevant BRE accreditation certificates for each of the units, shall be submitted following the practical completion of the development and within 3 months of 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.

16. Prior to 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 a 12.5% improvement over a BREEAM water consumption baseline.

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, DMD58 of the Development Management Document and Policy 5.15 of the London Plan.

17. 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 Core Strategy, Policies DMD58 and DMD61 of the Development Management Document and Policy 5.15 of the London Plan.

18. 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 1 and 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, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF.

19. 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).

20. No development shall commence until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:
 - A layout plan with beam orientation;
 - Measures to avoid glare on to features of suitable bat foraging/commuting habitat (such as hedges, tree lines and watercourses) and bat enhancement features (such as bat tiles/bricks/boxes);
 - An isolux contour map showing light spillage to 1 lux both vertically and horizontally in areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: This condition will ensure maximum benefits of the biodiversity enhancements to be installed as part of the development and to avoid adverse impacts on bats and other wildlife in line with CP36 of the Core Strategy and wildlife legislation.

21. 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;
 - 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;

- Biodiversity enhancements; 4 bird and 4 bat bricks/tiles/tubes built into the new buildings in appropriate locations (following guidance from a suitably qualified ecologist);
- *And if applicable* - specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (10cm² gaps in appropriate places at the bottom of the fences).

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.

22. The development shall not commence until a feasibility study outlining the details of the biodiversity (green/brown) roof(s) shall be submitted and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:
- a. Biodiversity based with extensive substrate base (depth 80-150mm);
 - b. Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority.

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

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, DMD49 & 55 of the Development Management Document, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

23. No works or development shall take place until a scheme for the protection of the retained trees (BS 5837, the Tree Protection Plan) and Arboricultural Method Statement has been agreed in writing with the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development. In accordance with planning policies CP30, CP31, CP33, CP34 and CP36 of the Core Strategy and Policies DMD 80 and DMD 81 of the Development Management Document.

24. The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

25. 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 Policy DMD57 of the Development Management Document and Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.

26. Electric charging points - That prior to development commencing, details, including type, siting, strategy and management plan of supplying and maintaining the electric charging points, of electric vehicular charging points to be provided in accordance with London Plan standards (minimum 20% of spaces to be provided with electric charging points and a further 20% passive provision for electric vehicles in the future) 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 occupation of any of the units and permanently maintained and retained.

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

27. The applicant shall give written notice to the Local Planning Authority of 10 days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to Root Protection Areas, excavations within or close to a Root Protection Areas, piling, carnage).

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development. In accordance with planning policies CP30, CP31, CP33, CP34 and CP36 of the Core Strategy and Policies DMD 80 and DMD 81 of the Development Management Document.

28. The following activities must not be carried out under any circumstances:
- a, No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b, No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c, No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
 - d, No mixing of cement or use of other materials or substances shall take place within Root Protection Areas, or close enough to a Root Protection Area that seepage or displacement of those materials or substances could cause them to enter a Root Protection Area
 - e, No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development. In accordance with planning policies CP30, CP31, CP33, CP34 and CP36 of the Core Strategy and Policies DMD 80 and DMD 81 of the Development Management Document.

29. No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. The scheme will be administered by an Arboriculturalist (as defined in BS 5837). Furthermore the scheme will be appropriate to the scale and duration of the works and include the following details:
- a, induction and personnel awareness of arboricultural matters.
 - b, identification of individual responsibilities and key personnel.
 - c, statement of delegated powers.
 - d, timing and methods of site visiting and record keeping, including updates.
 - e, procedures for reporting and dealing with variations and incidents.

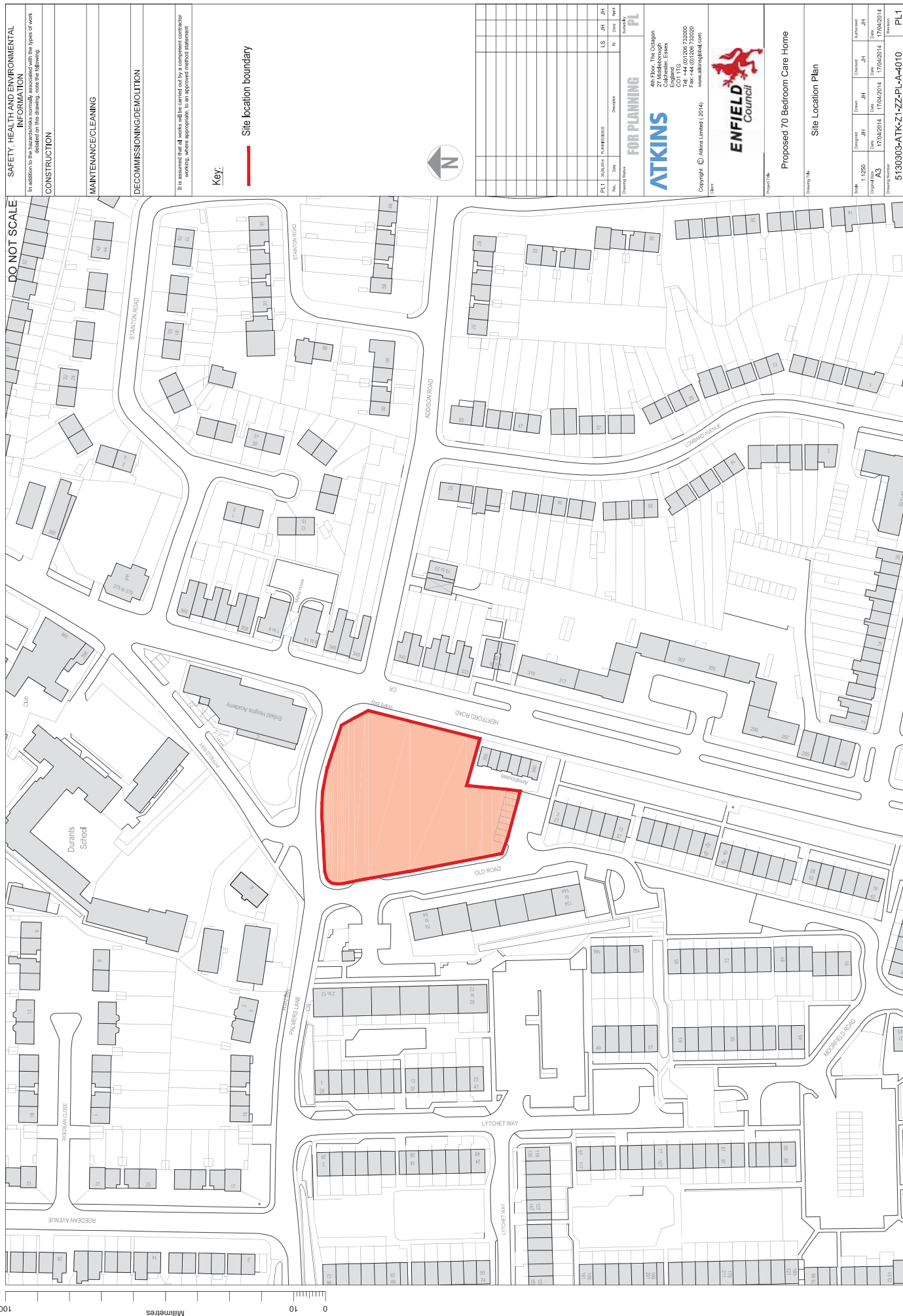
Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development. In accordance with planning policies CP30, CP31, CP33, CP34 and CP36 of the Core Strategy and Policies DMD 80 and DMD 81 of the Development Management Document.

30. In this condition a “retained tree” is an existing tree which is to be retained in accordance with the approved plans and particulars and any recommendations therein; and paragraphs (a) and (b) below shall have effect until the expiration

of 5 years from the date of the (occupation of the building/commencement of use of the approved development) for its permitted use.

- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998.
- b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development. In accordance with planning policies CP30, CP31, CP33, CP34 and CP36 of the Core Strategy and Policies DMD 80 and DMD 81 of the Development Management Document.



DO NOT SCALE

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information shown on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Key:
 Site location boundary



FOR PLANNING

PL1	Section	Number/Title	Author	LS	JH	JH
Rev.	Date	Description	By	Check	Drawn	Approved

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Project No.
Proposed 70 Bedroom Care Home

Drawing No.
Site Location Plan

Subj	1:250	Drawn	Checked	Approved
Author	Date	By	Date	By
A3	17/04/2014	JH	JH	JH

Drawing Number: **5130303-ATK-Z1-ZZ-PL-A-1010**

Revision: **PL1**

DO NOT SCALE



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information set out in the notes on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

The contractor shall verify all works will be carried out by a competent contractor working under appropriate, and approved, instructions/approvals.

Key:

--- Site boundary line



Gross Internal Floor Areas:
 Ground Floor : 1,136.34 m²
 First Floor : 1,145.68 m²
 Second Floor : 1,145.68 m²
 Total GIFA : 3,427.70 m²

PL1	REV	DATE	PLANNING/REVISION	LS	JH	JH	PL
Rev.	Date	Description	By	Check	Appr	Submittal	PL

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Proposed 70 Bedroom Care Home

Overall Site Plan

Scale	1:200	Designed	JH	Checked	JH	Approved	JH
Original Size	A1	Date	17/04/2014	Date	17/04/2014	Date	14/04/2014
Drawing Number	5130303-ATK-Z1-ZZ-PL-A-011	Revision	PL1				

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information set out in the types of work specified on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

The assumptions and works will be carried out by a competent contractor working under the supervision of an approved professional appointment.



Gross Internal Floor Areas:
 Ground Floor: 1,136.34 m²
 First Floor: 1,145.68 m²
 Second Floor: 1,145.68 m²
Total GIFA: 3,427.70 m²

Rev.	Date	By	Check	Appr.
PL1	17/04/2014	PLANNING/IE	LS	JH

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Project Title:

Proposed 70 Bedroom Care Home

Drawing Title:

First Floor Plan

Scale	Original	Drawn	Checked	Approved
1:100	JH	JH	JH	JH

Original No.	Date	Date	Date	Date
A1	17/04/2014	17/04/2014	14/04/2014	14/04/2014

Drawing Number: 5130303-ATK-Z1-01-PL-A-4016
 Revision: PL1



Old Road

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information set out with the types of work
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be completed by a contractor with appropriate working practices and the necessary safety measures in place.



Gross Internal Floor Areas:
 Ground Floor : 1,136.34 m²
 First Floor : 1,145.88 m²
 Second Floor : 1,145.88 m²
Total GIFA : 3,427.70 m²

FOR PLANNING

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Proposed 70 Bedroom Care Home

Second Floor Plan

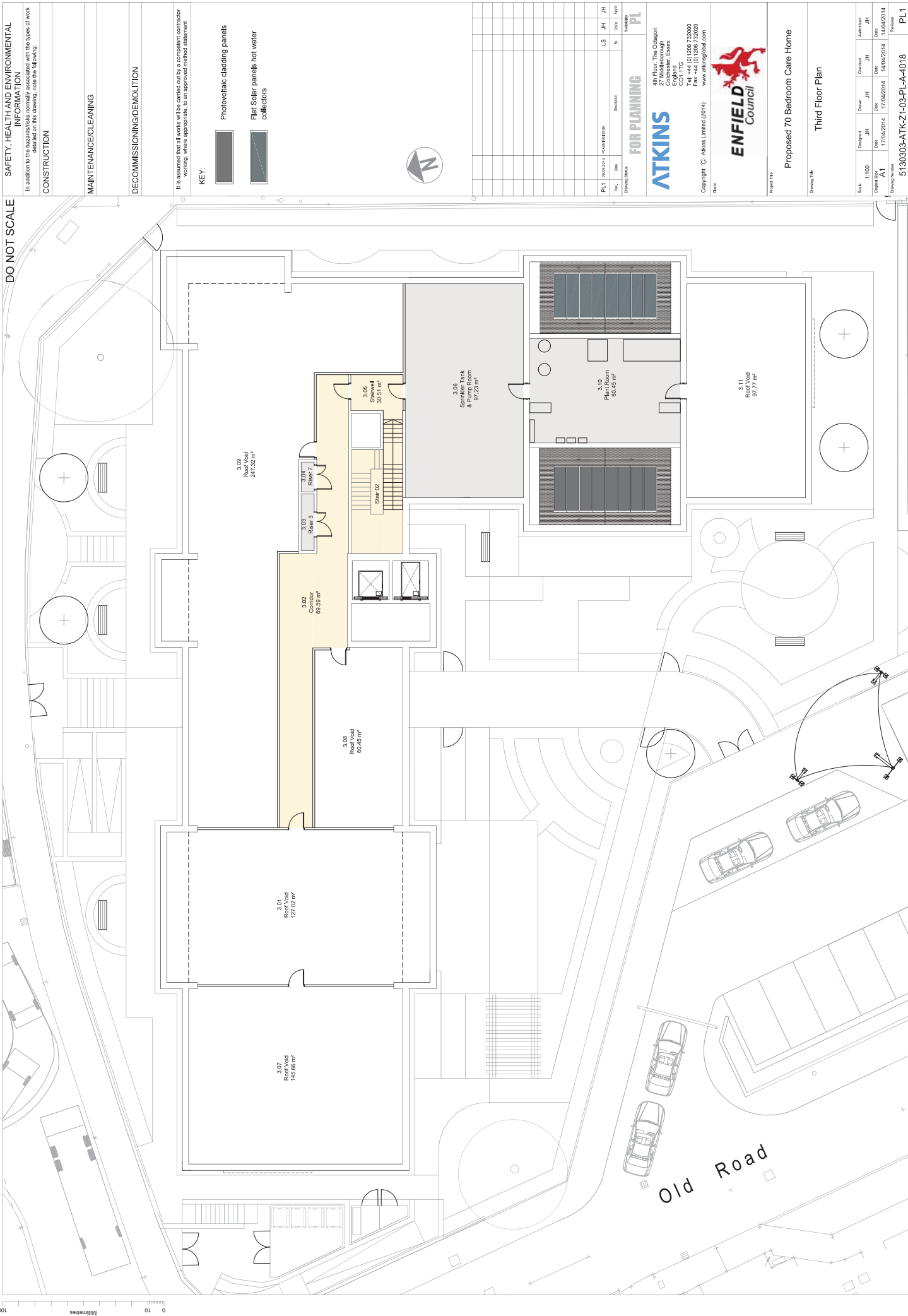
Rev	Date	By	Checked	Approved
1.000	17/04/2014	JH	JH	JH
A1	17/04/2014	JH	JH	JH

Drawing Number: 5130303-ATK-Z1-02-PL-A-4017

Revision: PL1



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information, with the types of work detailed on this drawing, note the following:

- CONSTRUCTION
- MAINTENANCE/CLEANING
- DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working under appropriate supervision. This is not an intended statement.

KEY:

- Photovoltaic cladding panels
- Flat Solar panels hot water collectors



Rev.	Date	Description	By	Check	Appr	Subsity
PL1	26/02/14	PLANNING/USE	LS	JH	JH	PL

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Project Title: Proposed 70 Bedroom Care Home
 Drawing Title: Third Floor Plan
 Scale: 1:100
 Original Size: A1
 Designed: JH
 Drawn: JH
 Checked: JH
 Approved: JH
 Date: 17/04/2014
 Date: 14/04/2014
 Date: 14/04/2014
 Drawing Number: 5130303-ATK-Z1-03-PL-A-4018
 Revision: PL1

DO NOT SCALE

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the basic information set out in the types of work listed below, the types of work detailed on this drawing include the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all work will be carried out by a competent contractor working under appropriate supervision and in accordance with the relevant standards.

KEY:

- Photovoltaic cladding panels.
Available area = 225 m²
- Flat Solar panels hot water collectors.
Available area = 135 m²

PL1 26/02/14 PLANNING
 Date: 26/02/14
 By: JH
 Checked: LS
 Date: 17/04/2014
 Project: Proposed 70 Bedroom Care Home

FOR PLANNING

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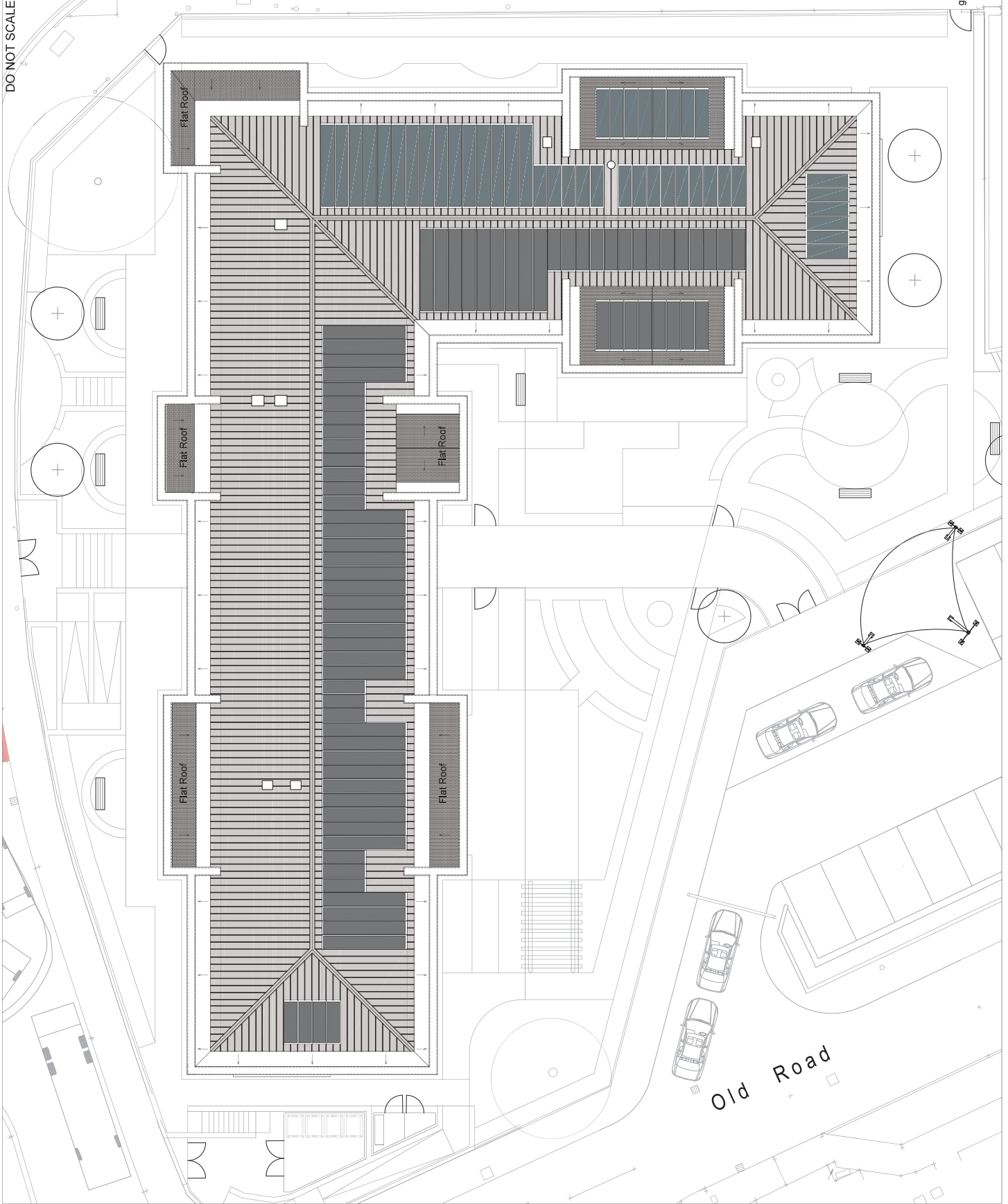
ENFIELD Council

Project Title: Proposed 70 Bedroom Care Home

Drawing Title: Roof Plan

Scale	Original	Checked	Approved
1:100	JH	LS	JH
Original Size: A1	Date: 17/04/2014	Date: 17/04/2014	Date: 14/04/2014

Drawing Number: 5130303-ATK-Z1-RF-PL-A-019
 Revision: PL1



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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work shown on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Materials:

- 01. Colour coated aluminium standing seam roofing
- 02. FFC aluminium parapet capping
- 03. Facing brickwork
- 04. Through coloured render on blockwork background
- 05. PPC double glazed aluminium windows and glazed curtain walling
- 06. 35mm recessed brickwork
- 07. 35mm recessed through coloured render
- 08. Photovoltaic cladding panels
- 09. Flat plate Solar hot water collectors



FOR PLANNING

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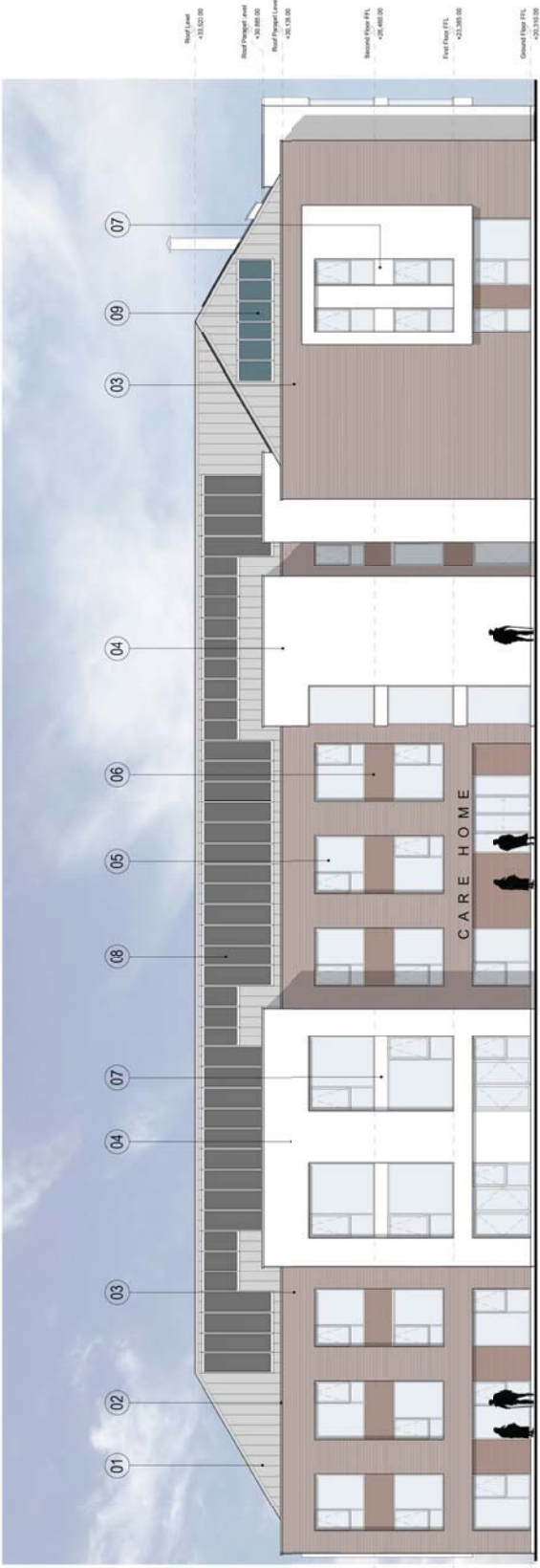
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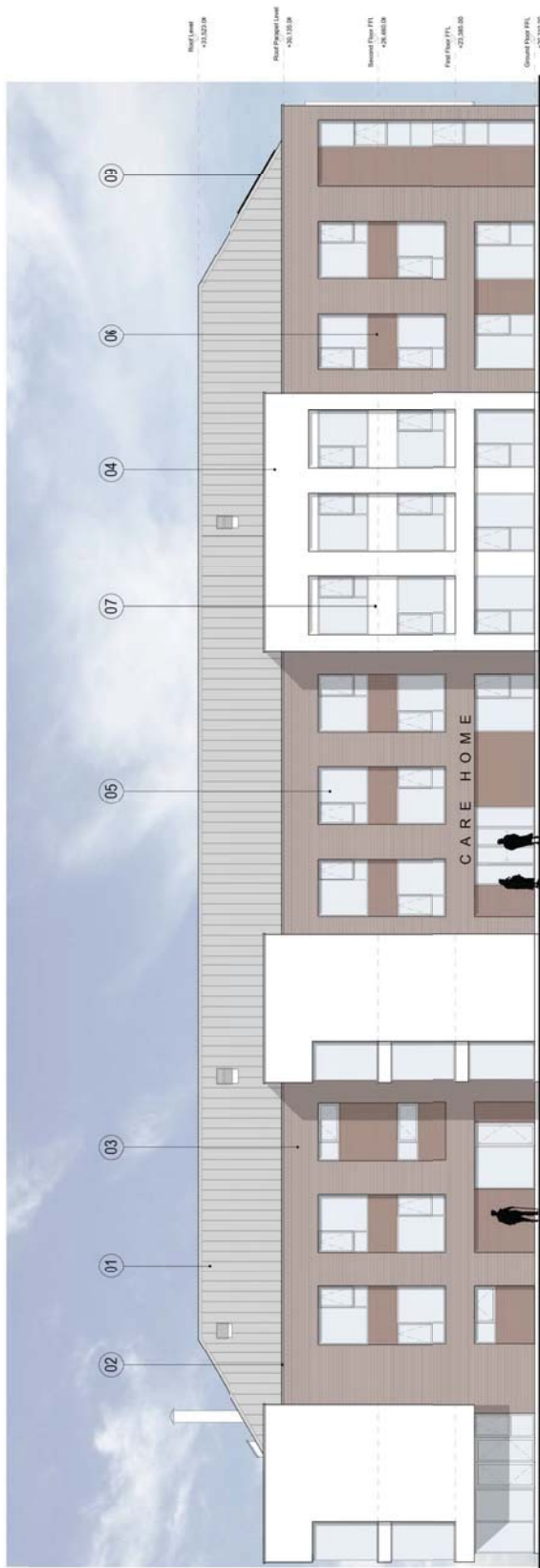
Proposed 70 Bedroom Care Home

North & South Elevations
1 sheet of 2

Scale	1:100	Author	JHLS	Checked	JH	Submitted	JH
Original Size	A1	Date	17/04/2014	Date	14/04/2014	Date	14/04/2014
Drawing Number	5130303-ATK-Z1-ZZ-EL-A-4300	Revision					
PL							



A SOUTH ELEVATION
A4300 1:100



B NORTH ELEVATION
A4300 1:100



In addition to the hazards/risks normally associated with the types of work shown on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Materials:

- 01. Colour coated aluminium standing seam roofing
- 02. FFC aluminium parapet capping
- 03. Facing brickwork
- 04. Through coloured render on blockwork background
- 05. PPC double glazed aluminium windows and glazed curtain walling
- 06. 35mm recessed brickwork
- 07. 35mm recessed through coloured render
- 08. Photovoltaic cladding panels
- 09. Flat plate solar hot water collectors



Drawing Number	Date	Author	Checked	Approved	Scale	Sheet
PL1	28/03/2014	J.H.M.	J.H.M.	J.H.M.	1:100	1 of 2

FOR PLANNING

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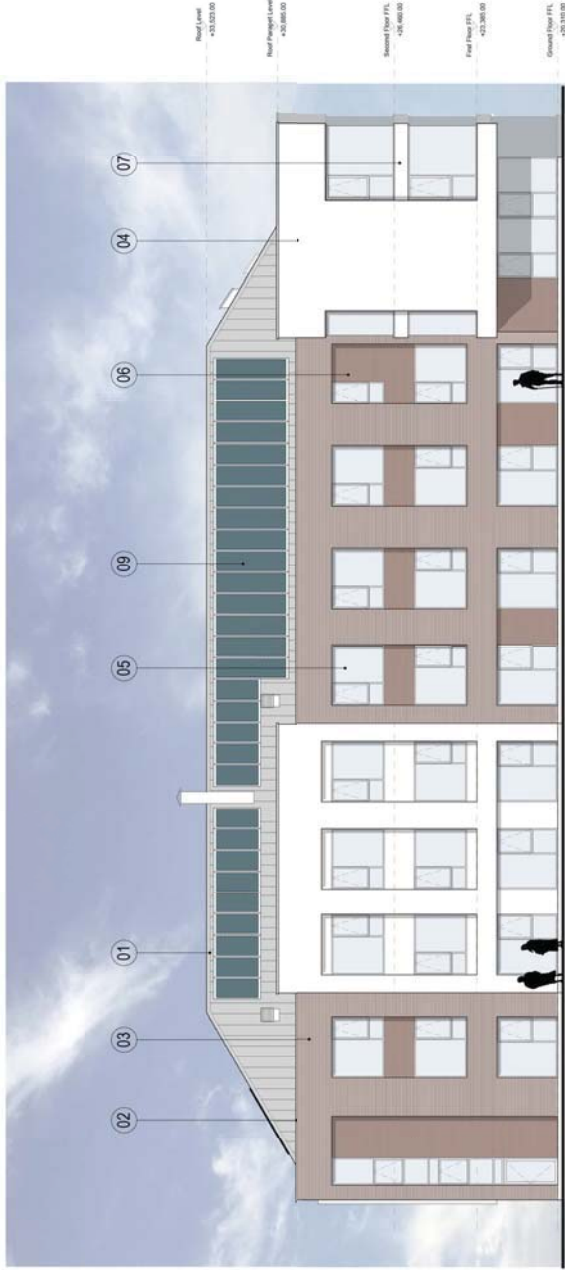


Project Title: Proposed 70 Bedroom Care Home

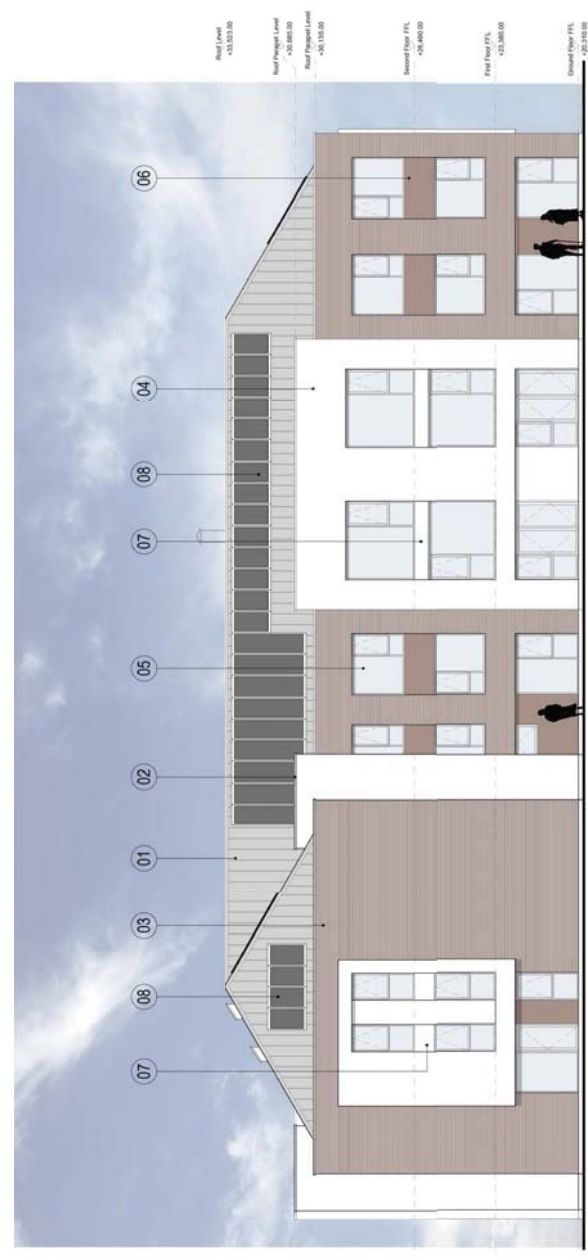
Drawing Title: East & West Elevations
2 sheet of 2

Scale	Author	Checked	Approved	Date
1:100	J.H.M.	J.H.M.	J.H.M.	17/04/2014
Original Size	A1	17/04/2014	14/04/2014	14/04/2014

Drawing Number: 5130303-ATK-Z1-ZZ-EL-A-4301
Revision: PL1

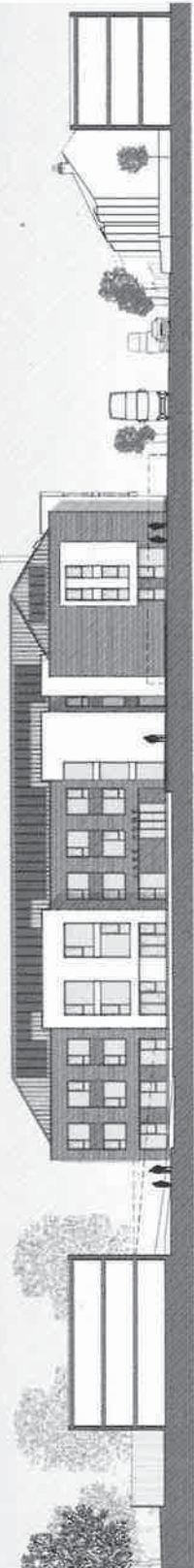


A EAST ELEVATION
A4301 1:100



B WEST ELEVATION
A4301 1:100

DO NOT SCALE



A SOUTH ELEVATION
A4302 1/200



B NORTH ELEVATION
A4302 1/200



C EAST ELEVATION
A4302 1/200



D WEST ELEVATION
A4302 1/200

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

All remediation work will be carried out by a competent contractor working to the appropriate, or an approved, method statement.

Rev	Description	By	Date

FOR PLANNING

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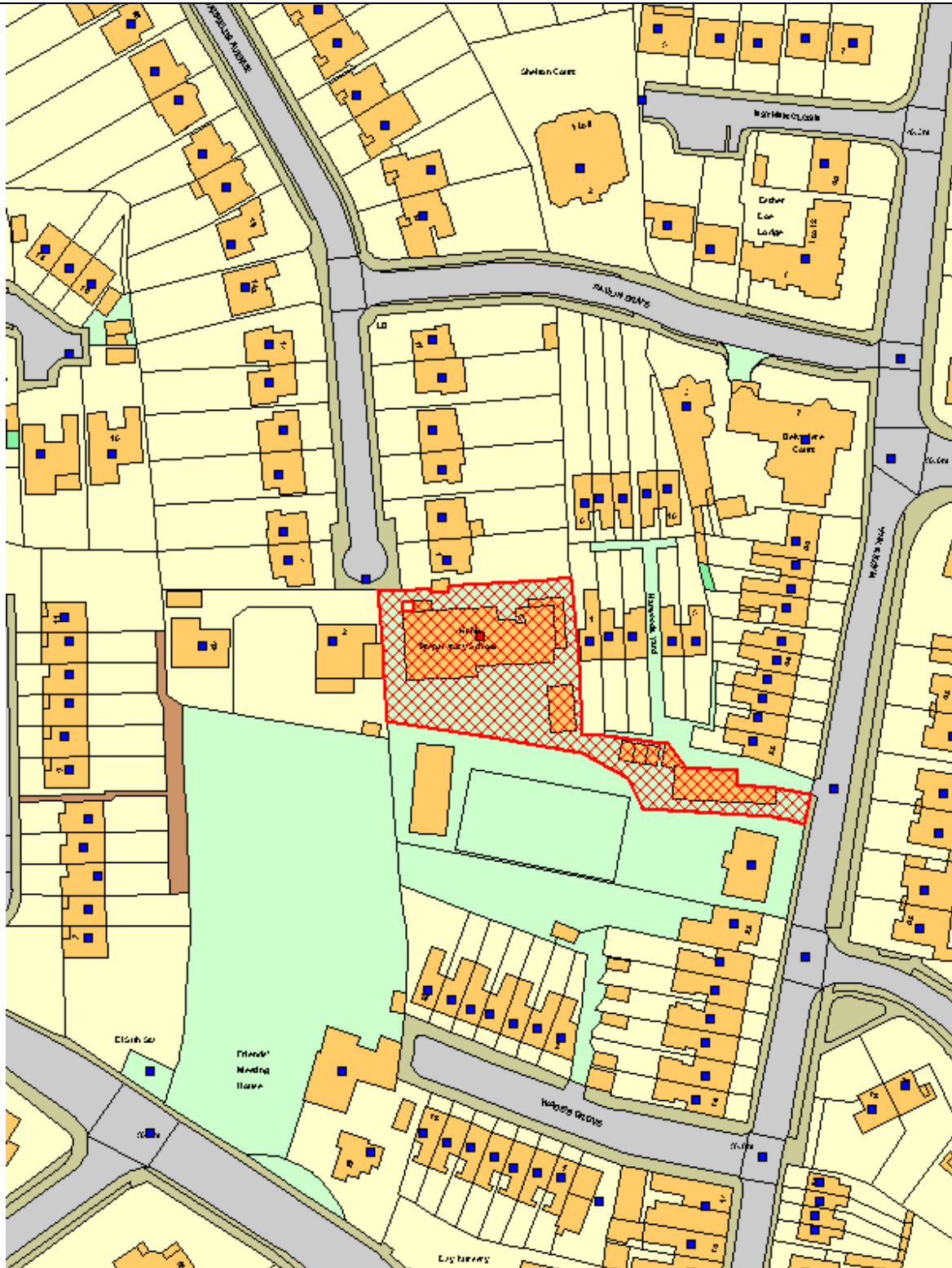
Project No: Proposed 70 Bedroom Care Home
Drawing No: Elevations in Context

Date	Issue	Drawn	Checked	Approved
17/07/2014	A1			

5130303-ATK-Z1-Z2-EL-A-4302
PL 1

LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 16th December 2014
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Mr Nigel Catherall 020 8379 3833	Ward: Winchmore Hill
Ref: 14/04111/FUL		Category: Full Application
LOCATION: Keble Preparatory School, Wades Hill, London, N21 1BG		
PROPOSAL: Minor material amendments to approval P14-00584PLA to allow an increase in the height of the building and installation of 1 additional roof light.		
Applicant Name & Address: Keble School Wades Hill Winchmore Hill London N21 1BG		Agent Name & Address: Mr Andrew Lismore Andrew Lismore Associates 2 Prospect House Athenaeum Road London N20 9AE
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		

Ref: 14/04111/FUL LOCATION: Keble Preparatory School, Wades Hill, London, N21 1BG



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Scale 1:625

North



1. Site and Surroundings

- 1.1 The subject comprises a school on the western side of Wades Hill, to the south and west of Harwoods Yard. The school site comprises an 'L' shape, with a variety of buildings serving its educational function mostly on the western half of the site, with the main school building adjacent to the northern boundary. Vehicular access into the school is located between Glenwood House, a Grade II Listed Building, and close to No.38 Wades Hill. The main school building is sited adjacent to residential properties on Harwoods Yard and Broadfields Avenue. The area is predominately residential and is characterised by a mixture of terraced and semi-detached properties. The southern half of the site falls within the Winchmore Hill Green Conservation Area.

2. Proposal

- 2.1 The application is for a retrospective minor material amendment to planning permission P14-00584PLA for the retention of the single storey side and rear extension to the main school building. The extension was built to a greater height than that approved and an additional rooflight was installed, consideration is limited to these changes only. The additional height varies between 0.2m to the side element, and 0.65m to the rear element.

3. Relevant Planning History

- 3.1 ENF/14/0232 - Alleged development larger than plans
- 3.2 P14-00584PLA - Demolition of existing stores/changing rooms and erection of a single storey side and rear extension. Granted with conditions, April 2014.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Winchmore Hill Residents Association

The Winchmore Hill Residents Association commented that the minor amendment just appears to be creeping development and increases the applicants lack of concern for the amenity of the adjoining owner.

4.1.2 Conservation Officer

The Conservation Officer comments that the increased bulk and height of the extension is apparent, particularly when viewed from the rear of No.1 Harwood Yard. However, views into and out of the site are limited and the proposal does not impact on any of the key views highlighted in the Character Appraisal. The extension has been badly executed, particularly with regard to the awkward parapet profile and the uPVC rainwater goods that are not normally appropriate for the setting of a conservation area. That said, the impact of the development on the character and appearance of the setting of the conservation area is limited and cannot therefore in her opinion, be viewed as having a detrimental impact or causing harm. It is recognised that the increase in the height of the building and additional roof light is apparent from the conservation area, particularly in regard to views from no. 1, Harwood Yard and no. 6, Paulins Drive. However, on balance it is her assessment that

overall this impact will not cause harm to the setting of the conservation area or that of the listed building.

4.2 Public response

4.2.1 Consultation letters were issued to four neighbouring properties.

4.2.2 Three written replies have been received raising the following :

- The building casts a shadow over the adjacent garden
- Poor quality appearance, out of place in a conservation area
- Negative impact on outlook of surrounding properties
- Poor appearance in relation to host building and neighbouring properties
- Loss of amenity enjoyed by residents of adjacent property
- Overbearing impact to adjacent property, bulky appearance, tunnelling effect
- Reduction in visible skyplane as viewed from rear of adjacent property
- The approved design was poor, but at least low and discreet
- Contrary to numerous planning policies

5 Relevant Policy

5.1 The Development Management Document (DMD) was adopted on 19th November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined and is now considered to carry significant weight.

5.2 London Plan

Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.8	Heritage assets

5.3 Core Strategy

CP30	Maintaining and improving the quality of the built and open environment
CP32	Built and landscape environment

5.4 Development Management Document (DMD)

DMD 11	Rear extensions
DMD 37	Achieving high quality and design-led development
DMD 44	Preserving and enhancing heritage assets

5.5 Other Relevant Considerations

National Planning Policy Framework
National Planning Practice Guidance
Winchmore Hill Green Conservation Area character appraisal

6. Analysis

6.1 Principle

- 6.2.1 The principle of the extension was established through the grant of planning permission under planning reference P14-00584PLA.

6.2 Impact on Character of Surrounding Area

- 6.2.1 As noted in the assessment of the proposed scheme under planning reference P14-00584PLA: The Winchmore Hill Green Character Appraisal does not individually refer to the Keble Preparatory School and identifies it as a neutral building. Whilst the area of the school site where the proposed extension is sited is not within the Conservation Area, due to its siting adjacent to Harwoods Yard the extension would be a visible presence within the Conservation Area. However, the relationship of the proposed structure to host building is considered appropriate, the structure would not be a dominating presence, and given the appearance of the existing structure, the proposed extension would represent an improvement.

- 6.2.2 The additional height to the element of the extension sited between the main school building and the dwellinghouse at No.1 Harwoods Yard does not have an impact on the character of the Conservation Area due to its siting between the two 2-storey built forms which limits any views of the structure from the Conservation Area. In addition it is noted that the height corresponds to the parapet wall of the single storey rear extension at No.1 Harwoods Yard, and the roof atop the bay projection at the front, therefore appearing to be of an appropriate height.

- 6.2.3 The additional height to the element which extends beyond the rear of the dwellinghouse at No.1 Harwoods Yard relates to the height of the flat roofed element. The height of the parapet wall adjacent to the shared boundary with No.1 Harwoods Yard is to the approved height, where the roof pitches away from the boundary, the angle of the pitch is more pronounced, and the height of the adjoining flat roof element has been raised by an additional 0.65m. The resulting appearance is more apparent when viewed from the access path between the 'rears' of the properties on Harwood Yard. In the analysis of the original application it was asserted that the relationship of the proposed structure to main school building was appropriate, and the structure would not be a dominating presence. The additional height does not alter this analysis, the overall height of the structure still relates well to the main school building, whilst the fall in ground levels to the rear of the site does amplify the appearance of structure, this is not considered to harm the character and appearance of the Conservation Area.

- 6.2.4 Given the character of the surrounding area and the height and siting of the subject extension, the main school building, and the neighbouring residential buildings, the additional height of the approved structure does not have an undue impact on the character or appearance of the locality, having regard to Core Policies 30 and 31 of the Core Strategy, and Policies DMD 37 and DMD 44 of the Development Management Document, and having regard to the Winchmore Hill Conservation Area Character Appraisal.

6.3 Impact on Neighbouring Properties

- 6.3.1 The neighbour consultation comments relating to incorrect measurements shown on the submitted plans are noted. The structure has not been measured on site, however this assessment is based on the structure as built and any potential impact this may cause.
- 6.3.2 The height of the approved extension adjacent to the shared boundary with No.1 Harwoods Yard was 2.4m. In the analysis under planning reference P14-00584PLA the following was noted: the proposed extension would breach a 45 degree line taken from the centre of the rear facing windows at No.1, however, taking into account the existing boundary treatment, as well as the existing outbuilding adjacent to the shared boundary with No.1, with regard to the height and siting of the proposed extension, it is considered that the proposed extension would not result in an unacceptably prominent or overbearing presence when viewed from the rear of No.1 Harwoods Yard, or from the neighbouring properties in Harwoods Yard. The height of the extension as built is to a height of 2.4m along the shared boundary. From the 2.4m element the extension has a sloping roof up to a flat roofed element at a height of 3.28m, this being 0.65m higher than the approved scheme. Whilst the additional height is visible from the rear of the dwellinghouse at No.1 Harwoods Yard and the rear amenity space, as the roof pitches away from the boundary it is not considered that the additional height results in an unacceptable impact on the outlook of the residents of No.1 Harwoods Yard, or a sense of enclosure.
- 6.3.3 With regard to the appearance of the additional height of the element sited between the main school building and the dwellinghouse at No.1 Harwoods Yard, the impact on the light and outlook enjoyed by the residential occupiers is considered to be negligible and does not represent an overbearing presence.
- 6.3.4 The additional rooflight sited in the pitched roof element of the extension could have the potential to cause harm to the amenities enjoyed by the residents of No.1 Harwoods Yard through noise emanating from within the extension, therefore it is recommended that a condition be attached ensuring that the rooflight is fixed shut and be for light purposes only.
- 6.3.5 Having regard to the above it is considered that the additional height of the proposed extension and installation of an additional rooflight does not unduly impact on the amenities enjoyed by the residents of the adjacent property No.1 Harwoods Yard in terms of a loss of light and outlook or sense of enclosure, having regard to Core Policy 30 of the Core Strategy, and Policies DMD 11 and DMD 37 of the Development Management Document.

7. Conclusion

- 7.1 In the light of the above, it is considered that the minor material amendment sought is acceptable and does not harm the character or appearance of the Conservation Area, the setting of the listed building or the amenities of the occupiers of adjoining properties.

8. Recommendation

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

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

Reason: To safeguard the privacy of adjoining properties.

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

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

3. Within one month of the date of decision, the rooflight sited in the pitched roof element of the extension shall be fixed shut and shall remain fixed shut in perpetuity.

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

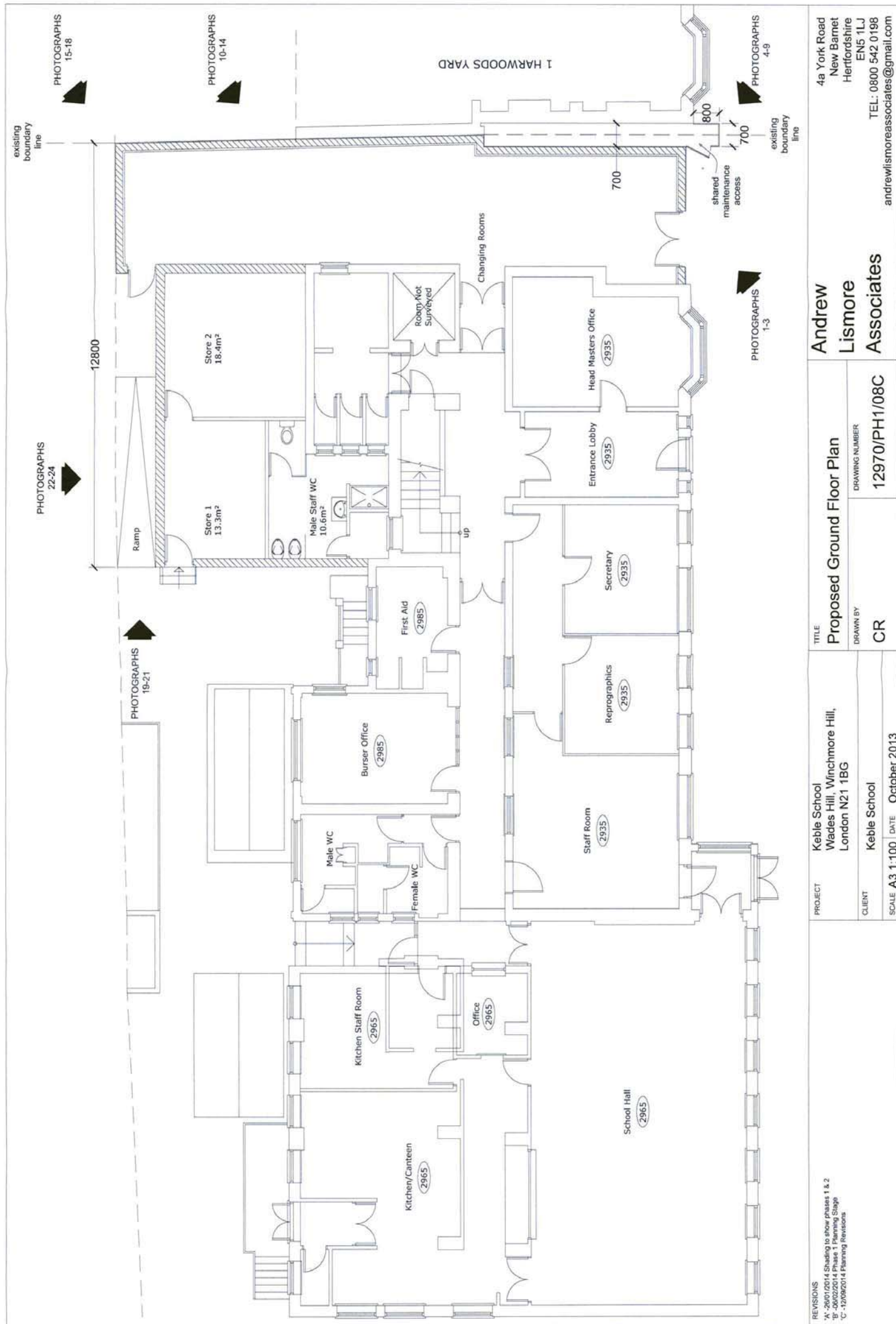


Proposed Block Plan
(Scale 1:500)



Proposed Site Location Plan
(Scale 1:1250)

Andrew Howard 172 Hale End Road Woodford Green Essex IG8 9LZ	Surveyors Project Managers Tel: 0181 923 9005 Fax: 0181 923 9006	Project Keble School, Wades Hill, Winchmore Hill, London, N21 1BG	Drawing Title Proposed Site Location Plan	Job No. 12970
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		Rev Amendment	Date Initials Rev Amendment	Scale Block Plan: 1:500 OS map: 1:1250
				A3



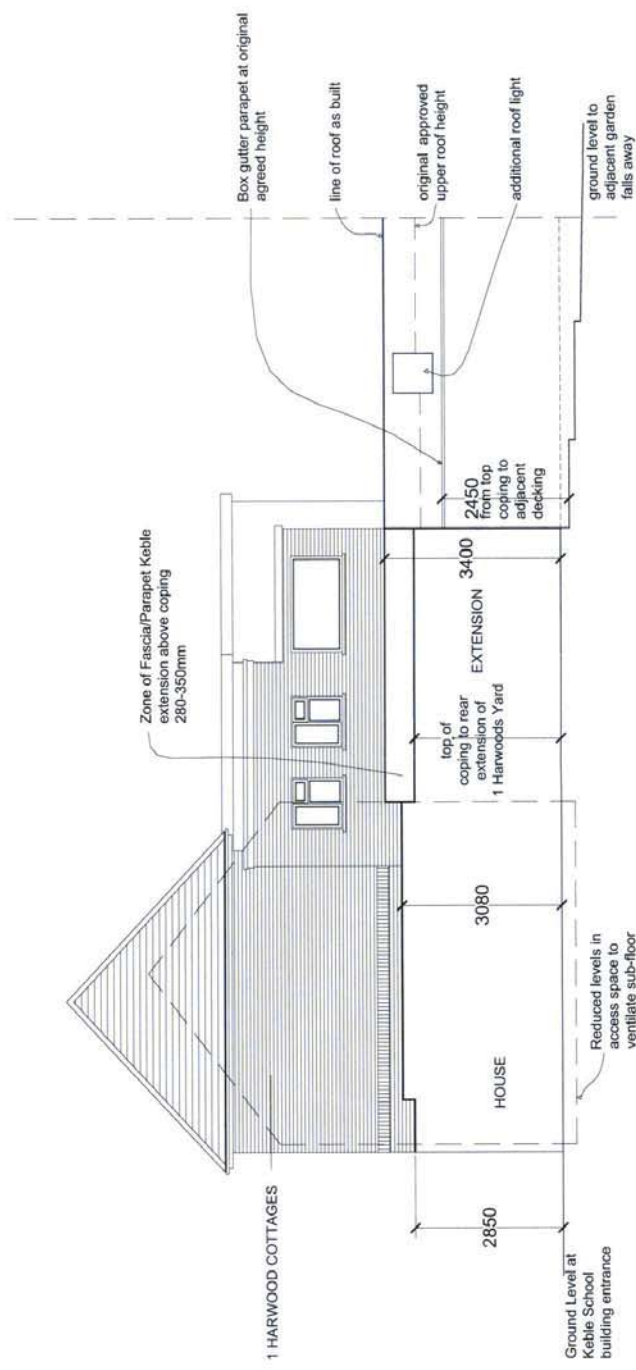
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andrewlismoreassociates@gmail.com

**Andrew
Lismore
Associates**

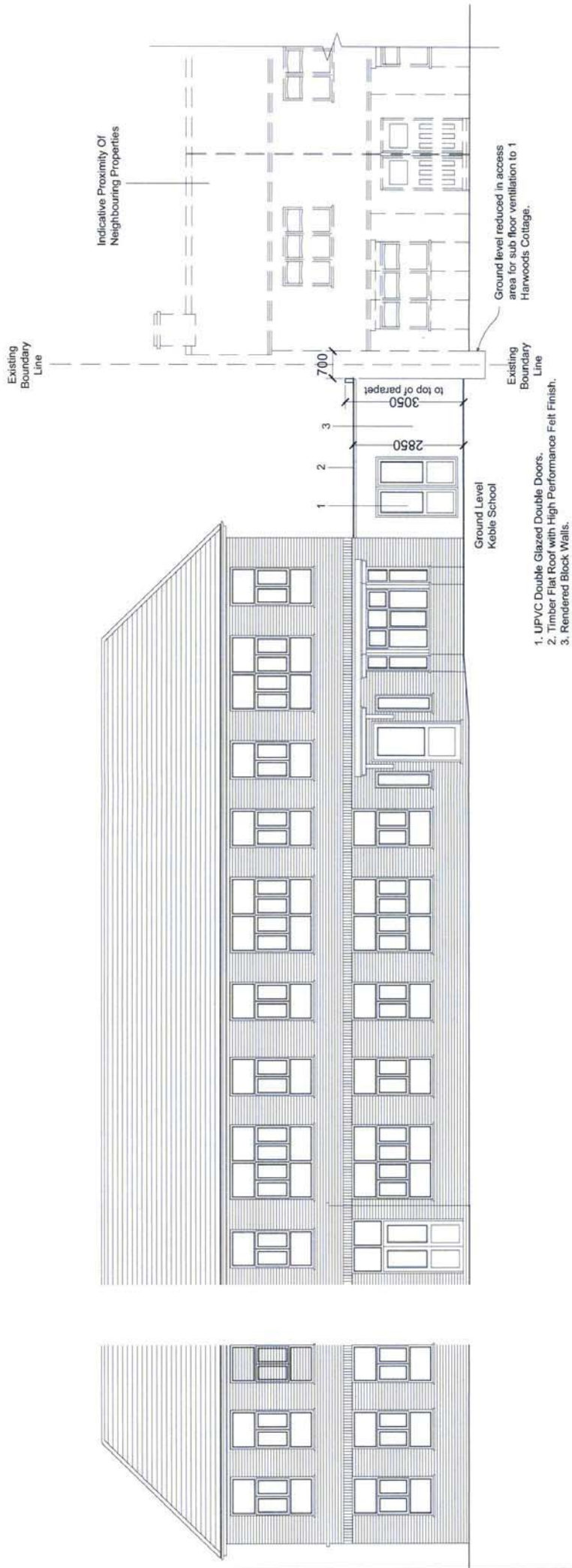
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DRAWING NUMBER
12970/PH1/08C
CR

PROJECT
Keble School
Wades Hill, Winchmore Hill,
London N21 1BG
CLIENT
Keble School
SCALE A3 1:100 | **DATE** October 2013

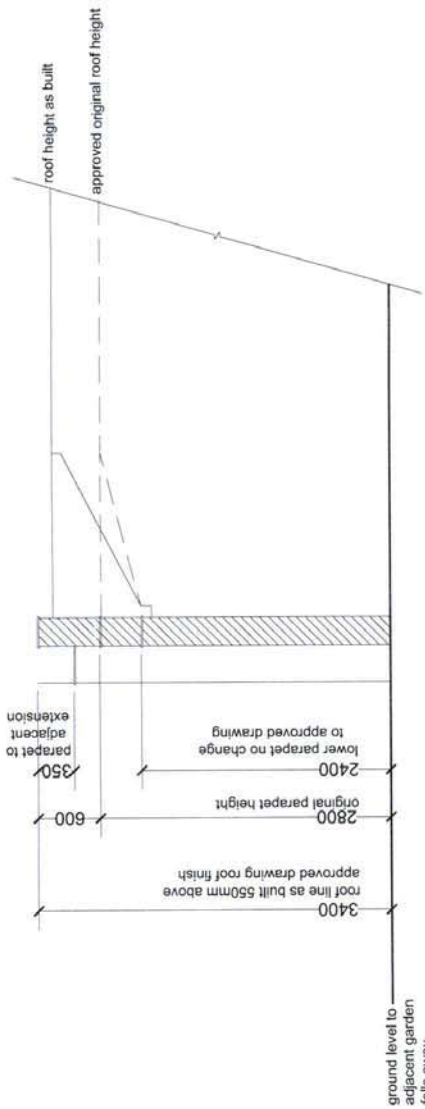
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"B" - 06/02/2014 Phase 1 Planning Stage
"C" - 12/05/2014 Planning Revisions



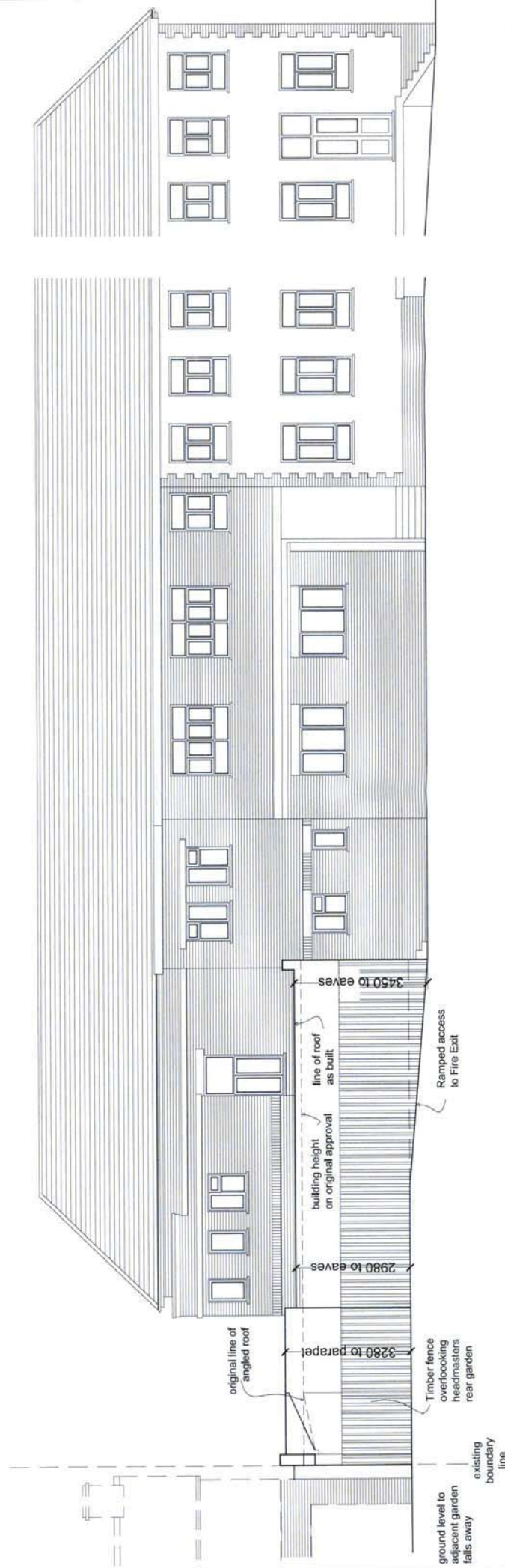
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	CLIENT Kable School	DRAWN BY 12970/PH1/12D	DRAWING NUMBER 12970/PH1/12D
SCALE A3 1:100	DATE September 2014		



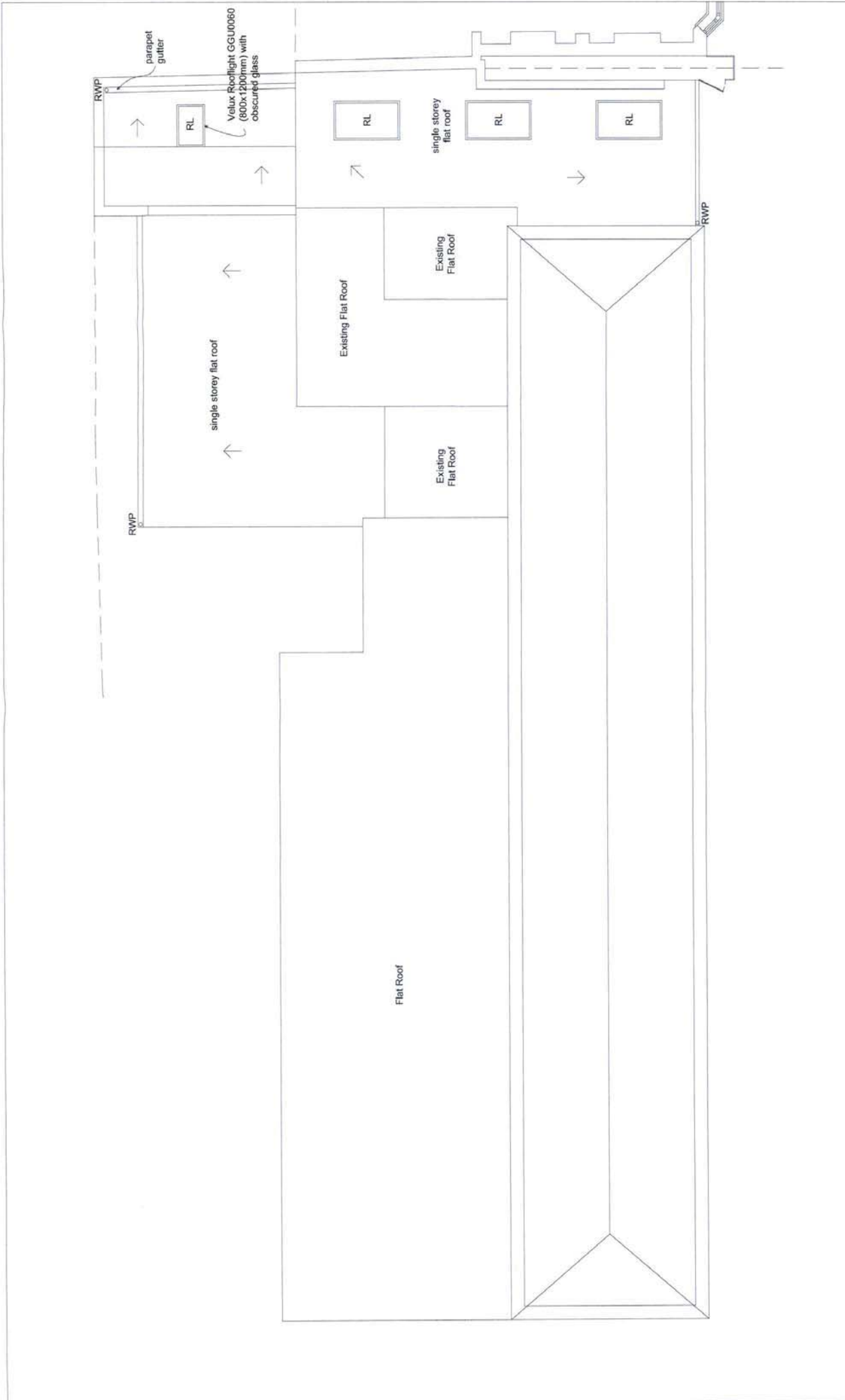
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	CLIENT Keble School	DRAWN BY 12970/PH1/10D	DRAWING NUMBER 12970/PH1/10D
SCALE A3 1:100	DATE September 2014	Andrew Lismore Associates	



DETAIL 1:50



REVISIONS A - 28/01/2014 Shading to show phases 1 & 2 B - 06/02/2014 Phase 1 Planning Stage C - 14/03/2014 Planning Revisions D - 20/03/2014 Planning Revisions E - 11/09/2014 Planning Revisions	PROJECT Keble School Wades Hill, Winchmore Hill, London N21 1BG	TITLE Proposed Rear Elevation Application for material change	4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com
	CLIENT Keble School	DRAWN BY 12970/PH1/11E	DRAWING NUMBER 12970/PH1/11E
SCALE A3 1:100		DATE September 2014	



REVISIONS 'X' - 05/02/2014 Amended to show phase 1 'B' - 14/02/2014 Planning Revisions 'C' - 13/09/14 Planning Revisions	PROJECT Keble School Wades Hill, Winchmore Hill, London N21 1BG	TITLE Proposed Roof Plan	4a York Road New Barnet Hertfordshire EN5 1LJ TEL: 0800 542 0198 andrewlismoreassociates@gmail.com
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