

Public Document Pack



PLANNING COMMITTEE

Tuesday, 24th February, 2015 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 23/02/15

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. **REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 171) (Pages 1 - 2)**

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.)

4. MINUTES OF THE PLANNING COMMITTEE HELD ON 27 JANUARY 2015
(Pages 3 - 8)

To receive the minutes of the Planning Committee meeting held on 27 January 2015.

5. 14/04444/FUL - OASIS ACADEMY HADLEY, 143 SOUTH STREET, ENFIELD, EN3 4PX (Pages 9 - 30)

RECOMMENDATION: Approval subject to completion of S106 agreement and Subject to Conditions.

WARD: Ponders End

6. 14/02467/FUL - 10 PARK ROAD, N18 2UQ (Pages 31 - 50)

RECOMMENDATION: Approval subject to completion of S106 agreement and Subject to Conditions.

WARD: Edmonton Green

7. 14/04636/VAR - 5 STATION ROAD, NEW SOUTHGATE, LONDON, N11 1QJ (Pages 51 - 58)

RECOMMENDATION: Approval for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re-imposition of the relevant conditions from the original planning permission.

WARD: Southgate Green

8. 14/04644/RE4 - WOODCROFT SPORTS GROUND, WOODCROFT, LONDON, N21 3QP (Pages 59 - 68)

RECOMMENDATION: Approval subject to Subject to Conditions.

WARD: Winchmore Hill

9. 14/04651/FUL - WOODCROFT SPORTS GROUND, WOODCROFT, LONDON, N21 3QP (Pages 69 - 90)

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. 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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MUNICIPAL YEAR 2014/2015 - REPORT NO 171

COMMITTEE:
PLANNING COMMITTEE
24 February 2015

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, 204 applications were determined between 16/01/2015 and 12/02/2015, of which 155 were granted and 49 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

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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.

PLANNING COMMITTEE - 27.1.2015

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY, 27 JANUARY 2015**

COUNCILLORS

PRESENT Lee Chamberlain, Dogan Delman, Christiana Daring, Ahmet Hasan, Suna Hurman, Jansev Jemal, Derek Levy, Andy Milne, Anne-Marie Pearce, George Savva MBE and Toby Simon

ABSENT Abdul Abdullahi

OFFICERS: Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Sharon Davidson (Planning Decisions Manager), Sean Newton (Planning Officer), David B Taylor (Transportation Planning) and Izabella Grogan (Legal Services) Jane Creer (Secretary)

Also Attending: Approximately 40 members of the public, applicants, agents and their representatives
Dennis Stacey, Chairman – Conservation Advisory Group

359**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 Abdullahi and apologies for lateness from Councillor Jemal.

360**DECLARATION OF INTERESTS****NOTED**

1. Councillor Milne declared a disclosable pecuniary interest in application ref 14/04218/HOU 46 Old Park Ridings, London, N21 2ES, as he was the applicant, and he left the room and took no part in the discussion or vote on the matter.
2. Councillor Savva stated that he was a Tottenham Hotspur FC season ticket holder and Councillor Jemal stated that her father was also a season ticket holder, but that they would consider application ref 14/03915/FUL Myddelton Farm, Bulls Cross, Enfield, EN2 9HE with an open mind and on planning merits.

361

PLANNING COMMITTEE - 27.1.2015

MINUTES OF THE PLANNING COMMITTEE 18 NOVEMBER 2014

AGREED the minutes of the Planning Committee meeting held on 18 November 2014 as a correct record.

362

MINUTES OF THE PLANNING COMMITTEE 16 DECEMBER 2014

AGREED the minutes of the Planning Committee meeting held on 16 December 2014 as a correct record.

363

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 153)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.153).

364

ORDER OF AGENDA

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

365

14/04237/FUL - UNITS A TO B, REGENTS AVENUE, LONDON, N13 5UR

NOTED

1. Introduction by the Planning Decisions Manager.
2. An additional condition regarding contamination assessment, as referred to in para 6.5.1 of the report.
3. Members' discussion and request for a condition to limit the number of buses on the site.
4. Following a debate, the officers' recommendation including the two additional conditions was unanimously approved.

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

Additional Conditions

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 measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written

PLANNING COMMITTEE - 27.1.2015

warranty by the appointed specialist to confirm implementation prior to the commencement of development.

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

That no more than a total of 75 buses shall be parked or stored at any one time on the land outlined in red on drawing number xxxx forming part of this application.

Reason: In the interests of the safety and free flow of traffic on the adjoining highways.

366

14/04205/FUL - PUBLIC OPEN SPACE, LADYSMITH ROAD, LONDON, N18 2QR

NOTED

1. Councillor Jemal arrived at the meeting at this point.
2. Introduction by the Planning Decisions Manager, highlighting the three key matters for consideration: the need for the school; the site selection process and the availability of sites to meet the educational need; and the proposals for the reprovision of open space, both immediately and as part of the wider regeneration proposals for the area.
3. Receipt of five additional objections, summarised by the officer.
4. The National Grid had confirmed that they wished to revoke the Hazardous Substances Consent for the Tottenham and Leaside Holder sites, therefore addressing the observations made by the Health and Safety Executive. They also confirmed that the pressure reduction equipment that remained on site did not require a HAZ consent.
5. Amendment to Condition 39 to read:
"The proposed MUGA shall not be open for use beyond the hours of 2200 hours on Mondays to Fridays, 1800 hours on Saturdays and 1600 hours on Sundays and Bank Holidays."
Reason: To safeguard the amenities of the occupiers of nearby residential properties.
6. The deputation of Dr Alf Linney as spokesperson for REACT local community organisation.
7. The response of Mr Rob Hannan on behalf of the London Community Learning Trust, the applicant.
8. Members' discussion and questions responded to by officers.
9. Following a debate, the officers' recommendation was supported by a majority of the Committee: 8 votes for, 0 against and 3 abstentions.

AGREED that subject to the satisfactory completion of a Section 106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the report and amended condition above.

367

14/03915/FUL - MYDDELTON FARM, BULLS CROSS, ENFIELD, EN2 9HE

PLANNING COMMITTEE - 27.1.2015

NOTED

1. Introduction by the Planning Case Officer, highlighting the key issues for consideration and the key relevant policies, with particular emphasis on heritage asset and Green Belt considerations.
2. Showing of a short video provided by the applicants, illustrating alternative locations for the same quantum of development as being provided on Myddelton Farm, to demonstrate why the proposed accommodation could not be located on the existing Training Centre site.
3. The OS-extract in the agenda pack was incorrect as it used an out of date map. A corrected version had been circulated to Members and a copy was before Members. (Appended to minutes.)
4. A list of the full wording of proposed conditions had been circulated to Members in advance of the meeting and a copy was before Members. (Appended to minutes.)
5. Members had made a site visit on 24 January. Distancing to the residential properties fronting Bulls Cross was demonstrated to Members at the site visit through a series of yellow stakes in the ground to mark out the crescent building.
6. Amendment to the wording of the recommendation which should read "...the Planning Decisions Manager be authorised to GRANT planning permission subject to conditions and subject to the completion of a s106 Agreement".
7. The deputation of Mr Ivan Minter, neighbouring resident.
8. The statement of Mr Dennis Stacey, Chair, Conservation Advisory Group.
9. The response of Mr Richard Serra, Director, Quod, the agent.
10. Officers' advice on points raised.
11. Members' discussion and questions responded to by officers.
12. Following a debate, the officers' recommendation was supported by a majority of the Committee: 8 votes for and 3 against.

AGREED that following referral to the Mayor of London and no objections being raised, as well as referral to the Secretary of State and no objections being raised, and subject to the completion of the S106 Agreement, the Head of Development Management or the Planning Decisions Manager be authorised to grant planning permission, subject to the conditions set out in the list attached.

368

14/04324/HOU - 15 SELBORNE ROAD, LONDON, N14 7DD

NOTED

1. Introduction by the Planning Decisions Manager, illustrated by photographs taken from the adjoining property no.17 Selborne Road, and highlighting material considerations.

PLANNING COMMITTEE - 27.1.2015

2. Receipt of a further representation in objection to the application from the occupier of no.17 Selborne Road, circulated to Members by email and a copy was before Members.
3. Members' discussion and questions responded to by officers.
4. A proposal that a decision be deferred to allow Members to make a site visit was not supported by a majority of the Committee.
5. Following a debate, the officers' recommendation was supported by a majority of the Committee: five votes for, two against and four abstentions.

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

369

14/04218/HOU - 46 OLD PARK RIDINGS, LONDON, N21 2ES

NOTED

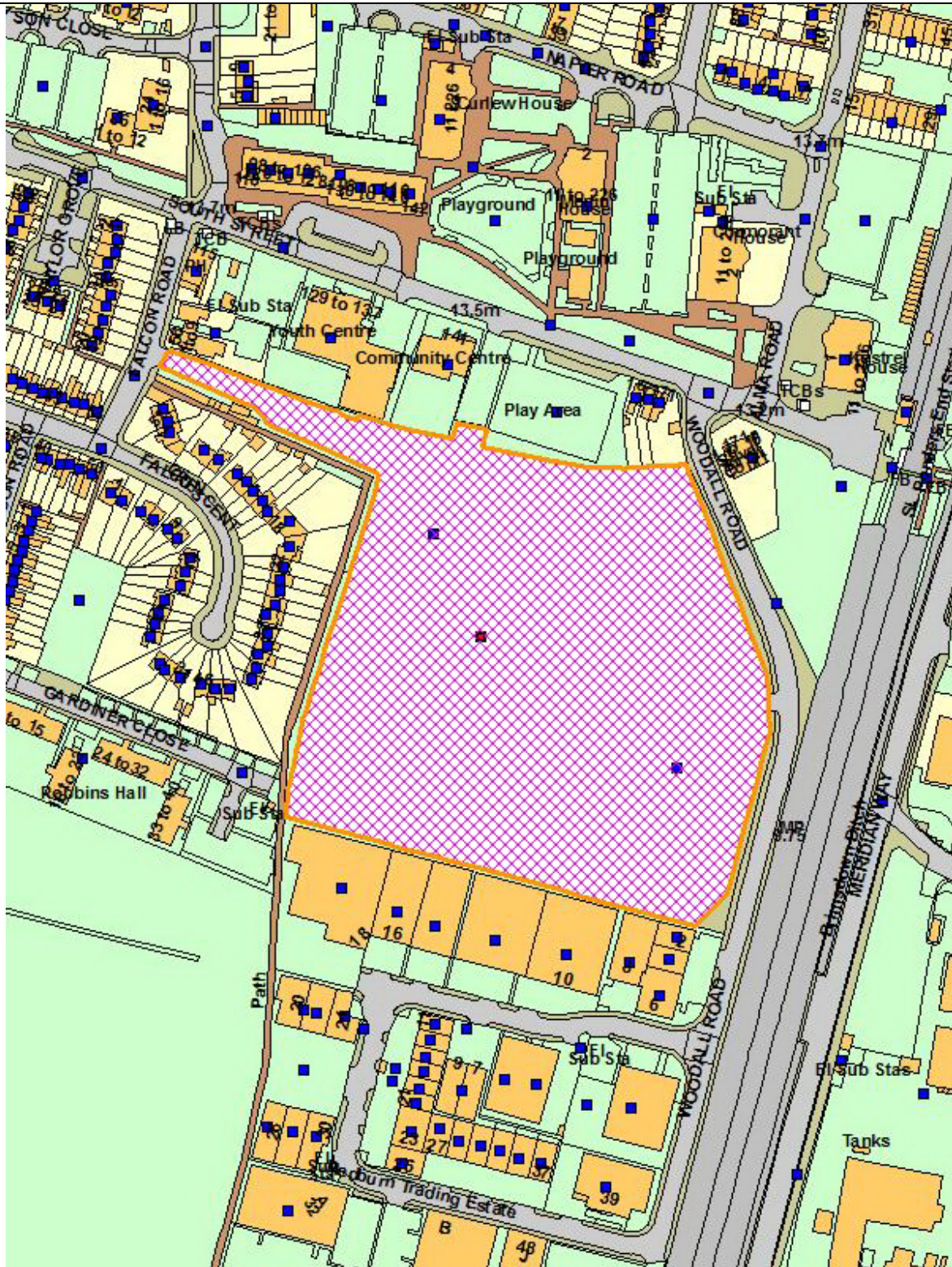
1. Having declared his interest, Councillor Milne left the room and took no part in the debate or vote on the application.
2. Introduction by the Planning Decisions Manager.
3. The officers' recommendation was unanimously approved.

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

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 24 th February 2015
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms Claire Williams 02083794372	Ward: Ponders End
Ref: 14/04444/FUL		Category: Full Application
LOCATION: Oasis Academy Hadley, 143 South Street, EN3 4PX		
PROPOSAL: Erection of second floor extension of the south wing including staircase, solar panels and plant to roof, associated landscaping and erection of fence.		
Applicant Name & Address: Oasis Academy Hadley Oasis Academy, 143 South Street Enfield Middlesex EN3 4PX United Kingdom	Agent Name & Address: Mr Thomas Angior John McAslan and Partners 7-9 William Road London NW13ER United Kingdom	
RECOMMENDATION: That subject to the completion of a S106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to GRANT planning permission subject to conditions.		

Ref: 14/04444/FUL LOCATION: Oasis Academy Hadley, 143 South Street, EN3 4PX,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The application site has an area of 2.76 hectares and is bounded by South Street to the north, Woodhall Road to the east and Redburn Trading Estate to the south. The site is located to the east of Falcon Road and approximately 600 metres east of Hertford Road.
- 1.2 The site comprises a primary and secondary school known as the Oasis Academy Hadley. The school has been built in recent years following demolition of the original gas holders on the site. The school building is located to the north of the site, a car parking area to the east and a sports pitch and multi-use games area (MUGA) to the south. The school is sited in a single building with four wings that are predominately three storeys with the exception of the primary school to the south of the building which is two storeys.
- 1.3 The application site is located in Flood Zone 1.

2. Proposal

- 2.1 The application seeks planning permission for the erection of a second floor extension of the south wing including staircase, solar panels and plant to roof, associated landscaping and the erection of a fence.
- 2.2 The proposal is required to accommodate a primary school expansion. The school seeks to expand the primary school years for Reception to Year 6 from a 2 form entry to a 3 form entry system (additional form of 30 pupils), and reduce the secondary school years from an 8 form entry to a 6 form entry system for years 7 – 11 (two forms totalling 60 pupils) beginning in September 2015. There would be an increase from 60 to 90 pupils per year in the Primary school years and a reduction of 60 pupils from 240 to 180 per year in the secondary school years. Fifteen additional full time members of staff would be required to cater for the primary school expansion.
- 2.3 The extension would be an infill development that would provide an additional gross internal floor space of 738 square metres. It would accommodate teaching accommodation, office space, storage and toilet facilities. An outdoor terrace is proposed to be sited to the west of the extension. Solar panels, a green roof, two plants and an access hatch are proposed to be sited on the flat roof of the extension.
- 2.4 The 'T' shaped extension would measure 31 - 41 metres in depth, 10.4 – 23 metres in width and match the height of the existing three storey element of the school. A section of the extension would extend beyond the existing southern elevation of the school to measure 3.2 metres in depth and 9.6 metres in width; this element would accommodate stairs.
- 2.5 A new fence and minor landscape changes to suit the new escape stair are proposed.
- 2.6 The current car, pedestrian, cycle access, parking, drop off and service areas are proposed to remain the same.

- 2.7 A Transport Assessment, Travel Plan, BREEAM Pre-Assessment Report, an Energy Assessment and Statement of Renewable Technology, Design and Access Statement and a Business Case for Change in Admission Numbers of Oasis Academy Hadley from September 2015 have been submitted with the application.

3. Planning History

- 3.1 LBE/11/0012: Erection of a part 2-storey, part 3-storey Primary and Secondary education academy (for 1935 pupils aged 3 - 18) incorporating an indoor 4 court sports hall and an outdoor Multi Use Games Area with floodlights and an all-weather games pitch, staff car park and access from Woodall Road and additional car park and access from Falcon Road. Granted with Conditions
- 3.2 TP/10/0352 Planning permission was granted in May 2010 for the demolition and dismantling of existing buildings and structures (including the decommissioning of gas holders), the remediation of soil and groundwater and removal of below ground obstructions.

4. Consultations

4.1 Statutory and Non-Statutory Consultees

4.1.1 Traffic and Transportation

Further information required covering the issues set out below.

- The Transport Statement contains a number of errors and contradictory statements relating to the number of staff and students/ places.
- Trip Generation - There will be a reduction in pupils but the Transport Statement fails to acknowledge the higher dependence on private cars associated with primary school pupils and the measures proposed in the Travel Plan do not adequately address this matter. The report fails to demonstrate the existing and proposed mode splits associated with the development proposals. A survey of usage of the Falcon Spur car park would also be required.
- Car Parking – Although there would be an increase in staff members, there is no proposal to increase the overall parking provision because the existing car park is underutilised – this is supported. There is no consideration of the existing issue of drop-off/ pick-up of students in the surrounding residential streets including the Falcon Road car park.
- The Falcon Road car park records high levels of use throughout key periods, with occasions when demand significantly exceeds supply. The submission only refers to observed car park usage with minimal references at just two time periods; no data was provided with the submission which does not assist the pick-up / drop-off issues on the surrounding streets.
- Cycle Parking – The underutilisation by both staff and pupils is noted and needs to be addressed through more exacting targets in the Travel Plan.

Current proposals should be in line with the minimum standards proposed in the London Plan.

- Several conditions would need to be attached to any permission.

4.1.2 Tree Officer

No objection. Landscaping plan/ report condition required.

4.1.3 Environmental Health

Environmental Health provided comments that an acoustic report is required before Environmental Health can confirm the acceptability of the scheme. However following a discussion with an Environmental Health Officer they have confirmed that the matter could be dealt with by condition.

4.1.4 Environment Agency

No comments to make because the site is located in Flood Zone 1 and the proposal is for a minor extension.

4.1.5 Business and Economic Development

Employment and Skills Strategy required as set out in the S106 SPD.

4.1.6 Schools and Children's Services

Fully support the application and are assisting the school with the delivery of the expansion.

4.2 **Public response**

4.2.1 Letters were sent to 105 adjoining and nearby residents. In addition site notices and a press notice have been displayed. No responses have been received.

5 **Relevant Policy**

5.1 London Plan (July 2011)

3.16 Protection and Enhancement of Social Infrastructure

3.18 Education 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
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 5.16 Waste Self Sufficiency
- 5.18 Construction, excavation and demolition waste
- 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
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.19 Biodiversity and Access to Nature

5.2 Core Strategy (adopted November 2010)

- SO1 Enabling and Focusing Change
- SO2 Environmental Sustainability
- SO5 Education, Health and Wellbeing
- SO8 Transportation and Accessibility
- SO9 Natural Environment
- SO10 Built Environment
- CP1 Strategic Growth Areas
- CP8 Education
- 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
- CP28 Managing Flood Risk through Development
- CP30 Maintaining and Improving the Quality of The Built And Open Environment
- CP32 Pollution
- CP36 Biodiversity

5.3 Development Management Document (adopted November 2014)

- DMD16 Provision of New Community facilities
- DMD18 Early Years Provision
- DMD37 High Quality and Design Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD48 Transport Assessments
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessments Method

DMD51 Energy Efficiency Standards
DMD52 Decentralised Energy Networks
DMD53 Low and Zero Carbon Technology
DMD55 Use of Roofspace/ Vertical Surfaces
DMD56 Heating and Cooling
DMD57 Responsible Sourcing Of Materials, Waste Minimisation and Green Procurement
DMD58 Water Efficiency
DMD64 Pollution Control and Assessment
DMD68 Noise
DMD78 Nature Conservation
DMD79 Ecological Enhancements
DMD81 Landscaping

5.4 Other relevant Policy/ Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
North East Enfield Area Action Plan (Proposed Submission 2014)

6. **Analysis**

Principle of Development

- 6.1 The NPPF states that Local Planning Authorities should give weight to the need to create, expand or alter schools to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. Policy 3.18 of the London Plan supports and promotes the need for additional school places in London to correlate with both housing and population growth.
- 6.2 Policy CP8 of the Core Strategy states that the Council will contribute to improving the health, lives and prospects of children and young people by supporting and encouraging provision of appropriate public and private sector pre-school, school and community learning facilities to meet projected demand across the Borough. Policies DMD16 and DMD18 of the Development Management Document encourage the provision of school and early year provision.
- 6.3 The principle of extending and expanding the existing school is considered acceptable and in accordance with relevant national, regional and local planning policies. The proposal seeks to extend the school to accommodate an expansion of the primary school which would meet an ongoing need for additional primary school places in the borough. There would be reduction in the number of secondary school form entries. However it is noted that the Planning Committee recently resolved to grant planning permission, subject to the completion of a S106 agreement, for the conversion of the Broadbent building to provide an eight form entry secondary academy at the Middlesex University campus in 2014. Consequently there would not be a shortage of secondary school places in the vicinity. Furthermore the proposal is supported by the Council's Schools and Children's Services department.

Impact on Street Scene and Design

- 6.4 Policy CP30 requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 requires development to be suitable for its intended function and to have appropriate regard to its surroundings.
- 6.5 The second floor extension would be an infill development that would match the height of the existing three storey element of the school. A three storey projection to the south is proposed measuring approximately 3.2 metres in depth and 9.6 metres in width. The proposed projection would be modest in size compared to the overall size of the building and is therefore considered acceptable. The proposed external materials to be used, the design of the extension and the style and positioning of fenestration would match the existing building which would ensure that the extension does not appear out of keeping with the character and appearance of the existing building. The reasons set out above in addition to the proposed siting of the extension set back from the boundaries of the site by a minimum of 38.5 metres would ensure that the proposal would not result in any significant harm to the visual amenity within the street scene.
- 6.6 A new fence and landscaping is proposed, although full details have not been provided this would be dealt with by condition.

Impact on Neighbours

- 6.7 Any new development should not impact on the residential amenity of neighbouring residents. It is noted that planning permission has been granted for a new residential development to the west of the site but the development has not been implemented.
- 6.8 The second floor extension would be set in from the western boundary by approximately 38.5 metres and the southern projection would be set in from the western boundary by approximately 50.5 metres. Due to the location of the proposed extension on the site and its distance from neighbouring residential dwellings, the proposed development would not result in any significant impact on residential amenity.

Transportation, Access and Parking

- 6.9 Traffic and Transportation 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.
- 6.10 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.
- 6.11 Assessing the transport impact of new development is important particularly in terms of the likely trip generation in relation to the impact on the existing transport network and the environment. A Transport Assessment and Travel Plan were submitted with the application. However there are several errors and contradictory statements within the documents and a lack of information. Traffic and Transportation were consulted on the scheme and require further

information, in particular consistent results on staff and student numbers is required.

- 6.12 For instance whilst there would not be a net gain of pupils there would be an increase in primary school pupils who have a higher dependence on private cars and the submitted information fails to acknowledge this. Furthermore the measures proposed in the Travel Plan do not adequately address this matter. There has been no consideration on the existing issue of drop-off/ pick up of students in the surrounding residential streets including the Falcon Road car park which records high levels of use throughout key periods, with occasions when demand significantly exceeds supply. The submission only refers to observed car park usage with minimal references at just two time periods; no data was provided with the submission which does not assist the pick-up / drop-off issues on the surrounding streets.
- 6.13 A revised transport submission has been requested in addition to a survey of usage of the Falcon Road car park in relation to drop-offs and parking. Members will be updated at the Planning Committee on transport issues. However it should be noted that although there are discrepancies in the submitted transport documents, mitigation of any impact of the proposal on the highway can be managed through a Travel Plan and S106 Agreement.

Trees and Landscaping

- 6.14 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value. There are no trees on the site that would be affected by the proposed development and therefore no objection has been raised by the Tree Officer. However a landscaping plan condition would be attached to any grant of planning permission.

Pollution

- 6.14 Policy DMD64 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. In terms of noise, Policy DMD68 states that development involving noise sensitive uses close to sources of significant noise will only be permitted if mitigation measures reduce noise to an acceptable level to safeguard the amenity of future occupants.
- 6.15 Environmental Health have requested an acoustic report and following discussions with the department they have confirmed that it could be dealt with by condition.

Sustainable Design and Construction

- 6.16 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An Energy Assessment was submitted with the planning application and sets out the feasibility of several low and zero carbon technologies. Solar panels and a green roof would be sited on the roof of the extension and the proposal is to be built in accordance with BREEAM 2014 level 'Very Good'. Several conditions relating to sustainability would be attached to any grant of planning permission.

Flood Risk

- 6.17 The site is located within Flood Zone 1. 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.
- 6.18 The Environment Agency were consulted and made no comments because the site is located in Flood Zone 1 and the proposal is for a minor extension. The extension would predominately consist of a second floor extension and therefore there would be no significant increase in the opportunity for flooding to occur on the site. A condition relating to surface water drainage is proposed.

S106

- 6.19 S106 agreements are required to make acceptable development which would otherwise be unacceptable in planning terms. In accordance with CP46 of the adopted Core Strategy, contributions may be sought and pooled where necessary for development that places demand on the road network within the locality of the development, and contributions may be required for significant highway works in the borough's place shaping priority areas. A Travel Plan and associated management fee would be secured through a Section 106 Agreement. The adopted S106 SPD does not require a contribution towards business and employment initiatives associated with school development and therefore this will not be an obligation within the S106 Agreement.

CIL

- 6.20 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. Not all developments are CIL liable and developments used wholly or mainly for the provision of education as a school or college (as defined by the Education Act) are exempt. The proposed development would not be liable to the Mayor's CIL.

7.0 Conclusion

- 7.1 The proposed extension of the scheme would meet an ongoing need for additional primary school places in the borough. The proposal would not result in any significant impact on the character and appearance of the building, the visual amenity within the street or the residential amenity of existing or future occupants in the area. Although there are discrepancies within the submitted transport documents, additional transport information and revised transport

documents have been requested and it is expected matters will be capable of being managed through a Travel Plan and S106 Agreement.

8.0 Recommendation

That subject to the completion of a S106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission 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. (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. (C8 Materials) The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. The extension shall not be occupied until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, 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.

5. The extension shall not be occupied until details of the new fencing is submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the development is occupied and maintained thereafter.

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. No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a) condition survey of highways in vicinity of the site

- b) routing of demolition and construction vehicles;
- c) access arrangements to the site;
- d) the estimated number and type of vehicles per day/week;
- e) details of any vehicle holding area;
- f) details of the vehicle call up procedure;
- g) details of any changes to on-street waiting and loading restrictions that will be required;
- h) details of measures to protect pedestrians and other highway users from construction activities on the highway;
- i) Coordination with other development projects in the vicinity;
- j) Work programme and/or timescale for each phase of the construction works; and
- k) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- l) Details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site. 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.

The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the impact of construction works upon highway safety, congestion and parking availability

- 7. Prior to the commencement of the works for the construction of the extension, details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

- 8. Maximum numbers for primary and secondary pupils.

Reason: To safeguard the character of the area and efficient functioning and operation of the adjacent highways.

- 9. Travel Plan

- 10. 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. 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.

11. 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:
 - 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.

12. 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.

13. 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.

14. No development shall take place until an acoustic report has been submitted to and approved by the Local Planning Authority. The report must set out the sound level generated from the proposed plants and state the noise control measures to be employed to ensure the noise from the plants do not exceed a level of 10dB(A) below background noise levels measured as L(A)90 30 minutes at the nearest noise sensitive premises which will be the proposed Academy Street development.

Reason: To reduce the likelihood of a noise nuisance occurring.



POTENTIAL LOW HAZARDS

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ENFIELD COUNCIL
www.enfield.gov.uk

KEY

- Green Roof
- Timber Roof Decking
- New PV



JOHN WAGLAM + PARTNERS

ARCHITECTS

100, THE SQUARE, ENFIELD, MIDDLESEX, EN3 6JF

TEL: 020 8461 1000

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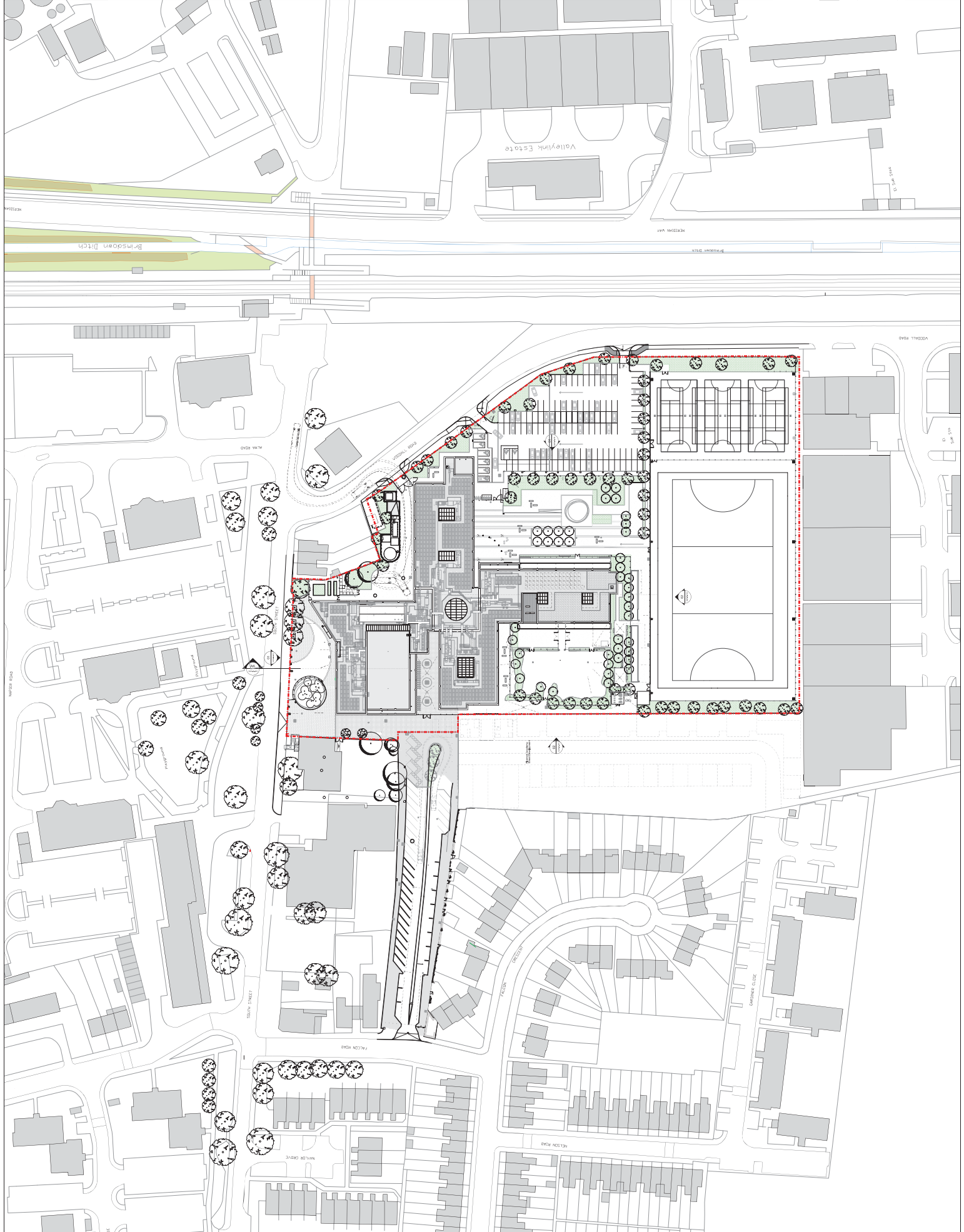
PROPOSED SITE PLAN
OASIS ACADEMY EXTENSION

DATE: 15/05/2024

SCALE: 1:500

PROJECT NO: 150624-01-00-00

MARKET: 00



POTENTIAL LOW HAZARDS

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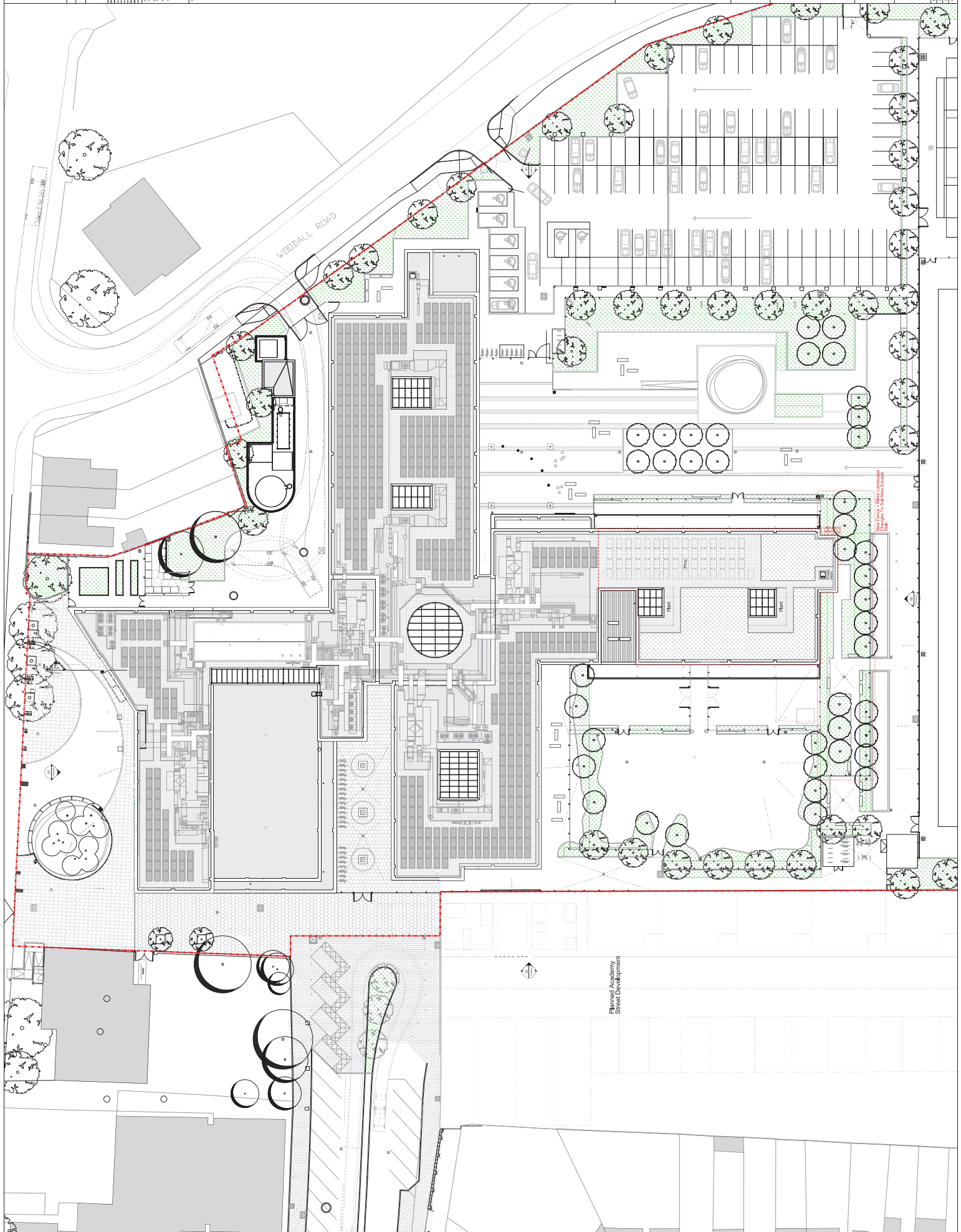
- Planting
- Green Roof
- Timber Roof Decking
- New PV

Oasis academy hadley

JOHN WAGLAM + PARTNERS

Proposed Roof Plan
OASIS ACADEMY EXTENSION

100% COMPLETE
 10/11/24
 100% COMPLETE
 10/11/24
 100% COMPLETE
 10/11/24





POTENTIAL LOW HAZARDS

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Proposed Ground Floor Plan
 OASIS ACADEMY EXTENSION

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 DRAWN BY: JWP
 CHECKED BY: JWP
 SCALE: 1:500
 SHEET NO: 15/04/2014/01/00

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KEY
 Planting

Oasis academy hadley

Street View

Proposed Ground Floor Plan
 OASIS ACADEMY EXTENSION

DATE: 12/11/14
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Street View

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KEY
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Street View

Proposed Ground Floor Plan
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KEY
 Planting

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Street View

Proposed Ground Floor Plan
 OASIS ACADEMY EXTENSION

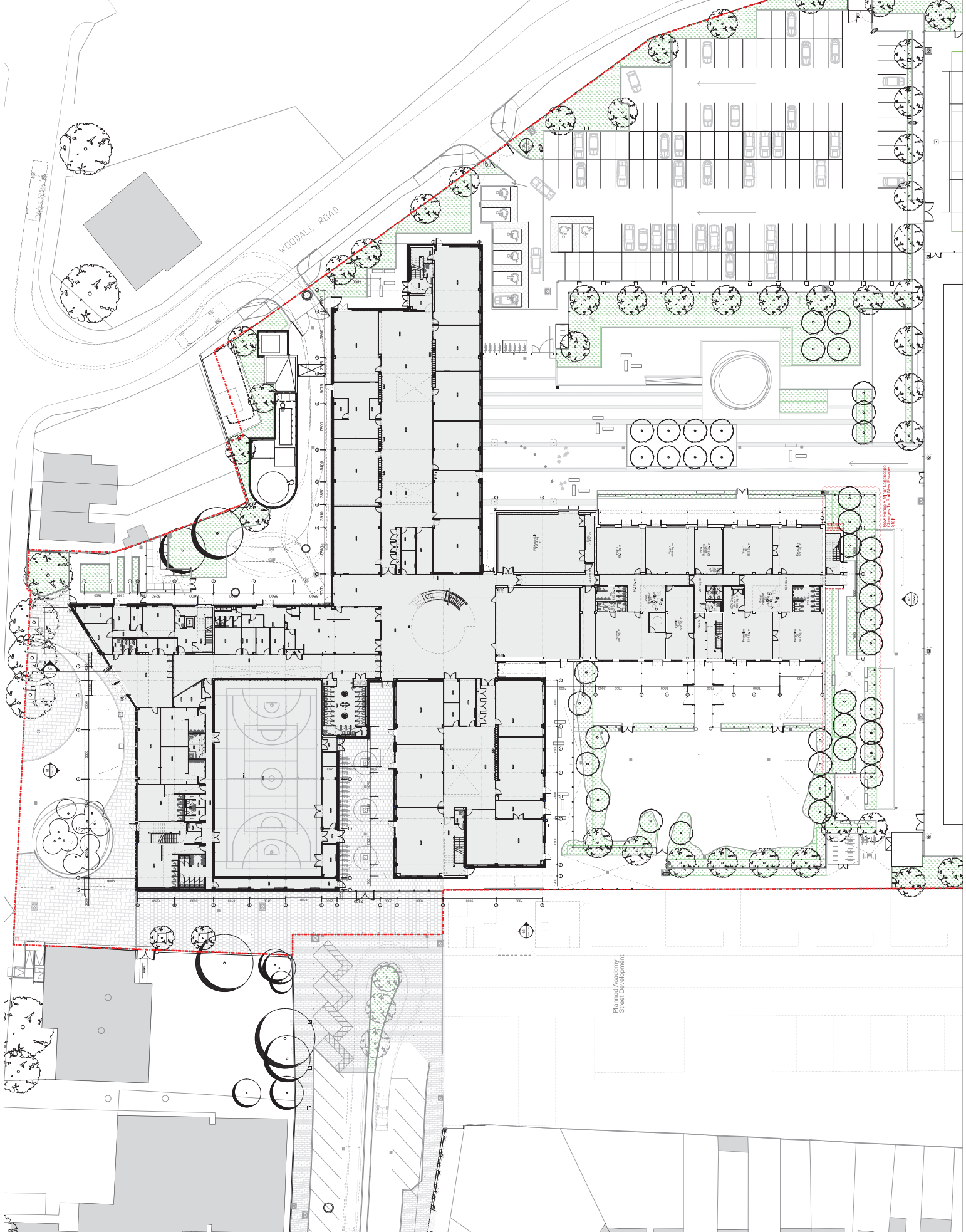
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KEY
 Planting

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Street View

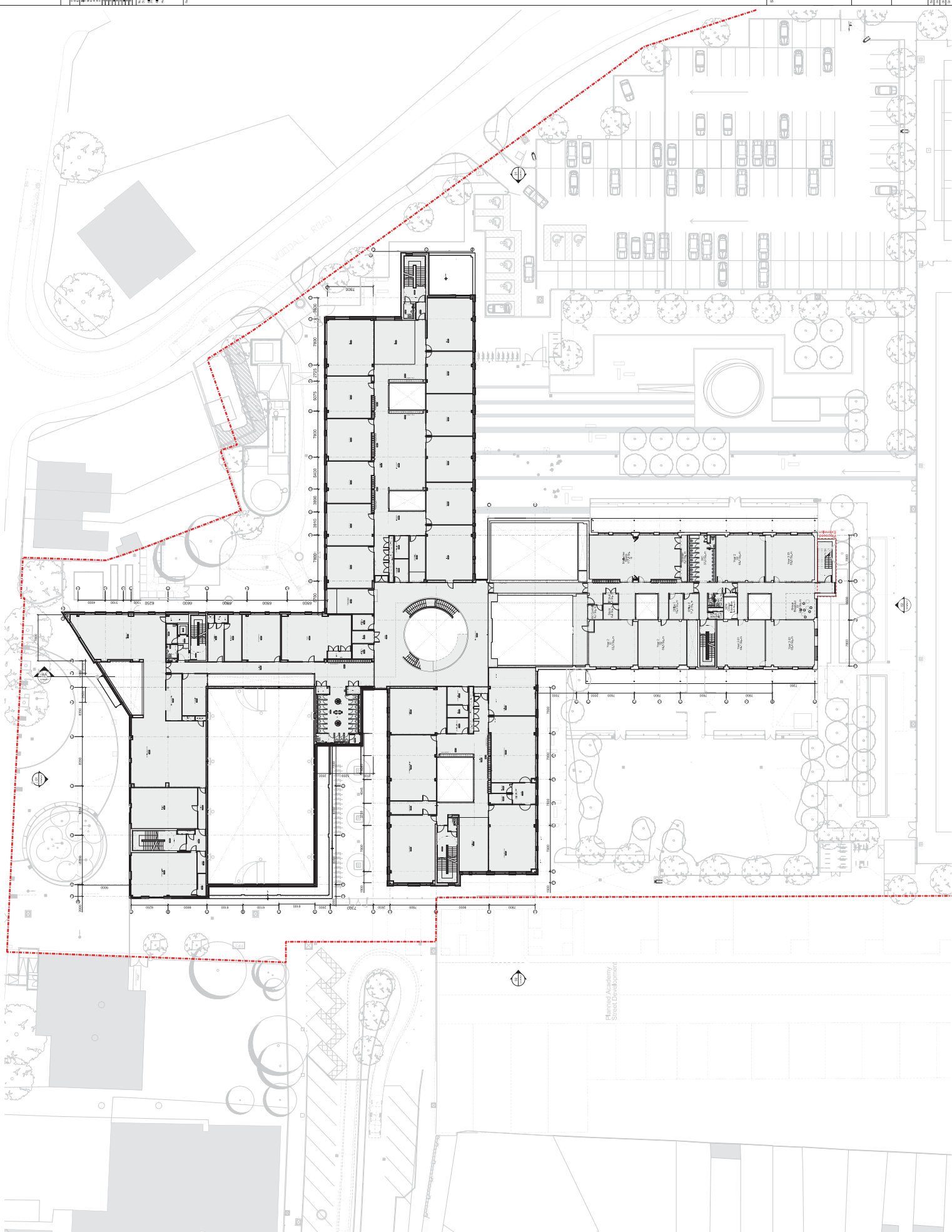




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Proposed First Floor Plan
OASIS ACADEMY EXTENSION

Scale: 1:500
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POTENTIAL CONFLICTS

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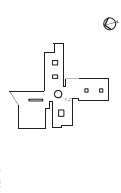
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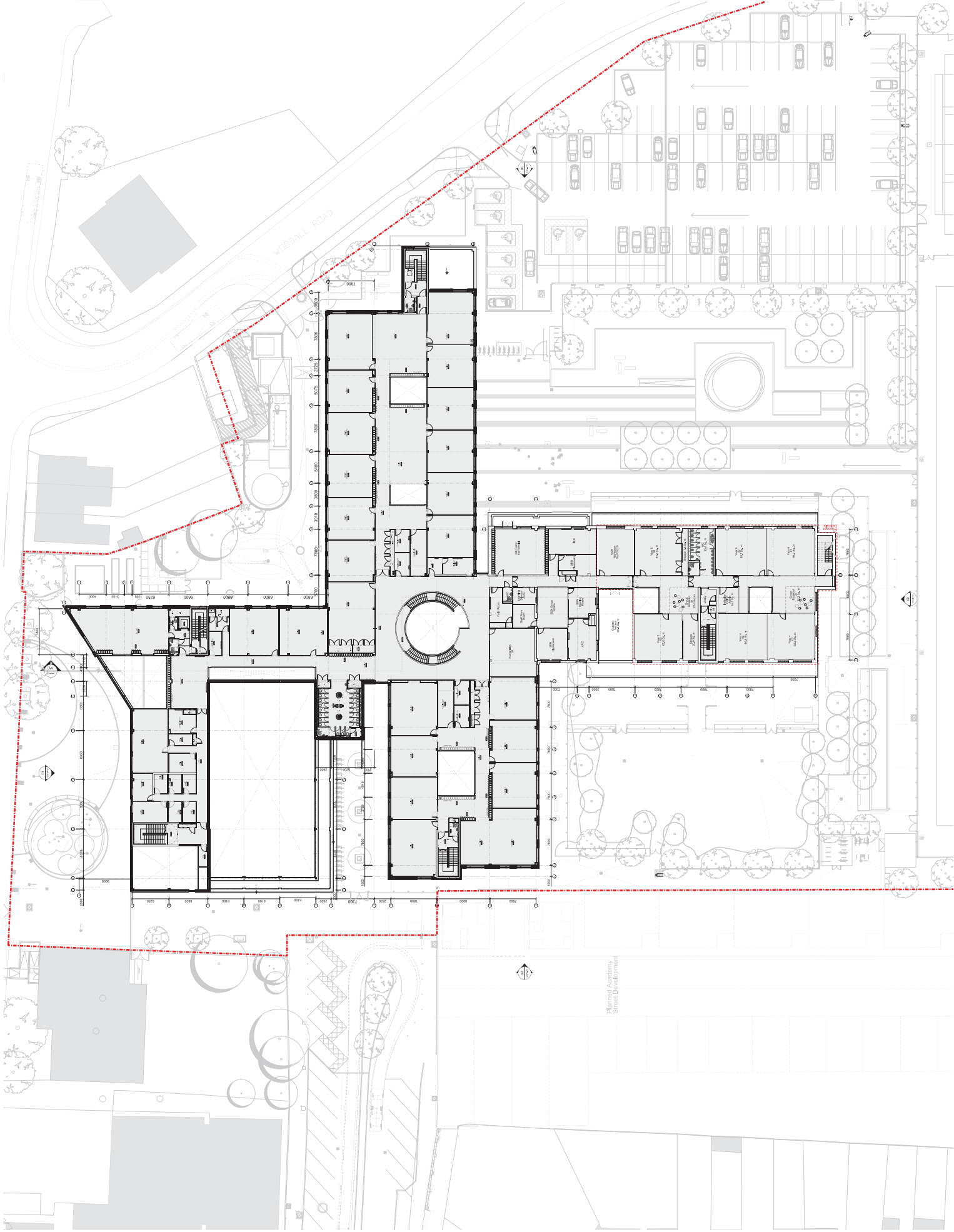


JOHN WAGLAM + PARTNERS

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Proposed Second Floor Plan
OASIS ACADEMY EXTENSION

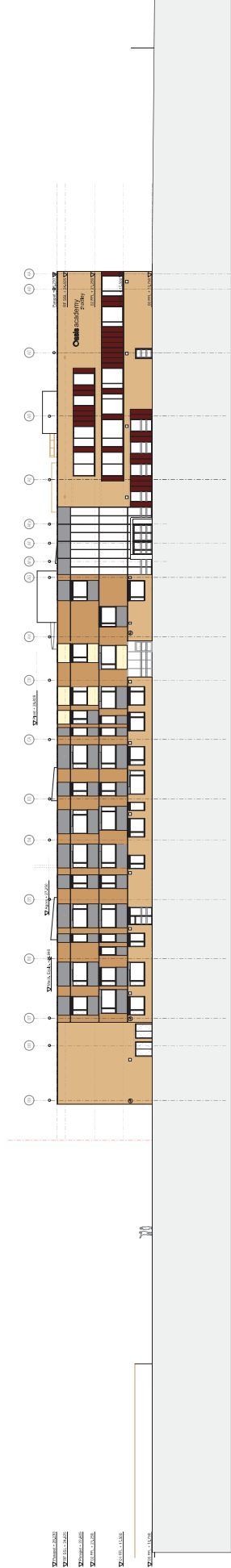
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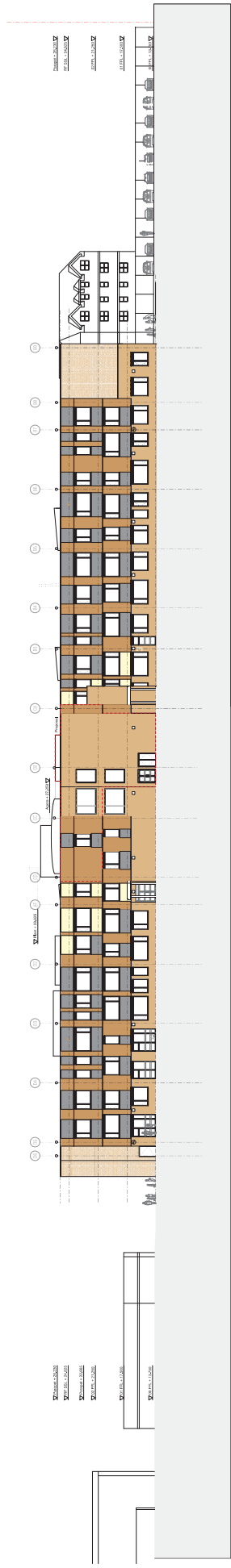
Eliminated Academy Street Development

POTENTIAL CON HAZARDS

NO.	HAZARD	CONTROL MEASURES
1	Slip, Trip and Fall	Use of safety harness and fall protection
2	Struck by moving machinery	Exclusion zones and safety barriers
3	Overhead power lines	Clearance and de-energisation
4	Excavation collapse	Shoring and trench shields
5	Heavy lifting	Proper lifting techniques and equipment
6	Confined spaces	Permit to work and gas testing
7	Asbestos	Asbestos survey and removal
8	Water damage	Waterproofing and drainage
9	Structural failure	Structural analysis and reinforcement
10	Fire	Fire safety measures and extinguishers
11	Weather conditions	Weather monitoring and safety protocols
12	Public access	Site security and signage
13	Adjacent structures	Structural monitoring and protection
14	Ground conditions	Ground investigation and foundation design
15	Utilities	Utility mapping and protection
16	Noise and vibration	Noise and vibration monitoring
17	Air quality	Air quality monitoring and mitigation
18	Water pollution	Water pollution control measures
19	Soil contamination	Soil testing and remediation
20	Groundwater	Groundwater monitoring and protection
21	Seismicity	Seismic design and analysis
22	Transportation	Transportation safety measures
23	Construction traffic	Construction traffic management
24	Construction noise	Construction noise mitigation
25	Construction dust	Construction dust mitigation
26	Construction vibration	Construction vibration monitoring
27	Construction safety	Construction safety protocols
28	Construction quality	Construction quality control
29	Construction cost	Construction cost management
30	Construction schedule	Construction schedule management
31	Construction risk	Construction risk management
32	Construction communication	Construction communication plan
33	Construction stakeholder engagement	Stakeholder engagement plan
34	Construction sustainability	Sustainability plan
35	Construction social value	Social value plan
36	Construction legacy	Legacy plan



01 Light Structure in Concrete



02 Light Structure in Concrete

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Cuma Ahmet 020 8379 3926

Ward:
Edmonton Green

Ref: 14/02467/FUL

Category: Full Application

LOCATION: 10 Park Road, N18 2UQ

PROPOSAL: Erection of a four storey block comprising 18 self contained flats (7 x 1-bed, 7 x 2-bed, 4 x 3-bed) with balconies, amenity area, associated access via Park Road and surface car parking.

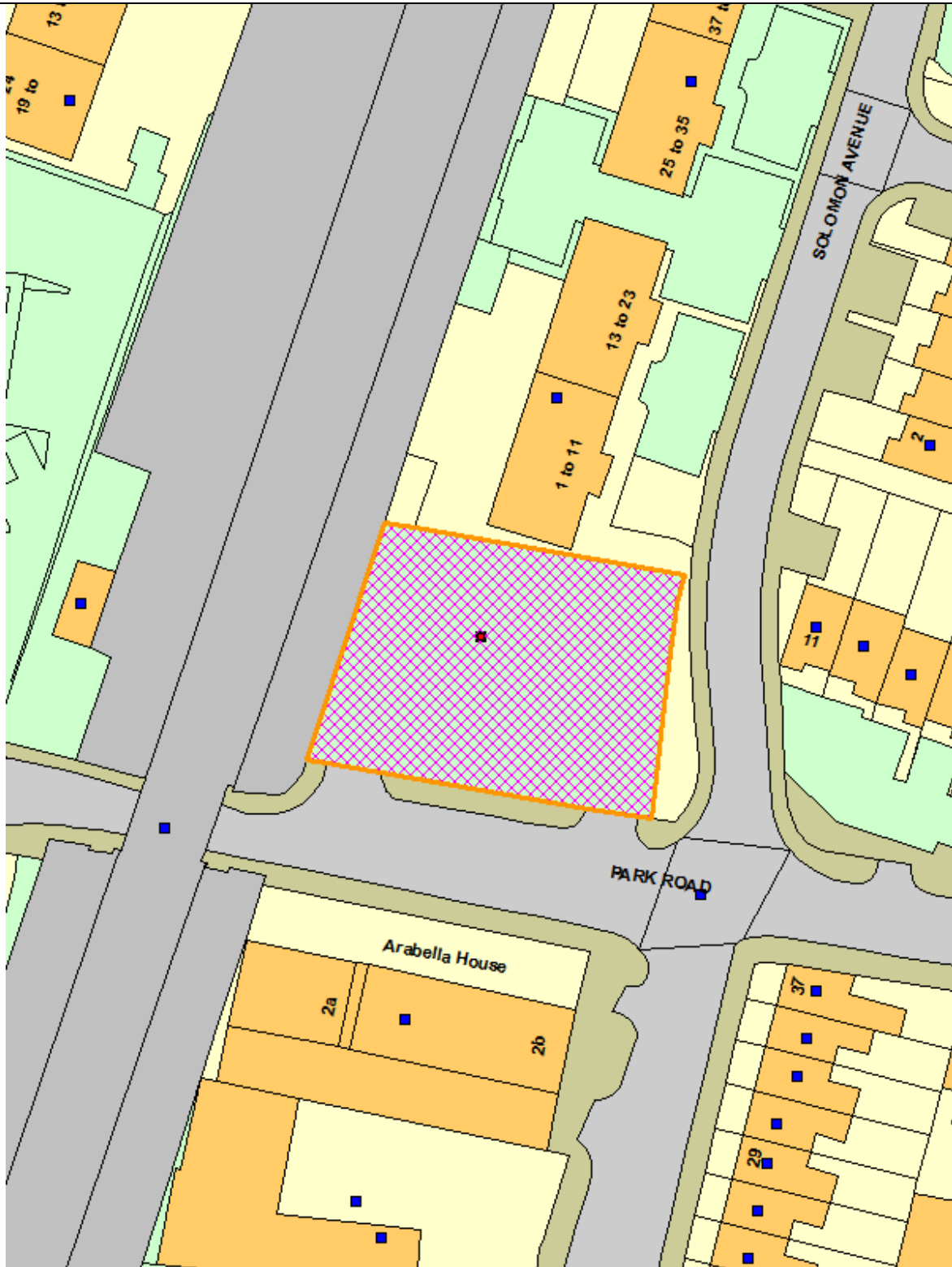
Applicant Name & Address:
Peachwalk Properties Ltd.
34 Margery Street
London
WC1X 0JJ

Agent Name & Address:
Ms Jennifer Ross
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

RECOMMENDATION:

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

Ref: 14/02467/FUL LOCATION: 10 Park Road, N18 2UQ, ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The application site is located on the north side of Park Road, west of the A1010 (Fore Street), within the Edmonton Green ward of the Borough. The site measures 0.09 ha and was used until recently for parking/storage of vehicles in connection with a van hire business although with no formal planning permission. The site has two access points onto Park Road.
- 1.2 The surrounding area comprises a mix of two and three storey residential buildings to the north, west and east, with a mix of light industrial and residential uses to the south.
- 1.3 The western boundary of the site abuts a railway embankment serving the London-Cheshunt railway route.

2. Proposal

- 2.1 The application seeks planning permission for a four storey block comprising a total of 18 self-contained flats (7 no. 1 beds, 7 no.2 beds and 4 no. 3 beds), with balconies and communal amenity area. Vehicle and pedestrian access is maintained from a single point onto Park Road. Parking for 4 cars is provided, 2 of which are for disabled users.

3. Relevant Planning Decisions

- 3.1 P13-01289PLA: Erection of a part 4-storey block of 14 self-contained flats (comprising 4 x 1-bed, 8 x 2-bed and 2 x 3-bed) with balconies to first and second floor elevations, sun terrace to third floor level and car park at side. Refused 16.4.13 on grounds relating to overdevelopment, mutual overlooking/intrusion to neighbouring private areas, inadequate housing mix and lack of provision for affordable housing and education priorities.

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 No objections raised subject to inclusion of planning conditions to secure detailed design of car parking and access points; provision for 1 electric car charging point; levels; additional cycle parking spaces (2 per household); construction management plan and removal of redundant crossovers. A S.106 planning obligation has also been requested to secure contributions of £7326 towards planned cycle route improvements in the immediate area; car club memberships per unit and driving credit of £100; a contributions towards a Traffic Management Order changes and waiting and loading restrictions.

Economic and Social Regeneration

- 4.1.2 No objections subject to an employment and skills strategy being secured via S.106.

Network Rail

- 4.1.3 No objections subject to planning conditions to ensure that construction plant and machinery does not harm the integrity of the railway; drainage does not discharge onto rail infrastructure; lighting does not affect rail infrastructure and that landscaping is carefully considered.

Thames Water

- 4.1.4 No objections subject to a piling method statement to be submitted and approved in consultation with Thames Water prior to commencement of development.

Sustainable Design and Construction

- 4.1.5 No objections subject to conditions to secure energy and code commitments; drainage; green roof; lifetime homes and water efficiency measures.

Environmental Health

- 4.1.6 No objections subject to a condition to secure an acoustic report and associated noise control measures to ensure future residents are protected from externally protected noise.

Ecology

- 4.1.7 No objections subject to conditions to ensure tree clearance is carried outside of the bird nesting season including landscaping and biodiversity enhancement as well as further details of the proposed green roof.

London Fire and Emergency Authority

- 4.1.8 No objections subject to incorporation of an internal sprinkler system.

Design Out Crime Officer

- 4.1.9 No objections subject to compliance with Secure By Design principles.

Urban Design

- 4.1.10 There remains some concern that the scheme does compromise the principles of good urban design, particularly relating to the relationship of public and private areas and the position and visibility of the entrance core. However, they are satisfied that the amendments have gone some way to address these concerns and recommends that planning conditions covering matters relating to landscaping and boundary treatments with a particular emphasis on the relationship with the Park Road frontage; provision of a vehicular crossover in order to emphasise the under-croft as the primary pedestrian entrance; provision of balcony screens; external facing materials of all elevations including windows and balconies; surfacing materials; lighting and signage and further details of winter gardens to include how they would be ventilated.

4.2 Public response

- 4.2.1 Letters were sent to 108 adjoining and nearby residents. In addition a notice has been displayed on site. No responses have been received.

5 Relevant Policy

5.1 London Plan

Policy 2.6 – Outer London: vision and strategy
Policy 2.7 – Outer London: economy
Policy 2.8 – Outer London: transport
Policy 2.14 – Areas for regeneration
Policy 3.1 – Ensuring equal life chances for all
Policy 3.2 – Improving health and addressing health inequalities
Policy 3.3 – Increasing housing supply
Policy 3.4 – Optimising housing potential
Policy 3.5 – Quality and design of housing developments
Policy 3.6 – Children and young people’s play and informal recreation facilities
Policy 3.7 – Large residential developments
Policy 3.8 – Housing choice
Policy 3.9 – Mixed and balanced communities
Policy 3.11 – Affordable housing targets
Policy 3.14 – Existing housing
Policy 3.16 – Protection and enhancement of social infrastructure
Policy 4.12 – Improving opportunities for all
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 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land
Policy 6.9 – Cycling
Policy 6.10 – Walking
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 7.7 – Location and design of tall and large buildings
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.18 – Protecting local open space and addressing local deficiency

Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodlands

5.2 Local Plan

Core policy 2: Housing supply and locations for new homes
Core policy 3: Affordable housing
Core Policy 4: Housing quality
Core Policy 5: Housing types
Core Policy 6: Housing need
Core Policy 20: Sustainable Energy use and energy infrastructure
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24: The road network
Core Policy 25: Pedestrians and cyclists
Core Policy 26: Public transport
Core Policy 28: Managing flood risk through development
Core Policy 29: Flood management infrastructure
Core Policy 30: Maintaining and improving the quality of the built and open environment
Core Policy 32: Pollution
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 45: New Southgate

5.3 Development Management Document

DMD2: Affordable Housing for Developments of less than 10 units
DMD3: Providing a Mix of Different Sized Homes
DMD6: Residential Character
DMD7: Development of Garden Land
DMD8: General Standards for New Residential Development
DMD9: Amenity Space
DMD10: Distancing
DMD11: Rear Extensions
DMD12: Outbuildings
DMD13: Roof Extensions
DMD14: Side Extensions
DMD15: Specialist Housing Needs
DMD37: Achieving High Quality and Design-Led Development
DMD38: Design Process
DMD45: Parking Standards and Layout
DMD46: Vehicle Crossover and Dropped Kerbs
DMD47: New Road, Access and Servicing
DMD48: Transport Assessments
DMD49: Sustainable Design and Construction Statements
DMD50: Environmental Assessments Method
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
DMD59: Avoiding and Reducing Flood Risk
DMD61: Managing Surface Water
DMD68: Noise
DMD69: Light Pollution
DMD79: Ecological Enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.4 Other Material Considerations

NPPF
London Plan Housing SPG,
Enfield Market Housing Assessment
S.106 SPD

6. Analysis

6.1 Principle

6.1.1 Before becoming vacant, the site was used for vehicle storage although did not benefit from a formal planning permission.

6.1.2 Having regard to the general surroundings and uses, it is considered that the proposals represent an opportunity to bring back into use an underused and unkempt site to provide for local housing need as well as contributing to improving its appearance. As such, the proposals would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 5 of the Core Strategy insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets.

6.2 Impact on Character of Surrounding Area

Density

6.2.1 The assessment of density must acknowledge guidance contained within the National Planning Policy Framework and the London Plan, both of which encourage greater flexibility in the application of policies to promote the most efficient use of land, although they must also result in a development form appropriate for the area.

6.2.2 The subject site has a PTAL rating 5 and is located in a mixed area typology, falling between both an urban and suburban classification having regard to the London Plan density matrix. Assessment of density should not form the sole test of acceptability as advocated in the NPPF but should also consider the integration of a development into the surrounding area, ensuring an appropriate scale and design relative to the character and appearance of the surrounding area, as well as adequate accommodation can be achieved.

6.2.3 Turning to the previous refused scheme and the issue of overdevelopment, it should be noted that this was borne out of a combination of concerns relating to the; inefficient organisation of the built form on the site (height, bulk, mass

and layout) and its poor relationship with the street scene; overlooking, intrusion and loss of privacy as a result of the size, design and proximity of the development, and poor housing mix. Following the instruction of new architects by the applicants and extensive discussions regarding key design principles with the Council's Urban Design Officer, the proposals were progressed to achieve a more efficient format of development that would successfully integrate with the immediate built form and its neighbours as well as secure more housing to meet revised London plan housing targets.

- 6.2.4 With regard to the above considerations, it is considered that the site could feasibly accommodate a higher density of development and therefore an urban density range of 200-700 hr/ha would be appropriate. On this basis, the proposals would in total comprise 51 habitable rooms resulting in a density of 566hr/ha, which complies with the suggested range and therefore is considered acceptable.

Building layout, design and appearance

- 6.2.4 The proposed design has adopted a 'T'-shaped plan in direct response to the previous concerns relating to overshadowing of the adjacent properties to the north in Solomon Avenue. This massing is expressed as two linear blocks connected by an open shared circulation space that serves all floors of the development. This arrangement allows for views through the development from both sides which in turn results in a decrease in the visual mass of the development, and also assists in articulating the building, so that the arrangement of accommodation is apparent from the street. A new linear block running along the southern boundary of the site is considered to create a strong edge to the street reinforcing the frontage. The use of large windows, winter gardens and balconies introduces activity to this elevation, as well as articulating the mass, which results in a more visually attractive building that provides natural surveillance of the public realm.
- 6.2.5 The provision of a shared vehicle and pedestrian point onto Park Road provides a visual link through to the main access core. Whilst the Council's Urban Design Officer has raised issue with incorporating the access internally within the development and not on the street frontage, subsequent amendments to articulate the proposed shared access point have been secured to provide a more formalised secondary entrance point that can be referenced easily from the street.
- 6.2.6 The main circulation core would be an external space with handrails provided to allow views over the rear shared courtyard and car parking space. This is considered to provide a visual connection between the upper terraces and ground level, and provide natural surveillance of the surrounding amenity space.
- 6.2.7 The base of the development would be elevated marginally above street level enabling an enhanced defensible space and increased privacy for future occupiers of the ground floor units.
- 6.2.8 The development would accommodate four storeys in total measuring 12.5 metres at its tallest part, with the 4th floor to the linear block to the front recessed from its south and east sides to ensure an appropriate integration of heights with surrounding buildings. The building at its widest part would span approximately 31.6m and an approximate depth ranging from 12m and 25m.

The building has been set back from the southern boundary adjacent to Park Road and Solomon Avenue to provide an appropriate setting and relationship with the road. Overall, it is considered that the scale of building, having regard to the site location, its relationship to the road and other buildings, would have an acceptable impact on the established townscape.

- 6.2.9 With regard to appearance, it is proposed that the main elevations would be constructed in brick work, with horizontal pre-cast concrete bands at each level. The top floors of the building would be clad in a cementitious panel. Fenestration would comprise composite aluminium outer casements in a timber frame and external balustrading in powder coated or anodised steel. The materials and their arrangements across the building would achieve a simple yet articulated contemporary style that would enhance the location and add variety to the existing built form. It is recommended that all external details of materials, to include details of the secondary entrance frontage, should be secured by conditioned to ensure that a quality finish is achieved.
- 6.2.10 Internal layouts are all dual aspect and meet the London Housing Design Guide requirements. The family sized units are all located to the ground floor. Each unit comes with its own private amenity area that meets the recommended requirements. Communal amenity is provided within the courtyard to the northwest.
- 6.2.11 Overall, the density of development represents an optimal use of the site for housing, providing a design that would also positively enhance and maximise the character and appearance of the site and its surrounding location. Accordingly, it is considered that the proposals having regard to its density, building layout, design and appearance would be acceptable in planning terms.

6.3 Impact on neighbouring properties

- 6.3.1 The nearest neighbouring properties to the site are sited to the north in Solomon Avenue and Park Road to the east.
- 6.3.2 Due to the 'T' shaped layout of the building, and the relative set back of the building from the boundary, no direct overlooking would occur or overshadowing of the properties in Solomon Ave.
- 6.3.3 Similarly, neighbouring properties to the east would flank onto the development from across Solomon Avenue. The proposal would overlook this side, although this is onto a public frontage.
- 6.3.4 To maintain privacy between balconies, a planning condition will be included requiring screening details.
- 6.3.5 Overall, the proposed development would have an acceptable impact on neighbouring amenities.

6.4 Noise and land contamination

- 6.4.1 The site lies adjacent to the east of the London and Enfield Town/Cheshunt railway line. The applicants have conducted a preliminary noise appraisal indicating that noise levels from the trains will have a moderate impact considering that rolling stock is powered by electric as opposed to diesel.

Notwithstanding, it recommends a comprehensive noise survey is conducted which would establish appropriate mitigation measures to be adopted in the final design and build. The Council's Environmental Health Officer is satisfied with this approach subject to a planning condition that would secure an acoustic report and noise control methods prior to commencement of development.

- 6.4.2 A separate desktop survey of site contamination was also conducted, concluding that there is no adverse contamination on site that would require remediation.

6.5 Highways

Access and parking provision

- 6.5.1 The application proposes one point of access for both vehicles and pedestrians onto Park Road. To ensure the access crossover and surfacing is built to a shared standard, a planning condition is recommended. Redundant crossovers can be reinstated via planning condition.
- 6.5.2 With regard to the parking provision, the application would provide four spaces in total, two of which would be designed for disabled users. It is acknowledged that the proposed parking ratio (0.2 spaces per unit) would be substantially below the maximum car parking standards set out in the London Plan and there are concerns about the cumulative impact of development on parking conditions in the area. However, the Highways Engineer has indicated that, considering this site in isolation, the anticipated parking demand generated by the development could be safely absorbed on-street in the surrounding area. If necessary, amendments to existing restrictions could be considered, with the necessary funding for the Traffic Management Order secured via a planning obligation. This view takes into account the good PTAL (PTAL 5) for the location; the availability of a car-club vehicle nearby (at the northern end of Victoria Road); and the site's proximity to services on Fore Street and Edmonton Green. The Traffic and Transportation service also identify the need for: 2 cycle spaces for each unit (total 36 spaces) to be secured by planning condition; a financial contribution towards planned cycleways in the area; a financial contribution so that the current waiting and loading restrictions in the vicinity of the site can be reviewed, and car club membership including credit of £100 for each household.
- 6.5.3 Subject to the measures suggested, it is considered that the proposed parking level and means of access for the development are acceptable.
- 6.5.4 Refuse and recycling storage has been incorporated within the undercroft of the development close to the access point to enable safe and efficient collection from Park Road. The additional provision for cycle spaces and the detailed design of the stands can be controlled via planning condition.
- 6.5.5 Overall, the proposed access arrangements, car parking provision, refuse and cycle provision would be acceptable in planning terms.

6.6 Housing mix, affordable housing and education

6.6.1 Policy 5 of the Core Strategy seeks new development to incorporate a mix of dwelling types and sizes to meet housing needs in the Borough. Family sized accommodation (3 bed or larger) is the greatest area of need.

6.6.2 The Council's dwelling mix ratios are as follows:

- 1 and 2 person flats - 20%
- 2 bed flats - 15%
- 3 bed houses - 45%
- 4 + bed houses - 20%

The development provides the following dwelling mix:

- 7 no. 1b 2p (39%)
- 7 no. 2b 3p (and) 4p (combined 39%)
- 4no. 3b 5p (22%)

6.6.3 Whilst the proposed dwelling mix in unit terms does not strictly achieve the recommended policy level, it is noted that a total of 11 units would by size be defined as family sized accommodation. Taking into account development viability as well, it is considered that the proposals would achieve an acceptable mix of housing that meets the identified needs of the Borough.

6.6.4 With regard to affordable housing, the policy requirement on sites of 10 units or more would be 40% with provision on site. This is equivalent to 7 units in this particular instance. However, following review of scheme viability by the Council's independent viability consultant, it has been indicated that the site viability is significantly constrained by the values that can be realistically achieved in this particular location. Moreover, it was noted that if the scheme were able to provide accommodation on site this would only be one unit due to viability and that it is likely that this would not be an attractive and/or viable proposition in management terms for any social housing provider. Given this position and following further negotiations with the applicant, the Council's officers have secured a financial contribution amounting to £55,613 towards off site affordable housing provision including an additional contributions of £44,852 towards education provision in the Borough. These contributions would need to be secured via a S106 planning agreement.

6.6.5 Whilst it is acknowledged that the site viability is significantly constrained, the proposals would deliver other tangible benefits in the form of enhancing an existing underused and unkempt urban site in a sustainable location including providing a mix of housing types that respond to the Council's identified housing needs assessment.

6.7 Sustainable Design and Construction

Lifetime Homes

6.7.1 The London Plan and Core Strategy confirm that all new housing is to be built to Lifetime Homes' standards. This is to enable a cost-effective way of providing adaptable homes that are able to be adapted to meet changing needs.

- 6.7.2 The scheme appears to meet the 16 criteria for Lifetime Homes. However, confirmation of this should be secured by condition.

Code for Sustainable Homes

- 6.7.3 Core Policy 4 of the adopted Core Strategy requires that all residential developments should seek to exceed Code Level 3 of the Code for Sustainable Homes. In addition, Policy DMD50 of the Development Management Document expects developments to achieve a minimum Code Level 4 rating from 2013. In this regard, all developments are required to submit a full and detailed pre-assessment report at planning application stage (RIBA Stages C & D) as well as formal certification of credentials under the Code for Sustainable Homes secured by way of a condition in the following formats and at the following times:
- a. a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
 - b. a post construction assessment, conducted by and accredited and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.
- 6.7.4 The evidence submitted indicates that the development is capable of achieving the requisite standards. This can be conditioned subject to appropriate phasing and trigger for the submission of certification. This is consistent with Strategic Objective 2 and Policy CP4 of the Core Strategy, emerging DMD50 of the Development Management Document and Policies 5.1 and 5.2 of the London Plan.

Energy / Energy efficiency

- 6.7.5 The London Plan adopts a presumption that all developments will meet carbon dioxide emission reductions that will improve upon 2010 Building Regulations, leading to zero carbon residential buildings from 2016. Policy 5.2 establishes a target for 2010-2013 to be a 25% improvement over Part L of current Building Regulations which equates to Code Level 4 under the Code for Sustainable Homes.
- 6.7.6 An energy statement has been submitted with the application. This document indicates that a 41.7% saving has been identified overall. In addition, fabric improvements have been stipulated that are within best practice thresholds, thus on balance it is considered that the development adheres to the principles of the energy hierarchy and can be conditioned accordingly.

Drainage

- 6.7.7 The site is located within a critical drainage area although no mitigation for surface water attenuation has been clarified by the applicant. There is opportunity within the site boundaries and its design to accommodate appropriate measures and can therefore be secured via planning condition.

Ecology

- 6.7.8 The ecological assessment submitted has made a number of recommendations for ecological enhancements which Council's Biodiversity Officer is willing to support.
- 6.7.9 Conditions relating to biodiversity enhancements and restricting the clearance of trees / scrub to outside of the nesting season will not be required as the site is completely laid to concrete at present.

Green roof and photovoltaics

- 6.7.10 A green roof (sedum) and photovoltaics have also been proposed although no working designs have been provided. Both matters can be secured by planning condition.

6.8 Community Infrastructure Levy

- 6.8.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015
- 6.8.2 The development is CIL Liable. In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule resulting in a charge of £27,981.79 (indexed).
- 6.8.3 Should permission be granted, a separate CIL liability notice would need to be issued.

7 Conclusion

- 7.1 The proposed development makes efficient use of an urban site in a sustainable location and as such would be acceptable in principle. The design and layout adequately considers the constraints presented by the site and its surroundings to achieve a high quality residential development. Having regard to the considerations set out above and subject to the completion of the necessary legal agreement to secure identified obligations, it is considered on balance that the proposed development is acceptable.

8. Recommendation

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

1. Time limit
2. Development in accordance with plans
3. Details of external materials (including balconies)
4. Details of surfacing materials
5. Details of boundary treatments
6. Details of Sustainable Urban Drainage
7. Details of vehicle and pedestrian access design
8. Details of landscaping and communal recreation area
9. Details of external lighting
10. Acoustic survey and noise control measures
11. Cycle provision (36 spaces) including design of storage/stands
12. Energy statement
13. Energy efficiency
14. Details of Code for sustainable homes compliance (Code 4)
15. Details of balcony privacy screens
16. Details of green/brown roof design (including maintenance regime)
17. Details of photovoltaic cells (including maintenance regime)
18. Details of water efficiency
19. Details of Lifetime Homes
20. Revised location for postal mail boxes

Amendments after discussion with use officer	12.12.14	TH	C
Amendments after meeting with use officer	03.02.12	TH	B
Minor amendments	16.05.14	JS	A
Per comment:	17.06.14	JS	
Revision description	Date	Init	Rev

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Title
**Site Layout Plan
As Proposed**

Project	Park Road, Edmonston	Client	Thornsett Properties
Date	15/01/2014	Drawn by	RjC
Job No	1401	Checked	Scale
		Dwg No	PL-ST-600
		Revision	C

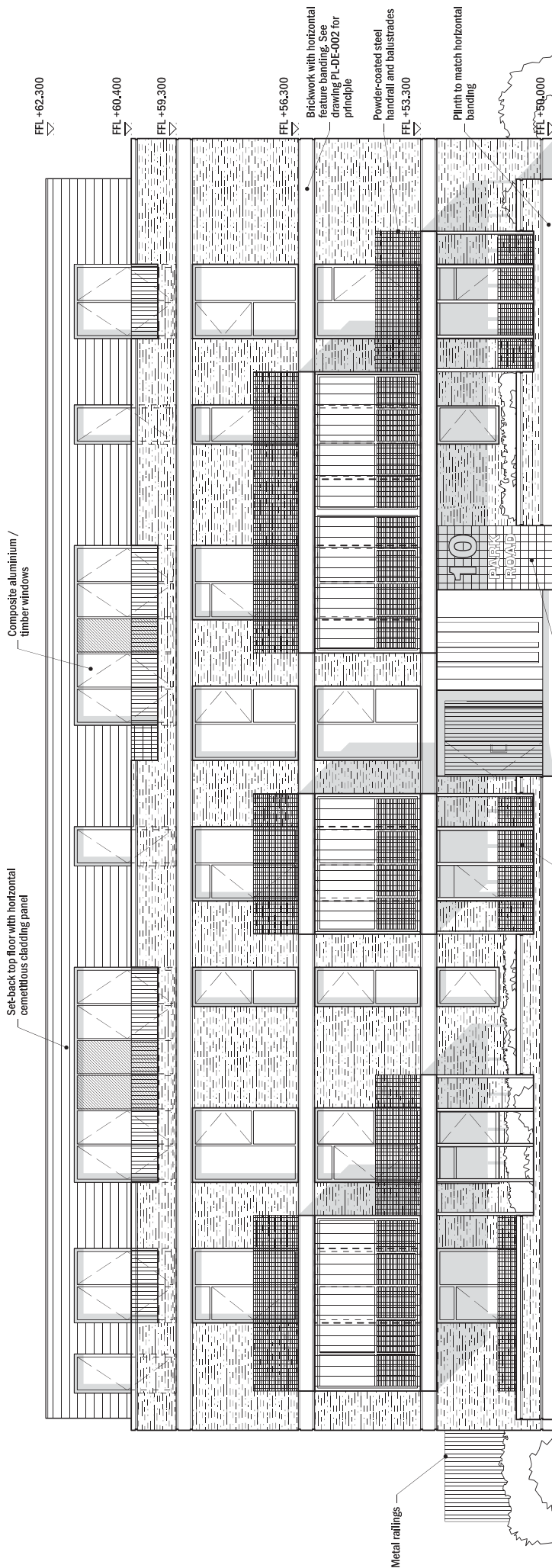
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NETWORK RAIL
LIVERPOOL ST TO CHESHUNT

SOLOMON AVE

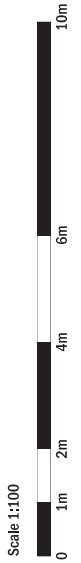
PARK ROAD



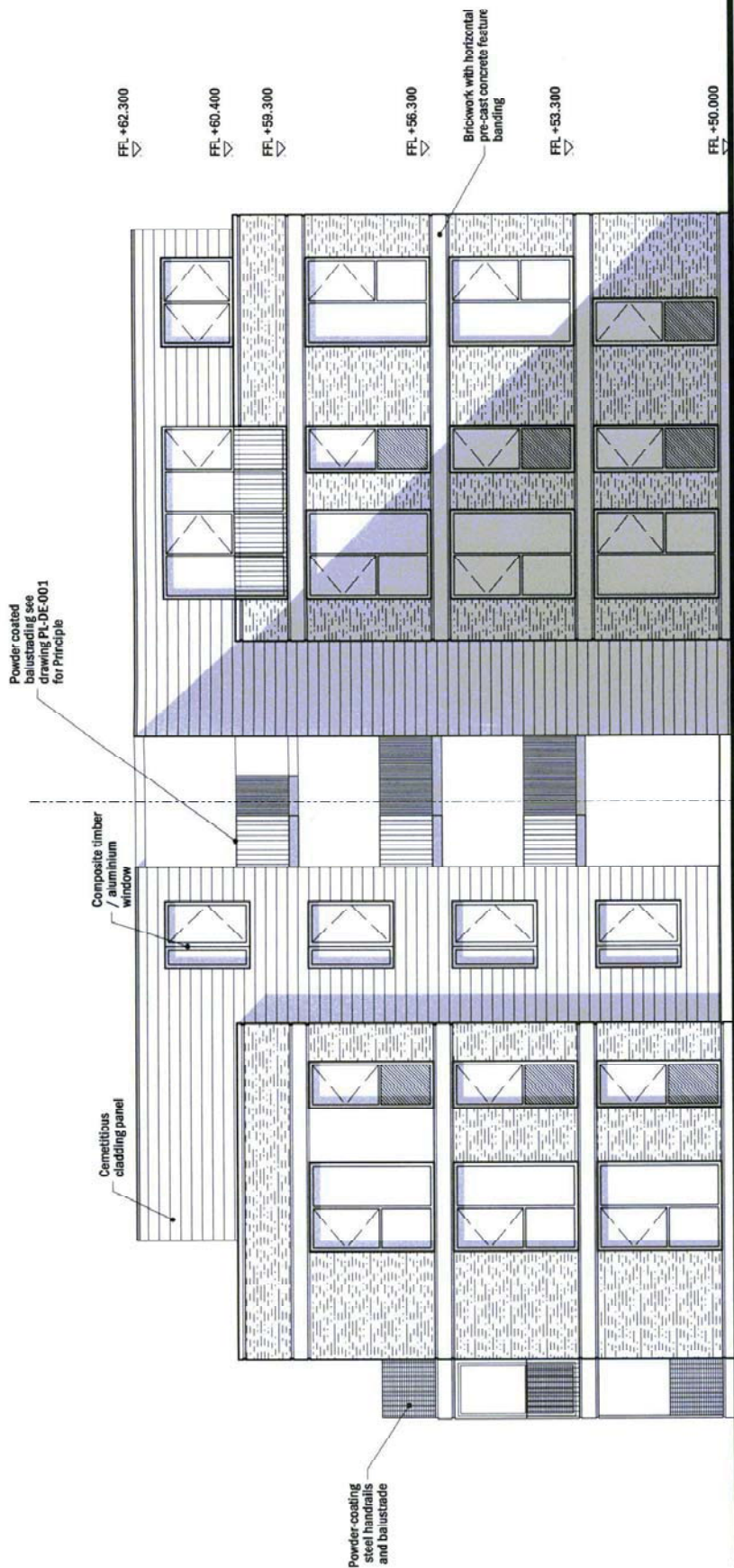
Amendments after discussion with case officer		12.12.14	TH	G
Minor amendments		04.12.14	JS	F
Amendments after meeting with case officer		08.12.14	TH	E
Miscellaneous changes to elevation		16.05.14	RJC	D
Change to parapet height		24.04.14	RJC	C
Revision description		Date	Init	Rev

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Title		Client	
South Elevation As Proposed		Peachwalk Properties	
Project	Park Road, Edmonton	Drawn by	RJC
Date	17.04.14	Checked	
Job No	1401	Scale	1:100@A3
		Revision	G



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Amendments after meeting with case officer	08.12.14	TH	D
Miscellaneous changes to elevation	16.05.14	RJC	C
Coordination with layouts	24.04.14	RJC	B
Alterations to cladding, windows	11.04.14	RJC	A
Revision description	Date	Init	Rev.

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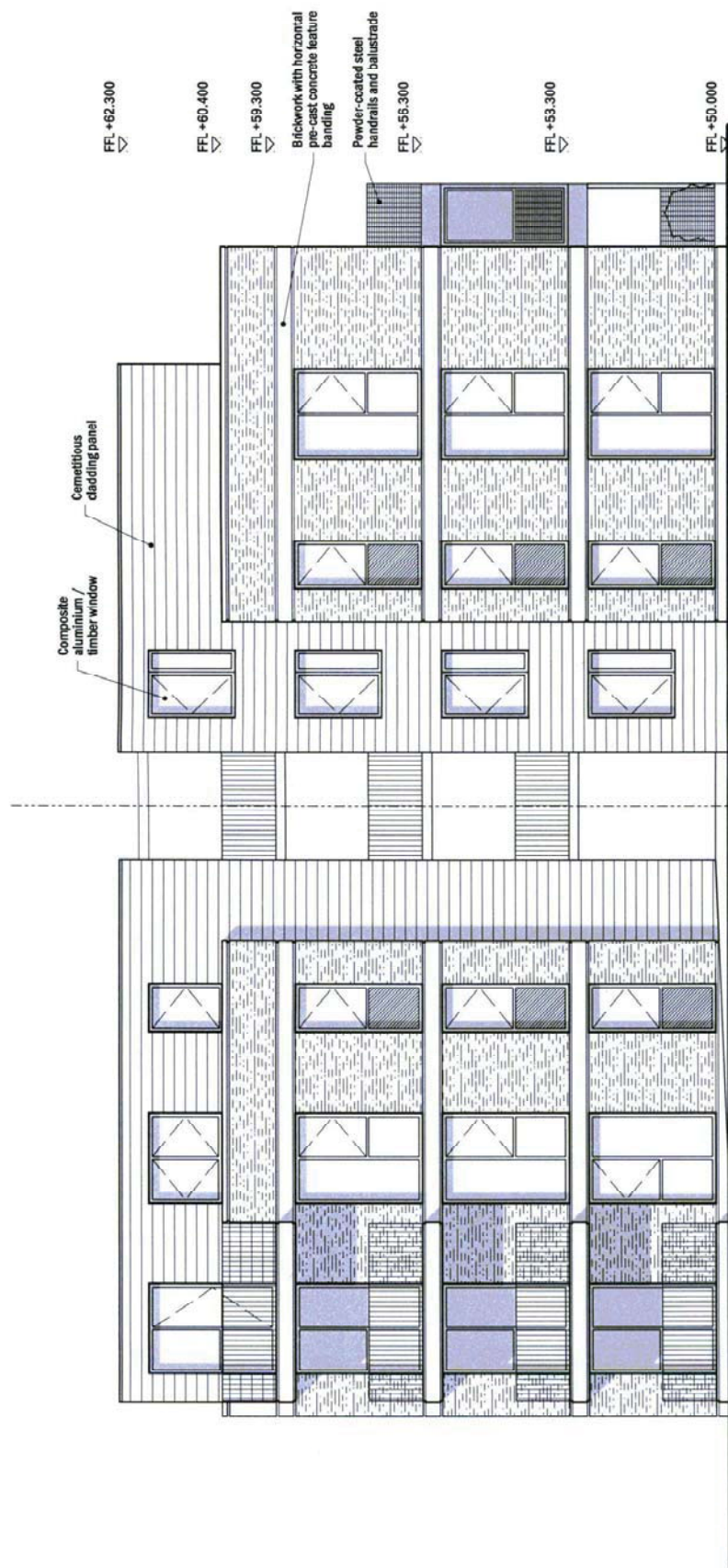
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Title
East Elevation (developed)
As Proposed

Project	Park Road, Edmonton	Client	Peachwalk Properties
Date	17.04.14	Drawn by	RJC
Job No	1401	Checked	
		Scale	1:100@A3
		Revision	D

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Amendments after meeting with case officer	08.12.14	TH	D
Miscellaneous changes to elevation	16.05.14	RJC	C
Coordination with layouts	24.04.14	RJC	B
Alterations to cladding, windows	11.04.14	RJC	A
Revision description	Date	Init	Rev

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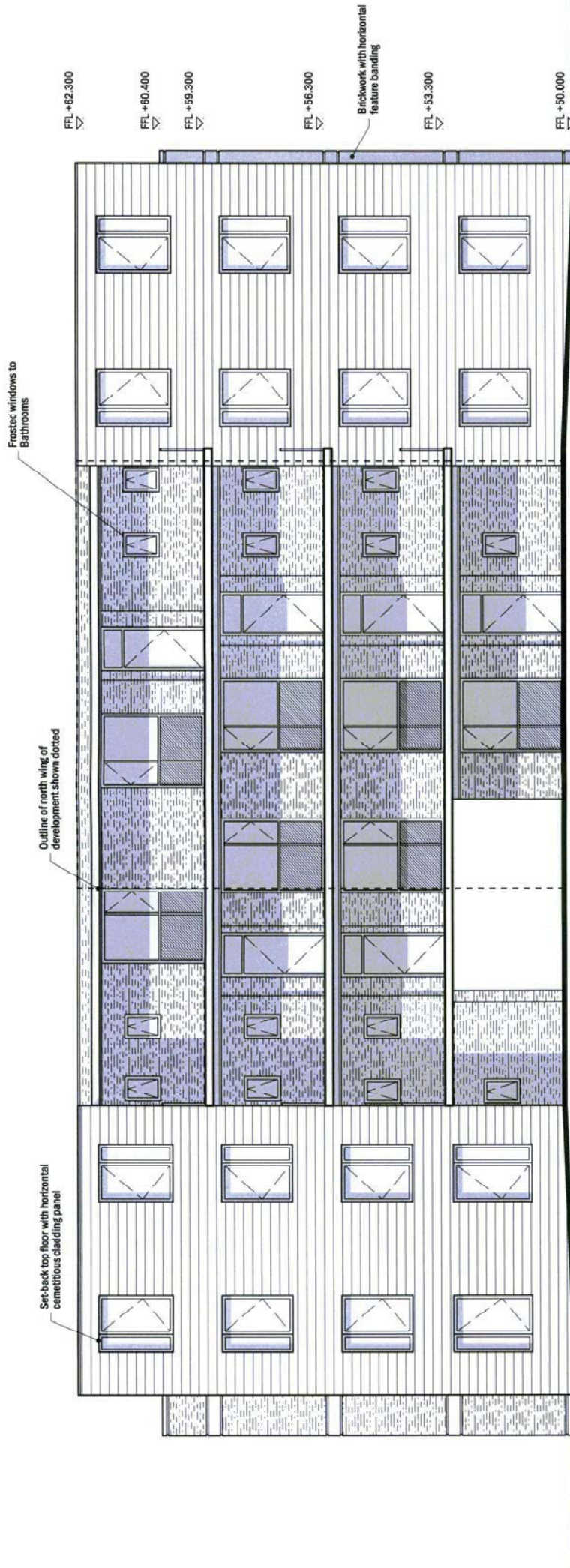
Title
West Elevation (developed)
As Proposed

Project	Park Road, Edmonton	Client	Peachwalk Properties
Date	17.04.14	Drawn by	RJC
Job No	1401	Checked	
		Scale	1:100@A3
		Drawg No	PL-EL-003
		Revision	D

Scale 1:100



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Amendments after meeting with case officer	05.03.14	TH	B
Miscellaneous changes to elevation	16.03.14	JS	A
Revision description	Date	Init	Rev

rcka

Title
North Elevation (Main Block)
As Proposed

Project	Park Road, Edmonton	Client	Peachwalk Properties
Date	17.04.14	Drawn by	RJC
Job No	1401	Checked	Scale
		1:100@A3	Revision
		PL-EL-004	B

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Ms M Demetri 02083796843

Ward:
Southgate Green

Ref: 14/04636/VAR

Category: Variation of condition

LOCATION: 5 Station Road, New Southgate, London, N11 1QJ

PROPOSAL: Removal of condition 2 and 3 of approval TP/84/1598 to allow the sale of non-food goods by catalogue showroom retailer from up to 185m² of the existing sales area.

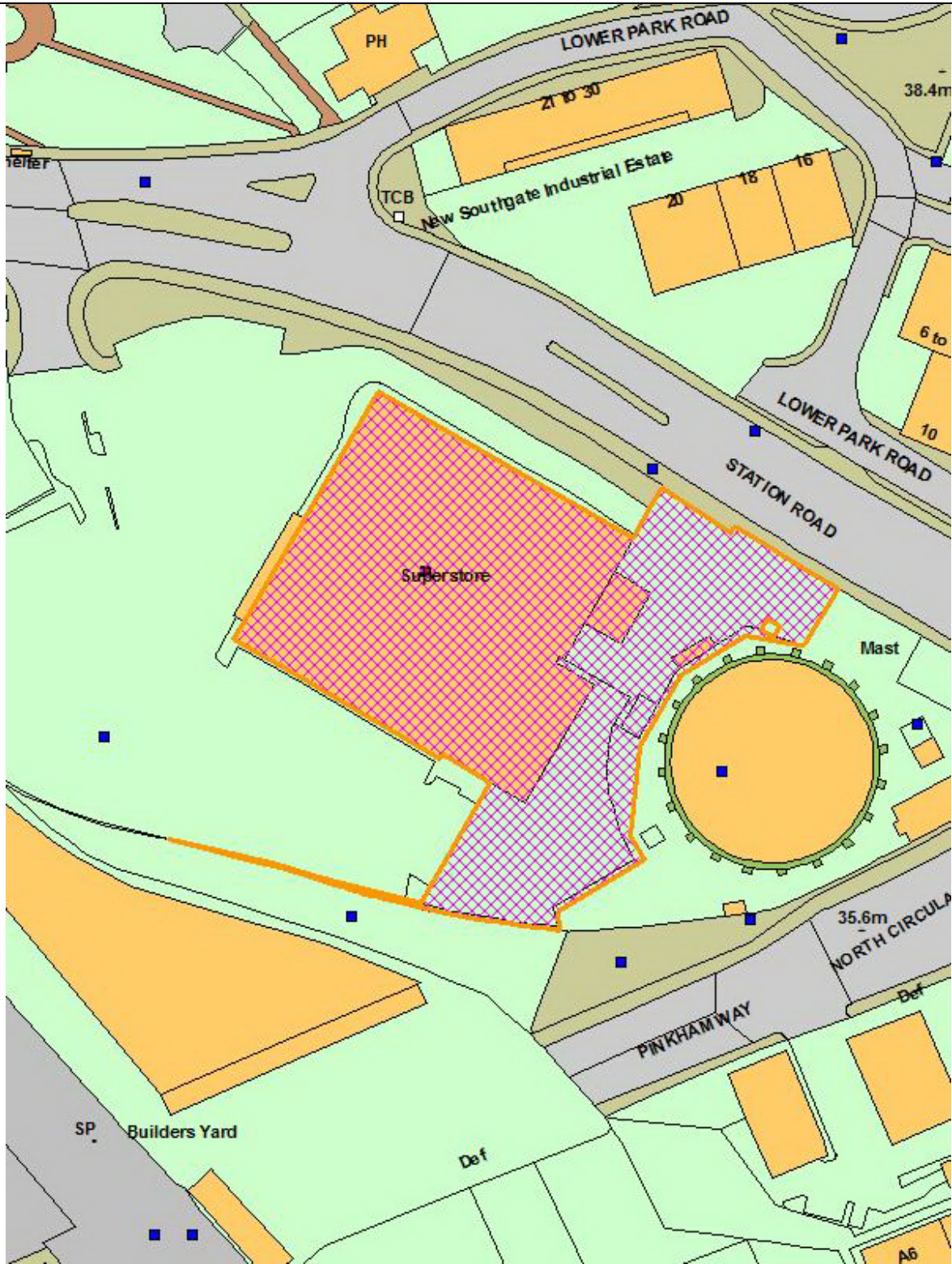
Applicant Name & Address:
c/o Agent
United Kingdom

Agent Name & Address:
Mrs Abigail Hackland
Boon Brown Planning (3471)
Motivo
Alvington
Yeovil
Somerset
BA20 2FG

RECOMMENDATION:

That planning permission be **GRANTED** for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re- imposition of the relevant conditions from the original planning permission.

Ref: 14/04636/VAR LOCATION: 5 Station Road, New Southgate, London, N11 1QJ



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Scale 1:1250

North



1.0 Site and surroundings

- 1.1 The site is the existing Homebase store at 5 Station Road. The Homebase store is in total 4772.6 sqm. This does not include the large car park serving the store.

2.0 Proposal

- 2.1 This is a Section 73 planning application seeking to vary the wording of condition numbers 2 and 3 of application TP/84/1598. The variation application would allow for a variation of the type of retail goods sold on site in order to allow Argos to operate within the existing Homebase unit. The floor space of Argos would be 185 sqm out of the existing 4772.6 sqm of the Homebase unit. This existing floor space does not include the external garden centre and parking area.

- 2.2 The application proposes amendments to the conditions as follows:

Condition 2. That the premises shall be used solely for the purposes of a D.I.Y. retail warehouse for the sale of those products listed in the applicants' letter dated 14th and 30th May 1985, inclusive of the sale and display of any A1 non-food goods by a Catalogue Showroom Retailer from up to 185 square metres of the existing sales area and for no other purpose whatsoever.

Condition 3. That none of the floor space hereby approved shall be made available by the occupiers to other retailers apart from those concessions detailed in the applicants' letter dated 14th May 1985 and a Catalogue Showroom Retailer using up to 185 square metres of the existing sales area, unless otherwise agreed in writing by the Local Planning Authority.

- 2.3 A Catalogue Showroom Retailer is defined as "a retailer selling a wide selection of non-food goods selected by the visiting public from a catalogue or digital browser and supplied to them fully packaged". Argos is defined as a catalogue showroom retailer.

3.0 Relevant Planning History

- 3.1 TP/01/1028 - Extension to existing garden centre, including construction of conservatory and canopy area, together with provision of additional garden centre doors - Granted with conditions.
- 3.2 TP/84/1598 - Erection of retail store and garden centre, having a total of 3300 sqm and 340 car parking spaces - Granted with conditions.

4.0 Consultation

4.1 Statutory and non-statutory consultees

4.1.1 Environmental Health

No objection raised. There is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or contaminated land.

4.1.2 Environment Agency

No objection raised.

4.1.3 Traffic and Transport

No objection raised.

4.2 Public

4.2.1 3 neighbours were notified directly by letter. No responses have been received.

5.0 Relevant Policies

5.1 London Plan

4.7 Retail and town centre development
4.8 Supporting a successful and diverse retail sector
6.13 Parking

5.2 Core Strategy

CP17 Town centres
CP18 Delivering shopping provision across the Borough

5.3 Development Management Document

DMD 25 Locations for new retail, leisure and office development
DMD 45 Parking
DMD 47 Access and servicing

5.3 Other

NPPF
NPPG
North Circular Area Action Plan
New Southgate Master Plan (the site is designated as a Place Shaping Priority Area)

6.0 Analysis

6.1 Principle

6.1.1 The site is identified within the Core Strategy as a Place Shaping Priority Area that require area action plans and/or masterplans. The area action plan and master plan will guide future regeneration within the area. Since the adoption of the Core Strategy, the Council has adopted the North Circular Area Action Plan (NC AAP). The site is designated as Western Gateway Site B within the AAP. The NC AAP identifies opportunities to enhance commercial space. The insertion of an Argos with a floor space of 185 sqm within the existing Homebase would continue to support and enhance the existing commercial space in line with the fundamental aims of the NC AAP.

6.1.2 The site also lies within the New Southgate Masterplan, Western Gateway Homebase site. This masterplan, which is guided by the NC AAP, encourages this area to be completely be regenerated in the next 8 to 10 years. This application would not prejudice this long term ambition.

Sequential test

6.1.3 The proposed Argos insert would utilise a maximum of 185 square metres of the Homebase store which is only 4% of the main buildings gross internal area.

Consequently, an assessment as to whether this floor space would require a sequential test is required to be undertaken as it is a creation of retail space outside of a designated town centre.

- 6.1.4 Firstly, Policy EC14.3 of PPS4 sought only to apply the sequential approach to applications over 200 square metres gross. Whilst this PPS has now been replaced by the NPPF, the principle it established continues to be widely accepted and used throughout planning and planning appeal cases. Under permitted development, there is an allowance of up to 200 sqm floor space to allow the insertion of mezzanine floors to units. Furthermore, the NPPF refers to sequential tests having to be undertaken for proposals exceeding 2,500 sqm. Thus, as there is to be no new retail space and the floor space to be used by Argos is less than 200 sqm, a sequential test would not be required. Thus, given the above there would be no objection to the principle of inserting an Argos within the existing Homebase store, whilst still retaining the existing Homebase.

6.2 Design and residential amenity

- 6.2.1 There are to be no material external alterations proposed. All changes relating to the use would be internal within the fabric of the building. Thus, there would be no impact to visual and residential amenities.

6.3 Highways

- 6.3.1 The original conditions imposed on planning permission TP/84/1598 imposed two restrictions not related to highways. As the use class and the internal floor area are not changing and no external works are proposed, there is no objection to the application from a highway perspective.

6.4 CIL

- 6.4.1 The proposal would not be CIL liable given that the variation of condition relates to altering the existing floor space of Homebase.

7.0 **Conclusion**

- 7.1 No objection is raised to the variation of condition numbers 2 and 3 to allow Argos to operate within the existing Homebase unit. The variation would not undermine the ambitions of the North Circular Area Action Plan or the New Southgate Master Plan. Further, the application would not harm the vitality and viability of the surrounding retail centres and parades.

8.0 **Recommendation**

- 8.1 That planning permission be GRANTED for the variation of condition numbers 2 and 3 of application TP/84/1598 and the re- imposition of the relevant conditions from the original planning permission.

1. That the premises shall be used solely for the purposes of a D.I.Y. retail warehouse for the sale of those products listed in the applicants' letter dated 14th and 30th May 1985, inclusive of the sale and display of any A1 non-food goods by a Catalogue Showroom Retailer from up to 185 square metres of the existing sales area and for no other purpose whatsoever.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside the established shopping areas.

2. That none of the floor space hereby approved shall be made available by the occupiers to other retailers apart from those concessions detailed in the applicants' letter dated 14th May 1985 and a Catalogue Showroom Retailer using up to 185 square metres of the existing sales area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside established shopping areas.

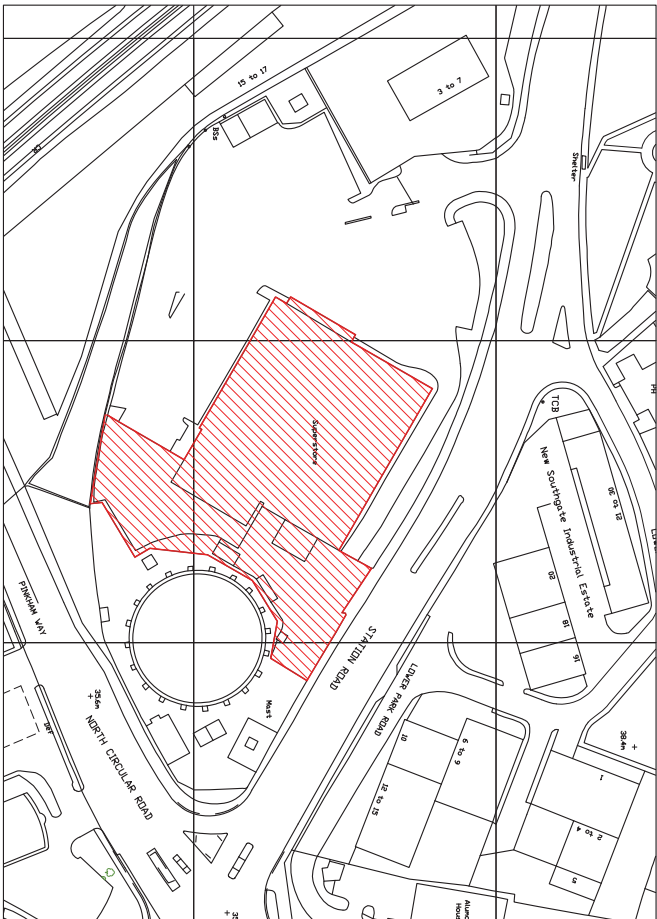
3. That no food shall be sold from the premises.

Reason: To ensure that the use of the site accords with the Local Planning Authority's adopted policy on the location of retail stores outside established shopping areas.

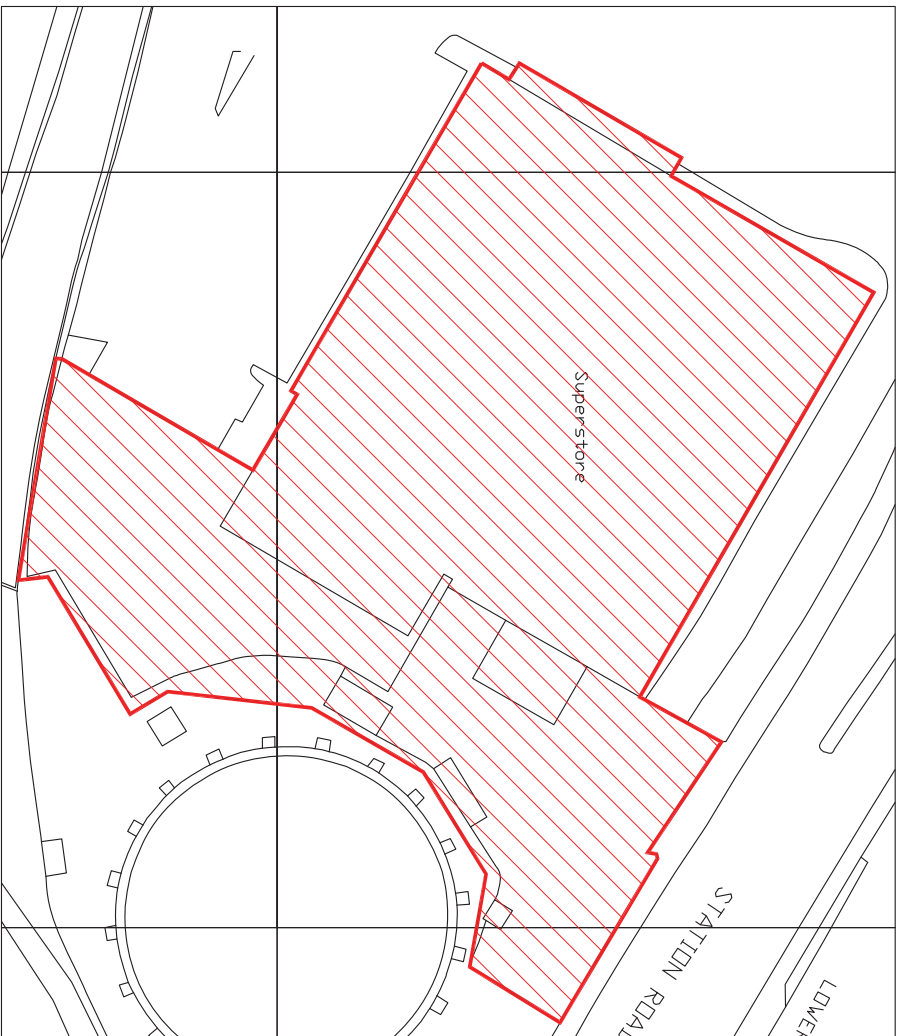
4. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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.

LOCATION PLAN 1:1250



BLOCK PLAN 1:300



- 1. All drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect.
- 2. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
- 3. The architect is not responsible for any construction or other work carried out in accordance with the drawings unless the architect has specifically agreed to be responsible for such work.
- 4. The architect is not responsible for any construction or other work carried out in accordance with the drawings unless the architect has specifically agreed to be responsible for such work.
- 5. The architect is not responsible for any construction or other work carried out in accordance with the drawings unless the architect has specifically agreed to be responsible for such work.

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Drawn	MJP	Check	CMO
Drawn No.	3471/100	Rev.	-

Client
GR Consultancy - Arps

Project Name
Block & Location Plan

Project
ARGOS - London New Southgate

Architect
boonbrown
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103 & 104
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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 24th February 2015

Report of
Assistant Director, Planning,
Highways & Transportation

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

Ward:
Winchmore Hill

Ref: 14/04644/RE4

Category: LBE - Dev by LA

LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21 3QP

PROPOSAL: Use of part of land for nature conservation and biodiversity purposes with educational wildspace including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and education purposes and provision of informal surfaced car park with gated entrance from Woodcroft (PART RETROSPECTIVE).

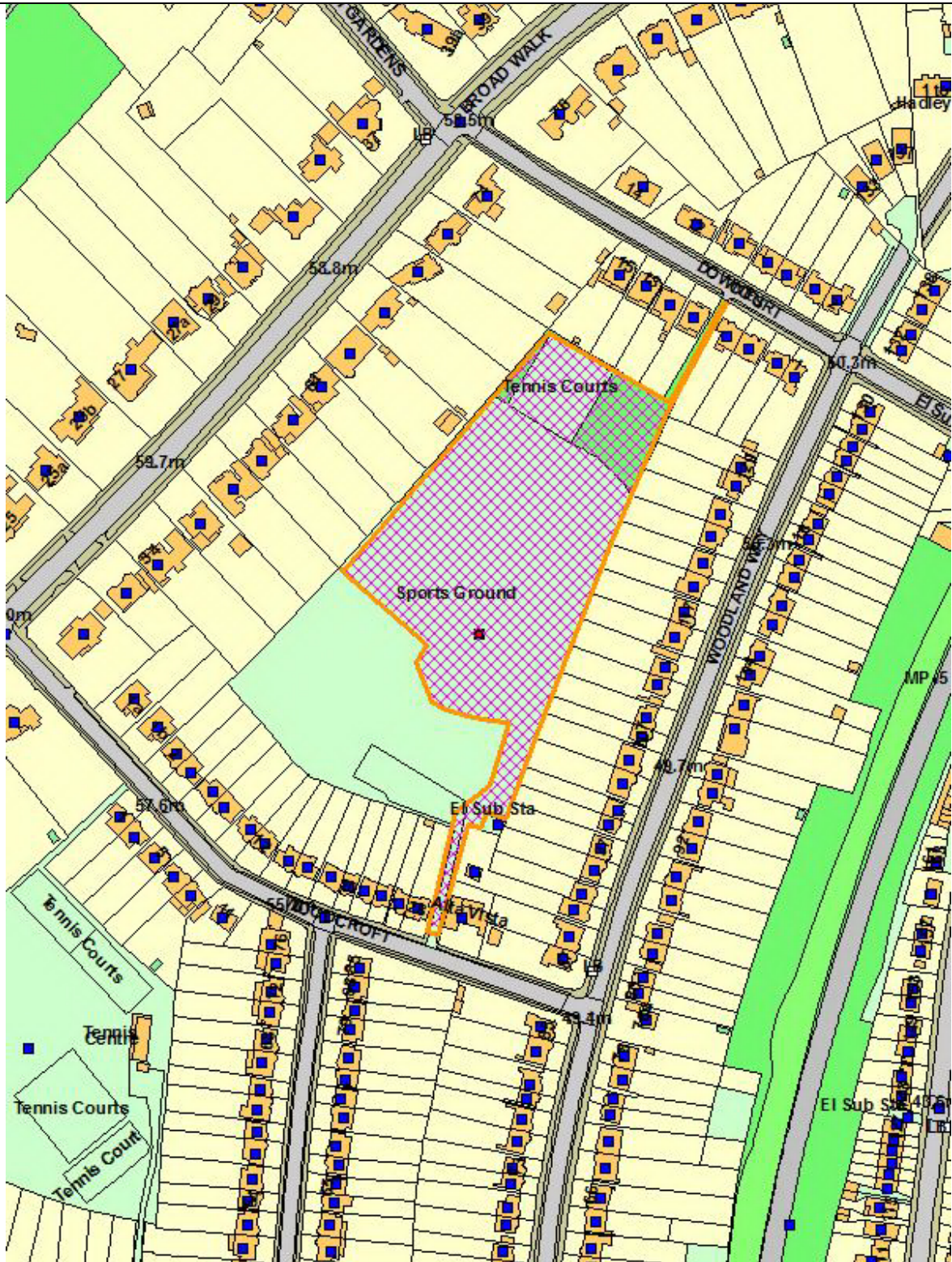
Applicant Name & Address:
Ms Nicky Fiedler
c/o Environment Department
London Borough of Enfield
Civic Centre
Enfield
London
EN1 3XE

Agent Name & Address:
Mr Colin Finlayson
London Borough of Enfield
Civic Centre
Enfield
London
EN1 3XE

RECOMMENDATION:

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

Ref: 14/04644/RE4 LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21 3QP



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The development site is located at the northern and central section of the former Woodcroft Sports Ground. The site is bound by the residential properties along Broad Walk, Woodcroft, Woodland Way and Downes Court. The site is currently accessed via a small access road between Nos. 28 and 30 Woodcroft.
- 1.2 The whole of the former Woodcroft Sports Ground is designated as Local Open Space within the Core Strategy. The application site is also identified as a site of local importance for nature conservation and is known as Woodcroft Wildspace. The southern end of the site is the subject of a planning application for residential development which is reported elsewhere on this agenda.

2.0 Proposal

- 2.1 The proposal is for the use of the northern and central area for nature conservation and biodiversity purposes with educational wildspace including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and educational purposes and provision of informal surfaced car park with gated entrance.

3.0 Relevant Planning Decisions

- 3.1 A planning application has also been submitted for the formalisation of the existing access road and erection of 5 detached dwelling houses on the southern end of the overall Woodcroft Sports Ground (14/04651/FUL). This application is reported elsewhere on this agenda.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transport

No objection.

4.1.2 Environmental Health

No objection

4.1.3 Thames Water

No objection.

4.1.4 Tree Officer

No objection.

4.2 Public response

- 4.2.1 Letters were sent to 86 adjoining and nearby residents. As a result 16 responses have been received in support of the application.

5.0 Relevant Policy

5.1 London Plan

- 2.18 Green infrastructure: the network of open and green spaces
- 3.6 Children and young people's play and informal recreation facilities
- 4.12 Improving opportunities for all
- 6.9 Cycling
- 7.2 An inclusive environment
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.21 Tree and woodland

5.2 Core Strategy

- CP24 The road network
- CP25 Pedestrian and cyclists
- CP30 Maintaining and enhancing the built environment
- CP34 Park playing fields and other open space
- CP36 Biodiversity

5.3 Development Management Document

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DMD 81 Landscaping

5.4 Other

- NPPF
- NPPG

6.0 Analysis

6.1 Principle

- 6.1.1 Policies CP34 and CP36 of the Core Strategy and DMD71 and DMD78 seek to improve and enhance existing open space and preserve nature conservation and biodiversity. The concept of providing an educational wildspace for nature conservation and biodiversity purposes is therefore welcomed as it would be of benefit to the community and the environment.
- 6.1.2 Core Policy 36 seeks to protect, enhance, restore and add to the biodiversity interests within the Borough through the use of parks and open spaces. The scheme includes a number of biodiversity enhancements including beehive

area, meadow with wild flowers, ponds, composting area, orchards, log pile and a bog area. These would encourage a diverse range of flora and fauna within a vibrant ecosystem to contribute towards biodiversity and nature conservation.

6.2 Impact on Character of Surrounding Area

6.2.1 The application proposes a limited number of buildings and structures, such as an apiary and store building with compound, a bird hide and shelter and an EcoGym. Additionally, a surfaced visitor parking area and vehicular and pedestrian access would be provided to the south of the site and a temporary pedestrian entrance to the north of the site (during construction works for housing).

6.2.2 Given the scale and simplistic design of these structures, and the fact that they would be well embedded within the site, it is considered that the structures would not be detrimental to the character and appearance of the area. Additionally, the visitor parking has been well located to the south of the site, adjacent to the proposed new residential development and thus would not encroach on the open nature of the site.

6.3 Impact on Neighbouring Properties

6.3.1 The scale and simplistic design of the proposed structures associated with the site would not be detrimental to the amenities of neighbouring occupiers, particularly given that these structures would be well embedded on the site.

6.4 Highway Safety

Entrance

6.4.1 The existing entrance to the site is located between 28 and 30 Woodcroft. The existing entrance into the site is to be shared between the Wildspace and proposed dwellings to the south. The current means of enclosure separating the former Woodcroft Sports Ground and Woodcroft is a standard gate barrier with other such examples serving local parks in Enfield. This would be replaced with a dwarf walls, brick pillars and fixed open gates. The brick pillars and fixed open gates would be situated behind the front building line of number 28 and 30 Woodcroft. As the gates would be fixed open, those using the Woodcroft Wildspace and the occupiers of the dwelling houses would only appreciate these features. Consequently, no objection is raised to this element of the scheme. It should also be noted that there are to be separate gates within the site securing the dwelling houses and the Wildspace area. As the details of these gates have yet to be advanced, such details can be secured by condition.

Access road

6.4.2 The access road is currently 5.9m wide. The proposal seeks to reduce the width to 4.1 metres which would then widen to 5.5 metres to enable the inclusion of a passing place. To either side of the 4.1m wide access road is to be a 0.9m planted margin. It is envisaged that this planted margin, once established, would reduce impact to the neighbours at number 28 and number 30 Woodcroft, with regards to noise. This space would also incorporate a pedestrian pathway, which can also be utilised by disabled

users. Details of the hard surfacing and landscaping details could be secured by way of a condition. Further, it should also be noted that if lights are approved along the access road, they would be required to be downlighters which would reduce the overall light glare that could occur.

6.4.3 Overall the access and parking arrangements associated with the use of the site are acceptable.

6.5 Trees

6.5.1 The tree officer has raised no objections to this aspect of the development.

6.6 CIL

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

6.6.2 The proposed development is not liable for CIL.

7.0 **Conclusion**

7.1 The creation of a wildspace area for nature conservation and biodiversity purposes would enhance nature conservation and biodiversity at the site, as well as improving educational resources, having regard to policies CP34 and CP36 of the Core Strategy and DMD71 and DMD78 of the DMD. Additionally, the proposed buildings and car park would not detract from the visual or residential amenities of the site. Furthermore, the proposal would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

8.0 **Recommendation**

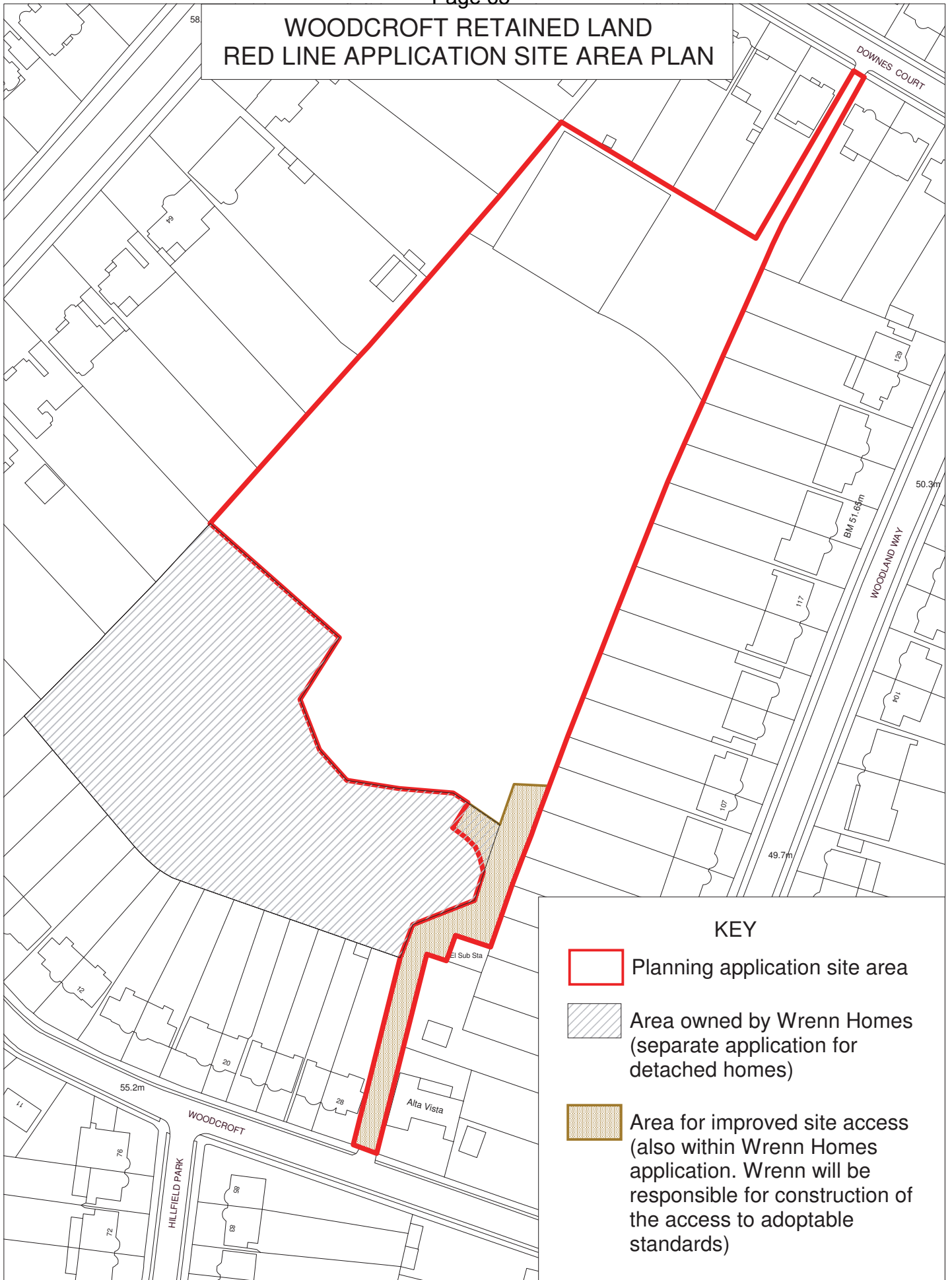
8.1 That planning permission be GRANTED subject to the conditions summarised below:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C09 Details of Hard Surfacing
4. C11 Details of Enclosure
5. C17 Landscaping (including bat and bird boxes)
6. C4 Details of development – access




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

11. Pedestrian pathway details
12. Trees: Site supervision requirements
13. External lighting – siting and position

WOODCROFT RETAINED LAND RED LINE APPLICATION SITE AREA PLAN

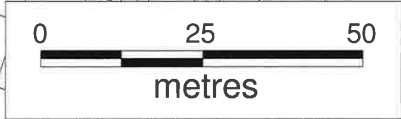
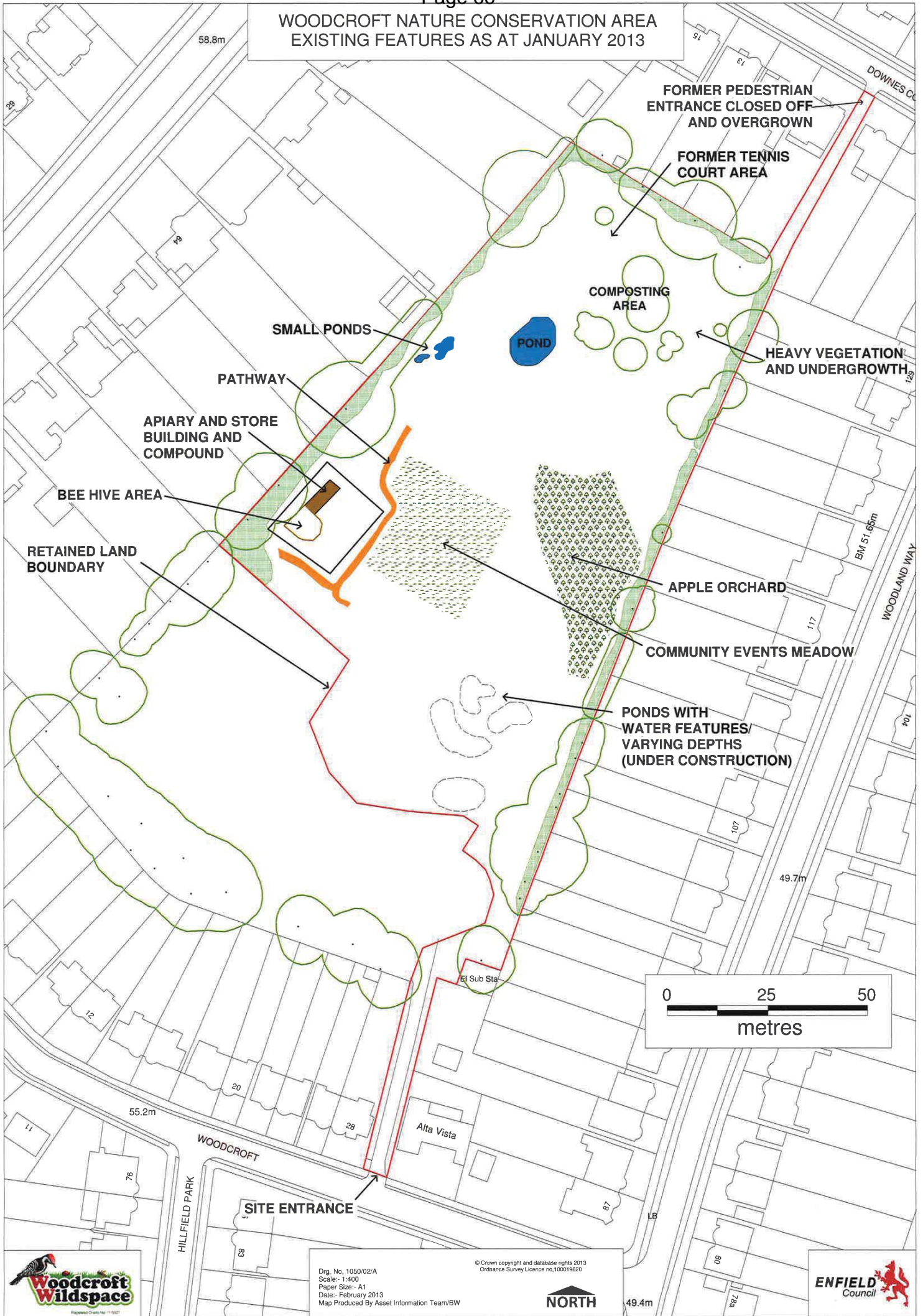


KEY

-  Planning application site area
-  Area owned by Wrenn Homes (separate application for detached homes)
-  Area for improved site access (also within Wrenn Homes application. Wrenn will be responsible for construction of the access to adoptable standards)



WOODCROFT NATURE CONSERVATION AREA
EXISTING FEATURES AS AT JANUARY 2013

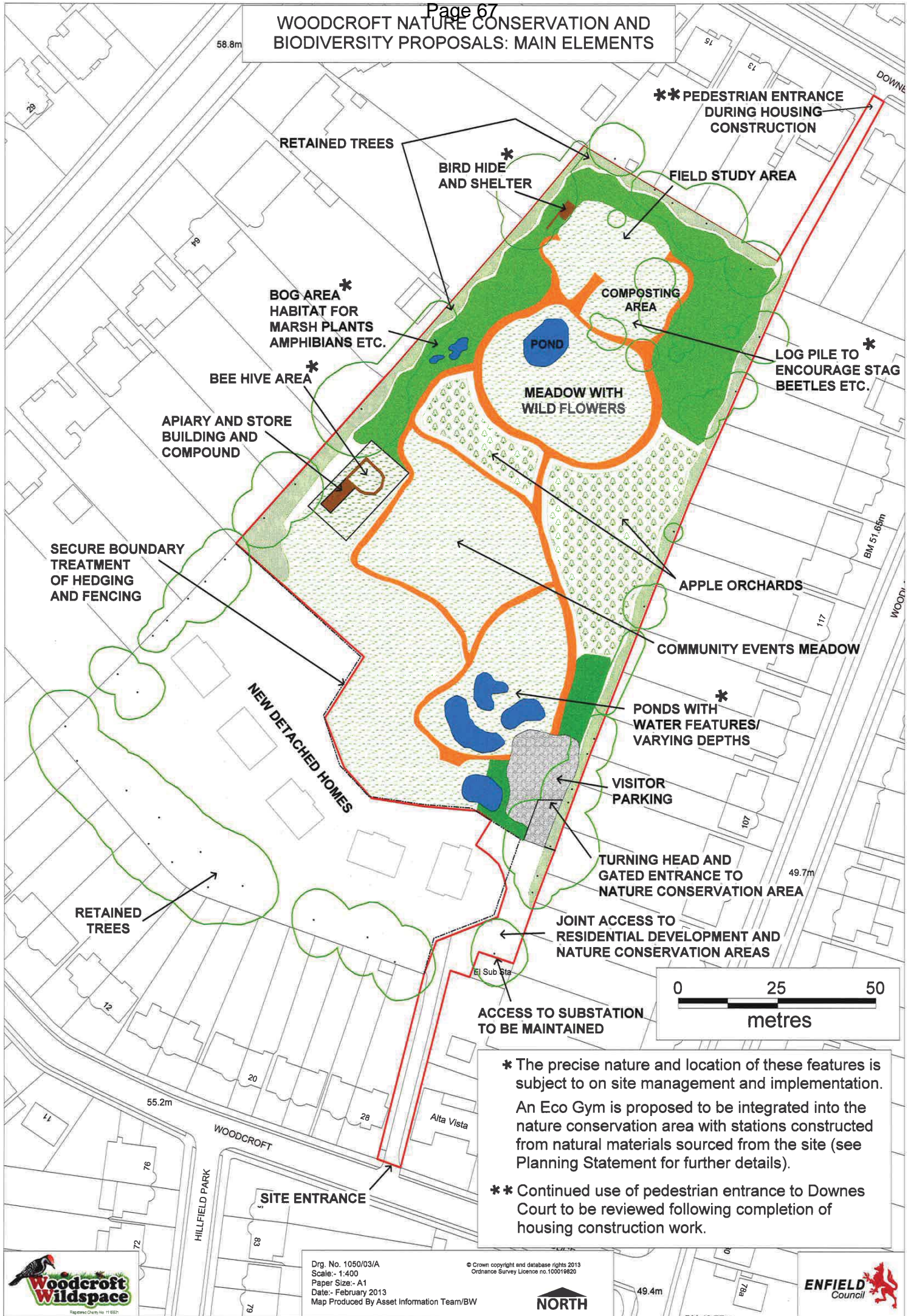


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Paper Size: A1
Date: February 2013
Map Produced By Asset Information Team/BW

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WOODCROFT NATURE CONSERVATION AND BIODIVERSITY PROPOSALS: MAIN ELEMENTS



* The precise nature and location of these features is subject to on site management and implementation. An Eco Gym is proposed to be integrated into the nature conservation area with stations constructed from natural materials sourced from the site (see Planning Statement for further details).

** Continued use of pedestrian entrance to Downes Court to be reviewed following completion of housing construction work.



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 Date:- February 2013
 Map Produced By Asset Information Team/BW

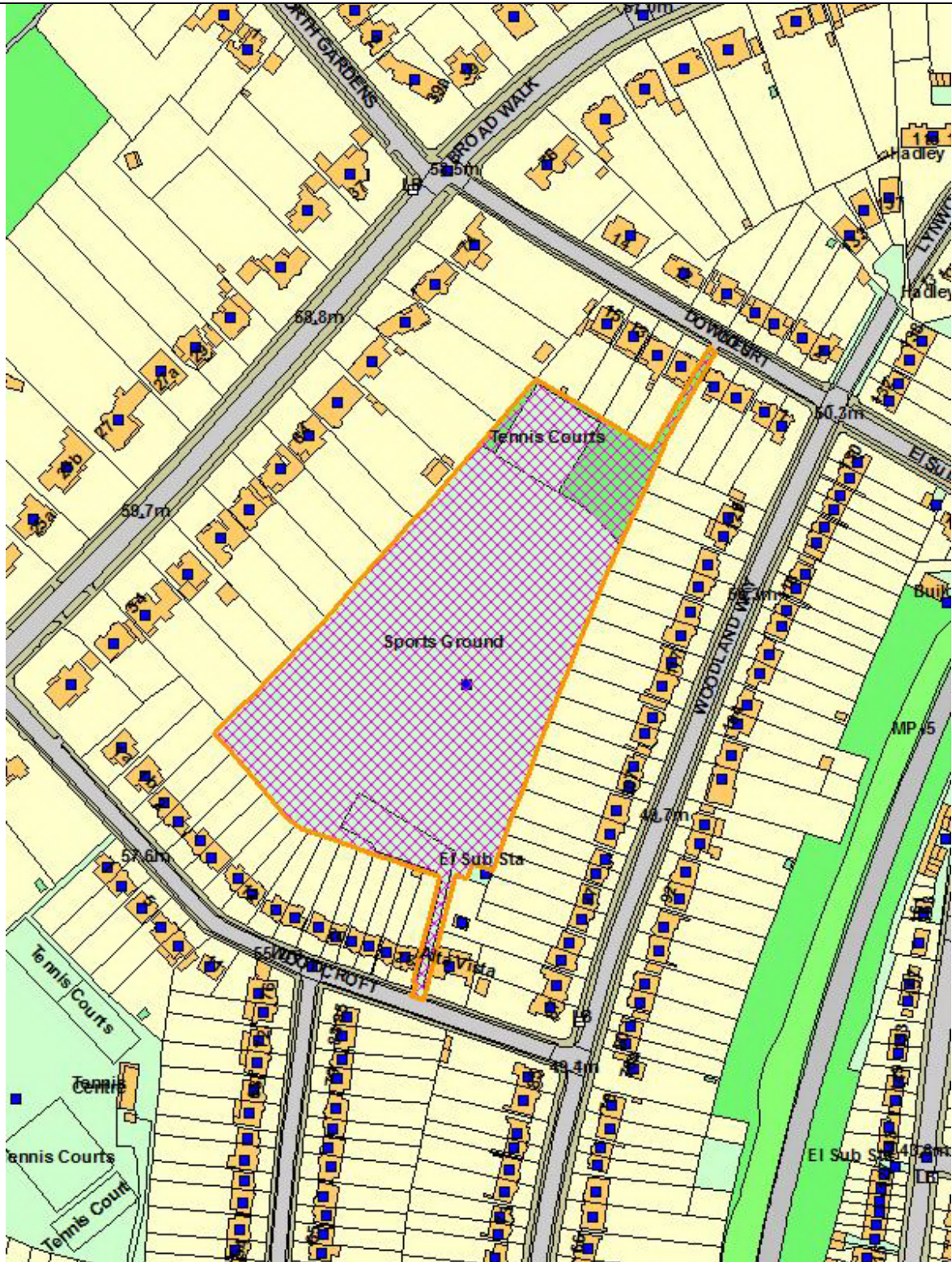
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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 24th February 2015
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms M Demetri 02083796843	Ward: Winchmore Hill
Ref: 14/04651/FUL		Category: Full Application
LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21		
PROPOSAL: Redevelopment of southern part of site by the erection of 5 x 5-bed 2-storey detached single dwellings with balconies at first floor front, front dormer windows, integral garage to plots 1 -4 and a detached double garage to plot 5 and shared access road with open gated access to Woodcroft entrance and shared driveway serving plots 1 - 5.		
Applicant Name & Address: Mr Thomas Wrenn 53 West End Lane Pinner Middlesex HA5 1AH UK		Agent Name & Address: Mr Andy Smith 65 Beaconsfield Road Surbiton Surrey KT5 9AW UK
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		

Ref: 14/04651/FUL LOCATION: Woodcroft Sports Ground, Woodcroft, London, N21



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The development site is situated at the southern end of the former Woodcroft Sports Ground. The site is bound by the residential properties along Broad Walk, Woodcroft, Woodland Way and Downes Court. The site is currently accessed via a small access road between Nos. 28 and 30 Woodcroft.
- 1.2 The whole of the former Woodcroft Sports Ground is designated as Local Open Space within the Core Strategy. Part of the site (excluding the area the subject of this application) is identified as a site of local importance for nature conservation and is known as Woodcroft Wildspace. The application site is located at the southern end of the open space and is made up of hard standing, grass and some mature trees, particularly around the southern boundary where there are designated Tree Preservation Orders (TPOs).

2.0 Proposal

- 2.1 The application seeks planning permission for the development of the southern part of the site to include the formalisation of the existing access road from Woodcroft and the erection of 5x 5 bed detached 2 storey dwelling houses. Four of the houses would incorporate an integral garage with one house having a detached double garage within its curtilage. The houses would be positioned to front a new access/driveway and would be orientated such that their rear gardens back on to the rear gardens of the existing properties in Woodcroft.

3.0 Relevant Planning Decisions

- 3.1 Prior to the submission of this planning application, an Environmental Impact Assessment (EIA) Screening Opinion was submitted to the Council seeking to establish if the development proposed required the submission of an EIA (reference P12-01359SOR). The Council decision confirmed that the proposed development does not warrant the submission of an EIA being of only local importance and in the absence of any significant environmental impacts beyond the local area.
- 3.2 A further application (14/04644/RE4) for the use of the remainder of the open space for nature conservation and biodiversity purposes with educational wildspace, including habitat creation and enhancement, construction of water features, use of site sourced materials for exercise circuit (EcoGym), single storey timber building (apiary) for biodiversity management and education purposes and provision of informal surfaced car park with gated entrance from Woodcroft is reported elsewhere on this agenda.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transport

No objection raised, subject to the imposition of conditions relating to the access design, construction traffic management details and levels.

4.1.2 Thames Water

No objection.

4.1.3 Tree Officer

No objection raised subject to the scheme being implemented in accordance with the submitted arboricultural details and a condition regarding site supervision.

4.1.4 Southgate District Civic Trust

Objection to the loss of the wildspace and trees on the site. Further, the development would need to be sustainable.

4.2 Public response

4.2.1 Letters were sent to 86 adjoining and nearby residents. As a result 4 responses have been received and these raise the following objections:

- Loss of Protected Open Green Space.
- Traffic and Access implications.
- Biodiversity impact.
- Ecology impact.
- Impact to trees that are protected and not protected.
- Design of the proposal.
- The gated community this would create.
- Privacy implications.
- Flood risk implications including surface water.
- Overdevelopment.
- Security issues.
- Contrary to the local plan requirement.

5.0 Relevant Policy

5.1 London Plan

- 2.18 Green infrastructure: the network of open and green spaces
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.8 Housing choice
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.14 Existing housing
- 3.11 Affordable housing targets
- 4.12 Improving opportunities for all
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.9 Cycling

- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.1 Building London's neighbours and communities
- 7.2 An inclusive environment
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.21 Tree and woodland

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP3 Affordable housing
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24 The road network
- CP25 Pedestrian and cyclists
- CP30 Maintaining and enhancing the built environment
- CP34 Park playing fields and other open space
- CP36 Biodiversity
- CP46 Infrastructure contributions

5.3 Development Management Document

- DMD2 Affordable Housing for Developments of less than 10 units
- DMD3 Providing a Mix of Different Sized Homes
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development
- DMD9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD 47 New roads, access and servicing
- DMD 50-58 Tackling Climate Change
- DMD 61 Managing surface water
- DMD 71 Protection and enhancement of open space
- DMD 72 Open space provision
- DMD 78 Nature conservation
- DMD 79 Ecological enhancements
- DMD 80 Trees on development site
- DMD 81 Landscaping

5.4 Other

- NPPF
- NPPG
- Housing SPG
- Section 106 SPD

6.0 Analysis

6.1 Principle

6.1.1 DMD 71 of the Development Management Document states that the loss of open space will be resisted unless replacement open space can be re-provided in the same locality and of better quality or it has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

6.1.2 The application site represents 30% of the overall Woodcroft site, which includes the access road into the site. The remainder of the Woodcroft site has become a semi-natural open space with a nature conservation emphasis and is subject to a planning application with the aim to create a formal habitat and enhance the existing biodiversity at the site

6.1.3 The planning application is accompanied by an Open Space Assessment to support the loss of the open space proposed. The Assessment found that the designated catchment area has sufficient access to district parks, public parks, playing fields, child play provision and ecological designation. The area is deficient in allotments and metropolitan parks. Given the size of the whole of the former Woodcroft Sports Ground, the site could not be a metropolitan park like Broomfield Park, Grovelands Park and Trent Park. Further, in regards to the provision of allotments, this is not a site identified to provide formal allotment space. However, the remainder of the open space will include community growing space in addition to the orchard and apiary. In this instance therefore, it is considered that the Open Space Assessment has appropriately demonstrated that the loss of this limited area of open space would be not lead to a deficiency in the local catchment area and could be supported.

6.1.4 Further, the proposal would be compatible with Policies 3.3 and 7.5 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. Accordingly, the principle of the erection of a detached dwelling on this site is considered acceptable. However, this position must be qualified in relation to other material considerations including: achieving an appropriate residential mix in keeping with the character of the area; adequate internal floor space and layout; servicing; parking provision and residential amenity.

6.2 Impact on Character of Surrounding Area

6.2.1 The proposed five two-storey dwellings would be presented in a linear pattern within the site, with two turning heads forming part of the layout. The development would face towards the Woodcroft Open Space with an access road running in front of the development with some landscaping interspersed around the proposed dwellings. The front boundary, which separates the Woodcroft Wildspace and the development would include soft landscaping. This is not only beneficial in regards to ecology but also provides a soft transition between the dwelling houses and the Wildspace.

6.2.2 The dwelling houses would have similar ridge and eaves heights to the surrounding dwelling houses. Their overall scale, mass and separation distances would also be similar to the prevailing character of the surrounding area. The rear garden areas are in excess of 20m long, consistent with the existing pattern of development.

6.2.3 Each dwelling house has been designed to appear slightly different. However, all are traditionally designed houses with a strong eaves overhang and fenestration detailing. Details in regards to materials can be secured by way of condition to ensure that the quality matches that of the surrounding area.

6.3 Housing Mix and Floorspace

6.3.1 The most recent Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger dwellings, particularly three and four bed houses. Additionally, the NPPF focuses on the delivery of housing including the provision of larger family units. The proposal is for five 5-bedroom dwellings. Although a 5 bedroom dwelling house has not been specifically mentioned within the needs assessment, it would still be defined as a family dwelling house, for which there is a need. Therefore, the proposal adheres to the identified housing needs of the Borough and thus complies with Policy 5 of the Core Strategy, as well as DMD5 of the Development Management Document.

6.3.2 The London Plan now contains minimum standards for the size of new residential accommodation that replaces the Council's Supplementary Planning Guidance. Below is a table showing the comparison of the proposed scheme and the minimum floor area required by the London Plan

House	Type	GIA – London Plan 2011 (sq m)
1	4b6p	107

6.3.3 The London Housing SPG does not provide a figure for 5 bedroom dwelling houses. However, what can be noted is that the 5 dwelling houses each exceed the requirement for 4 bedroom houses but also each bedroom and living/kitchen area is generous beyond the requirements of the Housing SPG. Consequently, it is considered that the floor space provided is acceptable. The proposal would comply with policy 3.5 of the London Plan (including REMA), CP4 of the Core Strategy, DMD8 of the Development Management Document, The Mayor of London Housing Supplementary Planning Guidance as well as the NPPF.

6.4 Amenity Space Provision

6.4.1 DMD 9 does not state a specific requirement for amenity space for 5 bedroom units. For 4 bedroom units the requirement is in 35 sqm. The proposed dwelling houses each provide in excess of 100 sqm. Thus, it can be concluded that the proposal provides more than adequate amenity provision for a 5 bedroom dwelling house.

- 6.4.2 A conditions is recommended to require details of landscaping of the garden areas to ensure an appropriate setting and enhance the biodiversity of the site. Further, this condition will also aid in the landscaping of the whole site to ascertain the species to be used between the dwelling houses and the space between the north and south end of the site.

6.5 Impact on Neighbouring Properties

- 6.5.1 The DMD requires a separation distance of 25m between rear facing windows and proposed developments. The proposed dwelling houses are in excess of this requirement given the depth of the existing rear gardens surrounding the site and the depth of the proposed rear gardens. The flank elevations of plot 1 and plot 5 are also in excess of 25m, where DMD 10 requires 11m. Thus, the proposal exceeds the requirements of the DMD and there would be no undue harm to existing residents through a loss of light, outlook or privacy.

6.6 Highway Safety

Entrance

- 6.6.1 The existing entrance to the site is located between 28 and 30 Woodcroft. The existing entrance into the site is to be shared between the development site and the Wildspace to the north. The current means of enclosure separating the former Woodcroft Sports Ground and Woodcroft is a standard gate barrier with other such examples serving local parks in Enfield. This is to be replaced with a dwarf walls, brick pillars and fixed open gates. The brick pillars and fixed open gates would be situated behind the front building line of number 28 and 30 Woodcroft. As the gates will be fixed open, those using the Woodcroft Wildspace and the occupiers of the dwelling houses would only appreciate these features. Consequently, no objection is raised to this element of the scheme. It should also be noted that there are to be separate gates within the site securing the dwelling houses and the Wildspace area. As the details of these gates have yet to be advanced, such details can be secured by condition.

Access road

- 6.6.2 The access road is currently 5.9m wide. The proposal is to reduce the width to 4.1 metres which would then widen to 5.5 metres to enable the inclusion of a passing place. To either side of the 4.1m wide access road is to be a 0.9m planted margin. It is envisaged that this planted margin, once established, would reduce impact to the neighbours at number 28 and number 30 Woodcroft, with regards to noise. This space would also incorporate a pedestrian pathway, which can also be utilised by disabled users. Details of the hard surfacing and landscaping details can be secured by way of a condition. Further, it should also be noted that if lights are approved along the access road, they would be required to be downlighters which would reduce the overall light glare that could occur.

Parking

- 6.6.3 Plot 1, 2, 3 and 4 would have a double garage and 1 space on the hard standing to accommodate a vehicle. These three spaces comply with the requirements of the London Plan and the DMD. A condition regarding the conversion of the garage to habitable accommodation would need to be

imposed to ensure that the garages are not converted to provide the required parking spaces on site. Plot 5 would have a detached double garage as well as two spaces to park cars to the front. Plot 5 would therefore also provide the required parking requirements.

6.6.4 Overall the proposed development is considered acceptable in terms of access and parking provision.

6.7 Affordable Housing

6.7.1 Core Policy 3 of the Core Strategy advises that a contribution towards affordable housing will be expected on all new housing sites and for developments of less than 10 dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing. The requirement to pay a financial contribution is subject to viability. If it is considered that the contribution would affect the viability of the development, the applicant should submit a viability assessment to justify the absence of an appropriate level of contribution.

6.7.2 On 28th November 2014 the Government introduced immediate changes to the National Planning Practice Guidance to state that contributions for affordable housing and tariff style planning obligations should not be sought for small scale and self-build developments containing 10 units with a gross area of no more than 1000sq.m. In the light of the implications for this for the Councils adopted DMD policy, a report was taken to the Local Plan Cabinet Sub Committee on 15th January 2015. At the meeting and in the light of guidance issued, Members agreed the approach set out below for dealing with planning applications and as the basis for future consultation on the revised S106 SPD:

- Education contributions will no longer be required for developments of less than 11 units.
- Affordable housing contributions may still be sought for developments of 1-9 units in accordance with the following:
 - Individuals and self-builders will be exempt from requiring to pay affordable housing contributions;
 - Contributions may continue to be required from other developers subject to viability testing, with a view to ensuring that contributions do not result in a disproportionate burden and an obstacle to the delivery of housing.

6.7.5 The application in this instance has been submitted by a developer. It has been subject to viability testing and a contribution of £436,158,60 has been agreed. This will be secured through a section 106 unilateral agreement.

6.8 Trees

6.8.1 In total 13 trees are to be removed, and 42 trees are to be retained within the whole of the former Woodcroft Sports Ground. The Tree Officer has assessed the scheme and has raised no objection to the removal of the trees

concerned and is satisfied that the proposed development would not compromise the trees to be retained trees, including the trees covered by a TPO. A site plan with the proposed utility routes has also been submitted demonstrating that their siting would be well away and would not harm the protected trees. Further, an arboricultural method statement has been submitted providing technical details as to how the scheme can be implemented safeguarding the protected trees. Overall, no objection is raised subject to a condition for site supervision.

6.9 Ecology

6.9.1 There are no perceived impacts to ecology as stipulated within the Ecology Report submitted.

6.10 Sustainable Design and Construction

6.9 Core Strategy Policy 4 States that new housing developments should seek to exceed the Code for Sustainable Homes Level 4 and should be built to Lifetime Homes Standards. A Code for Sustainable Homes Pre – Assessment has been submitted which indicates Code Level 4 can be achieved and an Energy Statement has been submitted demonstrating that PV panels, a highly efficient heating and ventilation system and thermal bridging should be used at the property in order to embrace the requirements of the Core Strategy and Building Regulations. Details can be secured by way of a condition to ensure that the sustainability of the development is achieved.

6.10 CIL

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

6.10.2 The applicant has indicated that the new development would create 1237 square metres in gross internal floor area. On this basis, the calculation and sum arising would be as follows:

$$(\text{£}20/1237\text{m}^2) \times (1237 \text{ m}^2) \times 249/223 = \text{£}27,624.48$$

6.10.3 Should permission be granted, a separate CIL liability notice would need to be issued.

7.0 **Conclusion**

7.1 The development of this part of the site for residential purposes would not lead to a deficiency in open space provision in the local catchment area. The proposal would increase the Borough's housing stock and would not detract from the residential character and amenities of the surrounding area and in particular, the visual amenities or privacy of the occupants of the surrounding

area. Further, the proposal would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

8.0 Recommendation

8.1 That planning permission be GRANTED subject to the following conditions as summarised below:

1. C60 Approved Plans
2. C51A Time Limited Permission
3. C07 Details of materials
4. C09 Details of Hard Surfacing
5. C11 Details of Enclosure
6. C19 Details of Refuse Storage / Recycling Facilities
7. C17 Landscaping (including bat and bird boxes)
8. C4 Details of development – access
9. Evidence confirming the development achieves Code rating of no less than Code Level 4 shall be submitted to and approved in writing by the LPA. The evidence required shall be provided in the following formats.

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 development.

b) A post construction assessment, conducted by an accredited Code Assessor and supported by relevant BRE accreditation certificate shall be submitted following the practical completion of the development and prior to first occupation. The development shall be carried out strictly in accordance with the details so approved, and shall be maintained as such thereafter and no changes 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 strategic objectives of the Council and Policies 3.5, 5.2, 5.3 of the London Plan, CP4 of the Core Strategy as well as having regard to the NPPF.

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

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

11. The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 25% 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. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the 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.

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

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

12. The development shall be implemented to accord with Lifetime Homes standards. Prior to occupation of the development evidence confirming compliance shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained as such thereafter.

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

13. 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. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

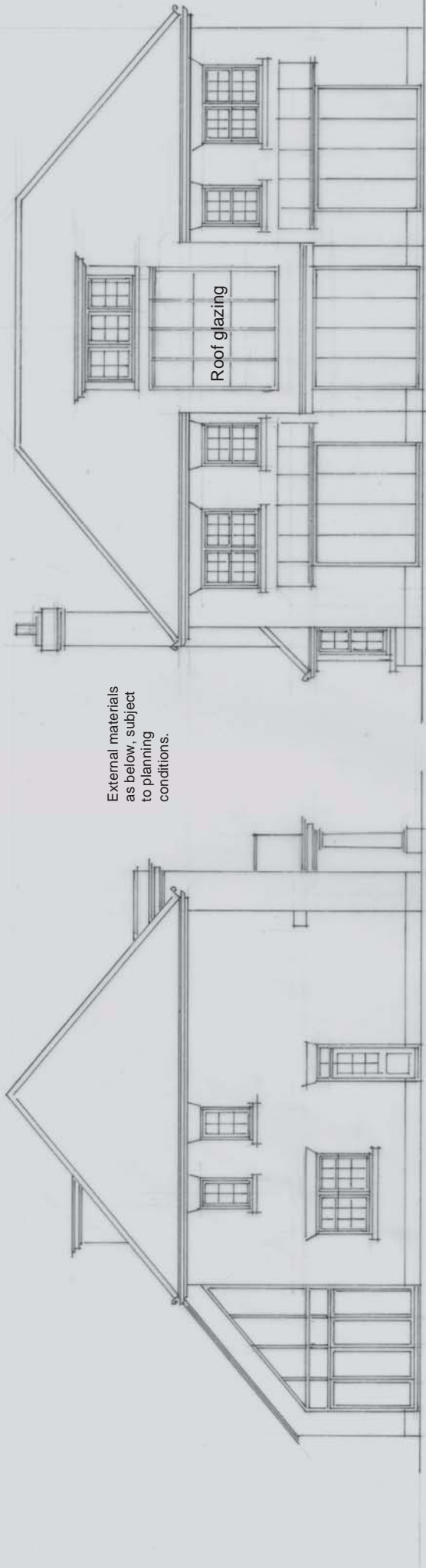
The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

14. Construction traffic management plan (inc. wheel cleaning)
15. C10 Levels
16. Pedestrian pathway details
17. Trees: Site supervision requirements/ Tree protection measures

18. Garage – permitted development right removal
19. External lighting – siting and position
20. Details of gates/piers

21. The roofscape of the detached garage shall only be used for purposes ancillary to plot 5.

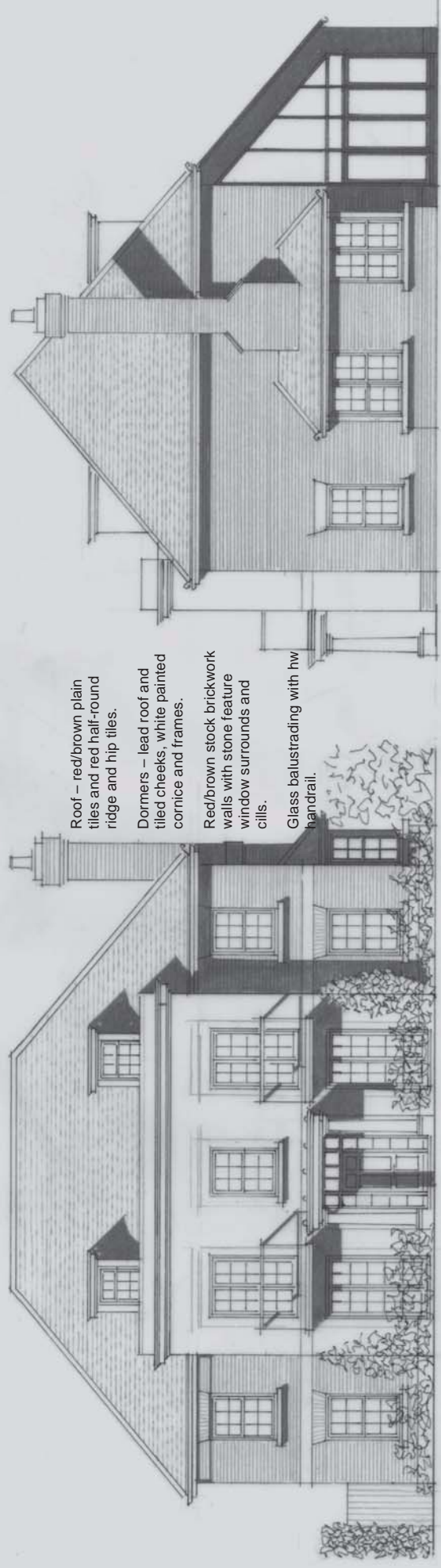


External materials as below, subject to planning conditions.

Roof glazing

EAST ELEVATION

SOUTH ELEVATION



Roof - red/brown plain tiles and red half-round ridge and hip tiles.

Dormers - lead roof and tiled cheeks, white painted cornice and frames.

Red/brown stock brickwork walls with stone feature window surrounds and cills.

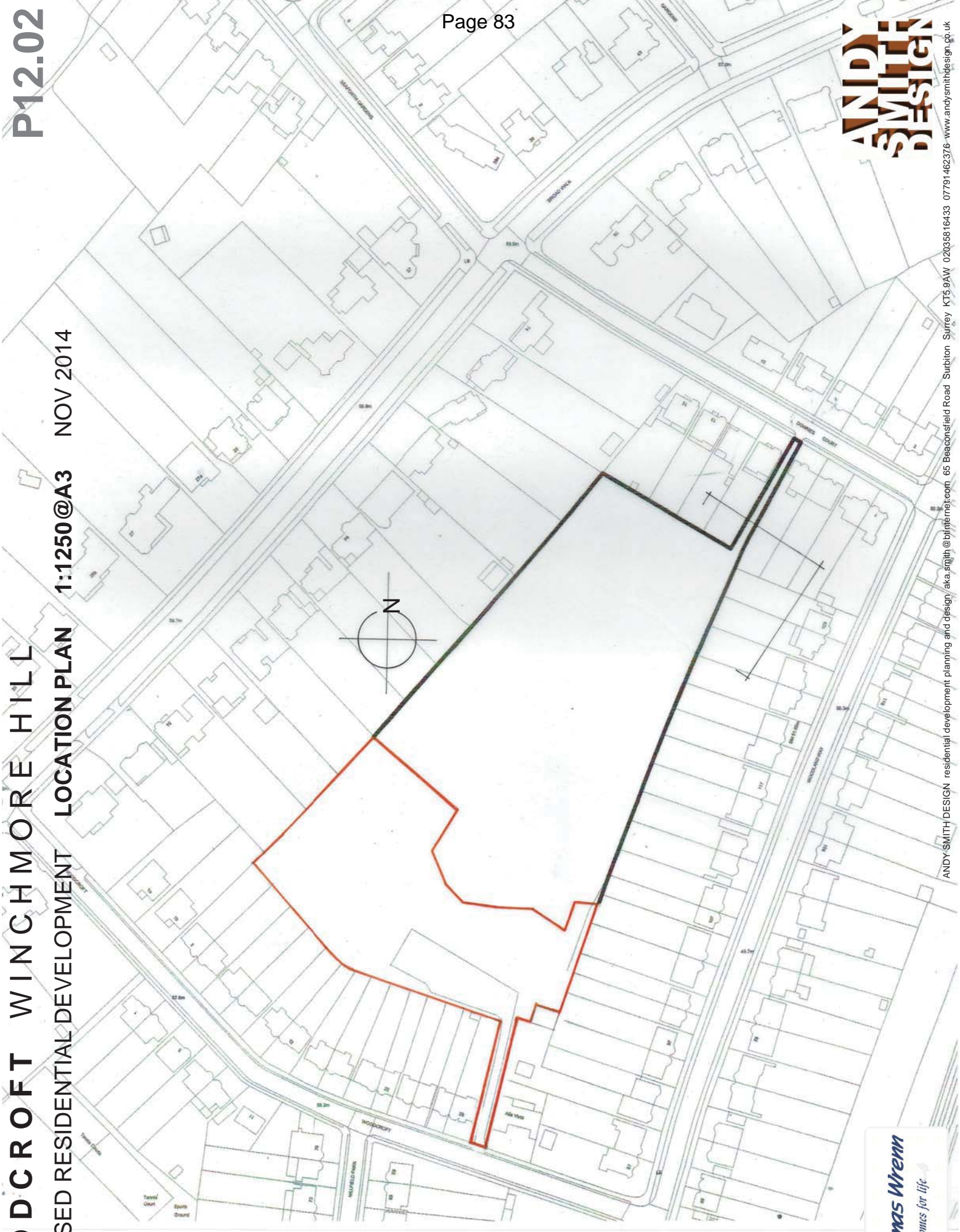
Glass balustrading with hw handrail.

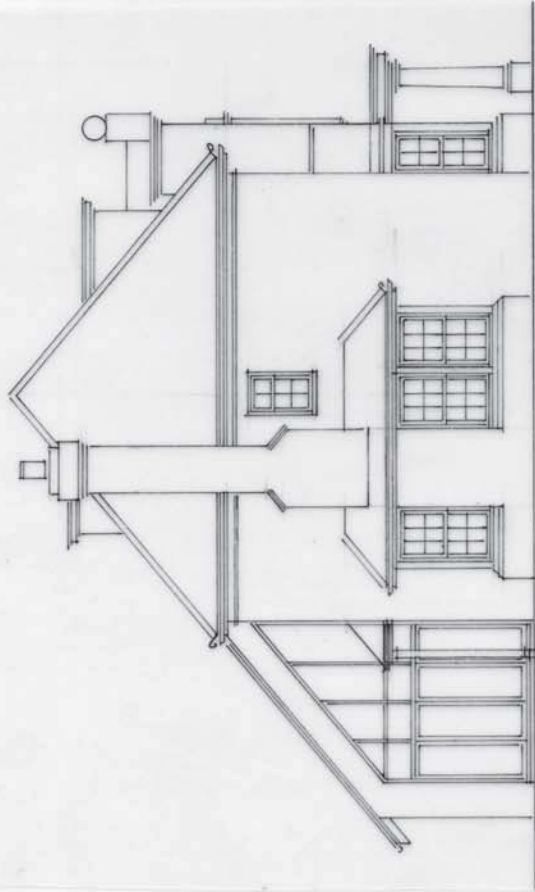
NORTH ELEVATION

WEST ELEVATION

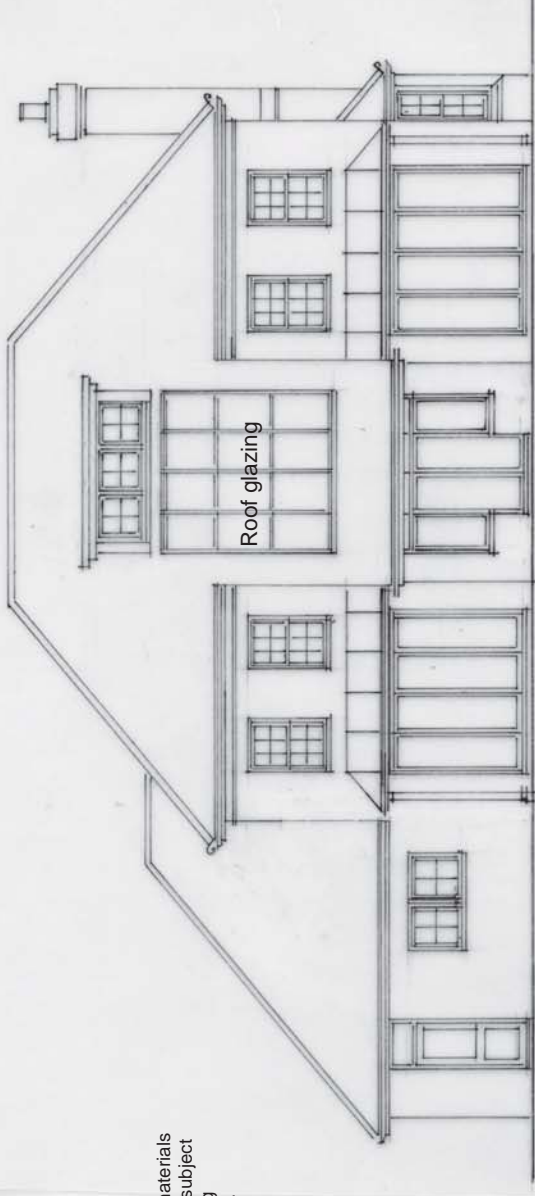
WOODCROFT WINCHMORE HILL

PROPOSED RESIDENTIAL DEVELOPMENT LOCATION PLAN 1:1250@A3 NOV 2014





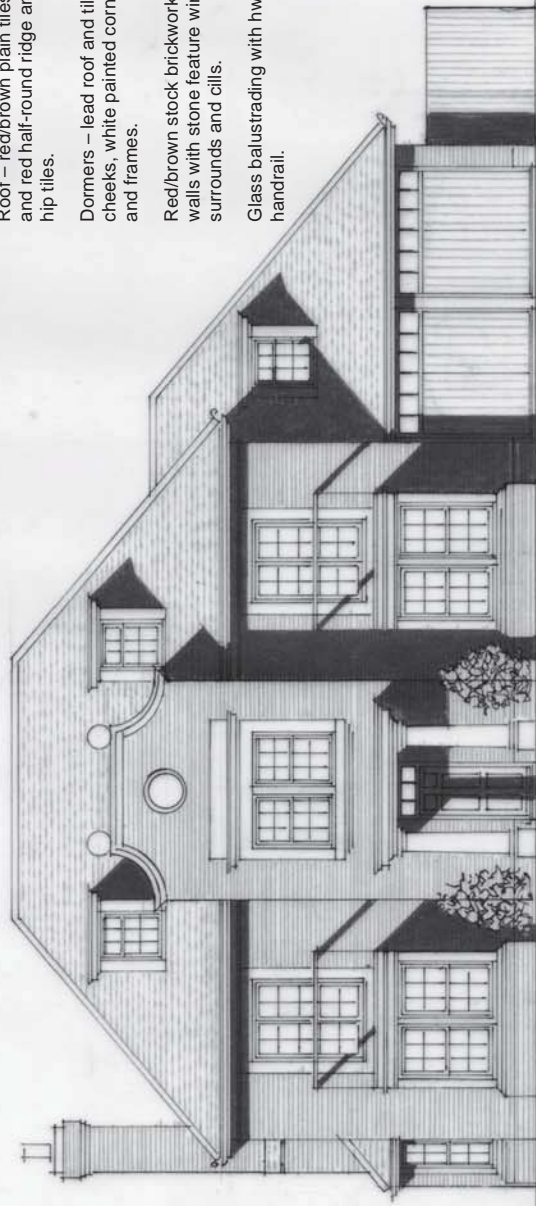
EAST ELEVATION



SOUTH ELEVATION

External materials as below, subject to planning conditions.

Roof glazing



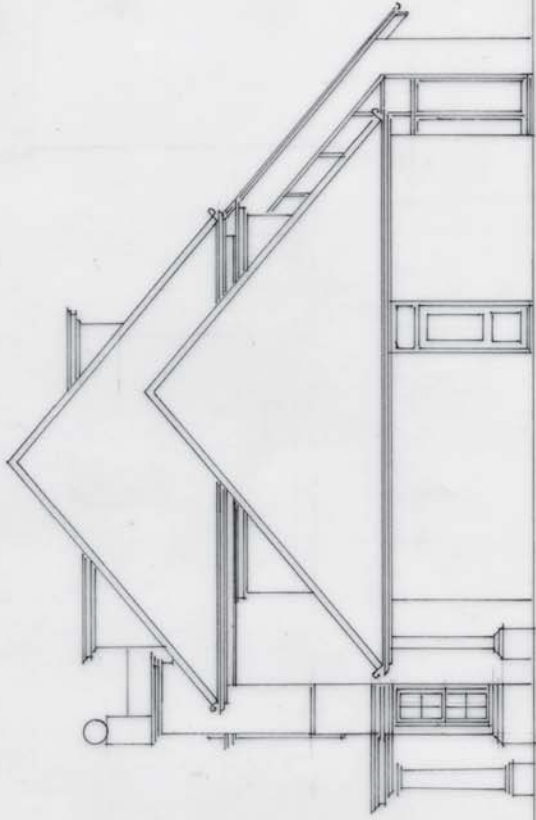
NORTH ELEVATION

Roof - red/brown plain tiles and red half-round ridge and hip tiles.

Dormers - lead roof and tiled cheeks, white painted cornice and frames.

Red/brown stock brickwork walls with stone feature window surrounds and cills.

Glass balustrading with hw handrail.



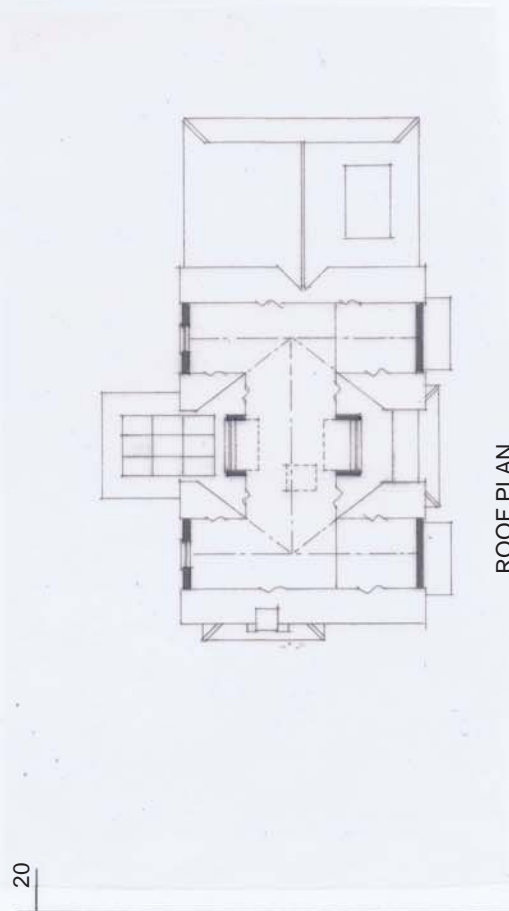
WEST ELEVATION



GROUND FLOOR PLAN



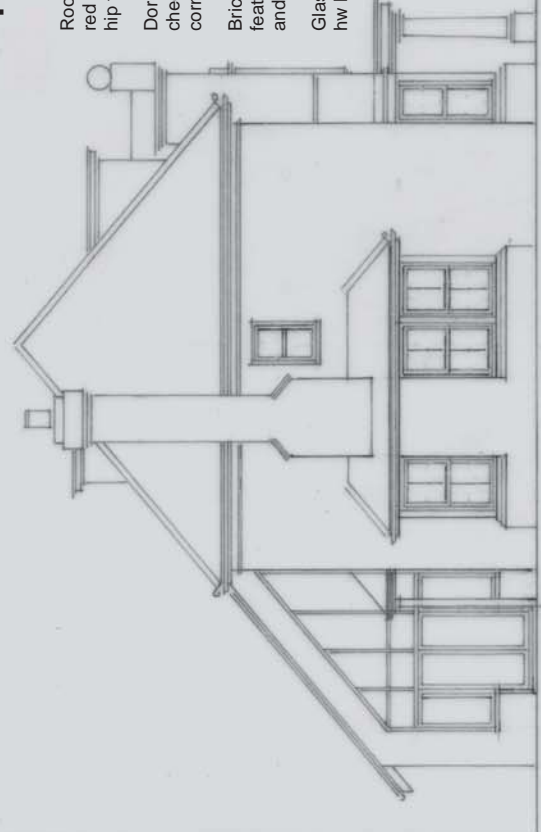
FIRST FLOOR PLAN



ROOF PLAN



NORTH ELEVATION
FACING WILDSpace

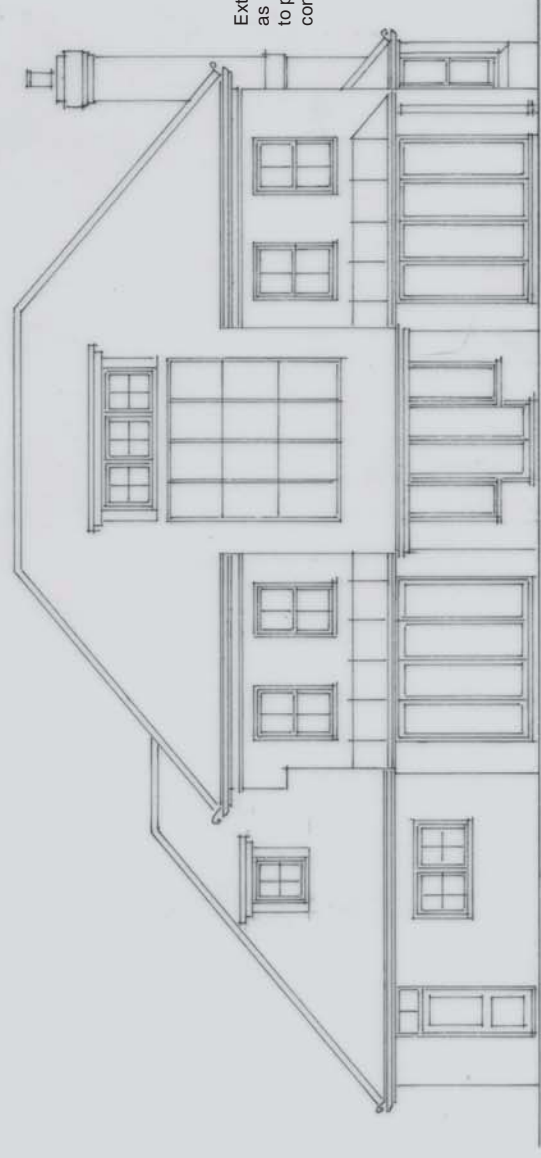


EAST ELEVATION

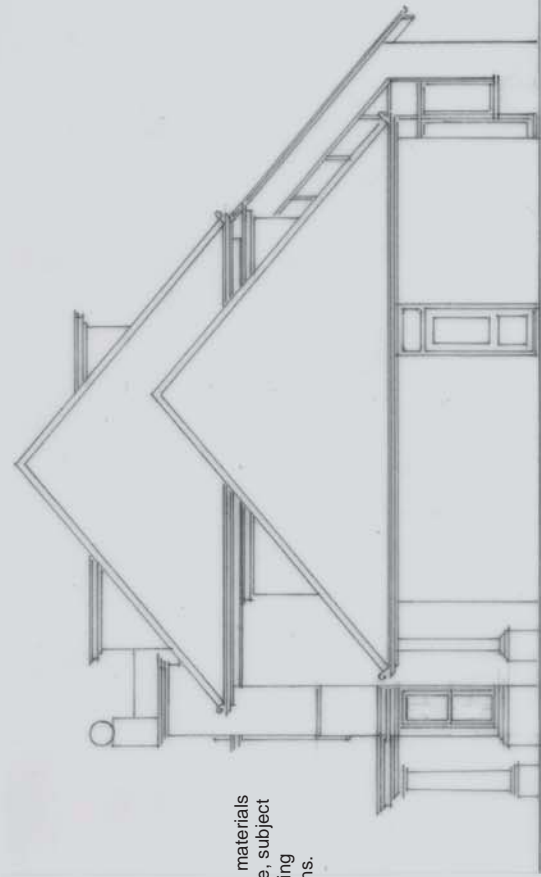


NORTH ELEVATION

- Roof – grey slates and red half-round ridge and hip tiles.
- Dormers – lead roof and cheeks, white painted cornice and frames.
- Brick walls with stone feature window surrounds and cills.
- Glass balustrading with hw handrail.



SOUTH ELEVATION



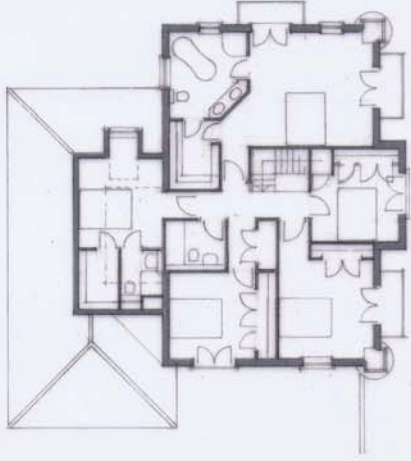
WEST ELEVATION

External materials as above, subject to planning conditions.

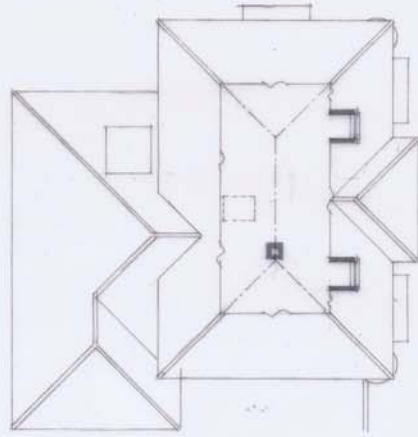




GROUND FLOOR PLAN



FIRST FLOOR PLAN



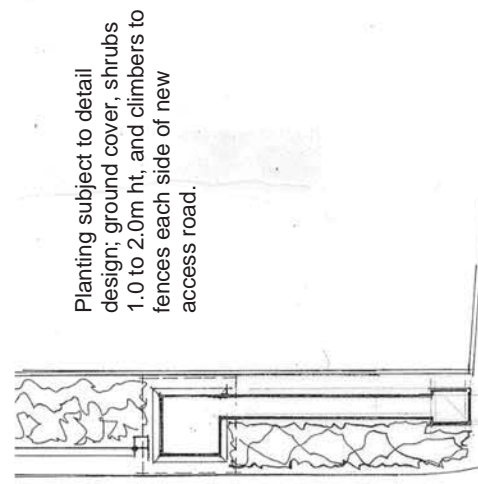
ROOF PLAN



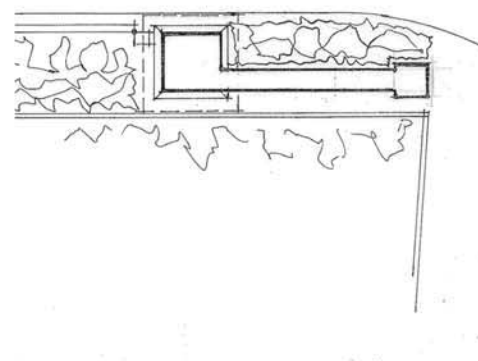
EAST ELEVATION FACING SHARED ACCESS ROAD



NORTH ELEVATION FACING WILDSpace

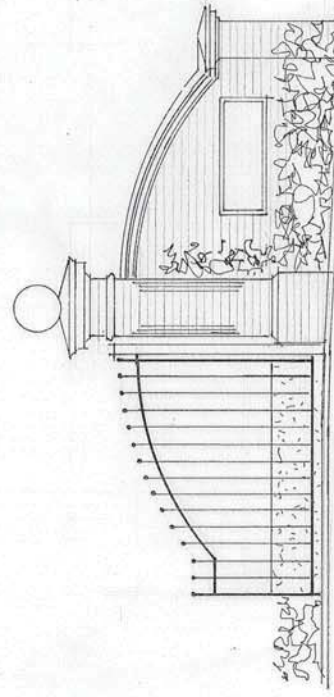


PLAN OF JUNCTION WITH WOODCROFT AND LOCATION OF FRONT ENTRANCE PIERS

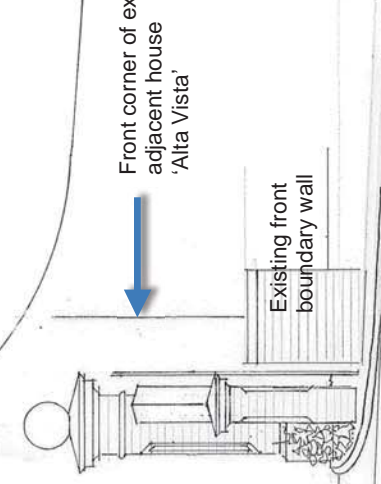


LEFT HAND PIER AND GATE FIXED OPEN

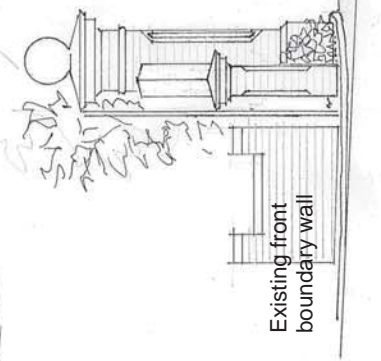
Brick and stone pier and dwarf walls with stone or slate name plaques and black painted metal gates permanently fixed open.



RIGHT HAND PIER AND GATE FIXED OPEN



ELEVATION OF FRONT ENTRANCE PIERS AND DWARF WALLS FACING WOODCROFT



WOODCROFT WINCHMORE HILL

PROPOSED RESIDENTIAL DEVELOPMENT SITE PLAN 1:500@A3 NOV 2014



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