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PLANNING COMMITTEE

Tuesday, 30th June, 2015 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Dinah Barry, Lee Chamberlain, Jason Charalambous, Dogan Delman, Christiana During, Christine Hamilton, Ahmet Hasan, Jansev Jemal, Derek Levy (Vice-Chair), 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 29/06/15

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. MINUTES OF THE PLANNING COMMITTEE 21 MAY 2015 (Pages 1 - 4)**

To receive the minutes of the Planning Committee meeting held on Thursday 21 May 2015.

- 4. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 22) (Pages 5 - 6)**

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

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

5. 14/04027/HOU - 27 PRIVATE ROAD, ENFIELD, EN1 2EH (Pages 7 - 32)

RECOMMENDATION: Approval subject to conditions
WARD: Grange

6. 14/05030/FUL - 405 COCKFOSTERS ROAD, BARNET, EN4 0JS (Pages 33 - 58)

RECOMMENDATION: Approval subject to conditions
WARD: Cockfosters

7. 15/00765/VAR - 20 CRESCENT WEST, ENFIELD, EN4 0EJ (Pages 59 - 68)

RECOMMENDATION: Approval and condition 03 of Ref: TP/80/1295 be removed.
WARD: Town

8. 15/01077/FUL - 34 HOUNSDEN ROAD, LONDON, N21 1LT (Pages 69 - 82)

RECOMMENDATION: Approval subject to conditions
WARD: Winchmore Hill

9. 15/01938/RE4 - 1-30 LAWSON ROAD, ENFIELD, EN3 5XJ (Pages 83 - 104)

RECOMMENDATION: Approval in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to conditions
WARD: Southbury

10. 15/01939/RE4 - 31-60 LAWSON ROAD, ENFIELD, EN3 5XJ (Pages 105 - 126)

RECOMMENDATION: Approval in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to conditions
WARD: Southbury

11. 15/01940/RE4 - 2-72 OLD ROAD, ENFIELD, EN3 5XZ (Pages 127 - 138)

RECOMMENDATION: Approval in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to conditions
WARD: Southbury

12. 15/02057/RE4 - 74-144 OLD ROAD, ENFIELD, EN3 5XZ (Pages 139 - 158)

RECOMMENDATION: Approval in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 and subject to conditions
WARD: Southbury

13. 15/01076/FUL - 5A ST GEORGES ROAD, LONDON, N13 4AT (Pages 159 - 172)

RECOMMENDATION: Refusal
WARD: Southgate Green

14. 15/01088/FUL - 5A ST. GEORGES ROAD, LONDON, N13 4AT (Pages 173 - 184)

RECOMMENDATION: Approval subject to conditions
WARD: Southgate Green

15. APPEAL INFORMATION

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

16. PLANNING COMMITTEE DATES FOR 2015/16

To note the dates for Planning Committee for the Municipal year:

Tuesday 21 July 2015
Tuesday 11 August 2015
Tuesday 1 September 2015**
Tuesday 22 September 2015
Tuesday 6 October 2015**
Tuesday 20 October 2015
Tuesday 10 November 2015**
Tuesday 24 November 2015
Thursday 17 December 2015
Tuesday 12 January 2016**
Tuesday 26 January 2016
Tuesday 9 February 2016**
Tuesday 23 February 2016
Tuesday 8 March 2016**
Tuesday 22 March 2016
Tuesday 26 April 2016
Tuesday 3 May 2016**

** Provisional dates for additional Committee meetings / Planning Panels (if required)

All meetings to commence at 7:30pm unless otherwise notified.

Member Site Visits will be scheduled for 09:30am on the Saturday before the meeting, if required.

17. 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)

PLANNING COMMITTEE - 21.5.2015

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE
HELD ON THURSDAY, 21 MAY 2015****COUNCILLORS**

PRESENT Jason Charalambous, Dogan Delman, Ahmet Hasan, Jansev Jemal, Derek Levy, Anne-Marie Pearce, George Savva MBE and Toby Simon (Chair)

ABSENT Dinah Barry, Lee Chamberlain, Christiana During and Christine Hamilton

OFFICERS: Sharon Davidson (Planning Decisions Manager), Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Andy Higham (Head of Development Management), Catriona McFarlane (Legal Representative) and David B Taylor (Transportation Planning), Ned Johnson (Principal Officer Health Safety & Pollution) and Metin Halil (Secretary)

Also Attending: Approximately 15 members of the public, applicant and agent representatives
Councillor Alev Cazimoglu, Jubilee Ward Councillor
Councillor Bernie Lappage, Jubilee Ward Councillor
Dennis Stacey, Chairman – Conservation Advisory Group

1**WELCOME AND APOLOGIES FOR ABSENCE**

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

Apologies for absence were received from Councillors Christine Hamilton, Christiana During, Dinah Barry and Lee Chamberlain.

2**ELECTION OF VICE CHAIR**

Councillor Derek Levy was elected as Vice Chair of the Committee.
Councillor Savva proposed and Councillor Delman seconded.

3**DECLARATION OF INTERESTS**

There were no declarations of interest.

4**MINUTES OF THE PLANNING PANEL - EDMONTON UPPER SCHOOL - 9
APRIL 2015**

PLANNING COMMITTEE - 21.5.2015

The minutes of the Edmonton Upper School planning panel held on 9 April 2015 were noted.

5

MINUTES OF THE PLANNING COMMITTEE HELD ON 28 APRIL 2015

AGREED the minutes of the Planning Committee meeting held on 28 April 2015 as a correct record.

6

REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 3)

RECEIVED the report of the Assistant Director, Planning, Highways and Transportation (Report No.3).

7

ORDER OF THE AGENDA

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

8

14-04965-FUL - EDMONTON UPPER SCHOOL, GREAT CAMBRIDGE ROAD, ENFIELD, EN1 1HQ

NOTED

1. Introduction by the Planning Decisions Manager, highlighting the key issues for consideration with particular emphasis on the impacts of the development on the amenities of the occupiers of adjoining and nearby properties, mainly associated with noise and floodlighting, balanced against benefits the facilities would bring to the school and local community.
2. A Planning Panel was held on 9 April 2015. Following issues raised at the Panel, a revised Noise Impact Assessment had been submitted. The applicant had confirmed that the floodlighting would automatically switch off at 10:30pm.
3. A member site visit took place on Tuesday 19 May 2015, when Members visited a couple of adjoining/nearby houses and also visited a similar facility in Barnet.
4. The applicant would be required to undertake some archaeological investigation work prior to a final decision being made.
5. One further letter of support to report from a parent/carer of a pupil at the school.
6. Transport for London (TfL) confirmed they have no objection to the proposal.

PLANNING COMMITTEE - 21.5.2015

7. An additional condition would need to be added requiring the submission of a travel plan.
8. The deputation of Mr Gary Graham, local resident at 19 Lathkill Close.
9. The statement of Councillor Alev Cazimoglu, Jubilee Ward Councillor.
10. The statement of Councillor Bernie Lappage, Jubilee Ward Councillor.
11. The response by Mr Tony Scott, the applicant (Powerleagues).
12. Members' discussion and questions responded to by officers.
13. Following a debate, the officers' recommendation was approved by the majority of the Committee: 5 votes for, 2 votes against and 1 abstention.

AGREED that subject to the satisfactory resolution of the heritage issues as set out in the report, the Head of Development Management / the Planning Decisions Manager be granted delegated authority to grant planning permission subject to the conditions set out in the report and any additional conditions required to address the heritage matters.

9

14-04759-FUL - REAR OF, 10-12 ELMSCOTT GARDENS, LONDON, N21 2BP

NOTED

1. The introduction by the Planning Decisions Manager clarifying the proposal.
2. The deputation of Mr Jonathan Carolan, neighbouring resident.
3. The response of Mr Chris Connor, the applicant.
4. Members' discussion and questions responded to by officers.
5. Following a debate, members voted unanimously not to approve the officers' recommendation, but agreed to give delegated authority to officers to grant planning permission.

NOT AGREED that immediate permission be granted. However, Members **RESOLVED** to give delegated authority to officers to grant planning permission subject to the height of the privacy screens to the balcony and terrace being increased.

10

APPEAL INFORMATION

NOTED

The Head of Development Control would provide appeal information at the end of the 12 month period.

11

ANY OTHER BUSINESS

NOTED

PLANNING COMMITTEE - 21.5.2015

1. The next meeting would be on Tuesday 30 June 2015.
2. A Planning Panel meeting has been arranged for Wednesday 10 June 2015, for the Alma Regeneration application. The Planning Panel meeting will be held at Alma Primary School, Enfield.

MUNICIPAL YEAR 2015/2016 - REPORT NO 22

COMMITTEE:
PLANNING COMMITTEE
30.06.2015

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, 341 applications were determined between 08/05/2015 and 16/06/2015, of which 260 were granted and 81 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.

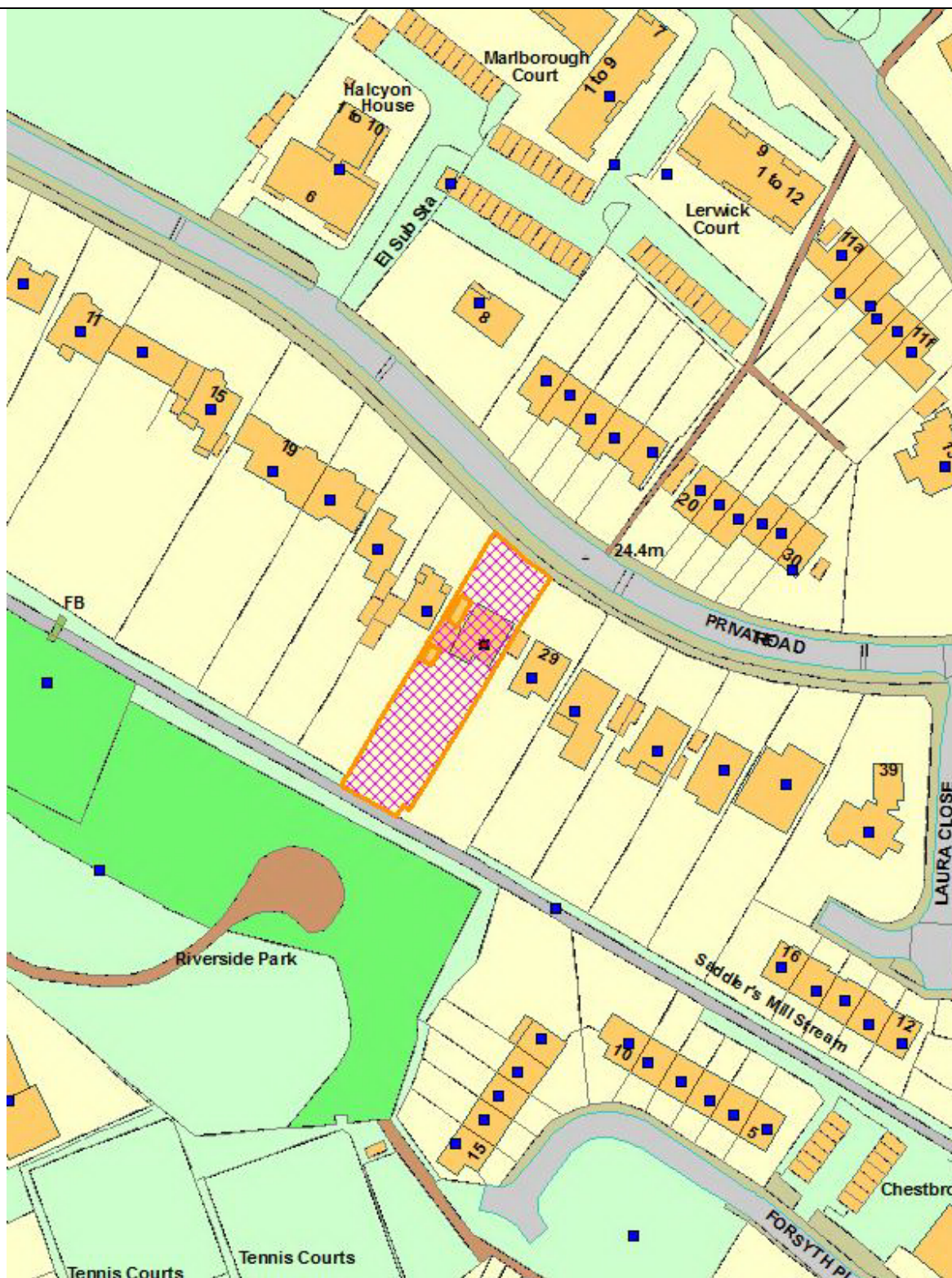
Background Papers

- (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.

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LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 30th June 2015
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Ms A Treloar 020 8379 1259	Ward: Grange
Ref: 14/04027/HOU		Category: Householder
LOCATION: 27 Private Road, Enfield, EN1 2EH,		
PROPOSAL: Conversion of garage into habitable room involving alterations to front elevation, single storey rear extension, front entrance porch and rear dormer involving raising of roof height to improve a disabled persons dwelling.		
Applicant Name & Address: Mr David Hall The Orangery The Square Carshalton Surrey SM5 3BN		Agent Name & Address: Mr Craig Driver 5 Cromwell Court St Peters Street Ipswich Suffolk IP1 1XG
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		
Note for Members: Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request Councillor Neville on grounds of overdevelopment of the site.		

Ref: 14/04027/HOU LOCATION: 27 Private Road, Enfield, EN1 2EH,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site is located on the south side of Private Road between London Road and Village Road. The rear of the site abuts Riverside Park and Saddler's Mill Stream.
- 1.2 The site has a regular shape and is approximately 884m² in area (15m wide x 60m deep). It contains a brick and pebbledash render circa 1930 bungalow that has been developed with an attached garage and conservatory. The building's architectural features include machine made clay tile pitched roof with front slope to provide a shallow veranda, two exposed brick chimney stacks, four slim timber veranda posts with arched braces, and timber framed mullioned and transomed windows with small square lights. The 'random rubble' front boundary stone wall appears to be original. A large proportion of the forecourt and the rear garden have been paved.
- 1.3 The site and adjoining properties have a gentle slope from west to east.
- 1.4 The site is located within the Bush Hill Park Conservation Area and the bungalow is identified as a neutral building with most of its original features intact within the Character Appraisal (page 19 and 29).
- 1.5 The key characteristics of Private Road as identified in the Character Appraisal can be summarised as:
 - *The informal, originally private street layout and the abundance of greenery which are defining characteristics of the area and key contributors to the semi-rural feel.*
 - *The large plot sizes and the setback building line which create a feeling of spaciousness.*
 - *Several attractive buildings of architectural interest. No. 9, 19 and 21 are prominent in the street scene whereas others are glimpsed through greenery and contribute to the character of the area in that they form the last remaining evidence of the large houses hidden in generous grounds that originally lined the road.*
 - *While many structures are not of interest in themselves their modest bulk and mass, and their large front gardens make a strong contribution to the semi-rural feel (paragraph 2.6.8).*
- 1.6 To the east, are five circa 1930 bungalows that have been developed with various alterations and additions including but not limited to:
 - UPVC windows.
 - Demolition of the chimney stacks.
 - Fluted classical veranda posts.
 - Front porch extension.
 - Single-storey side and rear extensions.
 - Two-storey rear extension.
 - Roof extensions to provide accommodation within the roof spaces.
 - Front and side dormers.
 - Rooflights.
 - Solar panels.
 - Hardstanding within the forecourts.(See aerial photo at the end of this report)

- 1.7 To the west, No. 25 contains a circa 1950 two-storey dwelling with a brown brick exterior and tiled complex pitched roof.

2. Proposal

- 2.1 The application seeks planning permission for part demolition, alterations and additions to the existing bungalow including single-storey side extension, single-storey rear extension, new pitched roof to provide accommodation within the roof space involving raising the ridges to a 40 degree pitch, side and rear dormers and rooflights, alterations to the fenestration, widen the exiting crossover, and new hardstanding within the forecourt.
- 2.2 The proposed development is required to accommodate a family with a young person who has complex disabilities and is unable to move independently. The agent has submitted further information of the young person's special needs including a supporting letter from the Occupational Therapist, an explanation of the need for wider doors and halls, circulation spaces and room sizes, and the need for a therapy room, carer's room and mobility equipment within the home.
- 2.3 Since the original submission the application has been the subject of some revisions . The revised scheme as shown on the plans received 30/3/2015 can be summarised as follows:
- Demolition of the existing garage and conservatory.
 - Demolition of the existing pitched roof and front veranda.
 - Demolition of the existing chimney adjoining the west boundary.
 - 4.4m wide single-storey side extension in place of the existing garage and conservatory adjoining the west boundary.
 - Single-storey rear extension 7.6m deep adjoining the east boundary (No. 29) and 5.5m deep adjoining the west boundary (No. 25).
 - New pitched roof to provide accommodation within the roof space involving raising the principal and secondary ridges to a 40 degree pitch, side and rear dormers and rooflights. The principal ridge would increase in height from 5.8m to 6.5m and the secondary ridge would increase in height from 4.1m to 4.8m.
 - Alterations to the fenestration to provide an enlarged front door, and a new door and windows on the east elevation.
 - Enlarge the existing crossover to 3m wide.
 - New hardstanding within the forecourt.
- 2.4 There is a discrepancy between the proposed side elevations (drawing no. 07/1 and 07/02) and the perspective of the proposed rear elevation (no drawing reference). The rear dormer should have a flat roof to match the side dormer; not a pitched roof.
- 2.5 The proposed site plan (drawing no. 3605A-03) includes an outline of a 'proposed future outbuilding' and a 'proposed future garden room'. No further details have been provided. These buildings do not form part of the current application and the applicant is advised that they would need to submit a separate application for these buildings.
- 2.6 It is noted that the plans were amended several times during the course of the application to:

- Retain the existing chimney adjoining the east boundary.
- Delete the proposed gable feature above the front door.
- Reduce the proposed roof pitch and the overall height of the building.
- Delete the proposed side dormer on the east elevation.
- Delete 2 of the 4 proposed rooflights on the east elevation.
- Reposition the proposed rooflight nearest the front of the pitched roof on the west elevation.
- Replace the proposed dome rooflights on the flat roof with heritage profile rooflights.
- Replace the proposed gable end at the rear of the new pitched roof with a hip end and a rear dormer.
- Reduce the proposed hardstanding within the forecourt and increase the front garden.

3. Relevant Planning History

3.1 Subject site

- TP/84/1109: garage approved 11/9/1984.

3.2 No. 25 (two-storey dwelling)

- TP/75/1528: single-storey extension approved 14/1/1976.
- TP/03/1083: part single-storey, part two-storey side and rear extensions refused 18/7/2003.
- TP/03/1799: part single-storey, part two-storey side and rear extensions approved (revised scheme) 16/12/2003.

3.3 No. 29 (bungalow)

No planning history.

3.4 No. 31 (bungalow)

- TP/05/0170: formation of pitched roof at rear approved 23/2/2005.
- TP/09/0348: reposition vehicle access, erect front boundary wall and side fencing approved 20/5/2009.
- TP/09/0348/DP1: details submitted pursuant to TP/09/0348 approved 17/7/2009.

3.5 No. 33 (bungalow)

- TP/83/0169: extensions approved 19/4/1983.
- TP/93/1113: construction of hip roof over existing single-storey rear extensions approved 14/1/1994.
- TP/96/0160: increase height of existing garage approved 23/5/1996.
- TP/07/1414: single-storey side and rear extension, roof extension to provide first floor involving raising roof, two front dormers and one rear dormer with balcony refused 1/10/2007.
- TP/07/2349: single-storey side and rear extension, roof extension to provide first floor involving raising roof, two front dormers and one rear dormer with balcony (revised scheme) approved 12/5/2008.

- TP/08/2102: single-storey side and rear extension, roof extension to provide first floor involving raising roof, front, side and rear dormers incorporating rear balcony and chimney alterations approved 6/2/2009.
- TP/09/0871: replacement boundary wall to front and side, widen driveway and resurface frontage approved 5/8/2009.

3.6 No. 35 (bungalow)

- LDC/93/0025: formation of rooms in roof involving roof extension and velux windows refused 5/3/1993.
- LDC/93/0064: formation of rooms in roof involving roof extension and velux windows (revised scheme) approved 28/4/1993.
- TP/98/1213: gable roof over rear extension and reconstruction of rear conservatory approved 20/10/1998.
- TP/06/0302: demolition of garage and erection of a part single-storey, part two-storey side extension involving rooms in roof with front and rear dormers and gable end refused 30/3/2006.
- TP/06/0979: single-storey side extension incorporating accommodation in roof with front and rear dormers approved 17/7/2006.
- CAC/06/0005: demolition of garage and shed in association with planning permission reference TP/06/0979 approved 17/7/2006.

3.7 No. 37 (bungalow)

- TP/83/0169: extensions approved 19/4/1983.

4. Consultations

4.1 Statutory and non-statutory consultees

Conservation Officer

Background

- 4.1.1 The site contains a brick and pebbledash render 1930s bungalow featuring pitched roof and front veranda with machine made clay tiles. The exposed brick chimney stacks form an important part of the original architectural composition. The building is setback from the road behind an original 'random rubble' stone wall and front garden. The driveway is paved with York Stone and there is a slight step and change in levels between the driveway and the front garden.
- 4.1.2 No. 27 is located within the Bush Hill Park Conservation Area and is identified as an unremarkable building within the Character Appraisal – a fairly typical 1930s bungalow of little architectural or historic significance. However, arguably, its character derives from its modest size and massing, in addition to its setback building line which contributes to the semi-rural feel of the area. The building is also noted as retaining most of its original features.
- 4.1.3 No. 27 forms the end of a row of similar bungalows, most of which feature various alterations and additions. The most complete example is No. 29 which retains its original roof form and veranda joinery but has replacement UPVC windows to the front façade. Most of the bungalows have sustained alterations.

- 4.1.4 Private Road has a gentle slope that rises from east to west and complements the gentle curve of the road. The relatively flat terrain, curved road, recessed building line and greenery mean that the area has no significant focal points or views.
- 4.1.5 In the vicinity are No. 8 Private Road and No. 13 Village Road both of which are Grade II Listed. The rear of the site abuts Riverside Park and Saddler's Mill Stream.

Impact on the Conservation Area

- 4.1.6 The Conservation Officer notes that the original application has been amended to include a reduction in the roof pitch to 40 degrees and amendments to the number and position of rooflights on the principal ridge. Although an increase in scale is proposed, the revised scheme is in keeping with the surrounding Conservation Area and the proposed increase in height, bulk and mass would not appear overly dominant and/or an alien within the street scene. The proposed extensions would be concentrated to the rear of the building, thus minimising the impact on the surrounding Conservation Area.
- 4.1.7 Original concerns regarding loss of the chimneys has been addressed by retention of the chimney adjoining the east boundary albeit ideally, both chimneys would be retained.
- 4.1.8 She has confirmed that she would oppose the use of UPVC doors and windows as they would detract from the character and appearance of the Conservation Area. She would recommend the use of high quality materials in keeping with the age and style of the existing bungalow.

Summary

- 4.1.9 There are no further objections to the proposal. The revised scheme would have minimal impact on the surrounding Conservation Area and the extensions to the rear of the building would have limited impact on the neighbouring buildings.

Bush Hill Park Conservation Area Study Group

Response to the original application

- 4.1.10 The site forms part of a row of fairly unremarkable but generally similar bungalows that line the street to the east.
- 4.1.11 The Character Appraisal states that "while many structures are not of interest in themselves their modest bulk and mass, and their large front gardens make a strong contribution to the semi-rural feel of the area" (paragraph 2.6.8).
- 4.1.12 The proposed ground floor footprint is some 60% larger than the original footprint, an additional floor is being created, and the roofline is being raised. This is a significant increase in bulk and mass. The proposed development would destroy any similarity with the bungalows to the east. The proposed side elevations are ugly and would be visible from the public domain; the rear elevation would be largely unseen.

- 4.1.13 Notwithstanding the applicant's social need, the proposed development cannot be seen as conserving or enhancing the Conservation Area. The Study Group object and urge that the application be refused.

Conservation Advisory Group

Response to original application

- 4.1.14 The Conservation Advisory Group (CAG) supports the Bush Hill Park Conservation Area Study Group's (BHPCASG) objection and concerns namely overdevelopment, raised roof and side extensions. It is noted that there is a social issue associated with the application, but this does not override the need for a design more sympathetic to the original bungalow.

Response to the revised scheme

- 4.1.15 The amended plans are an improvement to the original scheme. The east elevation has been simplified and rooflights have been removed. The dome rooflights on the flat roof have been removed. The roof pitch has been lowered. However, in general terms, the increased massing remains. On balance, the CAG accept the amended plans and do not object.

English Heritage

- 4.1.16 The site is located within the Ermine Street Archaeological Priority Area connected with the Roman settlement close to Leighton Road which has been investigated by the Enfield Archaeological Society over several decades during householder developments. It is recommended that the following condition and informative be included as part of any planning permission with the intention that the necessary work be undertaken by the Enfield Archaeological Society, monitored by this office.

Condition

The developer shall notify the Greater London Archaeology Advisory Service of the start of groundworks no less than two weeks before commencement and permit access at any reasonable time to the Enfield Archaeological Society to monitor development and record features of interest.

Informative

The applicant is advised that finds of archaeological interest may be made on site relating to the Roman occupation of the Leighton Road area. The applicant should contact the Greater London Archaeological Advisory Service and the Enfield Archaeological Society in advance of development in order to secure compliance with this condition. The Society can be contacted via Dr Martin Dearne, Enfield Archaeological Society, c/o 9 Junction Road, London N9 7JS. The Greater London Archaeological Advisory Service can be contacted on 020 7973 3732.

Environmental Agency

4.1.17 The site is within a Flood Zone 1, is less than 1 hectare and the proposed development is not within 20m of a main river. The Environmental Agency did not need to be consulted on this application.

4.2 Public response

4.2.1 Original Application

Four neighbours were notified of the original application and a notice was displayed on site. Three objections were received which raised the following concerns:

- Overdevelopment of the original bungalow; from a 3-bed single-storey dwelling to a 7-bed two-storey dwelling (including carer's room).
- The proposed height, bulk and mass would be overly dominant and incongruous with the bungalows to the east.
- The new hardstanding within the forecourt would detract from the street scene and the wider Conservation Area.
- Loss of the existing chimneys.
- Poor architectural design.
- The proposed development would fail to conserve and enhance the character and appearance of the host building, the street scene and the wider Conservation Area.
- Poor quality of accommodation.
- Loss of privacy, light and outlook.
- General noise and disturbance from increased traffic movements.
- Damage to the adjoining properties during demolition and construction works.

4.2.2 Revised Scheme

Following reconsultation on the revised plans 3 further letters of objection were received which raised the following concerns:

- Overdevelopment of the original bungalow.
- The proposed height, bulk and mass would be overly dominant and incongruous with the bungalows to the east.
- The proposed development would fail to conserve and enhance the character and appearance of the host building, the street scene and the wider Conservation Area.
- The visual impact on the street scene is considered acceptable with the exception of the proposed ridge. There is no need to raise the ridge. The adjoining bungalows have been developed with loft conversions and have not raised their roofs.
- Loss of privacy, light and outlook.
- The proposed development would have an overbearing impact on the neighbouring properties.

5. Relevant Policies

5.1 London Plan

Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities

Policy 3.14	Existing housing
Policy 6.9	Cycling
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

5.2 Core Strategy

Policy 4	Housing quality
Policy 24	The road network
Policy 25	Pedestrians and cyclists
Policy 30	Maintaining and improving the quality of the built and open environment
Policy 31	Built and landscape heritage

5.3 Development Management Document

Policy 6	Residential character
Policy 9	Amenity space
Policy 11	Rear extensions
Policy 13	Roof extensions
Policy 14	Side extensions
Policy 37	Achieving high quality and design-led development
Policy 38	Design process
Policy 44	Preserving and enhancing heritage assets
Policy 45	Parking standards and layout
Policy 46	Vehicle crossovers and dropped kerbs
Policy 81	Landscaping

5.4 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance
Enfield Characterisation Study
Bush Hill Park Conservation Area Character Appraisal

6. Analysis

6.1 The adopted policies encourage the maintenance and enhancement of existing housing stock. However, proposals must also be assessed in relation to material considerations such as impact on the Conservation Area and impact on the neighbours' amenity.

6.2 Impact on the Conservation Area

Statutory / Policy background

6.2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Listed Buildings Act") confirms that "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*" Case law has established that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm

“considerable importance and weight” (Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137).

6.2.2 Section 12 of the National Planning Policy Framework states that:

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

6.2.3 The introduction to the Character Appraisal states that:

Conservation areas are areas of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’... Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities, which warranted designation, are sustained and reinforced rather than eroded (page 6).

6.2.4 Policy 7.8 of the London Plan encourages:

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

6.2.5 The National Planning Policy Framework (NPPF) defines a ‘heritage asset’ and ‘the setting of a heritage asset’ as:

Heritage asset: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (page 52 and 56).

6.2.6 Policy 31 of the Core Strategy seeks to ensure that:

Built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis which

explicitly demonstrates how the proposal will respect and enhance the asset.

6.2.7 DMD 44 states that:

Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.

Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, detailing and materials.

Site and surrounds

6.2.8 The site is located within the Bush Hill Park Conservation Area. As previously discussed in paragraph 1.4 of this report, the key characteristics of Private Road as identified in the Character Appraisal can be summarised as:

- *The informal, originally private street layout and the abundance of greenery which are defining characteristics of the area and key contributors to the semi-rural feel.*
- *The large plot sizes and the setback building line which create a feeling of spaciousness.*
- *Several attractive buildings of architectural interest. No. 9, 19 and 21 are prominent in the street scene whereas others are glimpsed through greenery and contribute to the character of the area in that they form the last remaining evidence of the large houses hidden in generous grounds that originally lined the road.*
- *While many structures are not of interest in themselves their modest bulk and mass, and their large front gardens make a strong contribution to the semi-rural feel (paragraph 2.6.8).*

6.2.9 The existing bungalow is identified as a neutral building within the Character Appraisal with most of its original features intact (page 19 and 29). It has a machine made clay tile pitched roof with front slope to provide a shallow veranda, two exposed brick chimney stacks, four slim timber veranda posts with arched braces, and timber framed mullioned and transomed windows with small square lights. The 'random rubble' front boundary stone wall appears to be original. A large proportion of the forecourt and the rear garden have been paved.

6.2.10 The bungalows to the east (No. 29 – 37), have a number of inappropriate and unsympathetic alterations and additions that detract from their overall character and appearance. The cumulative impact erodes from the heritage significance and special interest of the Conservation Area. However, many were approved prior to the Character Appraisal which was first adopted 2006, the Article 4 Direction which was made 2006, and the Development Management Document which was adopted 2014. It is also noted that there is no planning history for some of the works which appear to have been carried out without planning permission. It is therefore considered that they do not set a precedent for the proposed development, but must be acknowledged as forming part of the street scene and the immediate context.

Assessment

- 6.2.11 The applicant has completed a formal pre-application request and engaged Hoopers Architects and Bob Kindred Heritage Consultants to prepare the full application. The agent has submitted a Design & Access Statement and a Heritage Statement which provide a thorough site analysis and demonstrate how they believe the proposal would not harm the host building, the street scene and the wider Conservation Area.
- 6.2.12 As previously discussed in paragraph 2.4 of this report, the plans have been amended several times during the course of the application to address concerns regarding the impact on the Conservation Area and the impact on the neighbours' amenity. The agent and the applicant's heritage consultant met with council officers on a number of occasions to explain the design rationale, review the scheme, and provide further information regarding the applicant's special needs.
- 6.2.13 It is considered that the revised scheme would not harm the host building, the street scene and the wider Conservation Area. The revised scheme has been sensitively designed to enhance the original bungalow and be sympathetic in all aspects of siting, scale, form and design.
- 6.2.14 The single-storey side extension would replace the existing attached garage and conservatory; it would not increase the width of the building. It would have a bay window to match the existing fenestration on the front façade and the new veranda would extend the full width of the building.
- 6.2.15 As viewed from the front of the property, the new roof would have the same profile as the original bungalow and attached garage. The principal ridge would increase in height from 5.8m to 6.5m (from a 35° pitch to a 40° pitch). The secondary ridge would increase in height from 4.1m to 4.8m (from a 34° pitch to a 40° pitch). There would be no change to the eave height.
- 6.2.16 The new roof with increased ridge heights is considered acceptable. It would not be disproportionate to the original bungalow. The new roof would not disrupt the building heights within the street scene; it would provide an appropriate transition between the two-storey dwelling at No. 25 and the bungalow at No. 29 in keeping with the natural slope of the land.
- 6.2.17 Whilst the roof extension would be relatively deep, it would not disrupt the rhythm of the bungalows or have an overbearing impact on the street scene. The roof extension towards the rear of the building would be visible between No. 27 and No. 29 and further east from which it would be viewed in the context of the large trees at the rear of the property and the adjoining two-storey buildings (see photos 3 and 4 at the end of this report). The 40° pitch of the rear roof plane would match the 40° pitch of the front roof plane and reduce the perceived bulk and mass. The rear dormer with box form would be recessed and sit comfortably within the rear roof plane.
- 6.2.18 The side dormer with box form would be sited behind the secondary ridge. Whilst it would be approximately 0.4m higher than the secondary ridge, it would be largely concealed from the street scene having regard to the relatively modest projection and the narrow spacing between No. 25 and 27.
- 6.2.19 Demolition of the existing chimney adjoining the west boundary is considered acceptable. It is sited behind the secondary ridge and is largely concealed from the street scene having regard to the line of sight and the narrow

spacing between No. 25 and 27. The existing chimney adjoining the east boundary is the more prominent chimney and would be retained. It is recommended that a demolition plan and demolition method statement be required by condition to ensure that the retained chimney is not compromised during demolition and construction works.

- 6.2.20 The heritage profile rooflights on the pitched and flat roofs are considered acceptable. The rooflights on each roof plane would not be excessive in number or irregular in size and position. The rooflights on the west elevation and the rear elevation would not be visible from the street scene.
- 6.2.21 The fenestration alterations including new front door and new door and windows on the east elevation are considered acceptable. They would complement the original bungalow in terms of their position and proportion. It is recommended that further information of the fenestration detailing and materials be required by condition. The existing mullioned and transomed windows with small square lights should be retained and the bay window to the single-storey side extension should match the existing. The front and side elevations should have timber framed fenestration. UPVC / aluminium framed fenestration is considered acceptable on the rear elevation.
- 6.2.22 The proposed works to widened crossover to 3m would have a negligible impact on the character and appearance of the property and the street scene.
- 6.2.23 The introduction of large driveways in front gardens is identified as a problem and pressure within the Character Appraisal (page 34). At present, a large proportion of the forecourt of No. 27 is paved, as are the forecourts of a number of surrounding properties (see aerial photo at the end of this report). The application seeks planning permission to level the forecourt and pave approximately 70%. Soft landscaping would be provided along the front and sides, and a garden would be provided in the northeast corner. The proposed hardstanding is considered acceptable having regard to the areas maintained for soft landscaping and the hardstanding within the street scene. It is recommended that details of levels, hardstanding, surface water drainage, and landscaping be required by condition.
- 6.2.24 For these reasons, it is considered that the revised scheme would not dominate or detract from the original bungalow. It would complement the original bungalow in all aspects of siting, scale, form and design. It would conserve and enhance the intact features including the roof and veranda profile, bay windows, eastern chimney and front boundary wall.
- 6.2.25 The proposed development would not harm the heritage significance or special interest of Private Road as identified in the Character Appraisal as it would maintain:
- The street layout and greenery.
 - The large plot size and setback building line.
 - The relatively modest bulk and mass as viewed from the street scene.
 - The front garden.

6.3 Impact to the neighbours' amenity

Side extension

- 6.3.1 The single-storey side extension would replace the existing attached garage and conservatory and would not have an undue impact on the neighbours' light or outlook (No. 25).

Rear extension

- 6.3.2 DMD 11 requires that single-storey rear extensions do not exceed 4m in depth for detached dwellings or a line of 45 degrees as taken from the mid-point of the nearest original ground floor window of the adjoining properties.
- 6.3.3 The single-storey rear extension would extend 7.6m deep from the original rear wall adjoining the east boundary (No. 29), but it would not exceed a line of 45 degrees as taken from the mid-point of the nearest original adjoining ground floor window having regard to the 5.5m distance between the buildings. It is therefore considered that the single-storey rear extension would not adversely affect the amenity of No. 29 by way of loss of light or outlook.
- 6.3.4 The objectors have raised concern regarding loss of light and outlook to the windows on the flank elevation of No. 29. Whilst it is acknowledged that there is a change in levels between No. 27 and 29, it is considered that the single-storey rear extension and new roof would not adversely affect the neighbours' amenity. There would be no change to the existing 5.5m distance between the buildings, no change to the existing eave height on the development site, and the new pitched roof would maintain the profile of the existing pitched roof which slopes away from No. 29.
- 6.3.5 The single-storey rear extension would extend 5.5m deep from the rear wall of the existing conservatory on the development site adjoining the west boundary (No. 25), and it would exceed a line of 45 degrees as taken from the mid-point of the nearest original adjoining ground floor window. However, it would not exceed a line of 45 degrees as taken from the mid-point of the nearest ground floor window of the adjoining extension and it would not extend beyond the farthest rear wall of the adjoining extension. For these reasons, it is considered that the single-storey rear extension would not adversely affect the amenity of No. 25 by way of loss of light or outlook and would secure a common alignment.
- 6.3.6 The adjoining garden land at No. 25 and 29 are south-facing; therefore there would be no unreasonable impact by way of overshadowing.
- 6.3.7 The objectors have raised concern regarding loss of privacy from the rear dormer and the rooflights on the sides of the principal ridge. The rear dormer would be recessed within the rear roof plane and the side rooflights would be positioned towards the front of the property. It is considered that the degree of overlooking would be similar to the conditions which many residents might reasonably expect in a suburban setting. It is noted that the side dormer would serve a stairwell and 3 side rooflights towards the rear of the building would serve a store, bathroom and ensuite which are non-habitable rooms.

6.4 Landscaping

- 6.4.1 DMD 81 encourages high quality landscaping that enhances the local environment, benefits biodiversity and helps reduce surface water run-off. Priority should be given to planting large trees, indigenous and other species

of high ecological value where situations allow. It is recommended that details of landscaping within the front and rear gardens be required by condition.

6.5 Community Infrastructure Levy

6.5.1 As of April 2010, legislation in the form of Community Infrastructure Levy (CIL) Regulations 2010 (as amended) came into force which 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 has not yet been adopted.

6.5.2 The proposed development is CIL liable.

Existing floor area: 131m²
Proposed floor area: 307m²
Net additional floor area: 176m²

6.5.3 The CIL calculation based on the current index figure is:
(£20 x 176m² x 248/223) = £3,914.62

7. Conclusion

7.1 Having regard to the above assessment, it is considered that the revised scheme would not harm the heritage significance or special interest of the Conservation Area nor the amenities of the occupiers of adjoining properties.

8 Recommendation

8.1 That planning permission be GRANTED subject to the following conditions

1. Approved Plans Revised (C61)
2. Details of Materials (C07)
3. Details of Hard Surfacing (C09)
4. Details of Levels (C10)
5. Details of Access and Junction (C14)
6. Details of Enclosure (C11)
7. Private Vehicles Only (C15)
8. Details of Landscaping (C17)
9. Details of Refuse Storage and Recycling Facilities (C19)
10. No Additional Fenestration (C25)
11. Restriction of Use of Extension Roofs (C26)

12. Restriction of Use of Extension (C27)

13. SUDS1 (Non-standard)

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 minimise discharge of surface water outside of the curtilage of the property.

14. SUDS 2 (Non-standard)

Surface water drainage works shall be carried out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority before the development commences. Those details shall include a programme for implementing the works. Where, in the light of the assessment required by condition 13 ("SUDS 1") of this permission, the Local Planning Authority concludes that a SUDS scheme should be implemented, details of the works shall specify:

- i. a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime; and
- ii. the responsibilities of each party for implementation of the SUDS scheme, together with a timetable for that implementation.

Reason: To ensure implementation and adequate maintenance to prevent unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

15. Demolition Method Statement and Demolition Plan (Non-standard)

Prior to the commencement of demolition works, a fully detailed 'demolition plan' and 'demolition method statement' must be submitted to and approved in writing by the Local Planning Authority. The plan must clearly show in a red line all of the internal and external roof(s) and wall(s) to be removed as well as chimney(s), fenestration and any other architectural features. The statement must fully describe and clearly demonstrate that the demolition and construction methods to be used on site will ensure that the building fabric to be retained on the plan will be safeguarded during and after the demolition and construction works have occurred. The statement must detail the necessary protection

works required to retain individual wall(s) and chimney(s), and may need to include reference to staging of demolition.

Reason: To ensure that the building fabric to be retained is safeguarded during demolition and construction works having to the site's location within the Bush Hill Park Conservation Area.

- 16 The developer shall notify the Greater London Archaeology Advisory Service of the start of groundworks no less than two weeks before commencement and permit access at any reasonable time to the Enfield Archaeological Society to monitor development and record features of interest

Reason: To safeguard and record the archaeological interest of the site.

- 17 Time Limited Permission (C51)





Photo 1. 27 Private Road (front)



Photo 2. 27 Private Road (rear)

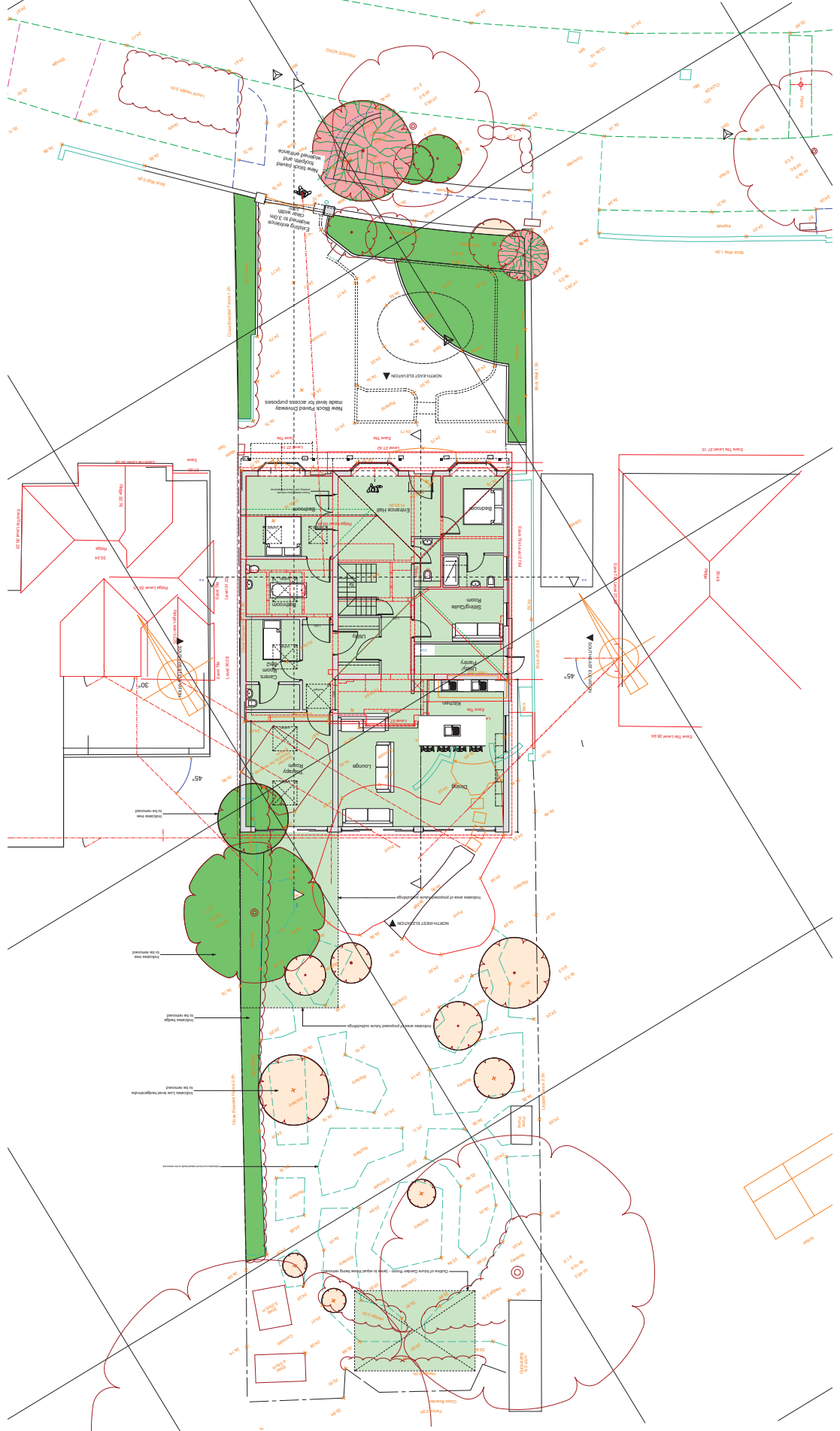
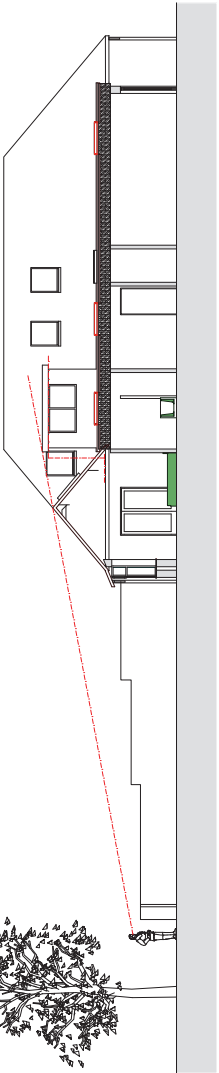


Photo 3. 27 Private Road (view from public footway between No. 27 and 29)



Photo 4. 27 Private Road (view from public footway to the east)

NOTES:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the face of the work unless otherwise stated.
 3. All dimensions are to the centre of the work unless otherwise stated.
 4. All dimensions are to the centre of the work unless otherwise stated.
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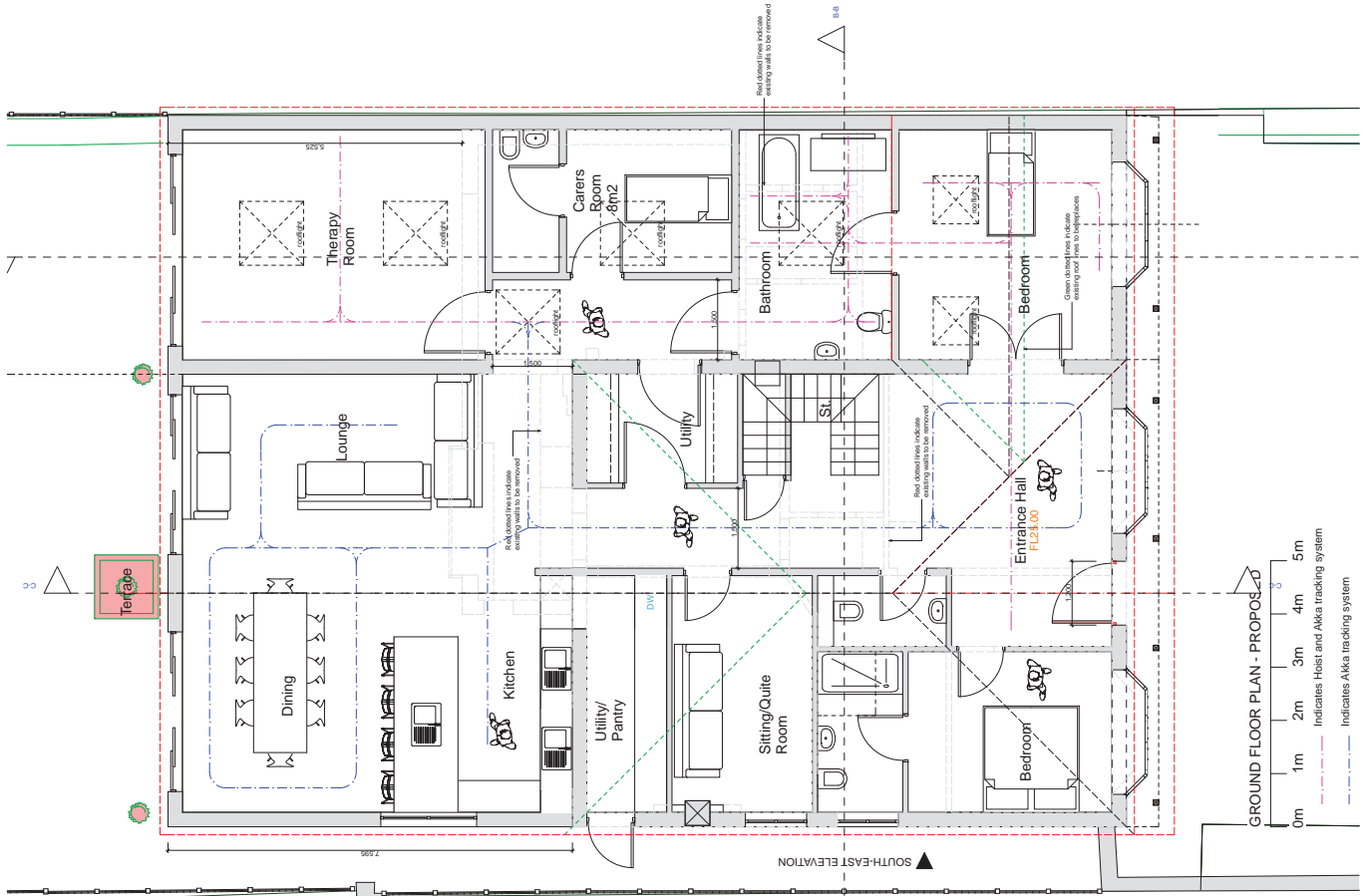
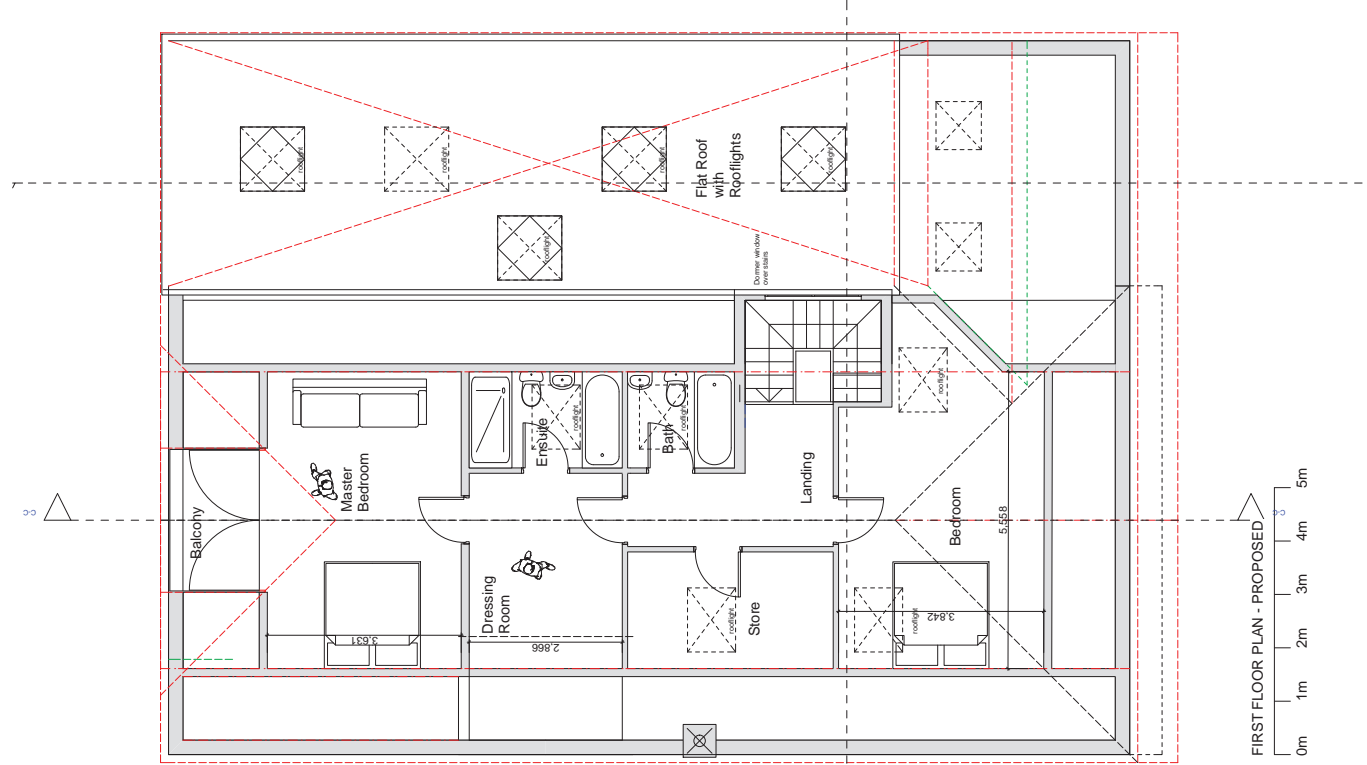
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Client		David Edward Hall / Marica Andrew / Anthony Andrew	
Scale	1:100	Date	11/14
Project No	39205 A	Contractor	CD
Project	PP	Contractor	CD

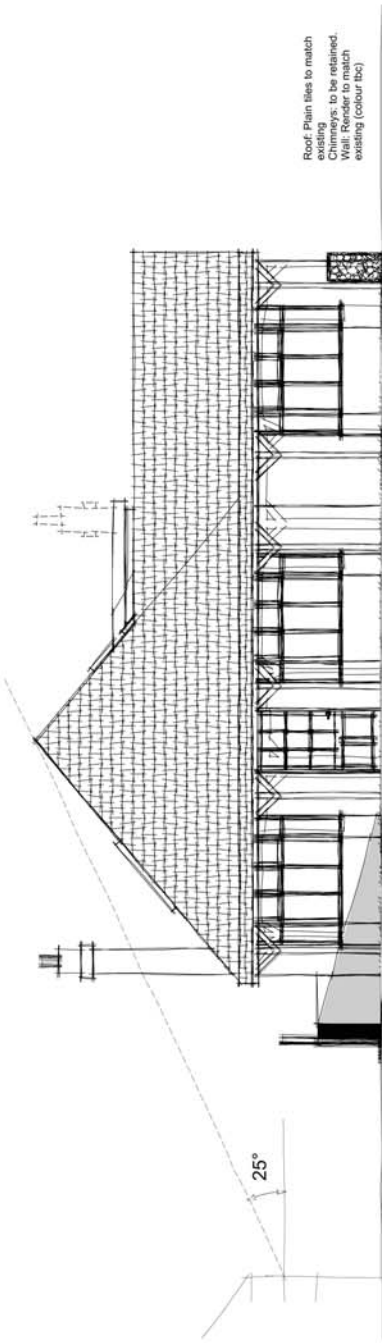


04/2023
 1. All floor plans are subject to change without notice. All dimensions are approximate and should be used as a guide only. The client is responsible for ensuring that the floor plans are accurate and complete. The architect is not responsible for any errors or omissions in the floor plans. The client is responsible for ensuring that the floor plans are accurate and complete. The architect is not responsible for any errors or omissions in the floor plans.

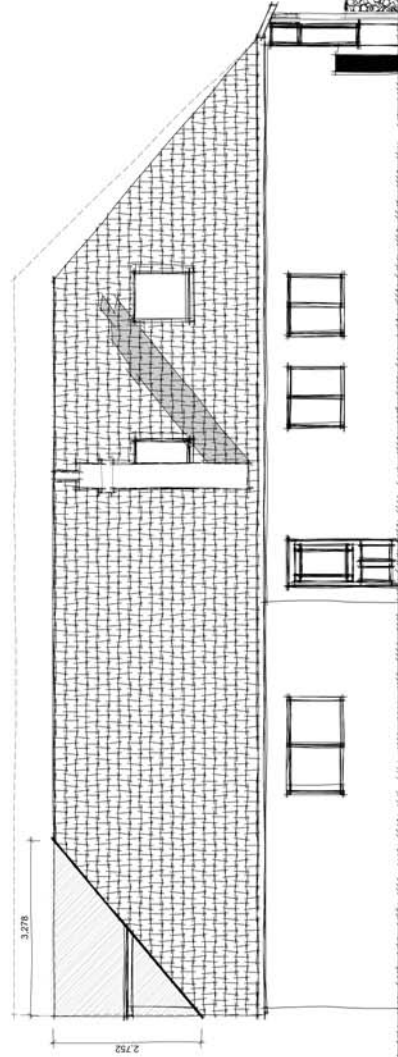
C.230015: Roof amendments for Planning, Trading and
 B.230015: Floor plan amendments for Planning
 A.161214: Floor plan amendments for Planning

Project	27 Private Road Enfield Alterations & Extensions		
Drawn	Plans as Proposed		
Date	1/1/14	Scale	38205 C
Client	David Edward Hall/ Marica Andrew/ Anthony Andrew		
Architect	Hoopers		
File No	3905	Contract	PP

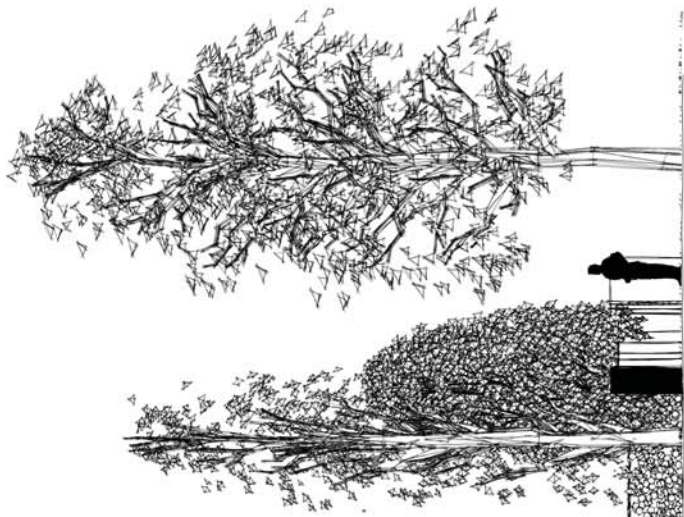




Proposed North East Elevation



Proposed South East Elevation

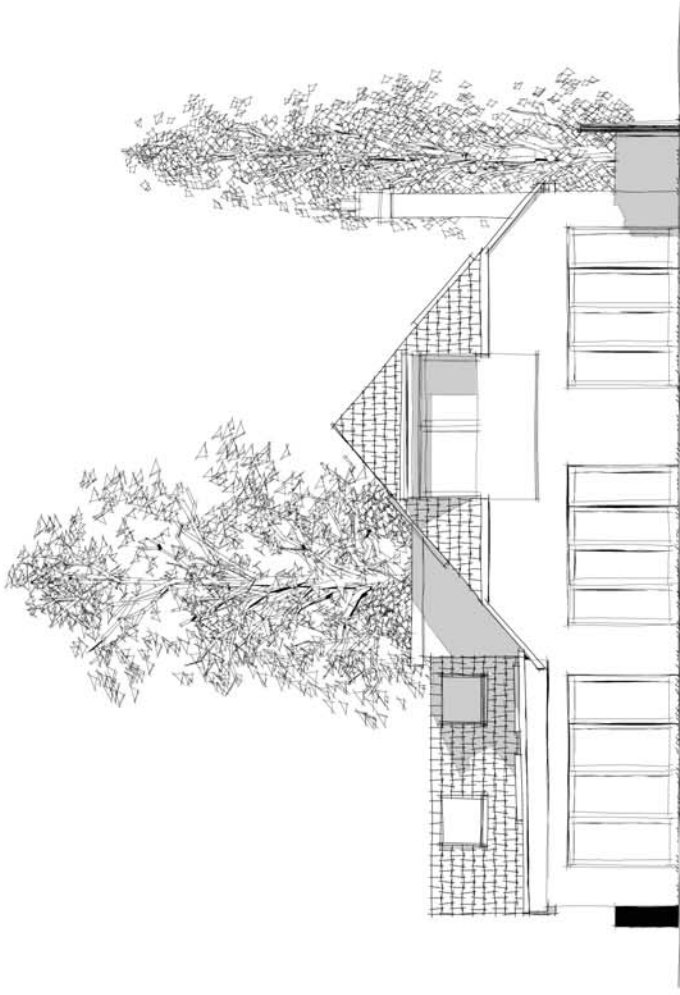


Rev: 01/24
 Scale: 1:500 (A)
 Client: David Edwards Hall /
 Maria Anderson /
 Anthony Andrew

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 A. Martin & C. Edwards
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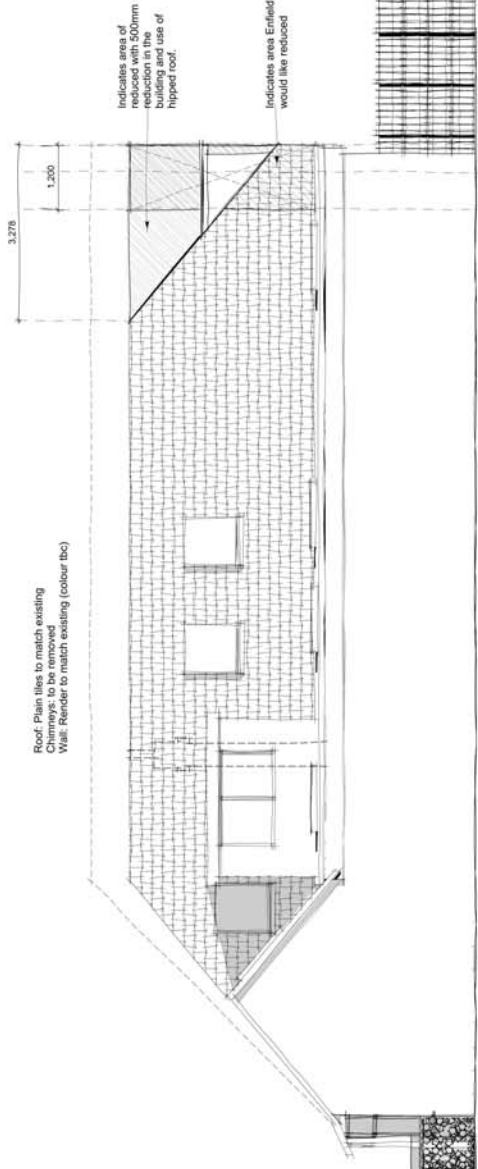
Ref: 07/1
 Hoopers Architects
 34 Trinity Lane,
 St. Peter's, Derby
 DE1 1SD



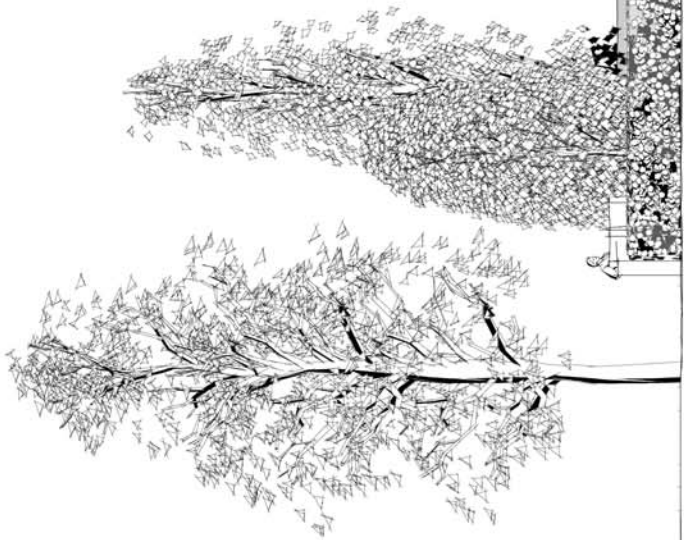


Proposed North West Elevation

Roof: Plain tiles to match existing
Chimneys: to be removed
Wall: Render to match existing (colour bc)



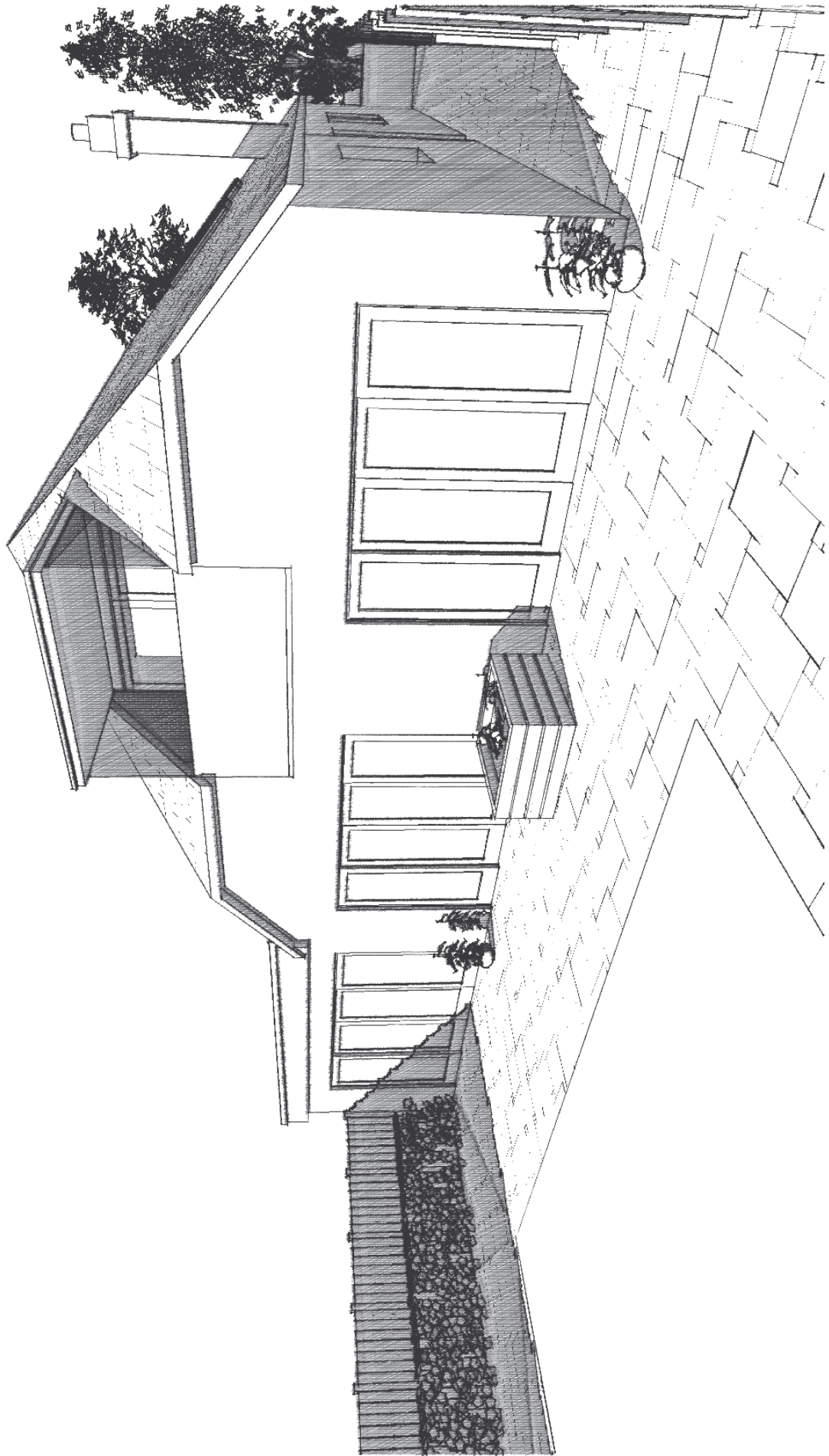
Proposed North East Elevation




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 Tel: 01471 223466
 www.hoopesarchitects.co.uk

Date: 11/14
 Scale: 1:500(A)
 Client: David Edward Hall /
 Martin Anderson
 Anthony Andrew



LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 30th June 2015
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham 020 8379 3848 Sharon Davidson 020 8379 3841 Mr Ray Reilly 020 8379 5237	Ward: Cockfosters
Ref: 14/05030/FUL		Category: Full Application
LOCATION: 405 Cockfosters Road, Barnet, EN4 0JS,		
PROPOSAL: Demolition of existing single-family dwellinghouse and erection of a total of 6 self contained residential flats within a 2-storey building (1x1 bed, 2 x 2-bed and 3 x 3-bed) with basement parking and forecourt parking, lower ground accommodation, front and rear balconies, accommodation in roof space and dormers to front and rear.		
Applicant Name & Address: Mr K Chaudhry c/o Agent		Agent Name & Address: Andmore Planning Ltd 16 Old Town Clapham London SW4 0JY
RECOMMENDATION: That planning permission be GRANTED subject to conditions.		
Note for Members: This case would normally be dealt with under delegated authority, but has been put before Planning committee at the request of Councillor Pearce due to local objection.		

Ref: 14/05030/FUL LOCATION: 405 Cockfosters Road, Barnet, EN4 0JS,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site is located on the western side of Cockfosters Road on a primarily rectangular plot of land. It is a relatively expansive site approximately 22 metres wide and 140 metres deep and has a measured area of approximately 3080sqm or 0.308 hectares. The site currently consists of a large family dwelling based over two floors, with accommodation in the roof space. It has a large front driveway area and a large expansive rear garden area that stretches down towards the Brook that runs at the bottom of the site. There is a significant fall in the site from the front to the back of approximately 8 metres over the 140 metre depth of the site.
- 1.2 The surrounding area is predominantly residential in nature and is characterised by large family houses on large expansive plots set back in from the Cockfosters Road frontage, with large front driveways and gardens areas and large deep rear gardens that back onto Hadley Wood Golf Course to the rear.
- 1.3 The site lies opposite the Trent Park Conservation Area. It has a PTAL rating of 1a. The site is located opposite the green belt which is located to the east on the opposite side of the road.

2. Proposal:

- 2.1 The application proposes the demolition of the existing single-family dwellinghouse and erection of a total of 6 self-contained residential flats within a 2-storey building (1 x 1 bed, 2 x 2-bed and 3 x 3-bed) with basement parking, lower ground accommodation, front and rear balconies, accommodation in roof space and dormers to front and rear.
- 2.2 The proposed building would be 15m wide and 18m deep. It would be set relatively central on the site retaining a common alignment with Number 403. It would be set approximately 4.5m from the boundary with Number 403 and 2m from the boundary with Number 407.
- 2.3 The building is proposed over basement, ground, first and roof levels. It would have an average height above ground of 13.5 metres. At the rear of the site due to the proposed basement level the rear elevation would be 17m high, from the excavated basement level.
- 2.4 To the front of the site, approximately 9m inside the boundary of the application site, the application proposes a mechanical car lift which would take vehicles to basement level. The basement level extends out under the front driveway approximately another 13 metres further forward of the proposed building footprint. This would facilitate 5 parking spaces, 12 cycle parking spaces and storage for the individual flats. To the rear of the basement a one bedroom flat is proposed with its own rear amenity space.

3. Relevant Planning Decisions

- 3.1 14/02349/FUL - Planning permission refused for the demolition of the existing single-family dwellinghouse and the provision of a total of 7 residential units, comprising erection of a 2-storey building of 3 x 2-bed and 3 x 3-bed self-contained flats with basement parking, lower ground

accommodation, front and rear balconies, accommodation in roof space and dormers to front and rear; and erection of a detached 2-storey single-family dwellinghouse to the rear with accommodation in roof, front and rear dormers, associated parking and landscaping, for the following reasons:

1. The proposed house at the rear of the garden by virtue of its backland siting and setting is considered to be an insensitive development, that would be contrary to the established character and linear built form of the area whilst setting a negative precedent for similar developments along this stretch of Cockfosters Road area which would create the possibility for similar developments to even further erode the established built form, green and rural character and appearance of the area. This is considered to be contrary to DMD6 and DMD7 of the Development Management Document Submission Version and CP30 of the Core Strategy, 7.4 of the London Plan whilst also against guidance and findings of the Enfield Characterisation Study 2011.
2. Insufficient information has been submitted to robustly justify the lack of Affordable Housing contribution associated with the development and the applicant has failed to implement a mechanism to secure education contributions contrary to Policies 3, 8 and 46 of the Core Strategy and Policies 3.10, 3.11 and 3.12 of the London Plan.
3. The applicant has failed to provide the council with sufficient information to be able to determine the likely impact of the proposals on bats (European Protected Species) as required under the 1981 Wildlife and Countryside Act (as amended), the European Habitats and Species Directive (92/43/C) enacted in the UK through the Conservation of Habitats and Species Regulations 2010. All bats and their roosts are protected under this legislation.

3.2 An appeal has been lodged against this decision and the matter is currently with the Planning Inspectorate for consideration.

4. **Consultations**

4.1 **Statutory and non statutory consultees**

Traffic and Transportation:

4.1.1 No objections in principle subject to clarification on a number of minor issues and the attachment of conditions.

Tree Officer

4.1.2 No objections subject to conditions.

Sustainability Officer

4.1.3 No objections, subject to conditions.

Environmental Health

4.1.4 Environmental Health Officers have verbally confirmed that to fully analyse the impact of the proposed car lift the application would need to be supported

by an acoustic report to ensure it would have no impact on future or neighbouring residents. However it has been suggested that this can be dealt with by a planning condition.

4.2 Public

4.2.1 Consultation letters were sent to 7 neighbouring properties. A site notice was also displayed at the site. Three Letters of objection have been received, two from the occupiers of 407 and another relative. In addition another letter prepared on their behalf by a planning consultant has been received. These letters raise the following objections summarised as follows:

- There was maladministration to the previous application as no neighbours were notified. Given the scale of the previous application it is surprising that no objections were raised. In addition there is no evidence of a site notice at the site.
- The proposal results in an overdevelopment of the site.
- The proposal is out of character with the established character of the houses on this section of the street.
- The scale and bulk of the proposal is excessive and would create additional bulk onto the residents at Number 407 due to the additional depth of the building to depth of 16.5m.
- There has been no information provided by way of the subsoil and water regime by a qualified Geotechnical Engineer for the basement.
- There are already drainage problems along this section of Cockfosters Road.
- The proposal would be visually intrusive when viewed from Number 407 and the rear garden and would result in a loss of light and create overshadowing.
- The two bedroom windows in the flank elevation of the new block would directly overlook No 407 and could result in a loss of privacy.
- The roof terraces proposed on the rear of the block would result in overlooking and loss of privacy to residents of Number 407.
- There are concerns about the car lift and the potential noise implication to the residents of Number 407 as it is close to the boundary.
- The road bend beside 405 is dangerous, there have been many accidents over the years, and the increased traffic due to more cars coming/going from the proposed development will only result in more accidents. Additionally, any development transport/lorries are also a high risk due to this accident black spot, and there is neither provision nor room on the proposed site for builder's vehicles whilst they work on the development. This will also cause a hazard for pedestrians and cyclists.
- This development is also reaching too far beyond the current building line.
- The increased height of the proposed development will be out of character with the neighbouring houses.

5. Relevant Planning Policy

5.1 The London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities

- 3.10 Definition of affordable housing
- 3.11 Co-ordination of housing development and infrastructure
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Water self-sufficiency
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

5.2 Core Strategy

- CP3 Affordable Housing
- CP4 Housing Quality
- CP5 Housing Types
- CP9 Supporting Community Cohesion
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 Maintaining and improving the quality of the built and open Environment
- CP31 Built and landscape heritage
- CP32 Pollution
- CP46 Infrastructure contributions

5.3 Development Management Document

- DMD 2 Affordable Housing on Developments of less than 10 units
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 4 Loss of existing residential units.
- DMD 5 Residential Conversions
- DMD 6 Residential Character
- DMD 7 Development of Garden Land
- DMD 8 General Standards for New Residential Development
- DMD 9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD44 Conserving and enhancing heritage assets
- DMD45 Parking Standards and Layout
- DMD47 New Road, Access and Servicing
- 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 Roofscape/ Vertical Surfaces
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD72	Open Space Provision
DMD73	Children's Play Space
DMD79	Ecological Enhancements
DMD80	Trees on development sites
DMD81	Landscaping
DMD83	Development Adjacent the Green Belt

5.4 Other Relevant Considerations

National Planning Policy Framework
National Planning Practice Guidance
Enfield Characterisation Study
London Housing Supplementary Planning Guidance.
S106 SPD
Trent Park Conservation Area Character Appraisal

6. **Analysis**

6.1 The principle issues for consideration under this application are:

- Principle of the Development
- Density and Scale
- Design and Impact on Character and Appearance of the area and the setting of the adjacent conservation area
- Standard of Accommodation
- Private Amenity Space
- Highways Issues
- Trees Issues and Ecology
- S106 Requirements
- Sustainability Issues

6.2 Principle of the Development

6.2.1 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of locations. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. The proposal would be compatible with these policies, and Core Policy 2 of the Core Strategy, insofar as it would increase the Borough's housing stock.

6.2.2 The existing dwelling is not listed nor is the property located within a Conservation Area (but is adjacent to one) and therefore no objection is raised in principle to the demolition. This side of the road is entirely

residential in character and therefore continued residential use is appropriate. Policy DMD4 sets out that proposals that result in the loss of existing residential units, particularly family homes, that can still be used, with or without adaptation, will only be permitted if there is no net loss of residential floorspace as a result of the redevelopment. This proposal would result in a net increase in residential units and uplift of 2 family sized 3 bed units and is therefore considered to be consistent with this policy.

- 6.2.3 However, this position must be appraised in relation to other material considerations including: achieving an appropriate development in keeping with the character of the area; adequate internal floor space and layout; servicing; parking provision; residential amenity; as well as whether the proposal would be consistent with the objectives and targets for additional housing provision, including standards of accommodation and affordable housing, identified at the national, regional and local levels.
- 6.2.4 In terms of housing need, the Council's Core Strategy seeks to ensure new developments offer a range of housing sizes to meet housing need. In particular, it seeks to ensure 20% of market housing is for four or more bedroom houses. The Core Strategy policy is based on evidence from the research undertaken by Ecotec.
- 6.2.5 The findings of Ecotec's research, Enfield Strategic Housing Market Assessment (February 2010), demonstrates a shortage of units of all sizes, particularly units with three or more bedrooms across owner occupier, social and private rented sectors. The greatest requirement in the owner occupied market housing sector is for family sized housing (i.e. 3+ bedrooms).
- 6.2.6 The proposal would make provision of three 3-bedroom units. On this basis, the application is consistent with the Council's aspirations for new residential development to include larger accommodation.
- 6.2.7 This stretch of Cockfosters Road comprises in the main large detached single family dwelling houses. However, a number of flatted developments have been allowed, together with an increasing number of purpose built flats on sites previously occupied by a single dwelling house – the nearby sites at No.379 and 381 Cockfosters Road being a case in point.
- 6.2.8 Policy DMD5, also seeks to restrict the number of conversions so that, amongst other criteria, the number of such conversions – as opposed to new building development – should not exceed 20% of all properties along any road, and only one out of a consecutive row of five units may be converted. This policy is not directly applicable to new build flat schemes such as that now proposed. However, it nevertheless sets a benchmark against which the cumulative impact of flatted development on the character of a road can be assessed. This was the approach taken in relation to application P13-02887PLA and TP/09/1683 at No.387 and No.389 Cockfosters Road respectively.
- 6.2.9 In this case it is noted Cockfosters Road is a relatively expansive stretch and from checking planning records it is not considered that 20% of the properties have been converted into flats or have resulted in demolition and new build. In addition none of the properties within the immediate proximity of the site and within 5 of the closest units have been converted either.

6.2.10 Whilst it is recognised objections have been raised in relation to the principal the development and the character of the proposal on the surroundings, similar to the determination of the previous application, it is considered the principle of the demolition of the original house and redevelopment of the site is acceptable. The proposed building design would respect and reflect the character and architectural appearance of the properties on Cockfosters Road, there is a net gain in 5 units on the site and the proposed building will not create an impact in terms of neighbouring amenity. This will all be referred in further detail later in the report.

6.3 Scale and Density

6.3.1 Density assessments must acknowledge guidance outlined in the NPPF and particularly the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area.

6.3.2 Policy 3.4 (Table 3.2) of the London Plan sets standards for appropriate density levels with regards to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score. This application proposes a total of 20 habitable rooms on a site of 0.3080 hectares. According to the guidance in (Table 3.2) of the London Plan as the site has a site specific PTAL rating of 1a in a suburban location, an overall density of between 150-200/ha may be acceptable. Upon calculating the density of the proposed development against this density matrix, based on habitable rooms per hectare, this development would equate to 65 hr/ha.

6.3.3 Therefore these results show that from a density perspective this proposal would be below the range set out in the London Plan. However, it must be noted that the criteria of density would not be a singular element and would be assessed alongside other planning requirements such as suitability of the site, scale of building, impact onto neighbours and standard and quality of accommodation proposed.

6.3.4 The scale of the building, including its footprint, height and siting is broadly comparable to the properties in immediate local and therefore is considered acceptable.

6.4 Design, Layout and Visual Appearance

6.4.1 DMD37 aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. Policy DMD8 sets out the 'General Standards for New Residential Development',

Design Appearance

6.4.2 The design and appearance of the proposed building is considered acceptable. Although the proposed apartment block is a more modern interpretation of the architecture in the area, the building is considered to be of an acceptable appearance. The prominent bay windows and front gable end projections, combined with the front terraces and front dormer window

overall provide a balanced elevation and create a level of visual interest. In addition, the proposed street scene profile, including of the retention of the existing wall on the public highway frontage, is considered would have an acceptable appearance and blend in with the character of the existing street scene. It would primarily resemble the appearance of a large detached dwelling, as opposed to a block of flats, it is considered helps it to blend in satisfactorily with the character of the street scene.

Layout

- 6.4.3 The issue of neighbouring amenity will be referred to later in the report; however in general it is considered the proposed site layout is acceptable. The apartment block in the main, with the exception of the access space to the south side, would almost resemble the footprint of the original house. To the front, the application proposes to implement a new landscaped area, with a mixture of hard and soft landscaping. The application also includes details of a car lift at the front which is acceptable in principle and further details would be dealt with by way of planning condition. It must be noted that traffic and transportation officers have also raised no objections to the proposed car lift, its position and any impact it would have on the free flow of vehicle movement on the site. Details in relation to the potential noise of the car lift will be dealt with later in the report in the neighbouring amenity section.
- 6.4.4 To the rear of the apartment block is a large area of communal amenity space, which would predominantly resemble the current garden space.
- 6.4.5 All factors considered it is considered that the site layout in general is acceptable.

6.5 Neighbouring Amenity

- 6.5.1 Policy DMD37, DMD 6 and 8 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 6.5.2 The apartment block would be built as two storey above ground with accommodation in the roof and a basement level to accommodate car parking. Also within the basement a 1 bed flat towards the rear of the site is proposed. The proposed block would be set 4.5 metres from the boundary of Number 403 and would be set 2 metres from the boundary of Number 407.

Impact to Number 403

- 6.5.3 In relation to Number 403 the built structure at ground floor level would be set approximately 4.5 metres to the rear of the ground floor level of No 403. At first floor level the proposed first floor would project at a distance of approximately 5 metres behind the rear elevation of Number 403's first floor level.

- 6.5.4 Overall it is considered the relationship of the proposed apartment block to Number 403 is acceptable. The proposed building would not break a 45 degree line from the nearest ground floor window. Whilst the proposed first floor element would project beyond the 30 degree line of sight from the nearest affected first floor window at Number 403, it is considered that the degree of separation between both buildings along with the high screened boundary treatment would help to soften the appearance of the proposed apartment building. Due regard must also be given to the fact the proposed building is positioned directly north of Number 403 therefore unlikely to create any noticeable impacts in terms of loss of daylight or sunlight.
- 6.5.5 There are balconies proposed at the rear. However taking into account the proposed boundary treatment and expansive setting of the wide plots to one another it is considered these will have little impact on Number 403. In addition conditions are recommended to require the provision of screens to the flanks of the balconies.

Impact to Number 407

- 6.5.6 It is recognised that objections have been raised from residents on grounds of neighbouring amenity, bulk, dominance and loss of light. Officers have assessed the case on site and there are no windows on the side flank elevation of Number 407 that would be affected. In addition having regard to Number 407, with the exception of the proposed basement/lower ground floor level, the proposed ground floor and first floor levels would be flush and form a common alignment with the respective floor levels at Number 407. Therefore it is not considered that the proposed built structure would have an impact in terms of neighbouring amenity compared to the existing house. In addition a similar situation to Number 403 occurs with the proposed balconies at first floor level which could be dealt with via an appropriate condition for balcony screening .
- 6.5.7 There are side elevation windows proposed on the side flanking elevation next to Number 407, one at ground floor level and two at first floor level. Due to the existing boundary treatment the proposed ground floor window will not give rise to any undue overlooking. In addition having assessed the case on site it is not considered that the proposed first floor windows would create significant overlooking impacts. However, to ensure there is no undue impact upon privacy to the residents at Number 407 it is considered that the side elevation windows should be fixed shut and obscured glazed to a height of 1.7m above internal floor levels.
- 6.5.8 There have been concerns raised about the proposed front building line. However, the existing staggered building line would largely be replicated as part of the proposed development and this is considered acceptable. In addition, given the separation between properties, the site allows for this stagger in the building line between the plots.
- 6.5.9 Subject to conditions for obscure glazing on the side elevation windows and the proposed balcony screening the proposed scheme has an acceptable impact in terms of neighbouring amenity to Number 407.

Impact of Car Lift

- 6.5.10 There have been concerns raised about noise of the car lift from neighbours. To support this element of the application the applicant has also submitted a desktop acoustic analysis with supporting manufacturer's information. This report confirms that all the mechanical equipment would be located at basement level within a plant room. When the expected attenuation measures in this plant room and the basement walls and the external envelope of the building, along with the distance to the front of the building are taken into consideration, the additional levels of noise from this car lift is expected to be an additional 7decibels during the 30 second cycle operation.
- 6.5.11 Environmental health officers have considered that this would not cause an issue during the day, but has the potential to create some disturbance at night time. However it has been suggested that this could be dealt with via a planning condition requiring an acoustic report to be submitted with associated attenuation measures to ensure the noise form the car lift is kept 10db below ambient back ground levels. This would be added as a condition to any approval.

6.6 Standard of Accommodation

- 6.6.1 The application proposes 1x1 bed, 3x2 bed and 3x3 bed flats.
- 6.6.2 Policy 3.5 of the London Plan specifies that 1 bed flats should be 50sqm, 2 bed flats should be 70 square metres with 3b4p flats at 74 sqm or 3b6p flats at 86 sqm. All units have been measured and verified and are easily above the required London Plan standards for the respective units. All units would have useable and accessible layouts and all room sizes are acceptable with specific regards to living/diners and single and double bedrooms. All units would be dual or triple aspect with the exception of the basement flat which would have a sole west facing aspect. Whilst single aspect accommodation is not ideal especially at basement level it would have an expansive spacious layout with a large terrace to the rear which should allow for acceptable levels of daylight the rear facing windows of the flat.
- 6.6.3 In addition it is noted that Flat 6 is entirely within the proposed roof area. Whilst it is noted that a significant proportion of the Flat would not have the required 2.5m floor to ceiling height, it is such an extensive flat, in excess of 110 sqm, and therefore it is considered it would provide for an overall acceptable level of accommodation.
- 6.6.4 In addition all flats would be accessed off the communal stairwell with each floor, having lift access direct to each floor level with level access which is encouraged.

6.7 Private Amenity Space

- 6.7.1 Policy DMD9 now specifies the requirements for private and communal amenity space for such developments.
- 6.7.3 Overall it is considered the private amenity provisions proposed are acceptable. Each of the proposed flats would be served by its own terrace or balcony. The basement flat would benefit from 44 sqm of amenity terrace directly behind the proposed unit. In addition the remaining five flats would

benefit from individual balconies. It is noted that units on the first and second floor levels only benefit from smaller balconies, below the recommended standard. However due regard must be given to the fact that any shortfall can be accommodated within the extensive communal rear garden area of 478sqm in area.

6.7.4 All factors taken into account it is considered that the amenity provisions proposed are acceptable and in accordance with DMD9.

6.8 Impact on the setting of the conservation area

6.8.1 The application site is located opposite the Trent Park Conservation Area. Cockfosters Road comprises a line of large detached houses on its western side, set within spacious plots and substantial landscaping, with the houses generally set behind a landscaped front boundary. The application would maintain this position. Although the building would accommodate flats, rather than be a single family house, its scale is commensurate with surrounding buildings. The proposals provide for the retention of soft landscaping to the frontage and an increase in the amount of soft landscaped area to the frontage, compared to the existing situation. Overall, it is considered that the setting of the Conservation Area would not be harmed and would be preserved.

6.9 Highway Issues

6.9.1 Transport officers initially raised concerns on a number of issues, the oversupply of car parking above the London Plan maximum standards, the inadequacy of cycle parking and lack of provision for pedestrian access.

6.9.2 To address these concerns, amended plans have been submitted to reflect a reduction of car parking spaces from 13 to 7 spaces along with 12 cycle parking spaces all secured at basement level. The parking spaces on the front driveway level that were deemed to have resulted in an overprovision of car parking have been removed and changed to a turning and servicing area. Whilst this area could be feasibly still be used as additional car parking spaces, at most it would only be an additional 3 spaces. Taking into account the remoteness of the site and the low PTAL rating of 1a, it is not considered that this would create an issue that would warrant refusal. It should also be noted that there was no objections to the parking provision on the previous refused scheme under 14/02349/FUL.

6.9.3 Transport officers have also raised minor issues with the layout of the basement and the tightness of one parking space Number 5. This can be addressed by a planning condition requiring an amended basement plan. They have also requested a separate pedestrian entrance to the site. This has been provided at the front alongside the proposed vehicular access and is in an acceptable location. Having viewed the proposal on site the proposed vehicle access would be in the same position as the existing vehicular access. Therefore there would be no requirement to change the current crossover position at the site. The proposed access would therefore be acceptable. However the final details of the surfacing of the access would be dealt with via a condition.

- 6.9.4 No objections are raised in relation to traffic generation or site layout and general manoeuvrability around the site. It is recognised that a car lift is proposed towards the front of the site. Officers have been advised because this drop is only one storey, the time for a car to drive onto the lift and drop to basement level and return to ground level is only 30 seconds. Therefore any vehicle queuing is extremely unlikely and in the event that it does occur, it is considered there is plenty of space on site for waiting vehicles.
- 6.9.5 Other issues such as Construction Management, the need for electric vehicle charging points and refuse storage could also be secured via planning conditions. The submitted plans do show refuse storage to the front of the site and electric vehicle points in the basement.
- 6.9.6 All factors considered the application would be acceptable from a highways perspective subject to relevant conditions.

6.10 Tree Issues

- 6.10.1 The Council's Tree Officer has been consulted on the application and has raised no objections to it subject to conditions. The Tree Officer is satisfied that the trees on the third party land to the rear can be retained as put forward on the applicants arboriculture report. However there have been conditions recommended in relation to tree protection that would be assigned to any approval.

6.11 Ecology Issues

- 6.11.1 The previous application was refused on ecological grounds based on a lack of information. On this submission a bat survey report has been submitted that concludes that it appears that the roof of the existing property is not used by roosting bats, although there were foraging bats observed in the area.
- 6.11.2 It is recommended that conditions should be assigned to encourage bat roosting and other measures as part of the development. This can be dealt with by planning condition.

6.12 Sustainable Design and Construction

- 6.12.1 As part of their application the applicant has submitted an Energy Statement and Code for Sustainable Homes Pre- Assessment. Overall it is considered that the information submitted is acceptable, and relevant conditions have been suggested by the sustainable design officer.

6.13 S106/ Contributions

- 6.13.1 On 28th November 2014 the Government introduced immediate changes to the National Planning Practice Guidance through a Written Ministerial Statement 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 or less 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.

6.13.2 Education contributions will no longer be required for developments of less than 11 units.

6.13.3 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.

6.13.4 Since this resolution, an appeal decision has been made (Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

"...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.

" The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m (gross internal area). Amendments made on 27th February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26th March 2015.

"Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance."

6.13.5 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m. The floor area of the development proposed is less than 1000sq.m and therefore no contribution towards affordable housing has been sought.

6.14 CIL Contribution

6.14.1 The proposed scheme would also be liable to a Community Infrastructure Levy contribution as the size of the proposed development exceeds 100m².

6.14.2 The size of the net additional Gross Internal Floor area created has been calculated as 541sqm resulting in a contribution of:

$$541 \text{ m}^2 \times \text{£}20 \times 248/223 = \text{£}12,033.$$

7. Conclusion

7.1 It is considered that this development proposal is acceptable. It would have no undue impact on the character and appearance of the site and surrounding Cockfosters Road area, including the setting of the adjacent Conservation Area. It will provide for additional family accommodation and 6 large flats of acceptable living accommodation.

7.2 It is considered that its scale, bulk and appearance is acceptable and would be comparable to the existing houses on this stretch of Cockfosters Road. It is considered that it would not have an undue an impact to neighbours amenity or create unacceptable impact to highway function and safety.

8. Recommendation

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

1. C60 Approved Plans
2. C07 Details of Materials
3. C09 Details of Hard Surfacing
4. C10 Details of Levels
5. C11 Details of Enclosure
6. C16 Private Vehicles Only - Parking Areas
7. C17 Details of Landscaping
8. C19 Details of Refuse Storage & Recycling Facilities
9. C24 Obscured Glazing (First Floor of Both Side Elevations)
10. C25 No additional Fenestration
11. C59 Cycle parking spaces
12. Condition C14 (Details of access and junction)
13. That prior to development commencing, details of siting, type and design of plugs, the energy sources and the strategy/management plan of supplying and 3 maintaining the electric charging points to be provided in accordance

with London Plan standards (minimum 20% of spaces to be provided with electric charging points and a further 20% passive provision for electric vehicles in the future) shall be provided to the Local Planning Authority for approval in writing. All electric charging points shall be installed in accordance with the approved details prior to occupation of any of the units and permanently maintained and retained. Reason: To ensure that the development complies with the sustainable development policy requirements of the London Plan.

14. The development shall not commence prior to the submission and approval in writing by the Council of details of the measures proposed to ensure that the proposed car lift is maintained in working order and in accordance with the manufacturer's advice. The measures shall be implemented in full in accordance with the approved details, and shall thereafter continue to be implemented in full.

Reason: To ensure the provision of adequate parking facilities and with regard to Policy DMD 45 of the Development Management Plan and Policy 6.13 of the London Plan.

15. 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 car lift and state the noise control measures to be employed to ensure the noise from the combined units does not exceed a level of 10dB(A) below background noise levels at the façade of the nearest residential property.

Reason: To reduce likelihood of noise nuisance occurring.

16. Notwithstanding the plans submitted, prior to the commencement of the development an amended basement plan shall be submitted to and approved by the Local Planning Authority. This basement plan shall reflect an improved arrangement to facilitate parking space Number 5 along with larger doors to access the proposed cycle parking.

Reason: In the interests of good design and proper car and cycle parking facilities.

17. Pedestrian Routes and Privacy

Prior to the commencement of development a detailed plan of a pedestrian route on the south side of the development linking the front entrance to the rear amenity space shall be submitted to and approved in writing by the local planning authority. The route shall be provided in accordance with the approved details prior to occupation of the development and thereafter retained.

Reason: in the interests of good design and to provide safe alternative access to the amenity space available.

18. Privacy Screens

Each respective residential unit shall not be occupied until all balconies and terraces are provided with privacy screens on their respective north and south facing flanks / elevations up to a minimum height of 1.7m above

finished floor level and with a minimum obscuration rating of 3 on the Pilkington scale. The privacy screens shall not be altered without the prior approval in writing of the Local Planning Authority.

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

19. Construction Management Plan

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

- a. arrangements for wheel cleaning;
- b. arrangements for the storage of materials;
- c. hours of work;
- d. arrangements for the securing of the site during construction;
- e. the arrangement for the parking of contractors' vehicles clear of the highway.
- f. The siting and design of any ancillary structures.
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.
- h. Arrangements for the cleaning of construction vehicles

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

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

20. Code for Sustainable Homes

Development shall not commence until evidence in the form of a revised design stage assessment conducted by an accredited Code for Sustainable Homes Assessor and supported by relevant BRE interim certificate, has been provided and approved in writing by the Local Planning Authority. The evidence provided shall confirm that the dwellings can achieve a Code for Sustainable Homes rating of no less than Code Level 4.

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 written approval of the Local Planning Authority.

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

21. Bats – EPS Licence Required

No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the council. Thereafter mitigations measures

approved in the licence shall be maintained in accordance with the approved details (including those detailed in section 5 & 6 of Ethos Environmental Planning's Ecology Survey/Bat Survey submitted with the planning application). Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

Reason: To ensure that bats and their roosts (a material consideration) are not impacted by the proposed development, in line with the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

23 Birds - nesting

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

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

24 Landscaping & Biodiversity Enhancements

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

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- Implementation timetables
- Permeable/porous paving
- Biodiversity enhancements to include swift bricks and other bird and bat bricks/tiles/tubes built into the new building
- Specifications for hedgerow boundary planting (or fencing) demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (such as by providing 10cm² gaps in appropriate places at the bottom of the fences)

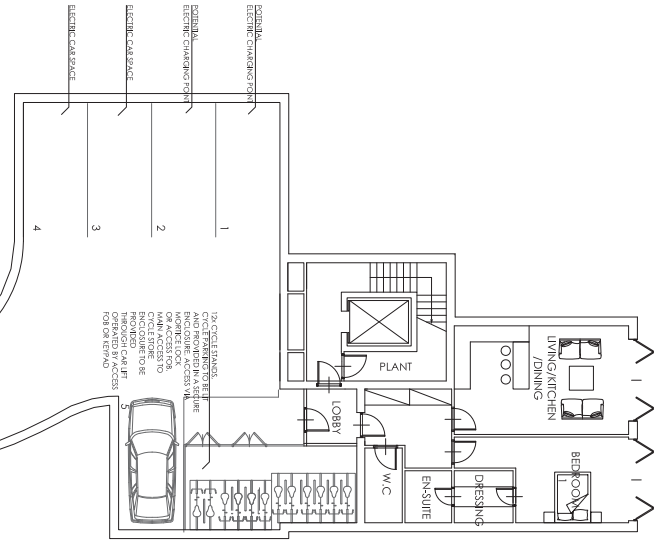
Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

25 Lighting – No exterior lighting near Biodiversity Enhancements

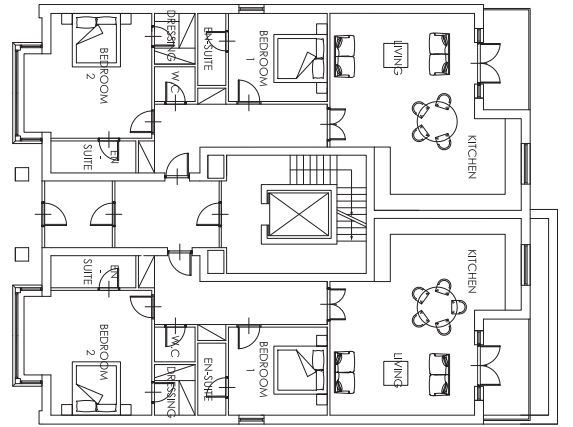
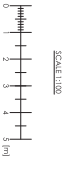
No exterior lighting is to be installed near the entrance/exit point of new biodiversity enhancement features (bat/bird boxes/bricks, etc) or situated adjacent to any trees/hedgerows on the site boundaries.

Reason: This condition will ensure maximum benefits of the biodiversity enhancements to be installed as part of the development and to avoid adverse impacts on bats and other wildlife.

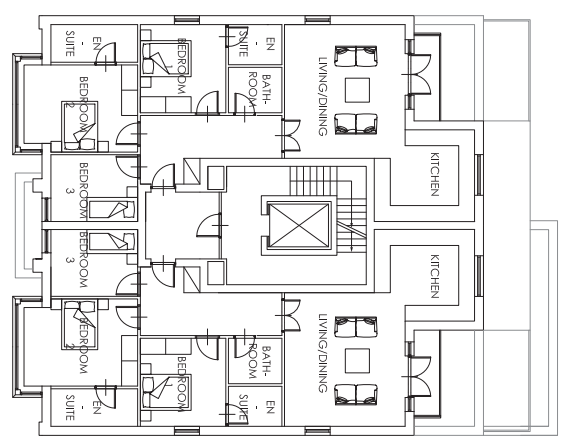
26 C51 Time Limited Permission.



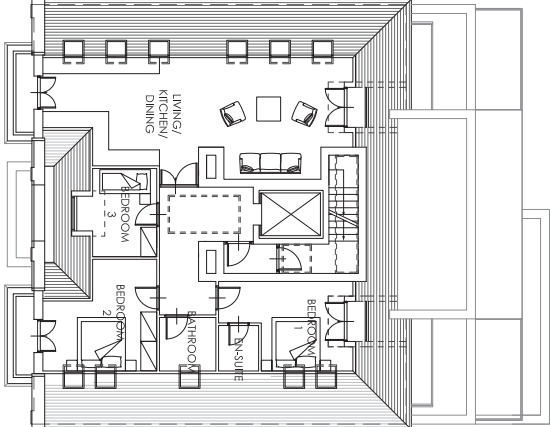
LOWER GROUND FLOOR -
BASEMENT FLOOR PLAN



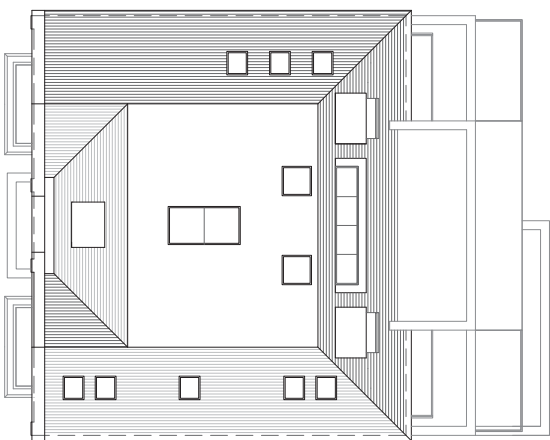
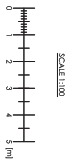
GROUND FLOOR PLAN



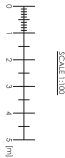
FIRST FLOOR PLAN



SECOND FLOOR PLAN

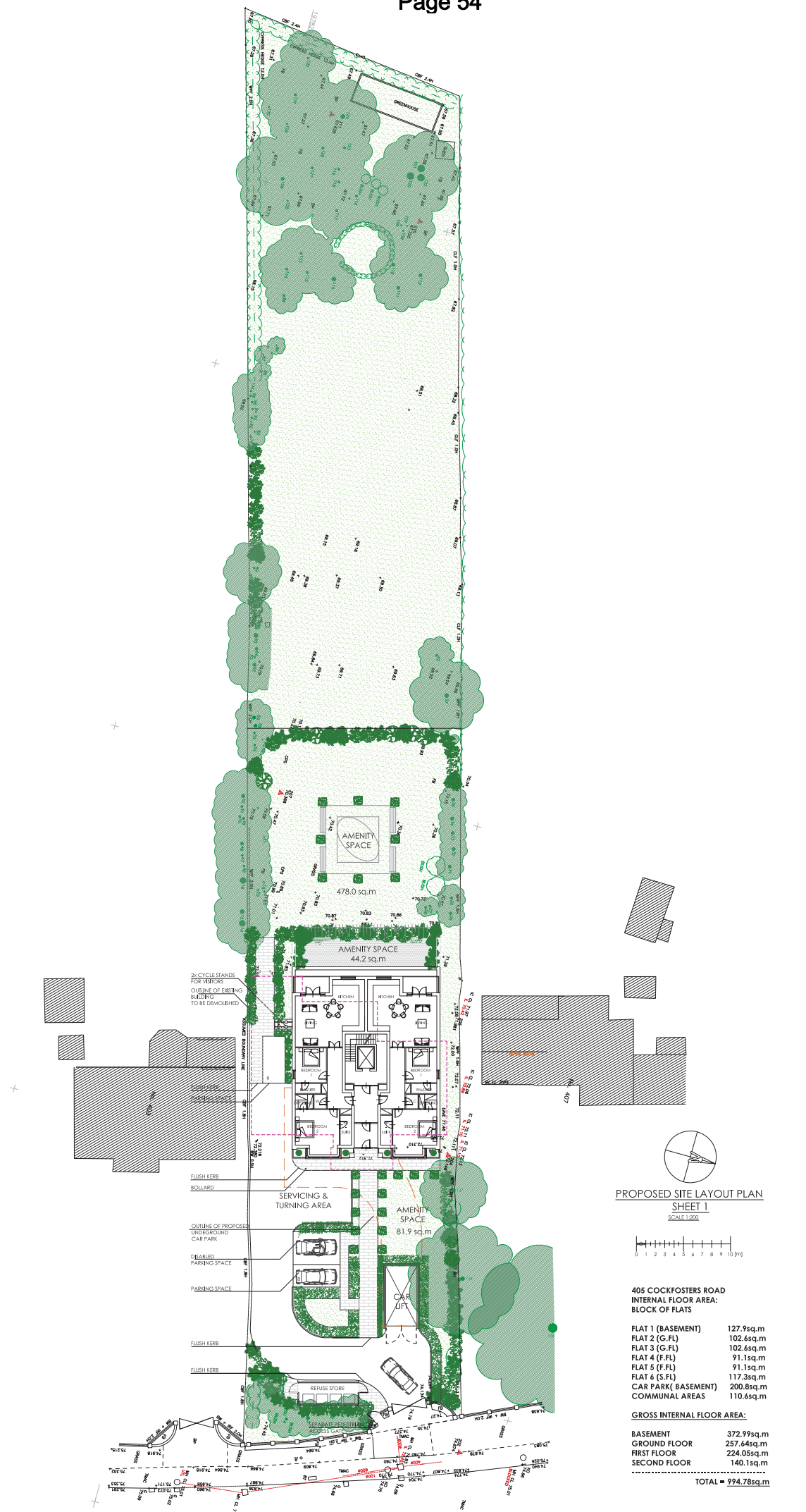


ROOF PLAN



DATE	19 FEB 2014	PROJECT	465 GORCHOFFERS ROAD BANKET BAY B15
DRAWN	A8	CLIENT	AM CHANDLER
CHECKED	AS	ARCHITECTS	ORANGE ORANGE ARCHITECTS
SCALE	1:100	PROJECT NO	1100
SITE	A1	DATE	14 FEB 2013
STAGE	PARKING	NO. DATE	1 14 FEB 2013
REVISION	1	NO. DATE	1 19 FEB 2014
DATE	19 FEB 2014	PROJECT	465 GORCHOFFERS ROAD BANKET BAY B15
DRAWN	A8	CLIENT	AM CHANDLER
CHECKED	AS	ARCHITECTS	ORANGE ORANGE ARCHITECTS

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- KEY:**
- OUTLINE OF PROPOSED UNDERGROUND CAR PARK
 - OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
 - EXISTING TREES TO BE RETAINED
 - 72.8 EXISTING SITE LEVELS

PROPOSED SITE LAYOUT PLAN
SHEET 1
 SCALE 1:200



405 COCKFOSTERS ROAD
INTERNAL FLOOR AREA:
BLOCK OF FLATS

FLAT 1 (BASEMENT)	127.9sq.m
FLAT 2 (G.FL)	102.6sq.m
FLAT 3 (G.FL)	102.6sq.m
FLAT 4 (F.FL)	91.1sq.m
FLAT 5 (F.FL)	91.1sq.m
FLAT 6 (S.FL)	117.3sq.m
CAR PARK (BASEMENT)	200.8sq.m
COMMUNAL AREAS	110.6sq.m

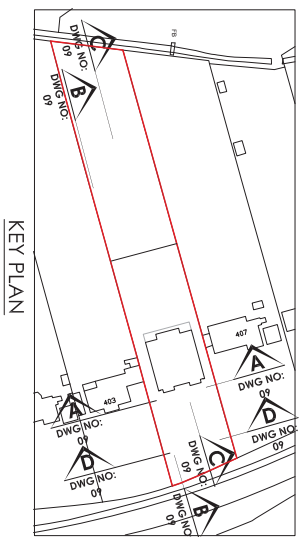
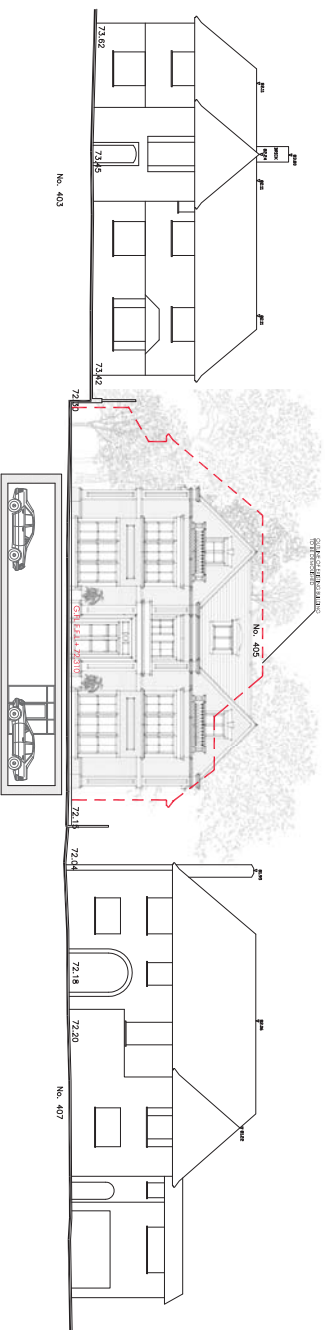
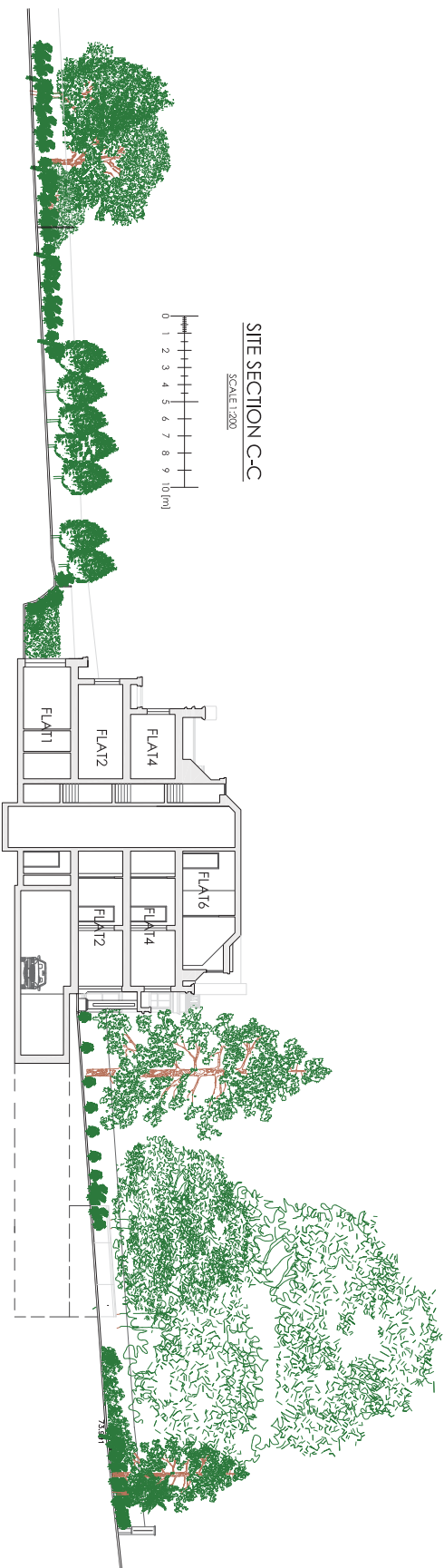
GROSS INTERNAL FLOOR AREA:

BASEMENT	372.99sq.m
GROUND FLOOR	257.64sq.m
FIRST FLOOR	224.05sq.m
SECOND FLOOR	140.1sq.m
TOTAL	994.78sq.m

I.	01.05.2015	DISABLED PARKING SPACE RELOCATED TO P.O REQUEST	MB
H.	27.04.2015	BASEMENT CAR PARK OUTLINE AMENDED & 3RD SURFACE PARKING SPACES ADDED	MB
G.	16.04.2015	AMENDED BASEMENT CAR PARK OUTLINE	MB
F.	09.04.2015	AMENDED FOOTPATHS MEDIAL FLUSH KERBS AND PEDESTRIAN ACCESS GATE ADDED TO P.O REQUEST	MB
E.	24.03.2015	VEHICLE'S CYCLE STANDS AND SERVICING AND TURNING AREA ADDED TO P.O REQUEST	MB
D.	10.11.2014	AMENDED TO CLIENTS REQUEST	MB
C.	03.06.2014	UNDERGROUND CAR PARK LAYOUT AMENDED TO ARBORICULTURISTS REQUEST	MB
B.	23.05.2014	TREES AMENDED TO REFLECT ARBORICULTURAL REPORT	MB
A.	07.03.2014	REVISED TO CLIENTS REQUEST	MB
NO.	DATE	INFO	DRAWN
REVISION			
PROJECT			
405 COCKFOSTERS ROAD BARNET, EN4 0J5			
CLIENT			
MR K. CHAUDHRY			
DRAWING TITLE			
PROPOSED SITE PLAN SHEET 2			
SCALE 1:200			
SIZE A1			
JOB NO 1428			
STAGE PLANNING			
DWG NO 1428.P.08			
REVISION I			
DATE 19 FEB 2014			
DRAWN MB			
CHECKED AS			



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- D. 27/04/2015 SITE OF BASEMENT CAR PARK REDUCED & 2 NO. SURFACE PARKING SPACES ADDED MB
 - C. 16/04/2015 BASEMENT CAR PARK AREA AMENDED MB
 - B. 24/03/2015 ADDITIONAL SURFACE AND BASEMENT PARKING SPACES REMOVED MB
 - A. 10/11/2014 AMENDED TO CLIENT'S REQUEST MB
- NO. DATE INFO DRAWN**

PROJECT
405 COCKFOOTERS ROAD
BARNET EN4 0JL

CLIENT
MR K. CHAUDHRY

DRAWING TITLE
PROPOSED SITE SECTIONS
C-C & D-D

SCALE 1:200

SITE A2

JOB NO 1428

STAGE PLANNING

DWG NO 1428.P/09

REVISION D

DATE 03 JULY 2014

DRAWN MB

CHECKED AS



**andrew
scott
associates**

architects

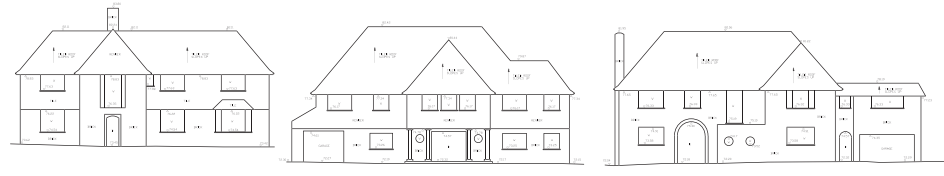
1325, High Road
Widmore
LONDON N20 9HR
Tel: 020 83439696
Fax: 020 83439658
info@scottie.co.uk

COORDINATE	EASTING	NORTHING	LEVEL
201	52744.307	19762.124	72.229
202	52744.422	19762.147	74.474
203	52744.432	19766.871	72.145
204	52744.432	19766.701	72.041
205	52744.432	19766.701	72.041
206	52744.432	19766.701	72.041
207	52744.432	19766.701	72.041
208	52744.432	19766.701	72.041
209	52744.432	19766.701	72.041
210	52744.432	19766.701	72.041
211	52744.432	19766.701	72.041

TREE SCHEDULE			
NO.	DIAMETER	SPECIES	PROTECT
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3	0.2	PRUN	10
4	0.2	PRUN	10
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59	0.1	PRUN	10
60	0.1	PRUN	10



EXISTING SITE LAYOUT PLAN
 SCALE 1:200



EXISTING STREETSCAPE
 SCALE 1:200



NO.	DATE	INFO	DRAWN
REVISION			
PROJECT			
405 COCKFOSTERS ROAD BARNET, EN4 6US			
CLIENT			
MR K. CHAUDHRY			
DRAWING TITLE			
EXISTING SITE PLAN & STREETSCAPE			
SCALE		1:200	
SIZE		A1	
JOB NO		1428	
STAGE		PLANNING	
DWG NO		1428.P.01	
REVISION		0	
DATE		05 FEB 2014	
DRAWN		MB	
CHECKED		AS	

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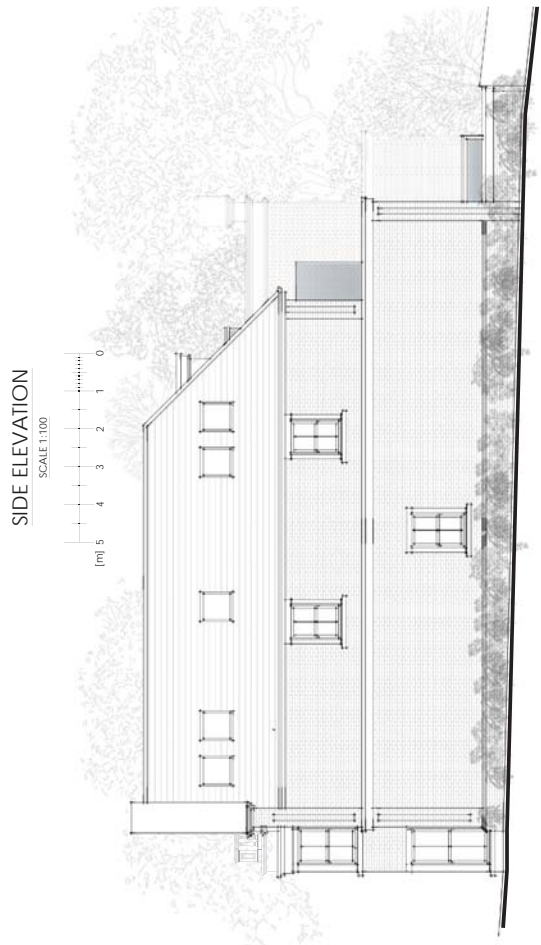
1325, High Road
Whetstone,
London B15 7NR

Tel: 020 8439 696
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m@andrewscott.co.uk



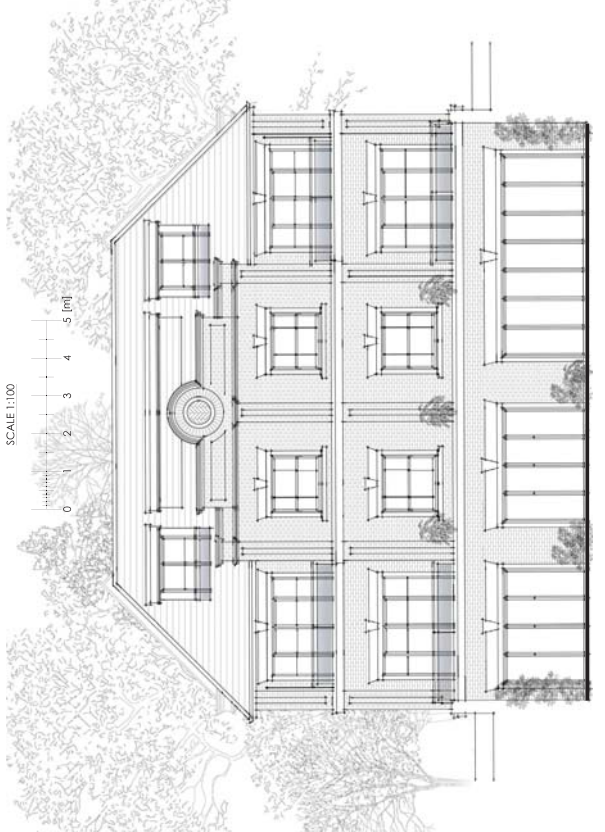
FRONT ELEVATION

SCALE 1:100



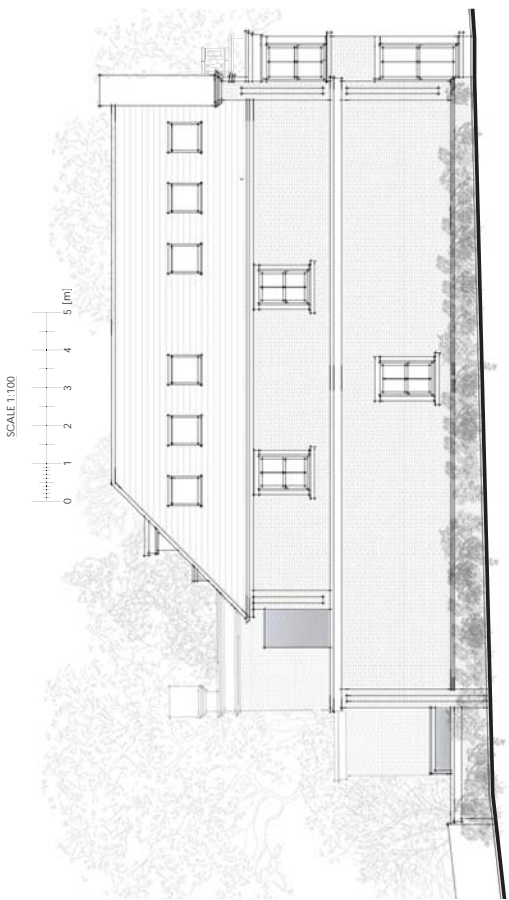
SIDE ELEVATION

SCALE 1:100



REAR ELEVATION

SCALE 1:100



SIDE ELEVATION

SCALE 1:100

B. 03.07.2014 DAY WINDOW BALUSTRADE SHOWN ON SIDE ELEVATION MB
 A. 07.02.2014 REVISED TO CLIENT'S REQUEST MB
 NO. DATE INFO DRAWN



PROJECT
 405 COCKFOSTERS ROAD
 BARNET, EN4 0JS

CLIENT
 MR K CHAUDHRY

DRAWING TITLE
 PROPOSED BLOCK OF FLATS -
 ELEVATIONS

SCALE	1:100
SIZE	A2
JOB NO	1428
STAGE	PLANNING
DMG NO	1428 P.04
REVISION	B
DATE	19 FEB 2014
DRAWN	MB
CHECKED	AS

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PROPOSED STREETSCAPE
 SCALE 1:100



SITE SECTION A-A
 SCALE 1:100



SITE SECTION B-B
 SCALE 1:200



C.	10.11.2014	SITE SECTION BB AMENDED TO CLIENT'S REQUEST	MB
B.	03.07.2014	BAY WINDOW BALUSTRADE SHOWN ON SITE ELEVATION	MB
A.	07.03.2014	REVISED TO CLIENT'S REQUEST	MB
NO.	DATE	INFO	DRAWN
REVISION			
PROJECT			
405 COCKFOSTERS ROAD BARNET, EN4 6JS			
CLIENT			
MR K. CHAUDHRY			
DRAWING TITLE			
PROPOSED STREETSCAPE AND SITE SECTIONS			
SCALE			
1:100, 1:200			
SIZE			
A1			
JOB NO			
1428			
STAGE			
PLANNING			
DWG NO			
1428.P.07			
REVISION			
C.			
DATE			
19 FEB 2014			
DRAWN			
MB			
CHECKED			
AS			



LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 30th June 2015

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848

Sharon Davidson Tel: 020 8379 3841

Mr R. Singleton Tel: 020 8379 3837

Ward: Town

Application Number : 15/00765/VAR

Category: Other Development

LOCATION: 20, CRESCENT WEST, ENFIELD, EN4 0EJ

PROPOSAL: Removal of condition 3 of ref: TP/80/1295 (that the premises shall be used solely as a dry cleaners or as a retail shop)

Applicant Name & Address:

Mr Mustafa Kaya
Safeline Services Ltd
70 Sutherland Avenue
Petts Wood
Kent
BR5 1RB

Agent Name & Address:

N/A

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** and condition 03 of ref: TP/80/1295 be removed.

Note for Members:

This case would normally be dealt with under delegated authority, but has been put before Planning Committee at the request of Councillor Charalambous due to local objection.

Ref: 15/00765/VAR LOCATION: 20 Crescent West, Enfield North, Barnet, EN4 0EJ



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site comprises a ground floor Dry Cleaners (Class A1) located to the north side of Crescent West. The unit forms part of a larger parade of shops forming the Hadley Wood Local Centre. The surrounding area is otherwise predominately residential in character.

2. Proposal

- 2.1 The application seeks to remove condition 03 of consent conferred under ref: TP/80/1295. This condition stated:

That the premises shall be used solely as a dry cleaners or as a retail shop within Use Class I as defined in the Town and Country Planning (Use Classes) Order 1972, and shall not be used for any other purpose without the prior permission in writing of the Local Planning Authority.

Reason: To ensure that the use of the premises does not detract from the viability of this group of retail shops, which provide a useful local service.

- 2.2 The condition removes all permitted changes of use. In the removal of the condition, permitted changes of use would be reinstated in accordance with the Town and Country Planning (General Permitted Development) Order 2015.

3. Relevant Planning Decisions

- 3.1 TP/80/1295 – Change of use of existing premises from retail shop to dry cleaners involving the installation of 2 extraction flues and a new shopfront – Approved subject to conditions (26/09/80).
- 3.2 At the time of determination of this planning application, a Dry Cleaners use was categorised as falling outside of Class I (now interpreted as 'A' use class) by virtue of the Town and Country Planning (Use Classes) Order 1972. Condition 03 of the consent was therefore imposed on the basis that while the Local Planning Authority accepted the principle of a change of use to a Dry Cleaners, given the distinction within the use classes, it was considered that the limitation at that time would ensure a continuance of a compatible use to the Local Centre.
- 3.3 However, changes to the Use Classes Order since this application was determined have seen the amalgamation of a range of uses not previously considered to be within a principal retail function and therefore today a dry cleaners is considered to be an A1 use and therefore such a condition would be unnecessary.

4. Consultations

- 4.1 Statutory and non-statutory consultees
- 4.1.1 Environmental Health – No objection

4.2 Public

4.2.1 Consultation letters were sent to 11 neighbouring properties. Twenty objection letters were received plus a petition with 433 signatories objecting to the proposal on the following grounds:

- Loss of dry cleaners
- Loss of local amenity provision
- Servicing to the front of the premises will undermine the safety and free flow of traffic on the adjoining highway

5. Relevant Policy

5.1 London Plan

Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops

5.2 Local Plan – Core Strategy

CP18: Delivering shopping provision across Enfield
CP30: Maintaining and improving the quality of the built and open environment

5.3 Submission Version DMD

DMD17: Protection of community services
DMD25: Locations for New Retail, Leisure and Office Development
DMD28: Large Local Centres, Small Local Centres and Local Parades
DMD 37: Achieving high quality and design led development

5.4 Other Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Town and Country Planning (General Permitted Development) Order 2015

6. Analysis

6.1 The principle issue for consideration is whether it is appropriate and reasonable to maintain a condition restricting permitted development, in light of relevant changes to legislation and Development Plan Policy and consequently the whether the reinstatement of permitted changes of use to the unit would have an unacceptable impact on the vitality and viability of a designated Hadley Wood Local Centre.

6.2 Principle for Change of Use

6.2.1 The subject property is currently in use as a dry cleaners within use class A1 (retail). Policy DMD28 of the Development Management Document states that proposals involving a change of use from 'A' class, leisure or community uses within local centres will be refused unless the proposed use provides a service that is compatible with and appropriate to the local centre.

6.2.2 A change of use from retail (A1) to non-retail on the ground floor will only be permitted if all of the following criteria are met:

- a. The role and function of the centre remains predominantly retail. The proportion of A1 shop units must be no less than 50% of the total number of commercial units within defined centres and there must be no less than 50% of A1 uses within any one parade;
- b. The use would not result in an adverse impact on the amenities of nearby occupiers, including through littering or fumes;
- c. The proposal would not have an adverse impact on safety and traffic flows or unacceptably add to traffic and parking problems in the area;
- d. Where applicable, the change of use would not result in a significant break in the continuity of the retail frontage of the shopping parade; and
- e. The frontage is retained/ protected and the design of the frontage would be compatible with the use of the premises and the surrounding area and achieves an active frontage at ground floor level.

6.2.3 On 15th April 2015, the Town and Country Planning (General Permitted Development) Order 2015 came into effect. The Order established a range of permitted changes of use for A1 retail units and is summarised as follows:

From	To
A1 (retail)	A2, or up to 150m ² A3 subject to Prior Approval, or up to 200m ² D2 (assembly and leisure) subject to Prior Approval and only if the premises was in A1 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 (residential) if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval.
A2 (professional and financial services) when premises have a display window at ground level, but excluding betting offices or pay day loan shops	A1, or up to 150m ² A3 subject to Prior Approval, or up to 200m ² D2 subject to Prior Approval and only if the premises was in A2 use on 5 th December 2013. A mixed use comprising an A1 or A2 use and up to 2 flats may also be permitted subject to meeting certain conditions. C3 if the cumulative floorspace of the building is under 150m ² and subject to Prior Approval.
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1 or A2 or A3 except buildings that may be defined as "community assets".
A5 (hot food takeaways)	A1 or A2 or A3

6.2.4 In relation to changes of use within the 'A' Classes, it is clear that a greater degree of flexibility has been installed to enable changes of use that traditionally would have required consent. Such changes have been guided by a wider economic imperative that seeks to reignite and rejuvenate retail centres that have experienced a sustained period of decline, to install flexibility in use that is supported by a simplified and liberalised planning system.

6.2.5 While Policies contained within the adopted Development Management Document are noted and the general presumption for the retention of A1 uses

within Local Centres is acknowledged, relevant changes to the Town and Country Planning (General Permitted Development) Order 2015 must be afforded significant weight in the determination of the subject application, not least where units across the remainder of the parade would benefit from unfettered permitted changes that cannot be controlled by the Local Planning Authority.

- 6.2.6 The surrounding parade is defined by a variety of viable alternative uses some of which fall outside of the A1 use class and contribute to the vitality of the parade, with 40% remaining in A1 use. Whilst it is acknowledged that this falls below the 50% stated by virtue of DMD28, in considering the weight attributed to the changes to the GPDO, the Council's must adopt a pragmatic approach to the assessment of vitality and viability to reflect this change in direction and consistent with the supporting text, it is considered that a reasonable approach to these centres and parades is that the *primary retail role* should be retained, whilst a proportion of other non-retail uses falling within the 'A' use classes and community uses that provide a complementary role will also be supported.
- 6.2.7 In relation to the subject centre, the parade is fully occupied and retains a predominance of A1 uses. The Council recognises that local shops remain essential to many people and serve an important community function and that local shops have a key role to play in delivering sustainable economic growth and development, providing access to day-to-day necessities within a reasonable walking distance from home, albeit where greater weight would typically be given food retailers, newsagents, and post offices. Policy DMD28 gives greater control to protect *local food shopping* and applies where a change of use is sought from retail to non-retail and the existing or last use of the shop was selling day-to-day necessities.
- 6.2.8 With specific reference to the concern of objectors relating to the loss of the dry cleaners, the Local Plan does not afford any specialist protection or dispensation to this form of retail use adopting a more specific presumption to retain viable food retail uses within a Local Centre. Notwithstanding the permitted changes of use afforded by the GPDO, the unit is currently at liberty to change its function away from dry cleaning to a range of other uses within the A1 classification including (but not limited to) shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, funeral directors and internet cafes within the parameters of the condition and without the need for additional consent. Thus to resist a removal of the condition on the basis of the loss of a dry cleaners could not be justified on Policy grounds and to the contrary, it is clear that the existing parade currently functions with a variety of uses that actively contribute to its vitality.
- 6.2.9 Further it is unreasonable to assume that alternative uses of the site would be unacceptable in planning terms. It is noted that objectors have expressed further concern in relation to potential alternative uses for the site, particularly a residential C3 use. It is acknowledged that the removal of the condition would expose the unit to permitted changes of use outside of the traditional retail model, namely A2 (professional and financial services), A3 (restaurant), C3 (residential) and D2 (assembly and leisure). However, only a change to A2 would be permitted without a submission for prior approval. Again, the GPDO must be attributed significant weight in deliberations. While an A2 use would not require any additional consent, the shift in national legislation to

include this use class within tolerances deemed acceptable to allow changes without undermining vitality and viability of the centre (the relevant test of Policy) clearly must impact upon the interpretation of DMD28. Consequently, an A2 use must be regarded as equivalent in Policy terms to a traditional A1 use in the determination of what constitutes a vital and viable centre.

6.2.10 In relation to A3, C3 and D2 uses which are not afforded the same weighting, the GPDO introduces a prior approval process whereby the Local Planning Authority are permitted to exercise control over the stated change of use. Whilst not a full planning application, legislation requires developers to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to:

Permitted Change	Requirements
A3	<ul style="list-style-type: none"> a. noise impacts of the development, b. odour impacts of the development, c. impacts of storage and handling of waste in relation to the development, d. impacts of the hours of opening of the development, e. transport and highways impacts of the development, f. whether it is undesirable for the building to change to a use falling within Class A3 (restaurants and cafes) of the Schedule to the Use Classes Order because of the impact of the change of use: <ul style="list-style-type: none"> i. on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or ii. where the building is located in a key shopping area, on the sustainability of that shopping area, and g. the siting, design or external appearance of the facilities to be provided under Class C(b), <p>and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.</p>
C3	<ul style="list-style-type: none"> a. transport and highways impacts of the development, b. contamination risks in relation to the building, c. flooding risks in relation to the building, d. whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use: <ul style="list-style-type: none"> i. on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or ii. where the building is located in a key shopping area, on the sustainability of that shopping area, and

	<p>e. the design or external appearance of the building,</p> <p>and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.</p>
D2	<p>a. noise impacts of the development,</p> <p>b. impacts of the hours of opening of the development,</p> <p>c. transport and highways impacts of the development, and</p> <p>d. whether it is undesirable for the building to change to a use falling within Class D2 (assembly and leisure) of the Schedule to the Use Classes Order because of the impact of the change of use:</p> <p style="padding-left: 40px;">i. <i>on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services)</i> of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or</p> <p style="padding-left: 40px;">ii. <i>where the building is located in a key shopping area, on the sustainability of that shopping area,</i></p> <p>and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.</p>

6.2.11 The submission of an application to the Local Planning Authority to determine whether prior approval is required before works are commenced is mandated by the GPDO. In this regard, the stated relevant changes outside of A1/A2 does not absolve the applicant from making relevant applications for the determination of the Local Planning Authority. The GPDO retains a clear degree of control empowering LPA's to refuse a stated change where it is determined that the use would have an undesirable impact to the surrounding area including its impact to the vitality and viability of the wider centre in much the same way as adopted Development Plan Policy does now.

6.2.12 The removal of the condition as proposed does not mean that the use of the property will change (this is a matter between landlord and tenant). Even with the removal of the condition, the premises could continue to be used as a dry cleaners or for any other retail use. Whilst the removal of the condition introduces the opportunity to change to other uses, with the exception of an A2 use, which is now recognised through the GPDO as a complimentary use that contributes to the vitality and viability of centre, all other uses would require at first a prior approval process to allow the LPA to consider the impact.

6.2.13 Any and all uses outside of the stated permitted changes within the GDPO 2015 would still require planning permission and would be subject to the full suite of Policies

7. Conclusion

7.1 Overall, it is considered that the proposed removal of condition 03 of consent conferred under ref: TP/80/1295 is reasonable and justified and it is recommended that the application be approved for the following reason:

1. Given the controls afforded by the Town and Country Planning (General Permitted Development) Order 2015 with respect to permitted changes of

use, the removal of condition 03 is considered reasonable and justified and would be consistent with a simplified and flexible approach to retail development advocated by central government and would not serve to undermine the vitality or viability of the centre as a whole. This is compliant with the strategic objectives of CP18 of the Core Strategy, DMD28 of the Development Management Document, Policy 4.9 of the London Plan (2015) and the NPPF.

Recommendation

- 8.1 That planning permission be **GRANTED** and condition 03 be removed.

CRESCENT WEST

CRESCENT WEST

SHOP (A1)

SHOP (A1)

SECTION A-A

ELEVATION

viewed from carpark

GARAGES

SHOP (A1)
GIA ~ 70m²

WC

GROUND FLOOR PLAN

GARAGES

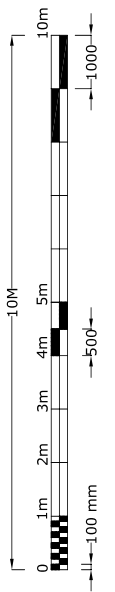
SHOP (A1)
GIA ~ 31m²

WC

yard

shutter

LOWER GROUND FLOOR PLAN



drawing in progress

dwg.title

PLANS-SECTION-ELEVATION

- as existing -

dwg.by

lak

date

Aug 2014

scale

1 : 100 @ A3

dwg.no.

20CW-00

Kilich + Co

architectural and development consultants

One Parkgate Crescent Hadley Wood HERTS EN4 0NW

project

PROPOSED CHANGE OF USE FROM A1 to C3
20 CRESCENT WEST HADLEY WOOD EN4

client

SAFELINE SERVICES LIMITED

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham 020 8379 3848
Sharon Davidson 020 8379 3841
Mr Francis Wambugu 0208 379
5076

Ward:
Winchmore Hill

Ref: 15/01077/FUL

Category: Full Application

LOCATION: 34 Houndsden Road, London, N21 1LT,

PROPOSAL: Demolition of existing bungalow, subdivision of site and erection of 2 x 2-storey 3- bed semi-detached single family dwellings, rear dormers, 1 x vehicle access, off street parking and rear amenity space.

Applicant Name & Address:

Mr S O'Mahoney
DPA London
25 Tudor Hall
Brewery Road
Hoddesdon
Hertfordshire
EN11 8FP

Agent Name & Address:

Domenico Padalino
DPA (London) Ltd
25 Tudor Hall
Brewery Road
Hoddesdon
Hertfordshire
EN11 8FP

RECOMMENDATION:

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

Note for Members

Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request Councillor Hurer on grounds of overdevelopment of the site and out of character with the rest of the street.

Ref: 15/01077/FUL LOCATION: 34 Houndsden Road, London, N21 1LT,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The subject property No. 34 Houndsden Road is a detached bungalow located on the south side of Houndsden Road.
- 1.2 Houndsden Road is characterised by predominantly large two storey single family dwelling houses of different architectural designs and styles. The application site is situated between two large properties. The current building provides two bedrooms with sitting room, dining and kitchen and an attached side garage.

2.0 Proposal

- 2.1 The application proposes the demolition of the existing dwelling and the erection of a semi-detached building comprising of two x two storey dwellings with accommodation over three floors. Both dwellings would front onto Houndsden Road, and would maintain the existing building line.
- 2.2 Both dwellings would be on three floors, including rooms within the roof, and have three bedrooms each. Each dwelling would provide 119.6 sqm of gross internal area (GIA). Each house comprises a living room and kitchen on ground floor, two bedrooms and study on first floor and one additional bedroom in loft space.
- 2.3 One parking space will be provided for each dwelling on the forecourt. A new crossover is proposed off Houndsden Road to provide new access to one of the dwellings; the other would use the existing crossover.

3.0 Relevant Planning Decisions

None

4.0 Consultations

4.1 Statutory and non statutory consultees

4.1.1 Traffic and Transportation

No objection following revisions to the scheme

4.1.2 Thames Water

No objection with a request that an informative be attached in event planning permission is granted.

4.2 Public

- 4.2.1 Consultation letters were sent to 9 neighbouring properties. Six responses have been received raising objections to the proposal on the following grounds:

- Submitted plans do not adequately show the reduced tapering in the boundary between the front of no. 36.
- Plans are incorrect
- Proposal will create a terracing effect; three storey building out of keeping with locality and street scene; half hipped barn roof out of character with the hipped style on street; 2 metre set back should be made mandatory.
- Pressure on local schools
- Pressure on local roads and pavements; increase in traffic hazards
- Parking provision for 2 cars not realistic; no provision for off street turning and manoeuvring; impact on grass verge by visitors and occupants.
- No provision for waste and recycling storage
- Proposal close to adjoining properties
- Inadequate access; loss of grass verge
- Loss of light to nos. 32 and 36; overshadowing; loss of spaciousness
- Loss of privacy; overlooking and loss of amenity to neighbour
- Overdevelopment – excessive site coverage, much larger footprint than existing
- Development too high; blocking views
- Loss of 2 mature trees at the rear
- Affect local ecology
- Change to roof design will not improve outlook and overbearing height

4.2.2 In response to concerns raised, it is considered the plans submitted accurately show details of site as existing and as proposed, the grass verge would be retained with the exception of the area taken by the new access and that no mature trees would be affected as a result of the development. Other issues are discussed below in the planning assessment.

5.0 Relevant Policy

5.1 The London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Water self-sufficiency
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 7.4	Local character
Policy 7.6	Architecture
Policy 7.19	Biodiversity and access to nature

Policy 8.2 Planning Obligations

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP9 Supporting community cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP26 Public Transport
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP36 Biodiversity
- CP46 Infrastructure contributions

5.3 Development Management Document

- DMD2 Affordable Housing for development 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
- DMD47 New Roads, Access and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessment Methods
- DMD51 Energy efficiency standards
- DMD53 Low and zero carbon technology
- DMD54 Allowable solutions
- DMD56 Heating and cooling
- DMD58 Water efficiency
- DMD61 Managing surface water

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
London Housing SPG 2012

6.0 Analysis

- 6.1 The main issues for consideration are the integration of the development within the character and appearance of the area in terms of design and style, relationship to neighbouring properties and impact on their amenity, standard of resulting accommodation as well as access and parking considerations.

6.2 Principle

- 6.2.1 In broad terms, the proposal would be consistent with the aims of the Council's Core Policies 2 and 5 which seek to increase the Borough's housing stock and ensure that new developments offer a range of housing sizes to meet housing need.
- 6.2.2. The application site is sandwiched between the long established two storey residential dwellings fronting Houndsden Road to the east and west, with similar properties across the road to south. The current building on the site to be replaced being a bungalow, is different in terms of size and type from the predominant two storey character of the street. The principle of a 2 storey residential development would therefore be considered acceptable within this context.
- 6.2.3 The proposal must however be assessed for compliance against the relevant policies within the Local Plan, in particular with regard to protecting the residential amenities of the neighbouring occupiers, being in keeping and character with surrounding area, providing quality accommodation to London Plan standards, as well as having regard to highway safety.

6.3 Impact on character and appearance of surrounding area

- 6.2.1 Policy DMD6 of the Development Management Document states that proposed development must be of a density appropriate to the locality and be in accordance with recommendations set out in the London Plan density matrix and other relevant criteria.
- 6.2.2 The site has an area of 451.4 sqm and the proposal will result in 12 habitable rooms on the site. This would result in a density of 265.8 (hrph). With a PTAL rating of 1b, Policy 3.4 of the London Plan sets out a density range of 150-200 habitable rooms per hectare as appropriate for sites within such a suburban setting. The resulting density is therefore the density recommendations. However, it should be noted that a numerical assessment of density represents a limited appraisal and must not be the sole test of acceptability for development proposals.
- 6.2.3 In applying the density standards contained within The London Plan, consideration must also be given to the circumstances pertaining to the application site with regard to compatibility with the general streetscape in terms of scale and quantum of development, massing, setting and amenity space provision in reference to surrounding character and to other considerations of access/parking /servicing provision.
- 6.2.4 It is considered the proposals have been designed and well laid out on the site with ample rear gardens and forecourt, providing adequate separation distance from adjoining neighbours and in conformity with the established street building line, roof and streetscape. It is considered that the amount of development proposed is appropriate for the site and would not detract from the character of the wider surrounding area.

6.3 Impact upon the amenity of neighbouring properties.

Layout

6.3.1 The proposed development is set in by 1 m from west boundary adjoining no. 36, between 1.7m to 1m from east boundary with no. 32 and 7m from the front boundary to the south. The dwelling is set back marginally from the building line of the existing dwelling. To the rear, the single storey rear element extends beyond the building line of adjacent dwellings but the two storey element would be recessed forward from the line of existing bungalow. Given the set in from side boundaries and that no windows are proposed on the flank wall of the proposed development, there would be no issues arising with regard to overlooking or loss of light to neighbouring property.

Scale and Massing

6.3.2 The proposed development would be two storeys with a hipped roof form and with a dormer feature to the rear. The scale and massing of the proposed development is similar to that of neighbouring and surrounding development, which comprises of predominantly hipped roofed dwellings. It is considered that the proposals would fit satisfactorily within this context with no undue harm.

6.4 Standard of resulting accommodation

Floor areas and Internal Layouts

6.4.1 Core Policy 4 of the Enfield Plan, Policy 3.5 of the London Plan and the London Housing SPG all seek to ensure that new residential development is of a high quality standard internally, externally and in relation to their context.

	Dwelling type (bedroom (b)/persons-bedspaces (p))	London Plan GIA (sq.m)	Proposed GIA Range
Houses	3b5p	96	119.6

6.4.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” and the London Housing SPG require the above shown minimum floor standards to be met.

6.4.3 The scheme proposes 2x3 bed – 5 persons houses. The Gross Internal Floor areas (GIA) of both houses is in excess of the minimum floorspace standards specified in Policy 3.5 of the London Plan as shown in the table above. In addition, the floor layouts are spacious and well-structured in terms of configurations; size and orientation with both houses being dual aspect and providing adequate natural lighting

Amenity Space

6.4.4 The amenity space provision for each dwelling would be approximately 95 square metres. Policy DMD9 of the Development Management Document requires 3b5p houses to be provided with a minimum of 35 sq.m of private amenity space. The proposed amenity space provision for both dwellings is well above policy requirement and is well configured. The provision complies with policy DMD 9 requirement.

6.5 Highways and Servicing

- 6.5.1 Policy 6.3 of the London Plan is relevant in “assessing the effects of development on transport capacity”. This policy seeks to ensure that impacts of transport capacity and the transport network are fully assessed and that development proposals should not adversely affect safety on the transport network. DMD policy 45 gives guidance on parking standards and layout, DMD policy 46 deals with vehicle crossovers and dropped kerbs

Car Parking

- 6.5.2 The parking standards for residential, as set out in Table 6.2 of The London Plan would seek between 1 and 1.5 parking spaces for each dwelling. Each dwelling has been provided with 1 car parking space on the forecourt. The existing crossover is to be used for one dwelling and a new crossover is proposed to serve the other dwelling. Following revisions to reduce the number of car parking spaces, Traffic and Transportation have confirmed the arrangement as satisfactory.

Refuse and recycling storage

- 6.5.3 Refuse and recycling storage provisions are not shown. It is recommended that a condition be imposed in event of a grant of planning person requiring details to be provided.
- 6.5.4 No cycle storage is proposed and this would be subject to condition.

Access

- 6.5.5 It is proposed to access the site from the existing dropped kerb on Houndsden Road and with a new crossover being proposed alongside for the second dwelling. It is considered this arrangement would be acceptable subject to a condition requiring further details of levels and finishing materials.

6.6 Sustainability

- 6.6.1 The applicant has submitted a pre-assessment report on Code for sustainable homes prepared by Avalon Building Consultants and an energy statement by Sterling energy surveyors which concludes that use of solar photovoltaics has been chosen as the most suitable low carbon and renewable technology system providing a 10.9% saving in energy and a 30.81% saving in CO2 emissions.

6.7 S106 Obligations

- 6.7.1 On 28th November 2014 the Government introduced immediate changes to the National Planning Practice Guidance through a Written Ministerial Statement 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 or less 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.

6.7.2 Education contributions will no longer be required for developments of less than 11 units.

6.7.3 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.

6.7.4 Since this resolution, an appeal decision has been made (Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

"...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.

"The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m (gross internal area). Amendments made on 27th February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26th March 2015.

"Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance."

6.7.5 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m. The floor area of the development proposed is less than 1000sq.m and therefore no contribution towards affordable housing has been sought.

6.8 CIL contribution

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 square metre.

- 6.8.2 The proposed development is CIL Liable and with a floor area of 260sq.m the contribution would be $(£20 \times 260\text{m}^2 \times 248/223 = £5,782.95)$
- 6.8.3 Should permission be granted, a separate CIL liability notice would need to be issued.

7.0. Conclusion

The proposal would contribute to meeting the need to increase housing stock in the borough and would not impact on the amenities of adjoining or nearby residential properties nor does it detract from the character and appearance of the surrounding area. Additionally the development would not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways

8.0 Recommendation:

- 8.1 That planning permission be **Granted**, subject to the following conditions:

1. C07 Details of materials
2. C09 Details of hardstanding
3. C10 Details of levels
4. C11 Details of enclosure
5. C17 Details of landscaping
6. C19 Details of refuse storage
7. C21 Details of construction area
8. C22 Details of wheel wash
9. Restriction on PD rights
10. C59 Cycle parking spaces

11. 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.

12. 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 35% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. 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, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

13. Evidence confirming that the development achieves a Code for Sustainable Homes (amended 2014 version or relevant equivalent if this is replaced or superseded) rating of no less than 'Code Level 4' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificates for each of the units, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,

b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation 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.

14. C51A Time limit

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Client
Mr Steve O'Mahoney

Site address
34 Houndsden Road
London
N21 1LT

Project Description
Ground and First Floor
Extensions to create two
townhouses.

Proposed Site Plan and
Elevations

L.S.

D.M.

Planning Approval

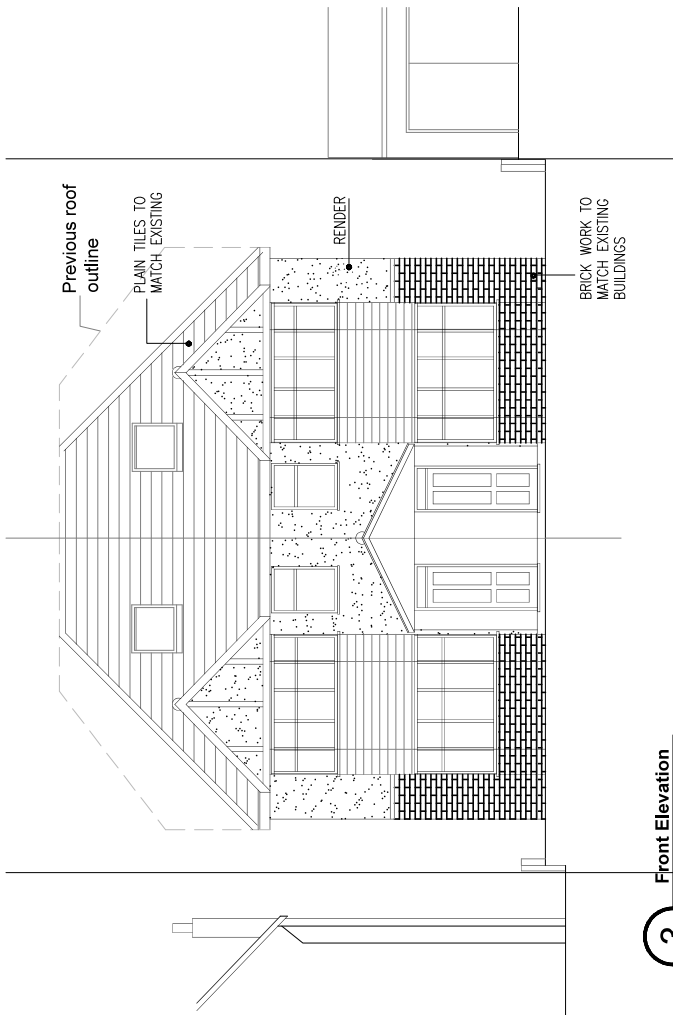
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1101-006

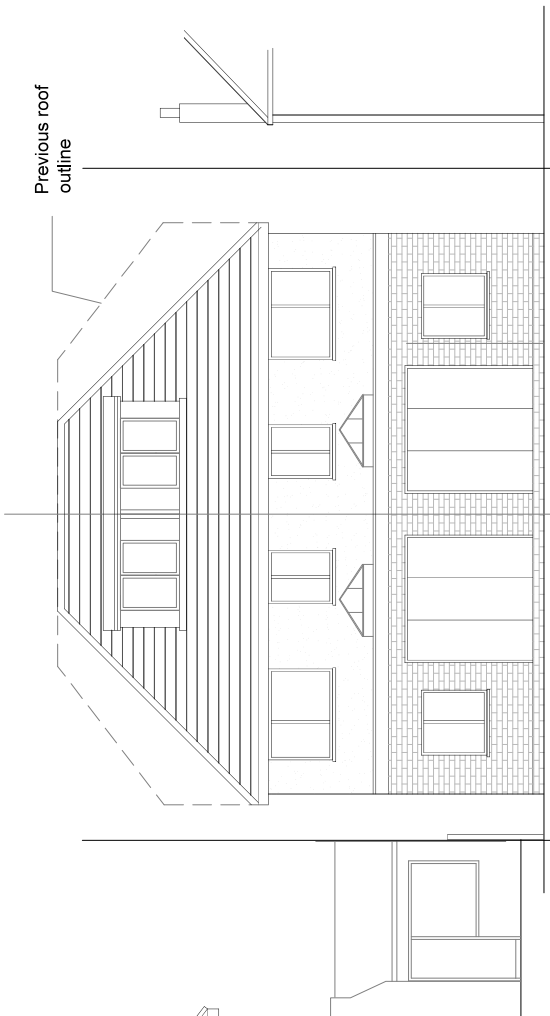
March 2015

C 2015.05.22
Crossovers reduced to 3 meters as
per Highway's comments

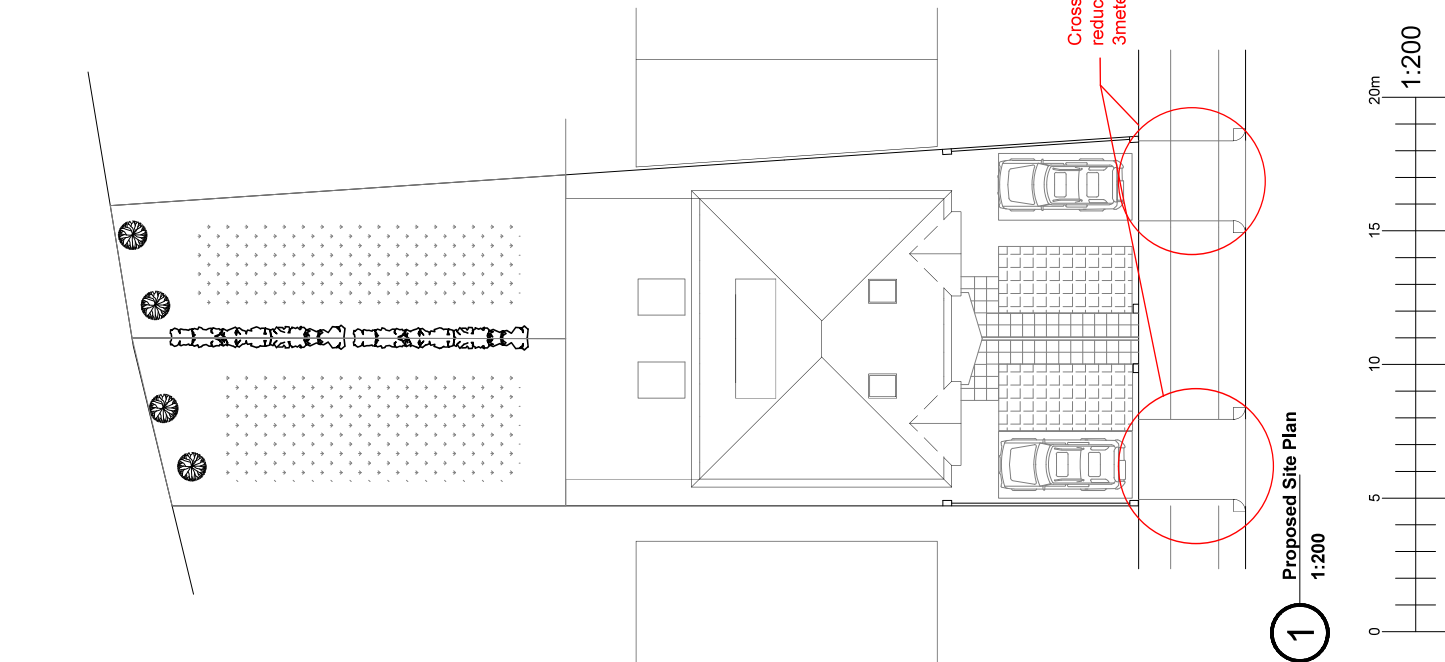
B 2015.05.11
Off street car parking reduced to 1
space per dwelling as per Highway's
comments.



3 Front Elevation 1:100



3 Proposed Rear Elevation 1:100



1 Proposed Site Plan 1:200

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Client
 Mr Steve O'Mahoney

Site address
 34 Houndsden Road
 London
 N21 1LT

Project Description
 Ground and First Floor
 Extensions to create two
 townhouses.

Drawing Title
 Proposed Loft and Roof Plan

Drawn
 L.S.

Checked by
 D.P.

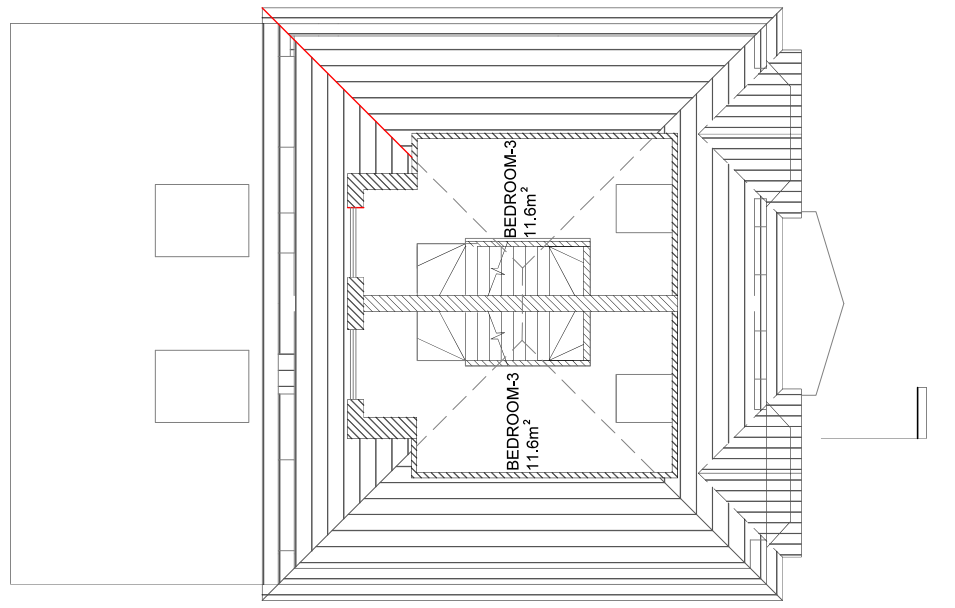
Issued for
 Planning Approval

Scale
 As shown on A.3

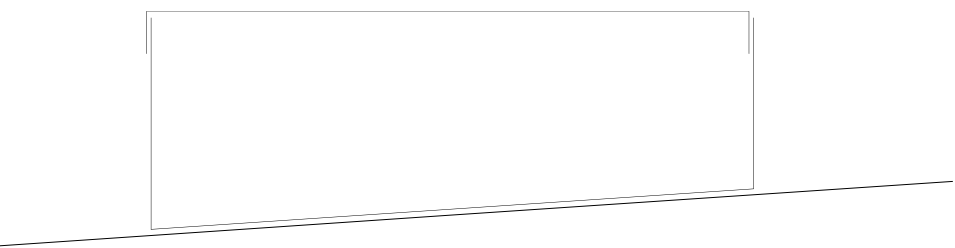
Drawing No.
 1101-005

Date
 March 2015

Revisions
 A 2015.04.30
 Roof design revised as per
 planner's comments



1 Loft Floor Plans
 1:100



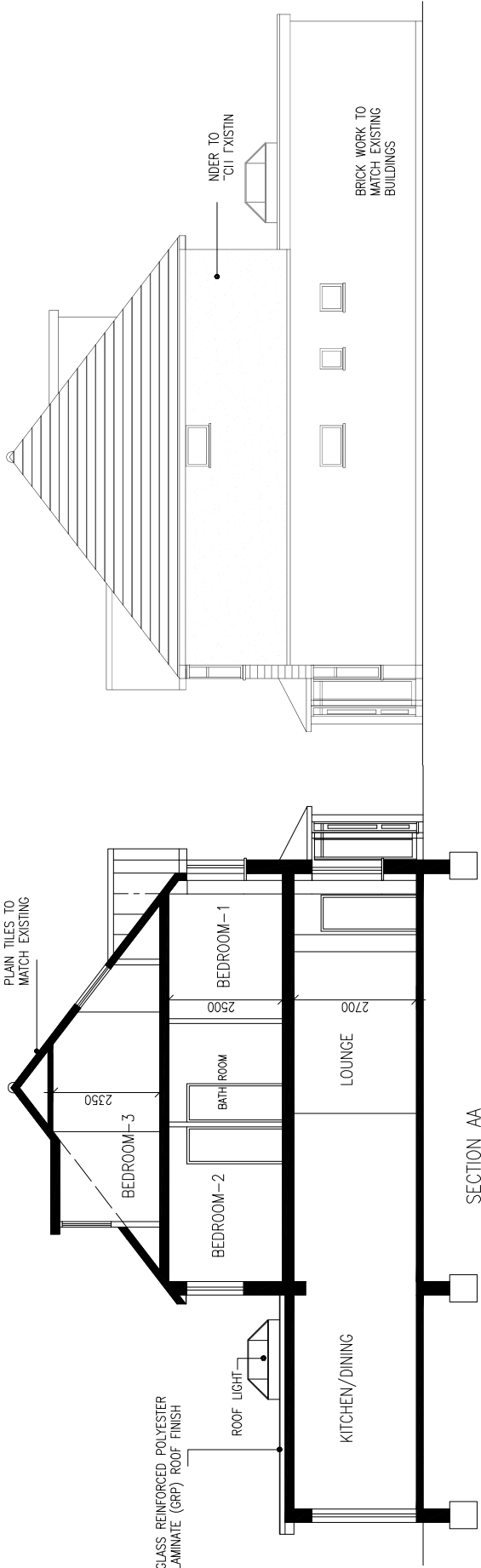
10m
 1:100

2 Roof Plan
 1:100

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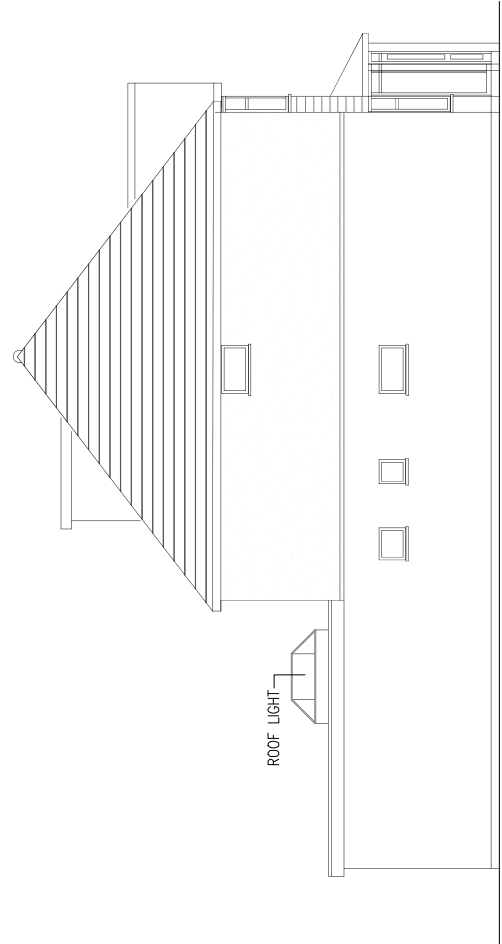
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1 Proposed Section A/A
 1:100

2 Proposed Side Elevation
 1:100



3 Proposed Side Elevation
 1:100

Client	Mr Steve O'Mahoney
Site address	34 Houndsden Road London N21 1LT
Project Description	Ground and First Floor Extensions to create two townhouses.
Drawing Title	Proposed Side Elevations and Section
Drawn	L.S.
Checked by	D.M.
Issued for	Planning Approval
Scale	As shown on A.3
Drawing No.	1101-007
Date	March 2015
Revisions	A.2015.04.30 Roof design revised as per planner's comments

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848

Sharon Davidson Tel: 020 8379 3857

Mr R. Singleton Tel: 020 8379 3837

Ward: Southbury

Application Number : 15/01938/RE4

Category: Minor

LOCATION: 1-30 LAWSON ROAD, ENFIELD, EN3 5XJ

PROPOSAL: Construction of a third floor to provide 8 additional residential units (6 x 2-bed and 2 x 1-bed) with pitched roof over, sun pipe roof lights and solar panels and render to external walls from first floor level and above

Applicant Name & Address:

Mr Alan Headland
London Borough of Enfield
The Edmonton Centre
36-44 South Mall
Edmonton Green
London
EN9 0TN

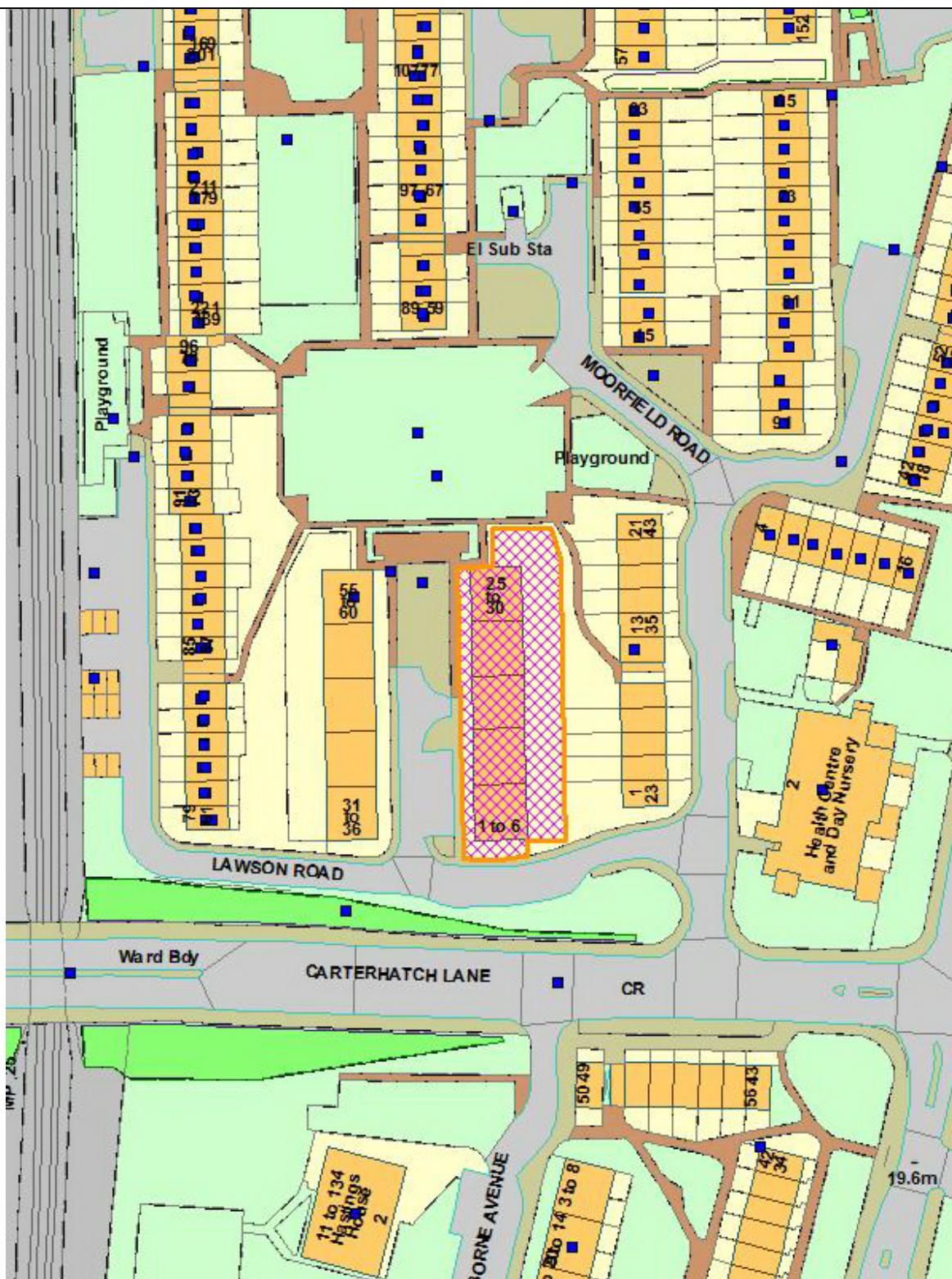
Agent Name & Address:

Mr Colin Deans
Playle & Partners LLP
Crest House 138
Main Road
Sidcup
Kent
DA14 6NY

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 subject to conditions.

Ref: 15/01938/RE4 LOCATION: 1 - 30 Lawson Road, EN3 5XJ, ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site forms part of the Lytchet Way Estate, a housing estate owned and managed by Enfield Council. The estate is bounded to the north by Palmers Lane, to the east and south by the classified Hertford Road and Carterhatch Road respectively albeit where a portion of the estate to the south transcends this principal boundary. To the west the site abuts the mainline railway between Liverpool Street and Cheshunt.
- 1.2 The site is punctured by a series of adopted residential streets (of which Lawson Road forms a part) albeit where principal access to the estate is limited to the junctions between Carterhatch Road, Moorfield Road and Sherbourne Avenue to the south and Palmers Lane, Old Road and Lytchet Way to the north. There are no vehicle through routes across the estate.
- 1.3 The estate comprises 24 blocks of flats and maisonettes ranging in height between 2, 3 and 4 storeys, albeit where the highest concentration of units culminates in the 14 storey Hastings House to the south.
- 1.4 The site relies on informal on-street parking and more formalised surface car parking areas for its overall parking provision. The site has a PTAL of 2 and is serviced by regular bus routes (279, 121, 191 and 307) to both the Hertford Road and Carterhatch Lane. The nearest mainline railway station is Turkey Street located to the north of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building.
- 1.6 A number of established trees pepper the site throughout and the area.
- 1.7 The site is subject to an area Tree Preservation Order.
- 1.8 The site is not within a flood zone nor is it at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the construction of a third floor to provide 8 additional residential units (6 x 2-bed and 2 x 1-bed) with pitched roof over, sun pipe roof lights and solar panels and render to external walls from first floor level and above. The scheme forms part of a wider estate renewal programme which sees the submission of three applications (under refs: 15/01938/RE4, 15/01939/RE4 & 15/01941/RE4) for the construction of additional floor to provide a total of 25 additional units. A further application under ref: 15/01940/RE4 was submitted that also incorporated the creation of a third storey to provide a further 9 units, however, due to loading issues with the existing block this was downgraded to the creation of a pitched roof and render finish to the building above ground floor.

3. Relevant Planning Decisions

- 3.1 The wider site has an extensive planning history including a series of applications to install pitched roofs and replace windows and doors to several of the blocks under refs: 15/01477/FUL, P14-00683PLA, P14-00678PLA & P14-00673PLA). It is also understood that a further programme of external wall insulation is planned for the estate.

4. Consultations

4.1 Statutory and non-statutory consultees

Education:

- 4.1.1 At the time of writing, no response had been received, albeit where following amendment to the NPPG and the Written Ministerial Statement of 27th March 2015, education contributions can no longer be sought. Any response will be reported as a late item.

Traffic and Transportation:

- 4.1.2 No objections in principle, however, having reviewed the scheme colleagues in Traffic and Transportation requested that additional information be provided. A Transport Statement was subsequently submitted, however, a number of issues remain that require more information particularly in relation to the proposed expanded car parking area and in relation refuse storage, cycle parking (for a minimum of 16 cycles), stopping up Order, construction management and pedestrian access / safety. At the time of writing, no additional information had been received to address these discreet points albeit it is considered that such items can be conditioned. An update on these matters will be provided at the meeting.

Thames Water:

- 4.1.3 No objection subject to an informative.

4.2 Public response

- 4.2.1 The application was referred to 83 surrounding properties and 3 site notices were posted on and around the site. One written representation was received from the residents of No.92 Lawson Road objecting to the development on the following grounds:

- Close to adjoining properties
- General dislike of the proposal
- Inadequate access
- Inadequate parking provision
- Increased danger of flooding
- Increase in traffic
- Loss of parking
- Noise nuisance
- Overdevelopment
- Strain on existing community facilities
- Anti-social behaviour

- 4.2.2 In addition it is understood that a public consultation was held between LB Enfield, Playle & Partners LLP, Pellings LLP (consultant for the Decent Homes scheme) and the residents and leaseholders of Lytchet Way on 28 April 2015.

5. Relevant Policy

5.3.1 The 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 3.10 – Definition of affordable housing
Policy 3.11 – Affordable housing targets
Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 – Affordable housing thresholds
Policy 3.14 – Existing housing
Policy 3.15 – Coordination of housing development and investment
Policy 3.16 – Protection and enhancement of social infrastructure
Policy 3.17 – Health and social care facilities
Policy 3.18 – Education facilities
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 7.8 – Heritage assets and archaeology
Policy 7.9 – Heritage-led regeneration
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.16 – Green Belt
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

Housing Supplementary Planning Guidance

5.3.2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change
Strategic Objective 2: Environmental sustainability
Strategic Objective 3: Community cohesion
Strategic Objective 4: New homes
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 1: Strategic growth areas
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 8: Education
Core Policy 9: Supporting community cohesion
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 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North east Enfield

Biodiversity Action Plan
S106 SPD

5.3.3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more
DMD3: Providing a mix of different sized homes
DMD4: Loss of existing residential units
DMD6: Residential character
DMD8: General standards for new residential development

DMD9: Amenity space
DMD10: Distancing
DMD15: Specialist housing need
DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD18: Early years provision
DMD37: Achieving high quality and design-led development
DMD38: Design process
DMD42: Design of civic / public buildings and institutions
DMD43: Tall buildings
DMD45: Parking standards and layout
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
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.3.4 North East Enfield Area Action Plan (Submission Version)

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of note to members is that the NPPG strongly advocates good design as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

5.5.2 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.6 Other Material Considerations

London Plan Housing SPG

Affordable Housing SPG
Enfield Market Housing Assessment
Providing for Children and Young People's Play and Informal Recreation SPG
and revised draft
Accessible London: achieving an inclusive environment SPG
Planning and Access for Disabled People: a good practice guide (ODPM)
London Plan Sustainable Design and Construction SPG
Mayor's Climate Change Adaption Strategy
Mayor's Climate Change Mitigation and Energy Strategy
Mayors Water Strategy
Mayor's Ambient Noise Strategy
Mayor's Air Quality Strategy
Mayor's Transport Strategy
Land for Transport Functions SPG
London Plan; Mayoral Community Infrastructure Levy
Circular 06/05 Biodiversity and Geological Conservation – Statutory
Obligations and Their Impact within the Planning System

6. Analysis

6.1 The main issues to consider are as follows:

- i. Principle of additional units;
- ii. Scale, design and character;
- iii. Housing mix;
- iv. Quality of accommodation;
- v. Amenity of neighbouring properties;
- vi. Parking, access and servicing;
- vii. Sustainability and biodiversity;
- viii. S.106 Obligations; and
- ix. Community Infrastructure Levy

6.2 Principle

6.2.1 The proposal seeks to intensify the current use of the site to create an additional 8 x self-contained units (comprising 2 x 1-bed and 6 x 2-bed). The site lies within an established residential area with an associated curtilage of a sufficient size to support an intensification of use and, the status of the existing residential use would be considered to be previously developed land consistent with the sequential preference for development sites contained within the NPPF. The site falls within the boundaries of the North East Enfield Area Action Plan. While no Policies are directed specifically at the Lytchet Way Estate, the document contains a presumption to support a rolling programme of estate renewal. The subject scheme would qualify under this presumption. In this regard, the development 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.

6.2.2 However, the position must be qualified in relation to other material considerations.

6.3 Design

Density

- 6.3.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area due the fact that the surrounding area is characterised by lower density dwelling typologies. The site has a Public Transport Accessibility Level of 2 indicating a moderate level of accessibility to alternative transport modes.
- 6.3.2 In this regard, the density matrix suggests a density of between 150 and 250 habitable rooms per hectare. The character of the area indicates that the average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare. However, the site forms part of an existing established housing estate and seeks to erect an additional storey to an existing building, in this regard it is considered that a numerical measure of density would not be appropriate. In this regard, it is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs with a wider context of neighbours objections cited on the basis of overdevelopment, bulk and massing.
- 6.3.3 The surrounding area is characterised by a relative loose urban fabric that defines the estate with large individual blocks with substantial physical separation afforded by public realm, parking and adopted highway. The wider estate is defined by a mix of maisonettes and flats built over 2-4 storeys with blocks adjacent to the subject site to Moorfield Road and Lawson Road to the east and west of the site both built over 4 storeys. Recent applications to install pitched roofs to the existing blocks have been approved to a number of surrounding blocks with blocks to Lytchet Way built over 4 storeys and incorporating a pitched roof. In this regard, it is considered that the development would respect the established development parameters of the wider estate and subsequently would serve to integrate with the pattern of development within the surrounding area in terms of scale, bulk and massing.
- 6.3.4 In terms of its general aesthetic with the decision to partially render the façade, the subject estate does possess a largely consistent palette of materials throughout albeit where it is considered that the estate is looking tired and relatively oppressive with blank facades that add little in terms of visual interest. Mindful of wider aspirations to render surrounding blocks, it is considered that the works to render the exterior would serve to actively enhance the quality of the area.
- 6.3.5 It is noted that the Design and Access Statement indicates that the external render options would draw from a palette of four tri-colour render options across each of the 4 development sites. Whilst the LPA would acknowledged that the wider estate would benefit from and enhancement in the exterior finish, the estate does benefit from a harmonised design, materials palette and sense of place which the LPA would be reluctant to erode with ad hoc

changes. In this regard, while the principle of the change is acceptable, the LPA request that members allow delegated authority to negotiate the wording of conditions to ensure an estate wide approach to design is adopted and carried out.

- 6.3.6 In relation to the installation of a pitched roof, the applicant has stated that it forms part of a wider initiative to enhance the appearance of the estate as a whole and would match already consented examples to the south of the site. In this regard, it is considered that the pitched roofs would be a welcome enhancement to the general aesthetic of these 1960s blocks and would serve to better integrate them into the more traditional architectural styling's of the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy CP30 of the Core Strategy, DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

Housing Mix

- 6.3.7 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.
- 6.3.8 Core Policy 5 of the Core Strategy seeks to ensure that 'new developments offer a range of housing sizes to meet housing need' and includes borough-wide targets housing mix. These targets are based on the finding of Enfield's Strategic Housing Market Assessment and seek to identify areas of specific housing need within the borough. The targets are applicable to the subject scheme and are expressed in the following table:

Tenure	Unit Type	Mix
Market Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	15%
	3 bed houses (5-6 persons)	45%
	4+ bed houses (6+ persons)	20%
Social Rented Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	20%
	3 bed houses (5-6 persons)	30%
	4+ bed houses (6+ persons)	30%

- 6.3.9 While it is acknowledged that there is an established need for all types of housing, the study demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors.
- 6.3.10 The subject scheme comprises 2 x 1-bed (2 person) units and 6 x 2-bed (4 person) units. While it is clear that the development would only provide smaller sized units, the nature of development in utilising the exiting block and consequently the existing cores, the location of the units to the fourth floor

and the omission of private dedicated amenity is such that the provision of family units would not necessarily be appropriate given the constraints of the site. Further, information submitted at the request of the Local Planning Authority as to the mix of the wider estate comprises 33.3% 1-bed units and 66.7% 3-bed units overall, which when taken in context of housing mix targets would see the over-provision of family sized units. In this regard, it is considered that the inclusion of 2-bed units actual contributes to the vibrancy of the overall mix and when taking the constraints of the site into account, the provision of smaller units is preferable and sufficient to compensate for any stated deficiencies. Moreover, the provision of 100% affordable housing across each of the three sites must be afforded significant weight in deliberations where it can clearly be demonstrated that the development would directly contribute to an established and critical housing need.

Residential Standards

6.3.11 Policy 3.5 of the London Plan seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3, which supports this Policy, sets out minimum space standards for dwellings. The draft Housing SPG and London Housing Design Guide build on this approach and provide further detailed guidance on key residential design standards, including the need for developments to avoid single aspect dwellings that are north facing, where exposed to noise exposure categories C or D, or contain 3 or more bedrooms. Core Policy 4 reiterates the need for high quality design in all new homes, clearing reference relevant guidance above.

6.3.12 The London Plan contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. The following figures are relevant for consideration of the proposed development:

Unit type	Occupancy level	Floor area (m ²)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
	2 storey houses	2b4p
3b4p		87
3b5p		96
4b5p		100
4b6p		107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

6.3.13 From correctly scaled and verified drawings, the subject scheme achieves the following floor areas:

Unit	Occupancy level	Floor area (m ²)
Flat A	2b4p	68
Flat B	2b4p	70.7
Flat C	2b4p	67.4
Flat D	2b4p	67.4
Flat E	2b4p	70.7
Flat F	1b2p	50
Flat G	1b2p	52
Flat H	2b4p	68

6.3.14 All of the units meet or significantly exceed specified standards, each creating functional a usable space. This is compliant with Policy 3.5 of the London Plan

Amenity Space

6.3.15 Policy DMD9 seeks to ensure that amenity space is provided within the curtilage of all residential development. The standards for houses and flats are as follows:

Dwelling type	Average private amenity space (across the whole site)	Minimum private amenity required for individual dwellings (m ²)
1b 2p	N/A	5
2b 3p	N/A	6
2b 4p	N/A	7
3b 4p	N/A	7
3b 5p	N/A	8
3b 6p	N/A	9

6.3.16 In addition to the standards for private amenity space set out above, flats must provide communal amenity space which:

- a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;
- b. Is overlooked by surrounding development;
- c. Is accessible to wheelchair users and other disabled people;
- d. Has suitable management arrangements in place.

6.3.17 Due to the constraints of utilising an existing footprint, the newly created units do not benefit from private amenity provision. Whilst clearly contrary to the provisions of DMD9, the existing units within the estate also do not benefit from private provision. Although this point alone would not be sufficient to justify an absence of provision, the wider estate has been designed to incorporate generous areas of public realm and communal amenity including a number of playgrounds peppered throughout which could be held to directly compensate for the omission of private amenity provision. However, consistent with the views of the Local Planning Authority during pre-application stage, the applicant was advised to provide a survey and schedule of enhancements to upgrade existing provision so as it could be held that the further intensification of use would result in a further improvement of the public realm. Unfortunately this has not been submitted but given the wider social benefit of the delivery of viable affordable units to the estate, it is

considered that refusal on this basis would be difficult to substantiate when considered on balance.

6.3.18 It is also noted that the formation of an enlarged car park will encroach upon existing communal amenity within the two Lawson Road blocks which in real terms would reduce the most directly accessible communal amenity provision for the units. While this is considered to be regrettable, given Traffic and Transportation comments in the following sections, it would also appear to be unavoidable to ensure that the units are provided with adequate parking provision to ensure delivery and their acceptability in planning terms and must therefore be afforded greater weight. In this regard, it is considered that the importance of enhancing existing communal provision is elevated and mindful of the poor quality of surrounding green areas, it is justified that with a consequential loss that existing provision is significantly enhanced to the benefit of all residents within the surrounding area and wider estate and hence a condition will be levied to secure further survey works and an overall enhancement of provision.

Impact to Neighbouring Properties

6.3.19 In the determination of this application, due regard must be given to the potential impact of the new residential development on the amenities enjoyed by neighbouring properties particularly given objections raised by neighbouring properties. Under the current submission objectors cited concerns relating to the bulk and massing of the building, loss of outlook, privacy and light as reasons to object to the scheme.

6.3.20 In this regard, the principles underpinning DMD8, DMD10 and indeed DMD11 apply both of which seek to ensure that new residential development is of an appropriate scale, bulk and massing and preserves amenity in terms of daylight, sunlight, outlook, privacy, overlooking and noise.

6.3.21 In relation to the scale, bulk and massing of the development, it is clear from the previous sections that the increased height can be accommodated within the existing footprint and pattern of development within the surround with separation distances of around 20m between facing windows. While this would not accord with DMD10 of the Development Management Document – which would typically require 30m separation distances between facing windows of three (or more) storeys – weighting must be given to the pattern of development in the surround and indeed the relationship of the current blocks where it must be considered that the inclusion of an additional storey would not serve to undermine a sense of privacy particularly where the development would not give rise to overlooking in excess of levels currently experienced.

6.3.22 However, at pre-application stage concern was expressed in relation to the impact of the additional storey on access to daylight, sunlight and the potential for overshadowing given the increase in the overall height of the block. In this regard, a daylight and sunlight analysis was requested to accompany the submission. This document was duly submitted and the results indicate that an analysis of daylight and sunlight penetration taken at the summer solstice, the winter solstice and the winter equinox is such that the additional storey would not adversely impact upon daylight penetration or undue overshadowing.

Parking

- 6.3.23 The London Plan recommends a maximum residential car parking standard of 1-1.5 spaces per unit for terraced houses and flats and in accordance with the NPPF no minimum parking prerequisite is stipulated.
- 6.3.24 As originally submitted, there was a degree of contradiction in the level of proposed additional parking for the site. The Planning Statement indicated no additional parking, while the Design and Access Statement indicated the inclusion of additional parking spaces to the Lawson Road car park. Contrary to the advice of the LPA at pre-application stage, a Transport Statement was omitted with the submission, however, when initial comments from Traffic and Transportation were relayed to the applicant and Transport Statement was subsequently provided for consideration. In this regard, the statement clarifies that an additional 9 parking spaces are to be provided to the Lawson Road Blocks (presumably shared across the two Lawson Road schemes) in addition to current provision. The parking area has been shown on an indicative Block Plan, but is not sufficiently precise to establish the functionality of the space or indeed, given the encroachment onto a communal area involving the removal of a turning head, has not demonstrated that the parking configuration is the most efficient use of the space to minimise encroachment and maximise safe movement across the area.
- 6.3.25 While Traffic and Transportation have no objection in principle to the provision of additional parking provision to this area and have indicated that they would not require the re-provision of a turning head to the north, they have requested that more detailed plans be submitted via condition and prior to commencement of works to ensure the proper and efficient functioning of the newly create space.
- 6.3.26 This given, a parking survey taken over two nights indicated that the surrounding roads immediate vicinity showed that only 72% of allocated and on-street parking is occupied. In this regard – and taking the additional 8 units to 15/01938/RE4 into account – it is considered that the parking demand derived from the new units can be accommodated by the additional 9 spaces coupled with evidenced on street parking capacity in the surrounding area and subject to conditions.
- 6.3.27 It is noted that Traffic and Transportation have also requested that a condition be levied to secure a stopping up Order to facilitate works to expand the parking area. If part of the highway is be stopped up then this requires a stopping up order on its own right and does not require a planning condition to secure it.
- 6.3.28 In addition, the Policy 6.13 seeks to secure 20% active electric charging points and a further 20% passive provision, given the nature of the parking strategy adopted by the application and the utilisation of the existing built form, it is not considered that the provision of electric charging points would be feasible.

Walking & Cycling

- 6.3.29 Details of cycle parking provision have been omitted. Mindful of the requirements of Table 6.3 of the London Plan, Traffic and Transportation

have stated that a minimum of 16 cycle parking spaces be provided for the 8 additional units. This was raised at pre-application stage and will be conditioned.

6.3.30 No improvements to pedestrian access are being proposed. Having regard to the proposed intensification of use on site, some improvements, particularly to help pedestrians to cross the nearby roads will be required to comply with Policy 6.10 (walking) and DMD Policy 47 which both highlight that all new development should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. A Grampian condition is recommended to provide:

- Improvements to pedestrian crossing facilities (pedestrian refuge or similar) at the junction of Caterhatch Lane and Moorfield Road,
- Double yellow lines at the junction of Lawson Road with Lawson Road cul-de-sac to prevent vehicles obstructing pedestrians crossing including realigning and improving the condition of the existing dropped kerbs,
- A new pedestrian crossing facilities and junction protection markings at the junction of Lawson Road with Moorfield Road.

6.3.31 This is considered acceptable and necessary to improve the pedestrian environment consistent with the provisions of DMD47 and a condition will be levied.

Servicing

6.3.32 Details of refuse storage have been omitted. This can be secured by condition.

Sustainability

6.3.33 Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of the proposed development has regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. In Policy CP4 of the Core Strategy and DMD50 of the Development Management Document the Council would adopt a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. In this regard, accreditation through the BRE Environmental Assessment Method: The Code for Sustainable Homes requires all new residential development to exceed a Code Level 4 rating.

6.3.34 In addition, the Council requires the provision of inclusive design and accessible housing, through building to Lifetime Home standards on all new residential development.

6.3.35 Details relating to the achievement of wider Council objectives for sustainable design and construction have been omitted as part of an Article 10A notification despite such documentation being requested a pre-application stage for submission with the final application. However, the applicant has provided an undertaking to achieve a Code Level 4 rating (and by association a 19% improvement over Part L1A of Building Regulations 2013 for energy efficiency) and supported by the installation of photovoltaics to the roof. In this instance it is considered that an undertaking is sufficient to stand as

confirmation that the improvements and targets are technically feasible and economically viable and therefore these measures can be secure by condition.

6.3.36 Given the fact that the development is seeking to utilise the existing cores, it is not technically feasible for the development to achieve Lifetime Homes standards, albeit where the applicant has confirmed that the existing ground floor units are wheelchair accessible.

6.3.37 Conditions to secure energy efficiency, Code compliance, water efficiency, sustainable drainage, biodiversity enhancements and, commensurate with the concerns of residents under the original application, construction management will be levied with the scheme to comply with relevant Policy.

Biodiversity and Trees

6.3.38 The site contains a number of established trees. Despite requests at pre-application stage for a tree survey to be provided, this too has been omitted in lieu of a commitment to provide one prior to commencement. In consultation with the Council's Tree Officer, no objection has been raised subject to wider landscaping enhancements which will be covered by the public realm condition.

Affordable Housing

6.3.39 As the application is made on behalf of Enfield Council it is not appropriate to secure relevant and appropriate contributions via a Section 106 agreement. On November 28th 2014 the Minister for Housing and Planning statement announced S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build developments containing 10 units or less with a gross area of no more than 1000 sq.m.

6.3.40 This change in national policy has particular impacts on the Council's local planning policy as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) which currently requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.

6.3.41 The Council considered the implications of the Ministerial Statement on the policies contained in the recently adopted DMD and S106 SPD at its Local Plan Cabinet Sub Committee on the 15th January 2015 and for an interim period resolved:

- Education contributions will no longer be required for developments of less than 11 units.
- Affordable housing contributions will no longer be required for schemes of 1-9 units where the applicant is an individual, a self-builder.
- In addition, consideration should also be given to the impact of seeking contributions from small scale developers. A small scale developer is defined at in the Draft Revised S106 SPD as an individual or company

which does not own or is not linked or partnered with companies which employ 10 more staff or have an annual turnover of more than 2 million Euros (currently £1.57m). This means that we will need to continue to seek viability assessments for such schemes. We are also considering options to simplify the process of assessing viability so that the requirement to submit information does not have a disproportionate burden.

6.3.42 Since this resolution, an appeal decision has been made (Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

'...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.

The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m (gross internal area). Amendments made on 27th February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26th March 2015.

Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance.'

6.3.43 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m.

6.3.44 The development proposed comprises 8 units with a floor area of 517sq.m and therefore no contribution is sought. However, as a Council application, the development is seeking to provide 100% affordable housing comprising social rented units only. This is clearly in excess of levels required by CP5 of the Core Strategy and will be secured by condition.

CIL

6.3.45 The scheme qualifies for a CIL contribution. The development results on 517 sq.m of additional floor space resulting in a contribution (not index adjusted) of £10,340.

7. Recommendation

- 7.1 That planning permission granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions to address the following issues (see schedule below).

Conditions in summary

1. Approved Plans
2. Time limitation
3. Details of Materials
4. Details of Hard Surfacing
5. Details of Levels
6. Landscape / public realm / communal amenity enhancement and management plan
7. Bird / Bat boxes
8. Potable Water
9. Sustainable Drainage System
10. Carbon reductions including performance certificate (19% over Part L)
11. CfSH Code 4
12. Construction Management Plan
13. Stopping-up Order
14. Pedestrian improvement scheme
15. Detailed parking plan
16. Details of parking / turning facilities and to be provided prior to occupation
17. Cycle parking spaces
18. Refuse storage
19. Affordable housing

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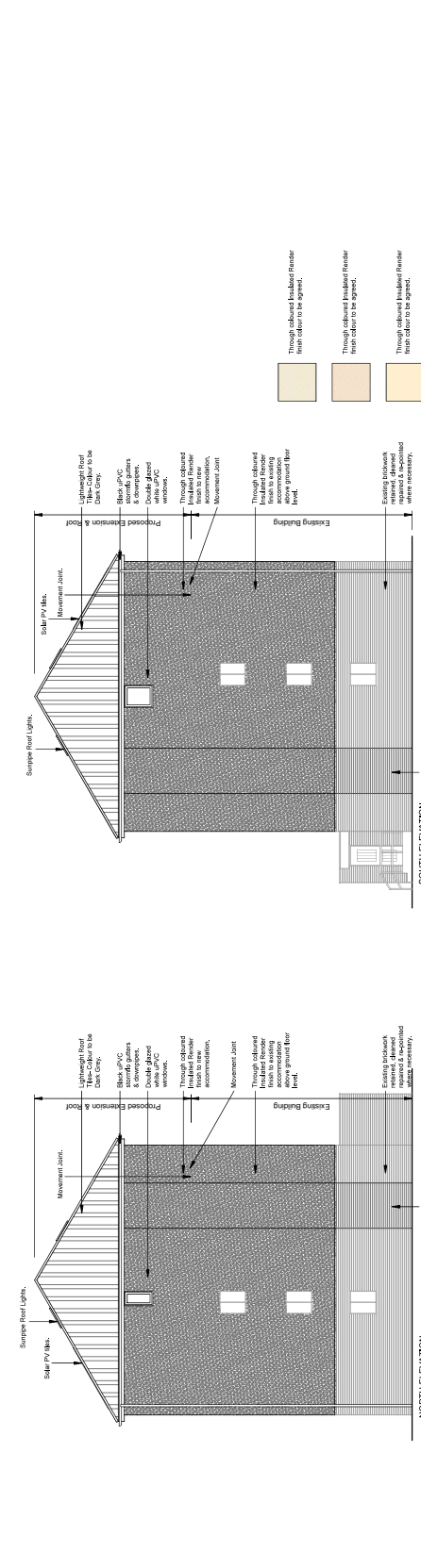
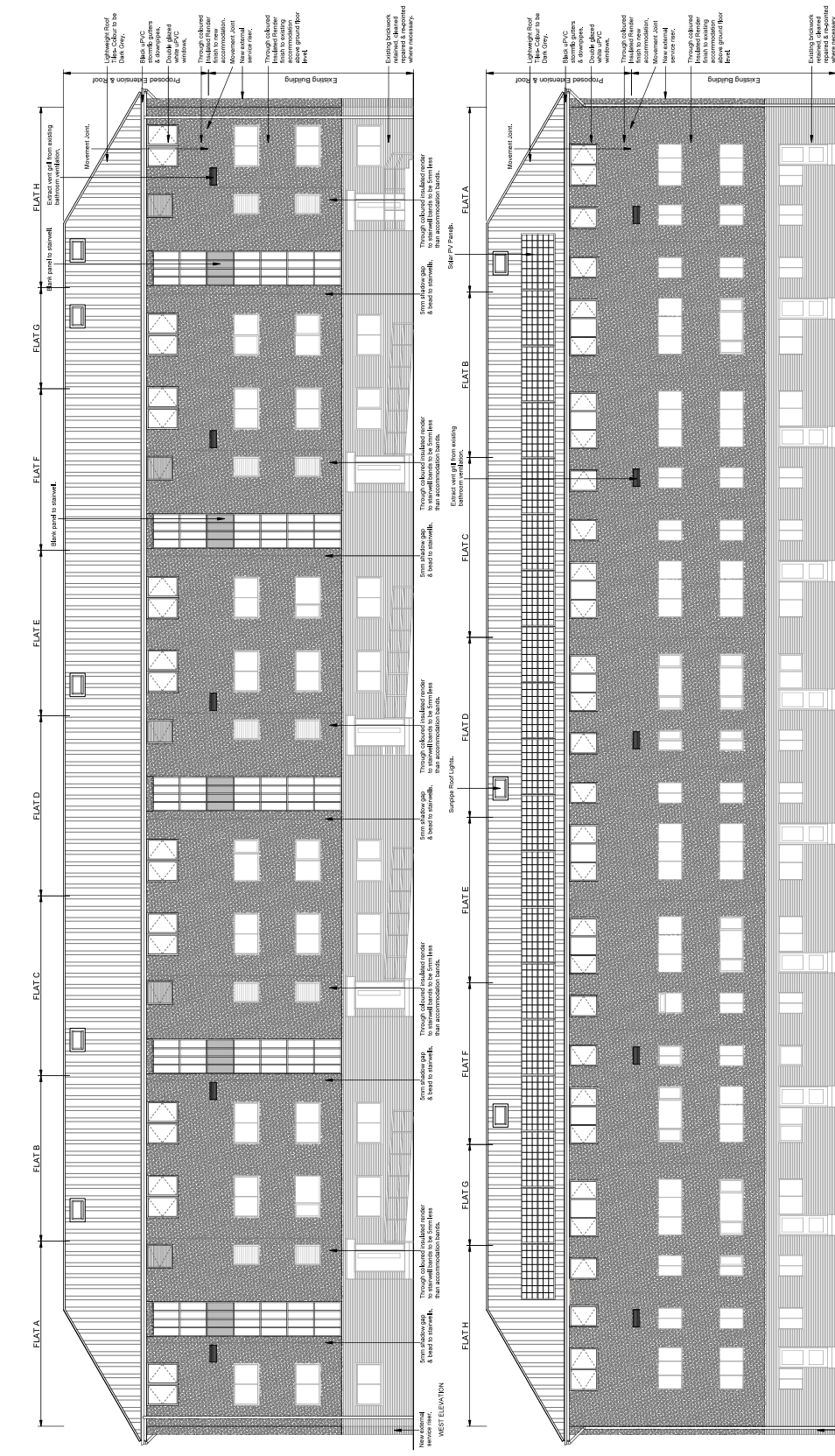
D Render Option Changed 23.04.19
 C Elevation heights and door & windows corrected 06.04.19
 B Louvers added to top floor 06.04.19
 A Final elevations, door & window panels & riser amended 16.03.19
 Amendments 13.03.19

DATE: 27.02.2015
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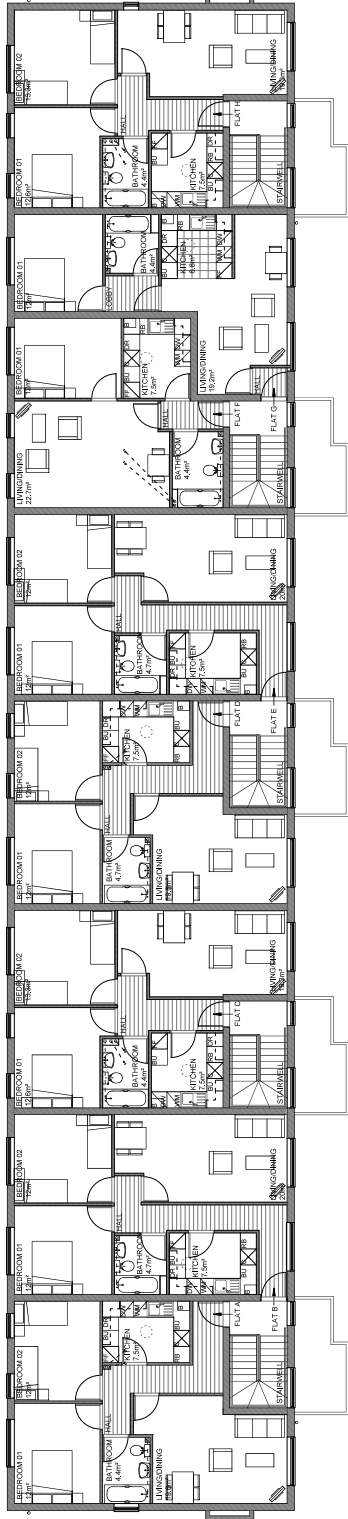
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Lyfchet Way Estate - 1-30
 Lawson Road, Enfield, EN3 5XJ

Proposed Elevations
 Enfield Borough Council
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THIRD FLOOR LAYOUT

ACCOMMODATION SCHEDULE FOR FLATS 1-30 LAWSON ROAD

FLAT NO.	FLAT TYPE	AREA
A	2B4P	69m ²
B	2B4P	70.7m ²
C	2B4P	67.4m ²
D	2B4P	67.4m ²
E	2B4P	70.7m ²
F	1B2P	50m ²
G	1B2P	52m ²
H	2B4P	68m ²

REF:	COMMENT:	DATE:
PLAYLE & PARTNERS LLP CONSULTANTS 100, The Quadrant, Enfield, EN3 6JF Telephone: 01832 444444 • Fax: 01832 444444 Email: info@playlepartners.co.uk		
Lychet Way Estate - 1 - 30 Lawson Road, Enfield, EN3 5XJ		
Proposed Furniture Layouts		
Enfield Borough Council		
DATE:	BY:	SCALE:
26/03/2015	DJ	1:100 @ A1
PROJECT NO:		8190/P18



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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3857
Mr R. Singleton Tel: 020 8379 3837

Ward: Southbury

Application Number : 15/01939/RE4

Category: Minor

LOCATION: 31-60 LAWSON ROAD, ENFIELD, EN3 5XJ

PROPOSAL: Construction of a third floor to provide 8 additional residential units (6 x 2-bed and 2 x 1-bed) with pitched roof over, sun pipe roof lights and solar panels and render to external walls from first floor level and above

Applicant Name & Address:

Mr Alan Headland
London Borough of Enfield
The Edmonton Centre
36-44 South Mall
Edmonton Green
London
EN9 0TN

Agent Name & Address:

Mr Colin Deans
Playle & Partners LLP
Crest House 138
Main Road
Sidcup
Kent
DA14 6NY

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 subject to conditions

Ref: 15/01939/RE4 LOCATION: 31 - 60 Lawson Road, EN3 5XJ ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site forms part of the Lytchet Way Estate, a housing estate owned and managed by Enfield Council. The estate is bounded to the north by Palmers Lane, to the east and south by the classified Hertford Road and Carterhatch Road respectively albeit where a portion of the estate to the south transcends this principal boundary. To the west the site abuts the mainline railway between Liverpool Street and Cheshunt.
- 1.2 The site is punctured by a series of adopted residential streets (of which Lawson Road forms a part) albeit where principal access to the estate is limited to the junctions between Carterhatch Road, Moorfield Road and Sherbourne Avenue to the south and Palmers Lane, Old Road and Lytchet Way to the north. There are no vehicle through routes across the estate.
- 1.3 The estate comprises 24 blocks of flats and maisonettes ranging in height between 2, 3 and 4 storeys, albeit where the highest concentration of units culminates in the 14 storey Hastings House to the south.
- 1.4 The site relies on informal on-street parking and more formalised surface car parking areas for its overall parking provision. The site has a PTAL of 2 and is serviced by regular bus routes (279, 121, 191 and 307) to both the Hertford Road and Carterhatch Lane. The nearest mainline railway station is Turkey Street located to the north of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building.
- 1.6 A number of established trees pepper the site throughout and the area.
- 1.7 The site is subject to an area Tree Preservation Order.
- 1.8 The site is not within a flood zone nor is it at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the construction of a third floor to provide 8 additional residential units (6 x 2-bed and 2 x 1-bed) with pitched roof over, sun pipe roof lights and solar panels and render to external walls from first floor level and above. The scheme forms part of a wider estate renewal programme which sees the submission of three applications (under refs: 15/01938/RE4, 15/01939/RE4 & 15/01941/RE4) for the construction of additional floor to provide a total of 25 additional units. A further application under ref: 15/01940/RE4 was submitted that also incorporated the creation of a third storey to provide a further 9 units, however, due to loading issues with the existing block this was downgraded to the creation of a pitched roof and render finish to the building above ground floor.

3. Relevant Planning Decisions

- 3.1 The wider site has an extensive planning history including a series of applications to install pitched roofs and replace windows and doors to several of the blocks under refs: 15/01477/FUL, P14-00683PLA, P14-00678PLA & P14-00673PLA). It is also understood that a further programme of external wall insulation is planned for the estate.

4. Consultations

4.1 Statutory and non-statutory consultees

Education:

- 4.1.1 At the time of writing, no response had been received, albeit where following amendment to the NPPG and the Written Ministerial Statement of 27th March 2015, education contributions can no longer be sought. Any response will be reported as a late item.

Traffic and Transportation:

- 4.1.2 No objections in principle, however, having reviewed the scheme colleagues in Traffic and Transportation requested that additional information be provided. A Transport Statement was subsequently submitted, however, a number of issues remain that require more information particularly in relation to the proposed expanded car parking area and in relation refuse storage, cycle parking (for a minimum of 16 cycles), stopping up Order, construction management and pedestrian access / safety. At the time of writing, no additional information had been received to address these discreet points albeit where it is considered that such items can be conditioned. Any response from the applicant will be reported as a late item.

Thames Water:

- 4.1.3 No objection subject to an informative.

4.2 Public response

- 4.2.1 The application was referred to 92 surrounding properties and 3 site notices were posted on and around the site. Two written representation was received from the residents of Nos. 80 and 92 Lawson Road objecting to the development on the following grounds:

- Development too high
- Close to adjoining properties
- General dislike of the proposal
- Inadequate access
- Inadequate parking provision
- Increased danger of flooding
- Increase in traffic
- Loss of parking
- Loss of light
- Noise nuisance
- Overdevelopment
- Strain on existing community facilities
- Anti-social behaviour

- 4.2.2 In addition it is understood that a public consultation was held between LB Enfield, Playle & Partners LLP, Pellings LLP (consultant for the Decent Homes scheme) and the residents and leaseholders of Lytchet Way on 28 April 2015.

5. Relevant Policy

5.3.1 The London Plan (2015)

- 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 3.10 – Definition of affordable housing
- Policy 3.11 – Affordable housing targets
- Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 – Affordable housing thresholds
- Policy 3.14 – Existing housing
- Policy 3.15 – Coordination of housing development and investment
- Policy 3.16 – Protection and enhancement of social infrastructure
- Policy 3.17 – Health and social care facilities
- Policy 3.18 – Education facilities
- 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 7.8 – Heritage assets and archaeology
Policy 7.9 – Heritage-led regeneration
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.16 – Green Belt
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

Housing Supplementary Planning Guidance

5.3.2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change
Strategic Objective 2: Environmental sustainability
Strategic Objective 3: Community cohesion
Strategic Objective 4: New homes
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 1: Strategic growth areas
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 8: Education
Core Policy 9: Supporting community cohesion
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 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North east Enfield

Biodiversity Action Plan
S106 SPD

5.3.3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more

DMD3: Providing a mix of different sized homes
DMD4: Loss of existing residential units
DMD6: Residential character
DMD8: General standards for new residential development
DMD9: Amenity space
DMD10: Distancing
DMD15: Specialist housing need
DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD18: Early years provision
DMD37: Achieving high quality and design-led development
DMD38: Design process
DMD42: Design of civic / public buildings and institutions
DMD43: Tall buildings
DMD45: Parking standards and layout
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
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.3.4 North East Enfield Area Action Plan (Submission Version)

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and

an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of note to members is that the NPPG strongly advocates good design as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

5.5.2 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.6 Other Material Considerations

London Plan Housing SPG
Affordable Housing SPG
Enfield Market Housing Assessment
Providing for Children and Young People's Play and Informal Recreation SPG and revised draft
Accessible London: achieving an inclusive environment SPG
Planning and Access for Disabled People: a good practice guide (ODPM)
London Plan Sustainable Design and Construction SPG
Mayor's Climate Change Adaption Strategy
Mayor's Climate Change Mitigation and Energy Strategy
Mayors Water Strategy
Mayor's Ambient Noise Strategy
Mayor's Air Quality Strategy
Mayor's Transport Strategy
Land for Transport Functions SPG
London Plan; Mayoral Community Infrastructure Levy
Circular 06/05 Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System

6. Analysis

6.1 The main issues to consider are as follows:

- i. Principle of additional units;
- ii. Scale, design and character;
- iii. Housing mix;
- iv. Quality of accommodation;
- v. Amenity of neighbouring properties;
- vi. Parking, access and servicing;
- vii. Sustainability and biodiversity;
- viii. S.106 Obligations; and
- ix. Community Infrastructure Levy

6.2 Principle

6.2.1 The proposal seeks to intensify the current use of the site to create an additional 8 x self-contained units (comprising 2 x 1-bed and 6 x 2-bed). The site lies within an established residential area with an associated curtilage of a sufficient size to support an intensification of use and, the status of the existing residential use would be considered to be previously developed land consistent with the sequential preference for development sites contained within the NPPF. The site falls within the boundaries of the North East Enfield Area Action Plan. While not Policies are directed specifically at the Lytchet Way Estate, the document contains a presumption to support a rolling programme of estate renewal. The subject scheme would qualify under this presumption. In this regard, the development 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.

6.2.2 However, the position must be qualified in relation to other material considerations.

6.3 Design

Density

- 6.3.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area due the fact that the surrounding area is characterised by lower density dwelling typologies. The site has a Public Transport Accessibility Level of 2 indicating a moderate level of accessibility to alternative transport modes.
- 6.3.2 In this regard, the density matrix suggests a density of between 150 and 250 habitable rooms per hectare. The character of the area indicates that the average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare. However, the site forms part of an existing established housing estate and seeks to erect an additional storey to an existing building, in this regard it is considered that a numerical measure of density would not be appropriate. In this regard, it is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs with a wider context of neighbours objections cited on the basis of overdevelopment, bulk and massing.
- 6.3.3 The surrounding area is characterised by a relative loose urban fabric that defines the estate with large individual blocks with substantial physical separation afforded by public realm, parking and adopted highway. The wider estate is defined by a mix of maisonettes and flats built over 2-4 storeys with blocks adjacent to the subject site to Moorfield Road and Lawson Road to the east and west of the site both built over 4 storeys. Recent applications to install pitched roofs to the existing blocks have been approved to a number of surrounding blocks with blocks to Lytchet Way built over 4 storeys and incorporating a pitched roof. In this regard, it is considered that the development would respect the established development parameters of the wider estate and subsequently would serve to integrate with the pattern of development within the surrounding area in terms of scale, bulk and massing.
- 6.3.4 In terms of its general aesthetic with the decision to partially render the façade, the subject estate does possess a largely consistent palette of materials throughout albeit where it is considered that the estate is looking tired and relatively oppressive with blank facades that add little in terms of visual interest. Mindful of wider aspirations to render surrounding blocks, it is considered that the works to render the exterior would serve to actively enhance the quality of the area.
- 6.3.5 It is noted that the Design and Access Statement indicates that the external render options would draw from a palette of four tri-colour render options across each of the 4 development sites. Whilst the LPA would acknowledged

that the wider estate would benefit from and enhancement in the exterior finish, the estate does benefit from a harmonised design, materials palette and sense of place which the LPA would be reluctant to erode with ad hoc changes. In this regard, while the principle of the change is acceptable, the LPA request that members allow delegated authority to negotiate the wording of conditions to ensure an estate wide approach to design is adopted and carried out.

- 6.3.6 In relation to the installation of a pitched roof, the applicant has stated that it forms part of a wider initiative to enhance the appearance of the estate as a whole and would match already consented examples to the south of the site. In this regard, it is considered that the pitched roofs would be a welcome enhancement to the general aesthetic of these 1960s blocks and would serve to better integrate them into the more traditional architectural styling's of the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy CP30 of the Core Strategy, DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

Housing Mix

- 6.3.7 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.
- 6.3.8 Core Policy 5 of the Core Strategy seeks to ensure that 'new developments offer a range of housing sizes to meet housing need' and includes borough-wide targets housing mix. These targets are based on the finding of Enfield's Strategic Housing Market Assessment and seek to identify areas of specific housing need within the borough. The targets are applicable to the subject scheme and are expressed in the following table:

Tenure	Unit Type	Mix
Market Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	15%
	3 bed houses (5-6 persons)	45%
	4+ bed houses (6+ persons)	20%
Social Rented Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	20%
	3 bed houses (5-6 persons)	30%
	4+ bed houses (6+ persons)	30%

- 6.3.9 While it is acknowledged that there is an established need for all types of housing, the study demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors.

6.3.10 The subject scheme comprises 2 x 1-bed (2 person) units and 6 x 2-bed (4 person) units. While it is clear that the development would only provide smaller sized units, the nature of development in utilising the exiting block and consequently the existing cores, the location of the units to the fourth floor and the omission of private dedicated amenity is such that the provision of family units would not necessarily be appropriate given the constraints of the site. Further, information submitted at the request of the Local Planning Authority as to the mix of the wider estate comprises 33.3% 1-bed units and 66.7% 3-bed units overall, which when taken in context of housing mix targets would see the over-provision of family sized units. In this regard, it is considered that the inclusion of 2-bed units actual contributes to the vibrancy of the overall mix and when taking the constraints of the site into account, the provision of smaller units is preferable and sufficient to compensate for any stated deficiencies. Moreover, the provision of 100% affordable housing across each of the three sites must be afforded significant weight in deliberations where it can clearly be demonstrated that the development would directly contribute to an established and critical housing need.

Residential Standards

6.3.11 Policy 3.5 of the London Plan seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3, which supports this Policy, sets out minimum space standards for dwellings. The draft Housing SPG and London Housing Design Guide build on this approach and provide further detailed guidance on key residential design standards, including the need for developments to avoid single aspect dwellings that are north facing, where exposed to noise exposure categories C or D, or contain 3 or more bedrooms. Core Policy 4 reiterates the need for high quality design in all new homes, clearing reference relevant guidance above.

6.3.12 The London Plan contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. The following figures are relevant for consideration of the proposed development:

Unit type	Occupancy level	Floor area (m²)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

6.3.13 From correctly scaled and verified drawings, the subject scheme achieves the following floor areas:

Unit	Occupancy level	Floor area (m ²)
Flat A	2b4p	68
Flat B	1b2p	52
Flat C	1b2p	50
Flat D	2b4p	67.4
Flat E	2b4p	70.7
Flat F	2b4p	67.4
Flat G	2b4p	70.7
Flat H	2b4p	68

6.3.14 All of the units meet or significantly exceed specified standards, each creating functional a usable space. This is compliant with Policy 3.5 of the London Plan

Amenity Space

6.3.15 Policy DMD9 seeks to ensure that amenity space is provided within the curtilage of all residential development. The standards for houses and flats are as follows:

Dwelling type	Average private amenity space (across the whole site)	Minimum private amenity required for individual dwellings (m ²)
1b 2p	N/A	5
2b 3p	N/A	6
2b 4p	N/A	7
3b 4p	N/A	7
3b 5p	N/A	8
3b 6p	N/A	9

6.3.16 In addition to the standards for private amenity space set out above, flats must provide communal amenity space which:

- a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;
- b. Is overlooked by surrounding development;
- c. Is accessible to wheelchair users and other disabled people;
- d. Has suitable management arrangements in place.

6.3.17 Due to the constraints of utilising an existing footprint, the newly created units do not benefit from private amenity provision. Whilst clearly contrary to the provisions of DMD9, the existing units within the estate also do not benefit from private provision. Although this point alone would not be sufficient to justify an absence of provision, the wider estate has been designed to incorporate generous areas of public realm and communal amenity including a number of playgrounds peppered throughout which could be held to directly compensate for the omission of private amenity provision. However, consistent with the views of the Local Planning Authority during pre-application stage, the applicant was advised to provide a survey and schedule of enhancements to upgrade existing provision so as it could be held that the

further intensification of use would result in a further improvement of the public realm. Unfortunately this has not been submitted but given the wider social benefit of the delivery of viable affordable units to the estate, it is considered that refusal on this basis would be difficult to substantiate when considered on balance. .

6.3.18 It is noted that the formation of an enlarged car park will encroach upon existing communal amenity within the two Lawson Road blocks which in real terms would reduce the most directly accessible communal amenity provision for the units. While this is considered to be regrettable, given Traffic and Transportation comments in the following sections, it would also appear to be unavoidable to ensure that the units are provided with adequate parking provision to ensure delivery and their acceptability in planning terms and must therefore be afforded greater weight. In this regard, it is considered that the importance of enhancing existing communal provision is elevated and mindful of the poor quality of surrounding green areas, it is justified that with a consequential loss that existing provision is significantly enhanced to the benefit of all residents within the surrounding area and wider estate and hence a condition will be levied to secure further survey works and an overall enhancement of provision.

Impact to Neighbouring Properties

6.3.19 In the determination of this application, due regard must be given to the potential impact of the new residential development on the amenities enjoyed by neighbouring properties particularly given objections raised by neighbouring properties. Under the current submission objectors cited concerns relating to the bulk and massing of the building, loss of outlook, privacy and light as reasons to object to the scheme.

6.3.20 In this regard, the principles underpinning DMD8, DMD10 and indeed DMD11 apply both of which seek to ensure that new residential development is of an appropriate scale, bulk and massing and preserves amenity in terms of daylight, sunlight, outlook, privacy, overlooking and noise.

6.3.21 In relation to the scale, bulk and massing of the development, it is clear from the previous sections that the increased height can be accommodated within the existing footprint and pattern of development within the surround with separation distances of around 20m between facing windows. While this would not accord with DMD10 of the Development Management Document – which would typically require 30m separation distances between facing windows of three (or more) storeys – weighting must be given to the pattern of development in the surround and indeed the relationship of the current blocks where it must be considered that the inclusion of an additional storey would not serve to undermine a sense of privacy particularly where the development would not give rise to overlooking in excess of levels currently experienced.

6.3.22 However, at pre-application stage concern was expressed in relation to the impact of the additional storey on access to daylight, sunlight and the potential for overshadowing given the increase in the overall height of the block. In this regard, a daylight and sunlight analysis was requested to accompany the submission. This document was duly submitted and the results indicate that an analysis of daylight and sunlight penetration taken at the summer solstice, the winter solstice and the winter equinox is such that

the additional storey would not adversely impact upon daylight penetration or undue overshadowing.

Parking

6.3.23 The London Plan recommends a maximum residential car parking standard of 1-1.5 spaces per unit for terraced houses and flats and in accordance with the NPPF no minimum parking prerequisite is stipulated.

6.3.24 As originally submitted, there was a degree of contradiction in the level of proposed additional parking for the site. The Planning Statement indicated no additional parking, while the Design and Access Statement indicate the inclusion of additional parking spaces to the Lawson Road car park. Contrary to the advice of the LPA at pre-application stage, a Transport Statement was omitted with the submission, however, when initial comments from Traffic and Transportation were relayed to the applicant and Transport Statement was subsequently provided for consideration. In this regard, the statement clarifies that an additional 9 parking spaces are to be provided to the Lawson Road Blocks (presumably shared across the two Lawson Road schemes) in addition to current provision. The parking area has been shown on an indicative Block Plan, but is not sufficiently precise to establish the functionality of the space or indeed, given the encroachment onto a communal area involving the removal of a turning head has not demonstrated that the parking configuration is the most efficient use of the space to minimise encroachment and maximise safe movement across the area.

6.3.25 While Traffic and Transportation have no objection in principle to the provision of additional parking provision to this area and have indicated that they would not require the reprovision of a turning head to the north, they have requested that more detailed plans be submitted via condition and prior to commencement of works to ensure the proper and efficient functioning of the newly create space.

6.3.26 This given, a parking survey taken over two nights indicated that the surrounding roads immediate vicinity showed that only 72% of allocated and on-street parking is occupied. In this regard – and taking the additional 8 units to 15/01938/RE4 into account – it is considered that the parking demand derived from the new units can be accommodated by the additional 9 spaces coupled with evidenced on street parking capacity in the surrounding area and subject to conditions.

6.3.27 In addition, the Policy 6.13 seeks to secure 20% active electric charging points and a further 20% passive provision, given the nature of the parking strategy adopted by the application and the utilisation of the existing built form, it is not considered that the provision of electric charging points would be feasible.

Walking & Cycling

6.3.28 Details of cycle parking provision have been omitted. Mindful of the requirements of Table 6.3 of the London Plan, Traffic and Transportation have stated that a minimum of 16 cycle parking spaces be provided for the 8 additional units. This was raised at pre-application stage and will be conditioned.

6.3.29 No improvements to pedestrian access are being proposed. Having regard to the proposed intensification of use on site, some improvements, particularly to help pedestrians to cross the nearby roads will be required to comply with Policy 6.10 (walking) and DMD Policy 47 which both highlight that all new development should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. A Grampian condition is recommended to provide:

- Improvements to pedestrian crossing facilities (pedestrian refuge or similar) at the junction of Caterhatch Lane and Moorfield Road,
- Double yellow lines at the junction of Lawson Road with Lawson Road cul-de-sac to prevent vehicles obstructing pedestrians crossing including realigning and improving the condition of the existing dropped kerbs,
- A new pedestrian crossing facilities and junction protection markings at the junction of Lawson Road with Moorfield Road.

6.3.30 This is considered acceptable and necessary to improve the pedestrian environment consistent with the provisions of DMD47 and a condition will be levied.

Servicing

6.3.31 Details of refuse storage have been omitted. This can be secured by condition.

Sustainability

6.3.32 Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of the proposed development has regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. In Policy CP4 of the Core Strategy and DMD50 of the Development Management Document the Council would adopt a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. In this regard, accreditation through the BRE Environmental Assessment Method: The Code for Sustainable Homes requires all new residential development to exceed a Code Level 4 rating.

6.3.33 In addition, the Council requires the provision of inclusive design and accessible housing, through building to Lifetime Home standards on all new residential development.

6.3.34 Details relating to the achievement of wider Council objectives for sustainable design and construction have been omitted as part of an Article 10A notification despite such documentation being requested a pre-application stage for submission with the final application. However, the applicant has provided an undertaking to achieve a Code Level 4 rating (and by association a 19% improvement over Part L1A of Building Regulations 2013 for energy efficiency) and supported by the installation of photovoltaics to the roof. In this instance it is considered that an undertaking is sufficient to stand as confirmation that the improvements and targets are technically feasible and economically viable and therefore these measures can be secured by condition.

6.3.35 Given the fact that the development is seeking to utilise the existing cores, it is not technically feasible for the development to achieve Lifetime Homes standards, albeit where the applicant has confirmed that the existing ground floor units are wheelchair accessible.

6.3.36 Conditions to secure energy efficiency, Code compliance, water efficiency, sustainable drainage, biodiversity enhancements and, commensurate with the concerns of residents under the original application, construction management will be levied with the scheme to comply with relevant Policy.

Biodiversity and Trees

6.3.37 The site contains a number of established trees. Despite requests at pre-application stage for a tree survey to be provided, this too has been omitted in lieu of a commitment to provide one prior to commencement. In consultation with the Council's Tree Officer, no objection has been raised subject to wider landscaping enhancements which will be covered by the public realm condition.

Affordable Housing

6.3.38 As the application is made on behalf of Enfield Council it is not appropriate to secure relevant and appropriate contributions via a Section 106 agreement. On November 28th 2014 the Minister for Housing and Planning statement announced S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build developments containing 10 units or less with a gross area of no more than 1000 sq.m.

6.3.39 This change in national policy has particular impacts on the Council's local planning policy as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) which currently requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.

6.3.40 The Council considered the implications of the Ministerial Statement on the policies contained in the recently adopted DMD and S106 SPD at its Local Plan Cabinet Sub Committee on the 15th January 2015 and for an interim period resolved:

- Education contributions will no longer be required for developments of less than 11 units.
- Affordable housing contributions will no longer be required for schemes of 1-9 units where the applicant is an individual, a self-builder.
- In addition, consideration should also be given to the impact of seeking contributions from small scale developers. A small scale developer is defined at in the Draft Revised S106 SPD as an individual or company which does not own or is not linked or partnered with companies which employ 10 more staff or have an annual turnover of more than 2 million Euros (currently £1.57m). This means that we will need to continue to seek viability assessments for such schemes. We are also considering

options to simplify the process of assessing viability so that the requirement to submit information does not have a disproportionate burden.

6.3.41 Since this resolution, an appeal decision has been made (Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

'...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.

The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m (gross internal area). Amendments made on 27th February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26th March 2015.

Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance.'

6.3.42 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m.

6.3.43 The development proposed comprises 8 units with a floor area of 517sq.m and therefore no contribution is sought. However, as a Council application, the development is seeking to provide 100% affordable housing comprising social rented units only. This is clearly in excess of levels required by CP5 of the Core Strategy and will be secured by condition.

CIL

6.3.44 The scheme qualifies for a CIL contribution. The development results on 517 sq.m of additional floor space resulting in a contribution (not index adjusted) of £10,340.

7. Recommendation

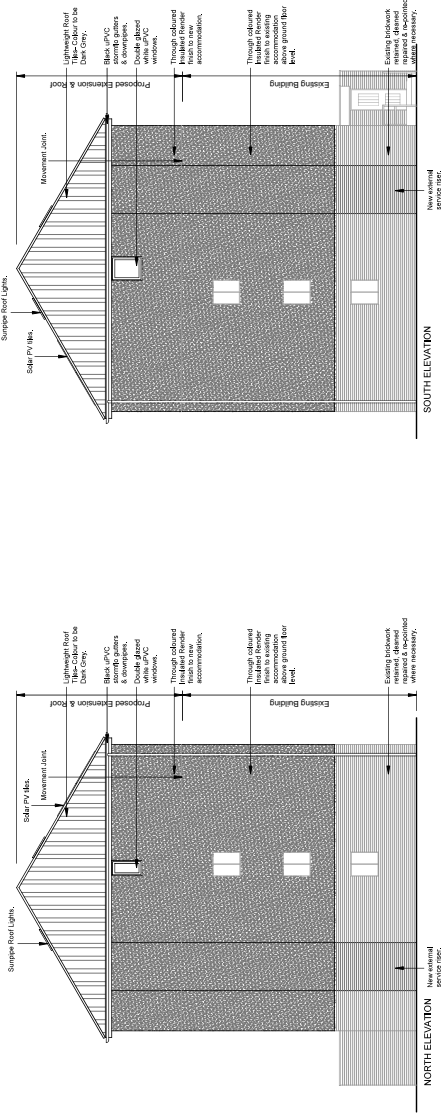
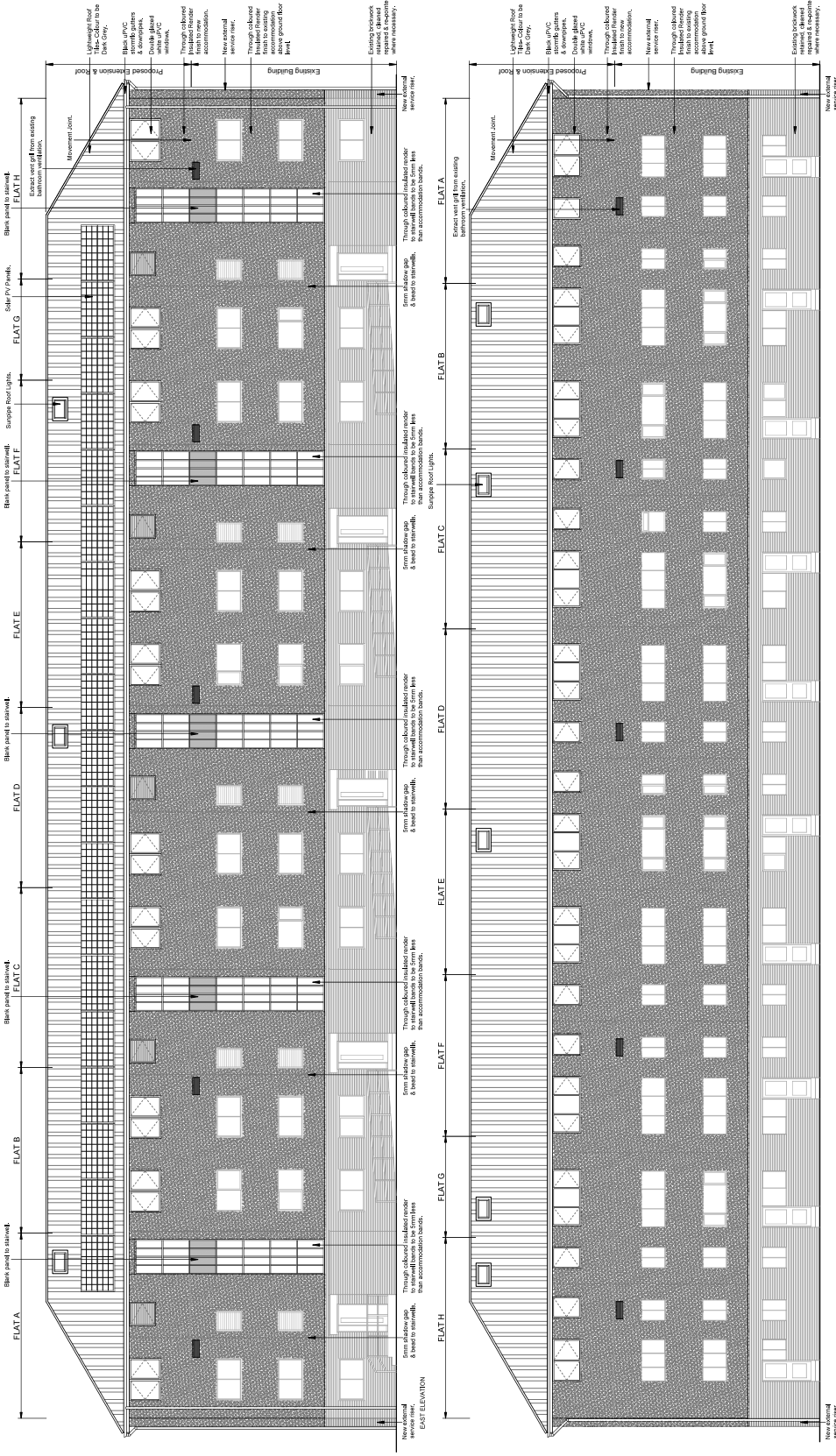
7.1 That planning permission granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions to address the following issues (see schedule below).

Conditions in summary

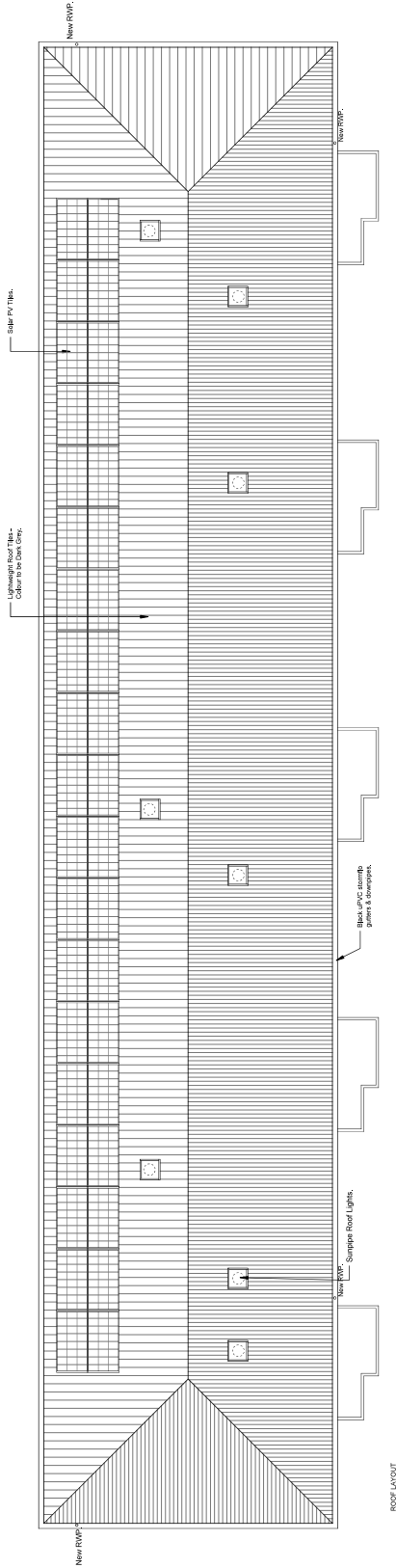
1. Approved Plans
2. Time limitation
3. Details of Materials
4. Details of Hard Surfacing
5. Details of Levels
6. Landscape / public realm / communal amenity enhancement and management plan
7. Bird / Bat boxes
8. Potable Water
9. Sustainable Drainage System
10. Carbon reductions including performance certificate (19% over Part L)
11. CfSH Code 4
12. Construction Management Plan
13. Stopping-up Order
14. Pedestrian improvement scheme
15. Detailed parking plan
16. Details of parking / turning facilities to be provided prior to occupation
17. Cycle parking spaces
18. Refuse storage
19. Affordable housing

NOTES:
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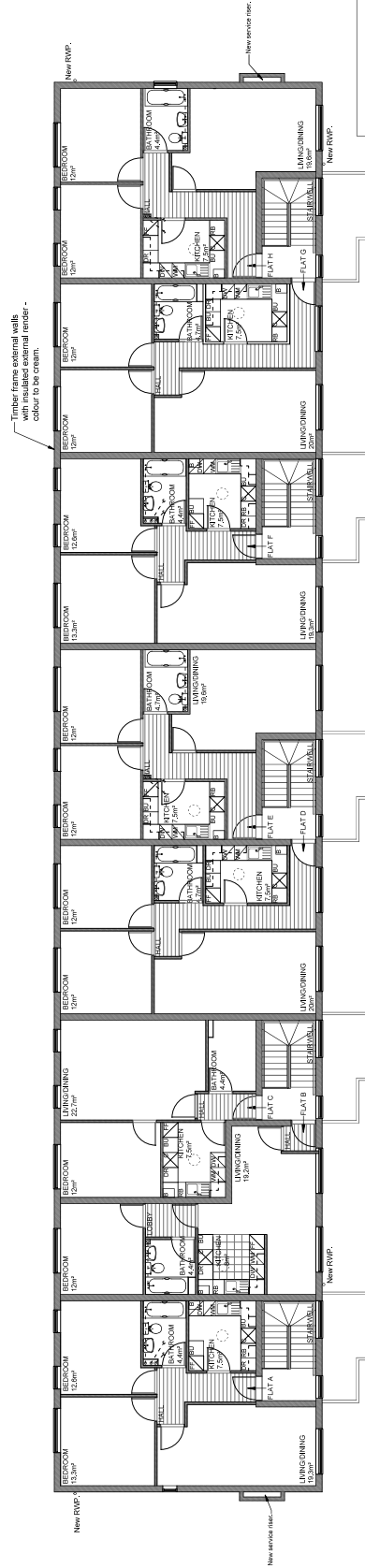
D	Render option changed	23.04.15
C	Elevation heights and door & windows corrected	06.04.15
B	Through coloured insulated render, 5mm substrate gap & beads to stainless steel accommodation bands	16.03.15
A	Internal Layout Amendments	12.03.15
REV	DATE	
PLAYLE & PARTNERS LLP		
CONTRACT NO: 15/03/0000000001 - 15/03/0000000001		
PROJECT NO: 15/03/0000000001 - 15/03/0000000001		
PROJECT NAME: Lytchet Way Estate - 31-60 Lawson Road, Enfield, EN3 5XJ		
L3/03/16		
Proposed Elevations		
Enfield Borough Council		
CD	1:100 @ A1	
DATE	27.02.2015	
REF	8160/P26	



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ROOF LAYOUT



THIRD FLOOR LAYOUT

ACCOMMODATION SCHEDULE FOR FLATS 31 - 60 LAWSON ROAD		
FLAT NO.	FLAT TYPE	AREA
A	2B4P	68m ²
B	1B2P	52m ²
C	1B2P	50m ²
D	2B4P	67.4m ²
E	2B4P	70.7m ²
F	2B4P	67.4m ²
G	2B4P	70.7m ²
H	2B4P	68m ²

A Internal Layout Amendments
 REV: 00000001 DATE: 12.03.15

PLAYLE & PARTNERS LLP
 CONSULTANTS
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Lychet Way Estate - 31 - 60 Lawson Road, Enfield, EN3 5XJ

Proposed Third Floor & Roof Layouts

Enfield Borough Council

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of

Assistant Director, Planning & Environmental Protection

Contact Officer:

Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3857
Mr R. Singleton Tel: 020 8379 3837

Ward: Southbury

Application Number : 15/01940/RE4

Category: Minor

LOCATION: 2-72 OLD ROAD, ENFIELD, EN3 5XZ

PROPOSAL: External refurbishment of residential blocks, comprising addition of pitched roofs to existing flat roofs and render to external walls from first floor level and above

Applicant Name & Address:

Mr Alan Headland
London Borough of Enfield
The Edmonton Centre
36-44 South Mall
Edmonton Green
London
EN9 0TN

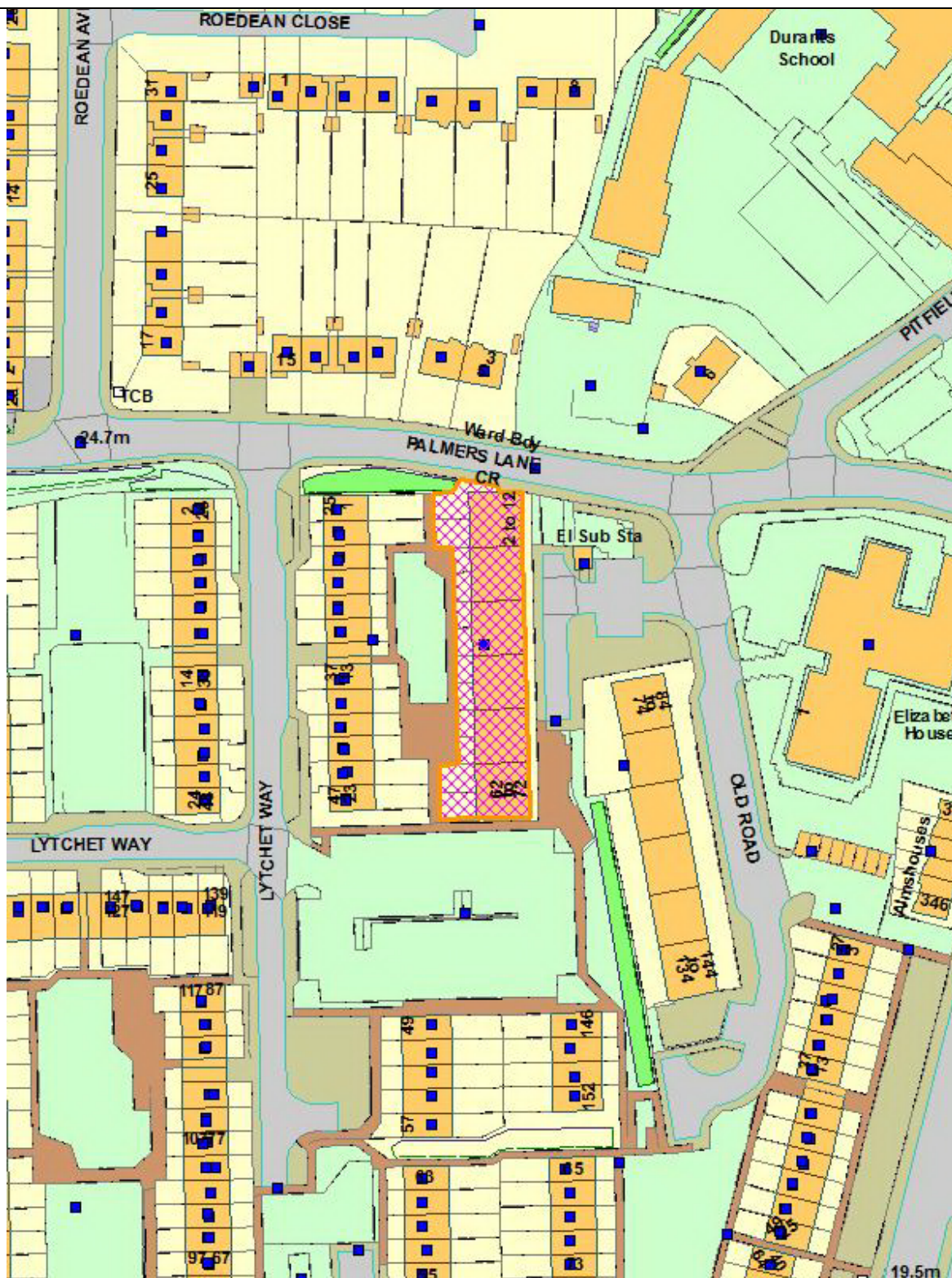
Agent Name & Address:

Mr Colin Deans
Playle & Partners LLP
Crest House 138
Main Road
Sidcup
Kent
DA14 6NY

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 subject to conditions:

Ref: 15/01940/RE4 LOCATION: 2-72 Old Road, Enfield, EN3 5XY,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site forms part of the Lytchet Way Estate, a housing estate owned and managed by Enfield Council. The estate is bounded to the north by Palmers Lane, to the east and south by the classified Hertford Road and Carterhatch Road respectively albeit where a portion of the estate to the south transcends this principal boundary. To the west the site abuts the mainline railway between Liverpool Street and Cheshunt.
- 1.2 The site is punctured by a series of adopted residential streets (of which Lawson Road forms a part) albeit where principal access to the estate is limited to the junctions between Carterhatch Road, Moorfield Road and Sherbourne Avenue to the south and Palmers Lane, Old Road and Lytchet Way to the north. There are no vehicle through routes across the estate.
- 1.3 The estate comprises 24 blocks of flats and maisonettes ranging in height between 2, 3 and 4 storeys, albeit where the highest concentration of units culminates in the 14 storey Hastings House to the south.
- 1.4 The site relies on informal on-street parking and more formalised surface car parking areas for its overall parking provision. The site has a PTAL of 2 and is serviced by regular bus routes (279, 121, 191 and 307) to both the Hertford Road and Carterhatch Lane. The nearest mainline railway station is Turkey Street located to the north of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building.
- 1.6 A number of established trees pepper the site throughout and the area.
- 1.7 The site is subject to an area Tree Preservation Order.
- 1.8 The site is not within a flood zone nor is it at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the external refurbishment of residential blocks, comprising addition of pitched roofs to existing flat roofs and render to external walls from first floor level and above. The scheme forms part of a wider estate renewal programme which sees the submission of three applications (under refs: 15/01938/RE4, 15/01939/RE4 & 15/01941/RE4) for the construction of additional an floor to provide a total of 25 additional units. This application originally proposed the creation of a third storey to provide a further 9 units. However, due to loading issues with the existing block this was amended to the creation of a pitched roof and render finish to the building above ground floor only

3. Relevant Planning Decisions

- 3.1 The wider site has an extensive planning history including a series of applications to install pitched roofs and replace windows and doors to several of the blocks under refs: 15/01477/FUL, P14-00683PLA, P14-00678PLA & P14-00673PLA). It is also understood that a further programme of external wall insulation is planned for the estate.

4. Consultations

4.1 Statutory and non-statutory consultees

Education:

- 4.1.1 At the time of writing, no response had been received, albeit where following amendment to the NPPG and the Written Ministerial Statement of 27th March 2015, education contributions can no longer be sought. Any response will be reported as a late item.

Traffic and Transportation:

- 4.1.2 Given the changes to the application to omit the new units, Traffic and Transportation have no comments to make.

Thames Water:

- 4.1.3 No objection subject to an informative.

4.2 Public response

- 4.2.1 The application was referred to 95 surrounding properties and 3 site notices were posted on and around the site. One written representation was received from the residents of No.19 Lytchet Way objecting to the development on the following grounds:

- Inadequate parking provision
- Loss of parking
- Noise nuisance
- Overdevelopment
- Loss of light

- 4.2.2 In addition it is understood that a public consultation was held between LB Enfield, Playle & Partners LLP, Pellings LLP (consultant for the Decent Homes scheme) and the residents and leaseholders of Lytchet Way on 28 April 2015.

5. Relevant Policy

5.1 The 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 3.10 – Definition of affordable housing
- Policy 3.11 – Affordable housing targets
- Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 – Affordable housing thresholds
- Policy 3.14 – Existing housing
- Policy 3.15 – Coordination of housing development and investment
- Policy 3.16 – Protection and enhancement of social infrastructure
- Policy 3.17 – Health and social care facilities
- Policy 3.18 – Education facilities
- 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 7.8 – Heritage assets and archaeology
- Policy 7.9 – Heritage-led regeneration
- Policy 7.14 – Improving air quality
- Policy 7.15 – Reducing noise and enhancing soundscapes
- Policy 7.16 – Green Belt
- 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

Housing Supplementary Planning Guidance

5..2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change

Strategic Objective 2: Environmental sustainability
Strategic Objective 3: Community cohesion
Strategic Objective 4: New homes
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 1: Strategic growth areas
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 8: Education
Core Policy 9: Supporting community cohesion
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 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North east Enfield

Biodiversity Action Plan
S106 SPD

5..3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more
DMD3: Providing a mix of different sized homes
DMD4: Loss of existing residential units
DMD6: Residential character
DMD8: General standards for new residential development
DMD9: Amenity space
DMD10: Distancing
DMD15: Specialist housing need
DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD18: Early years provision
DMD37: Achieving high quality and design-led development
DMD38: Design process
DMD42: Design of civic / public buildings and institutions
DMD43: Tall buildings
DMD45: Parking standards and layout
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
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

- 5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

- 5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of note to members is that the NPPG strongly advocates good design as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

- 5.5.2 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.5 Other Material Considerations

North East Enfield Area Action Plan (Submission Version)

London Plan Housing SPG

Affordable Housing SPG

Enfield Market Housing Assessment

Providing for Children and Young People's Play and Informal Recreation SPG and revised draft

Accessible London: achieving an inclusive environment SPG

Planning and Access for Disabled People: a good practice guide (ODPM)

London Plan Sustainable Design and Construction SPG

Mayor's Climate Change Adaption Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayors Water Strategy

Mayor's Ambient Noise Strategy

Mayor's Air Quality Strategy

Mayor's Transport Strategy

Land for Transport Functions SPG

London Plan; Mayoral Community Infrastructure Levy

Circular 06/05 Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System

6. Analysis

6.1 The main issues to consider are as follows:

- i. Character and appearance;
- ii. Amenity of neighbouring properties;

6.2 Character and Appearance

6.2.1 The site lies within an established residential area with an associated curtilage of a sufficient size to support an intensification of use and, the status of the existing residential use would be considered to be previously developed land consistent with the sequential preference for development sites contained within the NPPF. The site falls within the boundaries of the North East Enfield Area Action Plan. While no Policies are directed specifically at the Lytchet Way Estate, the document contains a presumption to support a rolling programme of estate renewal. The subject scheme would qualify under this presumption. In this regard, the development 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.

6.2.2 Policy DMD37 aims to ensure that high standards of design are taken into consideration, in all developments. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.

6.2.3 In terms of its general aesthetic, with the decision to partially render the façade, the subject estate does possess a largely consistent palette of materials throughout albeit where it is considered that the estate is looking tired and relatively oppressive with blank facades that add little in terms of visual interest. Mindful of wider aspirations to render surrounding blocks, it is considered that the works to render the exterior would serve to actively enhance the quality of the area. It is noted that the Design and Access Statement indicates that the external render options would draw from a palette of four tri-colour render options across each of the 4 development sites. Whilst the LPA would acknowledged that the wider estate would benefit from an enhancement in the exterior finish, the estate does benefit from a harmonised design, materials palette and sense of place which the LPA would be reluctant to erode with ad hoc changes. In this regard, while the principle of the change is acceptable, officer would wish to discuss further the options and approach to cladding and external finish of the buildings to ensure an estate wide approach to design is adopted and carried out. Accordingly a condition is recommended to require, notwithstanding the suggested approach contained in the application, that the details of finishing materials be submitted and approved prior to the commencement of development.

6.2.4 In relation to the installation of a pitched roof, the applicant has stated that it forms part of a wider initiative to enhance the appearance of the estate as a whole and would match already consented examples to the south of the site. In this regard, it is considered that the pitched roofs would be a welcome enhancement to the general aesthetic of these 1960s blocks and would serve to better integrate them into the more traditional architectural styling's of the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy CP30 of the Core Strategy, DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

6.3 Impact to Neighbouring Properties

6.3.1 In the determination of this application, due regard must be given to the potential impact of the new residential development on the amenities enjoyed by neighbouring properties particularly given objections raised by neighbouring properties. Under the current submission objectors cited concerns relating to the potential for a loss of light as reason to object to the scheme.

6.3.2 Given the decision of the applicant to remove the fourth floor due to structural issues, it is considered that the impact of the pitched roof would be negligible. In any case, a daylight and sunlight analysis was submitted and the results indicate that an analysis of daylight and sunlight penetration taken at the summer solstice, the winter solstice and the winter equinox is such that while the additional storey would have had some impact upon the neighbouring properties, this would be negligible even when built over four storeys with a pitched roof. The removal of this storey is such that any impact will clearly be even further reduced and hence is acceptable.

CIL

6.3.3 The scheme does not qualify for a CIL contribution.

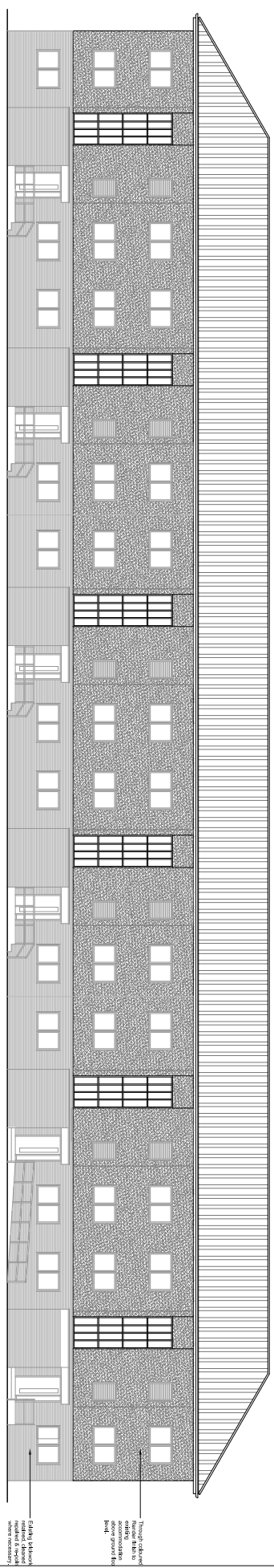
7 Conclusion

7.1 The proposed works, with the reservation regarding the external cladding materials, are considered acceptable in the context of the character and appearance of the area and the amenities of adjoining and nearby residents.

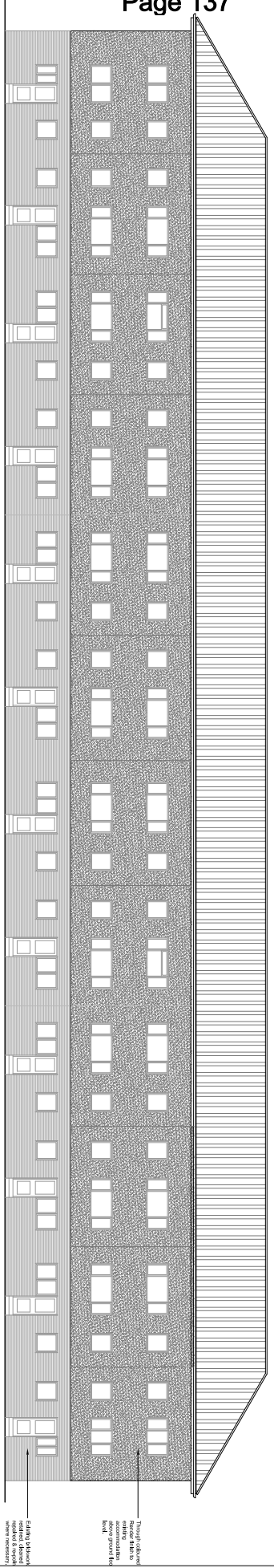
8. Recommendation

8.1 That planning permission granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions to address the following issues (see schedule below).

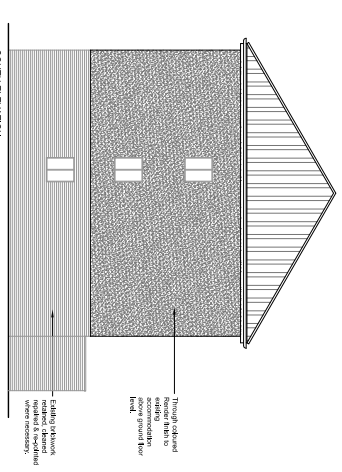
1. Approved Plans
2. Time limitation
3. Details of Materials
4. Tree protection during construction works



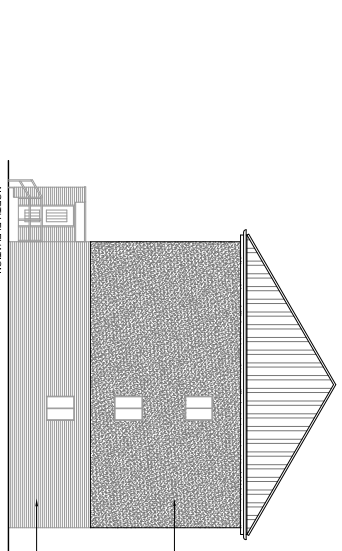
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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 THIS DRAWING IS TO BE USED IN CONNECTION WITH THE ENGINEERING DRAWINGS & SPECIFICATIONS.

E Third Floor extension omitted	26.05.15
D Render option changed	23.04.15
C Elevation heights and door & windows corrected	06.04.15
B Louvers added to Top Floor	17.03.15
A Internal Layout	12.03.15
REV	DATE

PLYLE & PARTNERS LLP
 CONSULTING & PROJECT CONSULTANTS
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Proposed Elevations
 Enfield Borough Council

DATE: 09.02.2015
 SCALE: 1:100 @ A1
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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379
3857
Mr R. Singleton Tel: 020 8379 3837

Ward: Southbury

Application Number : 15/02057/RE4

Category: Minor

LOCATION: 74-144 OLD ROAD, ENFIELD, EN3 5XZ

PROPOSAL: Construction of third floor with pitched roof over to provide an additional 9 x 2-bed self-contained flats, with sun pipe rooflight and solar panels and render to external walls from first floor level and above.

Applicant Name & Address:

Mr Alan Headland
London Borough of Enfield
The Edmonton Centre
36-44 South Mall
Edmonton Green
London
EN9 0TN

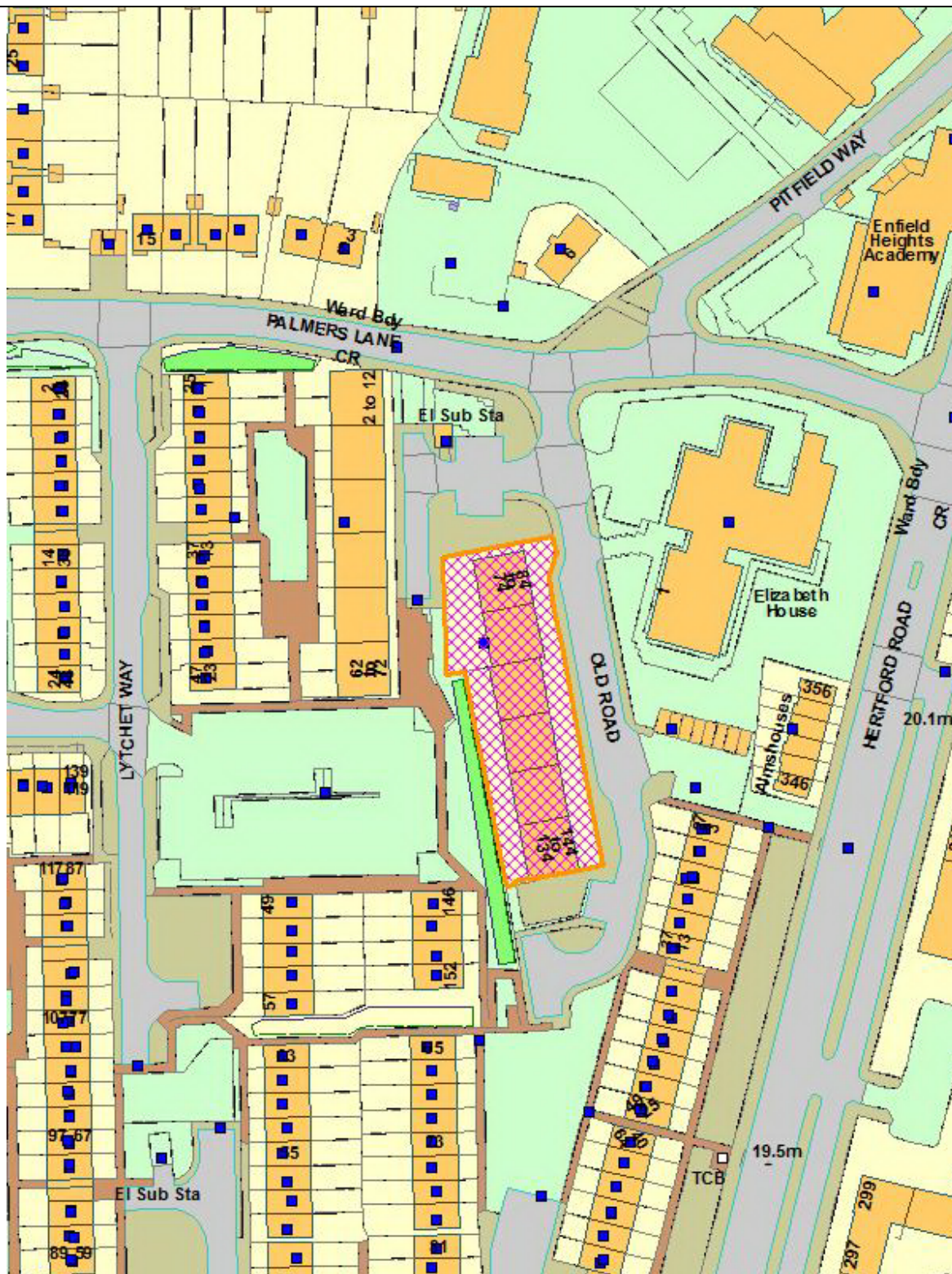
Agent Name & Address:

Mr Colin Deans
Playle & Partners LLP
Crest House 138
Main Road
Sidcup
Kent
DA14 6NY

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 subject to conditions

Ref: 15/02057/RE4 LOCATION: 74 - 144 Old Road, EN3 5XZ, ,



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The subject site forms part of the Lytchet Way Estate, a housing estate owned and managed by Enfield Council. The estate is bounded to the north by Palmers Lane, to the east and south by the classified Hertford Road and Carterhatch Road respectively albeit where a portion of the estate to the south transcends this principal boundary. To the west the site abuts the mainline railway between Liverpool Street and Cheshunt.
- 1.2 The site is punctured by a series of adopted residential streets (of which Lawson Road forms a part) albeit where principal access to the estate is limited to the junctions between Carterhatch Road, Moorfield Road and Sherbourne Avenue to the south and Palmers Lane, Old Road and Lytchet Way to the north. There are no vehicle through routes across the estate.
- 1.3 The estate comprises 24 blocks of flats and maisonettes ranging in height between 2, 3 and 4 storeys, albeit where the highest concentration of units culminates in the 14 storey Hastings House to the south.
- 1.4 The site relies on informal on-street parking and more formalised surface car parking areas for its overall parking provision. The site has a PTAL of 2 and is serviced by regular bus routes (279, 121, 191 and 307) to both the Hertford Road and Carterhatch Lane. The nearest mainline railway station is Turkey Street located to the north of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building.
- 1.6 A number of established trees pepper the site throughout and the area.
- 1.7 The site is subject to an area Tree Preservation Order.
- 1.8 The site is not within a flood zone nor is it at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the construction of a third floor to provide 8 additional residential units (6 x 2-bed and 2 x 1-bed) with pitched roof over, sun pipe roof lights and solar panels and render to external walls from first floor level and above. The scheme forms part of a wider estate renewal programme which sees the submission of three applications (under refs: 15/01938/RE4, 15/01939/RE4 & 15/01941/RE4) for the construction of additional floor to provide a total of 25 additional units. A further application under ref: 15/01940/RE4 was submitted that also incorporated the creation of a third storey to provide a further 9 units, however, due to loading issues with the existing block this was downgraded to the creation of a pitched roof and render finish to the building above ground floor.

3. Relevant Planning Decisions

- 3.1 The wider site has an extensive planning history including a series of applications to install pitched roofs and replace windows and doors to several of the blocks under refs: 15/01477/FUL, P14-00683PLA, P14-00678PLA & P14-00673PLA). It is also understood that a further programme of external wall insulation is planned for the estate.

4. Consultations

4.1 Statutory and non-statutory consultees

Education:

- 4.1.1 At the time of writing, no response had been received, albeit where following amendment to the NPPG and the Written Ministerial Statement of 27th March 2015, education contributions can no longer be sought. Any response will be reported as a late item.

Traffic and Transportation:

- 4.1.2 No objections in principle, however, having reviewed the scheme colleagues in Traffic and Transportation has requested that additional information be provided, notably in relation refuse storage, cycle parking, construction management and pedestrian access / safety. At the time of writing, no additional information had been received to address these discreet points albeit where it is considered that such items can be conditioned. Any response from the applicant will be reported as a late item.

Thames Water:

- 4.1.3 No objection subject to an informative.

4.2 Public response

- 4.2.1 The application was referred to 92 surrounding properties and 3 site notices were posted on and around the site. One written representation was received from the residents of No.118 Old Road objecting to the development on the following grounds:

- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Loss of parking
- Noise nuisance
- Strain on existing community facilities

- 4.2.2 In addition it is understood that a public consultation was held between LB Enfield, Playle & Partners LLP, Pellings LLP (consultant for the Decent Homes scheme) and the residents and leaseholders of Lytchet Way on 28 April 2015.

5. Relevant Policy

5.3.1 The London Plan (2015)

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 3.10 – Definition of affordable housing
- Policy 3.11 – Affordable housing targets
- Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 – Affordable housing thresholds
- Policy 3.14 – Existing housing
- Policy 3.15 – Coordination of housing development and investment
- Policy 3.16 – Protection and enhancement of social infrastructure
- Policy 3.17 – Health and social care facilities
- Policy 3.18 – Education facilities
- 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 7.8 – Heritage assets and archaeology
- Policy 7.9 – Heritage-led regeneration
- Policy 7.14 – Improving air quality
- Policy 7.15 – Reducing noise and enhancing soundscapes
- Policy 7.16 – Green Belt
- 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

Housing Supplementary Planning Guidance

5.3.2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change
Strategic Objective 2: Environmental sustainability
Strategic Objective 3: Community cohesion
Strategic Objective 4: New homes
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 1: Strategic growth areas
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 8: Education
Core Policy 9: Supporting community cohesion
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 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North east Enfield

Biodiversity Action Plan
S106 SPD

5.3.3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more
DMD3: Providing a mix of different sized homes
DMD4: Loss of existing residential units
DMD6: Residential character
DMD8: General standards for new residential development
DMD9: Amenity space
DMD10: Distancing
DMD15: Specialist housing need
DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD18: Early years provision
DMD37: Achieving high quality and design-led development
DMD38: Design process

DMD42: Design of civic / public buildings and institutions
DMD43: Tall buildings
DMD45: Parking standards and layout
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
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.3.4 North East Enfield Area Action Plan (Submission Version)

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

Specific policies in the Framework indicate development should be restricted.

- 5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

- 5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of note to members is that the NPPG strongly advocates good design as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.
- 5.5.2 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.5 Other Material Considerations

London Plan Housing SPG
Affordable Housing SPG
Enfield Market Housing Assessment
Providing for Children and Young People's Play and Informal Recreation SPG and revised draft
Accessible London: achieving an inclusive environment SPG
Planning and Access for Disabled People: a good practice guide (ODPM)
London Plan Sustainable Design and Construction SPG
Mayor's Climate Change Adaption Strategy
Mayor's Climate Change Mitigation and Energy Strategy

Mayors Water Strategy
Mayor's Ambient Noise Strategy
Mayor's Air Quality Strategy
Mayor's Transport Strategy
Land for Transport Functions SPG
London Plan; Mayoral Community Infrastructure Levy
Circular 06/05 Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System

6. Analysis

6.1 The main issues to consider are as follows:

- i. Principle of additional units;
- ii. Scale, design and character;
- iii. Housing mix;
- iv. Quality of accommodation;
- v. Amenity of neighbouring properties;
- vi. Parking, access and servicing;
- vii. Sustainability and biodiversity;
- viii. S.106 Obligations; and
- ix. Community Infrastructure Levy

6.2 Principle

6.2.1 The proposal seeks to intensify the current use of the site to create an additional 9 x 2-bed self-contained units. The site lies within an established residential area with an associated curtilage of a sufficient size to support an intensification of use and, the status of the existing residential use would be considered to be previously developed land consistent with the sequential preference for development sites contained within the NPPF. The site falls within the boundaries of the North East Enfield Area Action Plan. While not Policies are directed specifically at the Lytchet Way Estate, the document contains a presumption to support a rolling programme of estate renewal. The subject scheme would qualify under this presumption. In this regard, the development 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.

6.2.2 However, the position must be qualified in relation to other material considerations.

6.3 Design

Density

6.3.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area due the fact that the surrounding area is characterised by lower density dwelling typologies. The site has a Public Transport Accessibility Level of 2 indicating a moderate level of accessibility to alternative transport modes.

6.3.2 In this regard, the density matrix suggests a density of between 150 and 250 habitable rooms per hectare. The character of the area indicates that the

average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare. However, the site forms part of an existing established housing estate and seeks to erect an additional storey to an existing building, in this regard it is considered that a numerical measure of density would not be appropriate. In this regard, it is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs with a wider context of neighbours objections cited on the basis of overdevelopment, bulk and massing.

- 6.3.3 The surrounding area is characterised by a relative loose urban fabric that defines the estate with large individual blocks with substantial physical separation afforded by public realm, parking and adopted highway. The wider estate is defined by a mix of maisonettes and flats built over 2-4 storeys with blocks adjacent to the subject site to Moorfield Road, Lytchet Way and Lawson Road to the west and south of the site both built over 4 storeys. Recent applications to install pitched roofs to the existing blocks have been approved to a number of surrounding blocks with blocks to Lytchet Way built over 4 storeys and incorporating a pitched roof. In this regard, it is considered that the development would respect the established development parameters of the wider estate and subsequently would serve to integrate with the pattern of development within the surrounding area in terms of scale, bulk and massing.
- 6.3.4 In terms of its general aesthetic with the decision to partially render the façade, the subject estate does possess a largely consistent palette of materials throughout albeit where it is considered that the estate is looking tired and relatively oppressive with blank facades that add little in terms of visual interest. Mindful of wider aspirations to render surrounding blocks, it is considered that the works to render the exterior would serve to actively enhance the quality of the area.
- 6.3.5 It is noted that the Design and Access Statement indicates that the external render options would draw from a palette of four tri-colour render options across each of the 4 development sites. Whilst the LPA would acknowledged that the wider estate would benefit from an enhancement in the exterior finish, the estate does benefit from a harmonised design, materials palette and sense of place which the LPA would be reluctant to erode with ad hoc changes. In this regard, while the principle of the change is acceptable, the LPA request that members allow delegated authority to negotiate the wording of conditions to ensure an estate wide approach to design is adopted and carried out.
- 6.3.6 In relation to the installation of a pitched roof, the applicant has stated that it forms part of a wider initiative to enhance the appearance of the estate as a whole and would match already consented examples to the south of the site. In this regard, it is considered that the pitched roofs would be a welcome

enhancement to the general aesthetic of these 1960s blocks and would serve to better integrate them into the more traditional architectural styling's of the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy CP30 of the Core Strategy, DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

Housing Mix

- 6.3.7 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.
- 6.3.8 Core Policy 5 of the Core Strategy seeks to ensure that 'new developments offer a range of housing sizes to meet housing need' and includes borough-wide targets housing mix. These targets are based on the finding of Enfield's Strategic Housing Market Assessment and seek to identify areas of specific housing need within the borough. The targets are applicable to the subject scheme and are expressed in the following table:

Tenure	Unit Type	Mix
Market Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	15%
	3 bed houses (5-6 persons)	45%
	4+ bed houses (6+ persons)	20%
Social Rented Housing	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	20%
	3 bed houses (5-6 persons)	30%
	4+ bed houses (6+ persons)	30%

- 6.3.9 While it is acknowledged that there is an established need for all types of housing, the study demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors.
- 6.3.10 The subject scheme comprises 9 x 2-bed (4 person) units. While it is clear that the development would only provide smaller sized units, the nature of development in utilising the exiting block and consequently the existing cores, the location of the units to the fourth floor and the omission of private dedicated amenity is such that the provision of family units would not necessarily be appropriate given the constraints of the site. Further, information submitted at the request of the Local Planning Authority as to the mix of the wider estate comprises 33.3% 1-bed units and 66.7% 3-bed units overall, which when taken in context of housing mix targets would see the over-provision of family sized units. In this regard, it is considered that the inclusion of 2-bed units actual contributes to the vibrancy of the overall mix and when taking the constraints of the site into account, the provision of smaller units is preferable and sufficient to compensate for any stated

deficiencies. Moreover, the provision of 100% affordable housing across each of the three sites must be afforded significant weight in deliberations where it can clearly be demonstrated that the development would directly contribute to an established and critical housing need.

Residential Standards

6.3.11 Policy 3.5 of the London Plan seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3, which supports this Policy, sets out minimum space standards for dwellings. The draft Housing SPG and London Housing Design Guide build on this approach and provide further detailed guidance on key residential design standards, including the need for developments to avoid single aspect dwellings that are north facing, where exposed to noise exposure categories C or D, or contain 3 or more bedrooms. Core Policy 4 reiterates the need for high quality design in all new homes, clearing reference relevant guidance above.

6.3.12 The London Plan contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. The following figures are relevant for consideration of the proposed development:

Unit type	Occupancy level	Floor area (m²)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

6.3.13 From correctly scaled and verified drawings, the subject scheme achieves the following floor areas:

Unit	Occupancy level	Floor area (m²)
Flat A	2b4p	68
Flat B	1b2p	70.7
Flat C	1b2p	67.4
Flat D	2b4p	67.4
Flat E	2b4p	70.7
Flat F	2b4p	67.4
Flat G	2b4p	67.4
Flat H	2b4p	70.7

Flat I	2b4p	66
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6.3.14 All of the units meet or significantly exceed specified standards, each creating functional a usable space. This is compliant with Policy 3.5 of the London Plan

Amenity Space

6.3.15 Policy DMD9 seeks to ensure that amenity space is provided within the curtilage of all residential development. The standards for houses and flats are as follows:

Dwelling type	Average private amenity space (across the whole site)	Minimum private amenity required for individual dwellings (m²)
1b 2p	N/A	5
2b 3p	N/A	6
2b 4p	N/A	7
3b 4p	N/A	7
3b 5p	N/A	8
3b 6p	N/A	9

6.3.16 In addition to the standards for private amenity space set out above, flats must provide communal amenity space which:

- a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;
- b. Is overlooked by surrounding development;
- c. Is accessible to wheelchair users and other disabled people;
- d. Has suitable management arrangements in place.

6.3.17 Due to the constraints of utilising an existing footprint, the newly created units do not benefit from private amenity provision. Whilst clearly contrary to the provisions of DMD9, the existing units within the estate also do not benefit from private provision. Although this point alone would not be sufficient to justify an absence of provision, the wider estate has been designed to incorporate generous areas of public realm and communal amenity including a number of playgrounds peppered throughout which could be held to directly compensate for the omission of private amenity provision. However, consistent with the views of the Local Planning Authority during pre-application stage, the applicant was advised to provide a survey and schedule of enhancements to upgrade existing provision so as it could be held that the further intensification of use would result in a further improvement of the public realm. Unfortunately this was not provided but given the wider social benefit of the delivery of viable affordable units to the estate, it is considered that refusal on this basis would be difficult to substantiate when considered on balance, an enhancement is still rightly sought and hence a condition will be levied to secure this enhanced provision.

Impact to Neighbouring Properties

6.3.18 In the determination of this application, due regard must be given to the potential impact of the new residential development on the amenities enjoyed by neighbouring properties particularly given objections raised by

neighbouring properties. Under the current submission objectors cited concerns relating to the bulk and massing of the building, loss of outlook, privacy and light as reasons to object to the scheme.

6.3.19 In this regard, the principles underpinning DMD8, DMD10 and indeed DMD11 apply both of which seek to ensure that new residential development is of an appropriate scale, bulk and massing and preserves amenity in terms of daylight, sunlight, outlook, privacy, overlooking and noise.

6.3.20 In relation to the scale, bulk and massing of the development, it is clear from the previous sections that the increased height can be accommodated within the existing footprint and pattern of development. The design and layout of the Old Road blocks is such that the subject block tapers towards Nos. 2-72 Old Road resulting in a reduction of separation to the north end to a minimum within the surround with separation distances of around 19m between facing windows. While this would not accord with DMD10 of the Development Management Document – which would typically require 30m separation distances between facing windows of three (or more) storeys – weighting must be given to the pattern of development in the surround and indeed the relationship of the current blocks where it must be considered that the inclusion of an additional storey would not serve to undermine a sense of privacy particularly where the development would not give rise to overlooking in excess of levels currently experienced and as a result of the offset in angles would diminish to the south.

6.3.21 However, at pre-application stage concern was expressed in relation to the impact of the additional storey on access to daylight, sunlight and the potential for overshadowing given the increase in the overall height of the block. In this regard, a daylight and sunlight analysis was requested to accompany the submission. This document was duly submitted and the results indicate that an analysis of daylight and sunlight penetration taken at the summer solstice, the winter solstice and the winter equinox is such that while the additional storey would impact upon the neighbouring Nos. 2-72 Old Road, the degree of overshadowing would be limited affecting the lower ground units of this block only during the worse performing winter months whereas for the remainder of the year would remain within acceptable parameters and in any case, given the relationship of the blocks already results in some overshadowing and would not therefore be considered as unacceptable.

Parking

6.3.22 The London Plan recommends a maximum residential car parking standard of 1-1.5 spaces per unit for terraced houses and flats and in accordance with the NPPF no minimum parking prerequisite is stipulated.

6.3.23 The subject scheme provides for no additional dedicated parking provision. A parking survey of the surrounding roads has indicated that significant on-street parking provision exists within the surrounding estate to comfortably accommodate – in accordance with stated Policy – the additional 9 units to the site with a parking survey taken over two nights that indicated that the surrounding roads immediate vicinity showed that only 24% of allocated and on-street parking is occupied lining Old Road. In this regard, it is considered that the parking demand derived from the new units can be accommodated.

6.3.24 In addition, the Policy 6.13 seeks to secure 20% active electric charging points and a further 20% passive provision, given the nature of the parking strategy adopted by the application and the utilisation of the existing built form, it is not considered that the provision of electric charging points would be feasible.

Walking & Cycling

6.3.25 Details of cycle parking provision have been omitted. Mindful of the requirements of Table 6.3 of the London Plan, Traffic and Transportation have stated that a minimum of 16 cycle parking spaces be provided for the 8 additional units. This was raised at pre-application stage and will be conditioned.

6.3.26 No improvements to pedestrian access are being proposed. Having regard to the proposed intensification of use on site, some improvements, particularly to help pedestrians to cross the nearby roads will be required to comply with Policy 6.10 (walking) and DMD Policy 47 which both highlight that all new development should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. A Grampian condition is recommended to provide:

- Improvements to pedestrian crossing facilities (by means of realignment, tactile paving and installation of pedestrian refuge or similar) at the junction of Palmers Lane and Old Road, and
- Pedestrian dropped kerbs at the junction of Old Road and Old Road cul-de-sac.

6.3.27 This is considered acceptable and necessary to improve the pedestrian environment consistent with the provisions of DMD47 and a condition will be levied.

Servicing

6.3.28 Details of refuse storage have been omitted. This can be secured by condition.

Sustainability

6.3.29 Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of the proposed development has regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. In Policy CP4 of the Core Strategy and DMD50 of the Development Management Document the Council would adopt a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. In this regard, accreditation through the BRE Environmental Assessment Method: The Code for Sustainable Homes requires all new residential development to exceed a Code Level 4 rating.

6.3.30 In addition, the Council requires the provision of inclusive design and accessible housing, through building to Lifetime Home standards on all new residential development.

- 6.3.31 Details relating to the achievement of wider Council objectives for sustainable design and construction have been omitted as part of an Article 10A notification despite such documentation being requested a pre-application stage for submission with the final application. However, the applicant has provided an undertaking to achieve a Code Level 4 rating (and by association a 19% improvement over Part L1A of Building Regulations 2013 for energy efficiency) and supported by the installation of photovoltaics to the roof. In this instance it is considered that an undertaking is sufficient to stand as confirmation that the improvements and targets are technically feasible and economically viable and therefore these measures can be secure by condition.
- 6.3.32 Given the fact that the development is seeking to utilise the existing cores, it is not technically feasible for the development to achieve Lifetime Homes standards, albeit where the applicant has confirmed that the existing ground floor units are wheelchair accessible.
- 6.3.33 Conditions to secure energy efficiency, Code compliance, water efficiency, sustainable drainage, biodiversity enhancements and, commensurate with the concerns of residents under the original application, construction management will be levied with the scheme to comply with relevant Policy.

Biodiversity and Trees

- 6.3.34 The site contains a number of established trees. Despite requests at pre-application stage for a tree survey to be provided, this too has been omitted in lieu of a commitment to provide one prior to commencement. In consultation with the Council's Tree Officer, no objection has been raised subject to wider landscaping enhancements which will be covered by the public realm condition.

Affordable Housing

- 6.3.35 As the application is made on behalf of Enfield Council it is not appropriate to secure relevant and appropriate contributions via a Section 106 agreement. On November 28th 2014 the Minister for Housing and Planning statement announced S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build developments containing 10 units or less with a gross area of no more than 1000 sq.m.
- 6.3.36 This change in national policy has particular impacts on the Council's local planning policy as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) which currently requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.
- 6.3.37 The Council considered the implications of the Ministerial Statement on the policies contained in the recently adopted DMD and S106 SPD at its Local Plan Cabinet Sub Committee on the 15th January 2015 and for an interim period resolved:

- Education contributions will no longer be required for developments of less than 11 units.
- Affordable housing contributions will no longer be required for schemes of 1-9 units where the applicant is an individual, a self-builder.
- In addition, consideration should also be given to the impact of seeking contributions from small scale developers. A small scale developer is defined at in the Draft Revised S106 SPD as an individual or company which does not own or is not linked or partnered with companies which employ 10 more staff or have an annual turnover of more than 2 million Euros (currently £1.57m). This means that we will need to continue to seek viability assessments for such schemes. We are also considering options to simplify the process of assessing viability so that the requirement to submit information does not have a disproportionate burden.

6.3.38 Since this resolution, an appeal decision has been made (Southgate Office Village App/Q5300/A/14/2226587). The appeal decision letter states:

'...The Written Ministerial Statement (WMS) does not seek to distinguish between sites of 10 units or less built by 'small scale developers' or 'large scale developers' – nor does it seek to define what a 'small scale developer' might be by reference to turnover or number of employees.

The PPG itself, in referring to the WMS, states that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sq.m (gross internal area). Amendments made on 27th February 2015 to the PPG make it clear that the 10 unit threshold represents national planning policy, a matter reinforced through the written statement to Parliament by the Secretary of State for Communities and Local Government on 26th March 2015.

Against this background I find that the in focussing on 'small scale developers', the Council's interpretation of the WMS is somewhat strained. The PPG is clear that it is the size of the development that governs whether or not a contribution should be sought. In this case I am clear that seeking a contribution towards affordable housing would directly contravene recent national planning policy, a matter that should be afforded very substantial weight in the overall planning balance.'

6.3.39 In the light of this decision , it has been agreed that affordable housing contributions will no longer be sought for developments of 10-units or less provided the floor area (GIA) does not exceed 1000,sq.m.

6.3.40 The development proposed comprises 9 units with a floor area of 571sq.m and therefore no contribution is sought. However, as a Council application, the development is seeking to provide 100% affordable housing. This is clearly in excess of levels required by CP5 of the Core Strategy and will be secured by condition.

CIL

6.3.41 The scheme qualifies for a CIL contribution. The development results on 571 sq.m of additional floor space resulting in a contribution (not index adjusted) of £11,420.

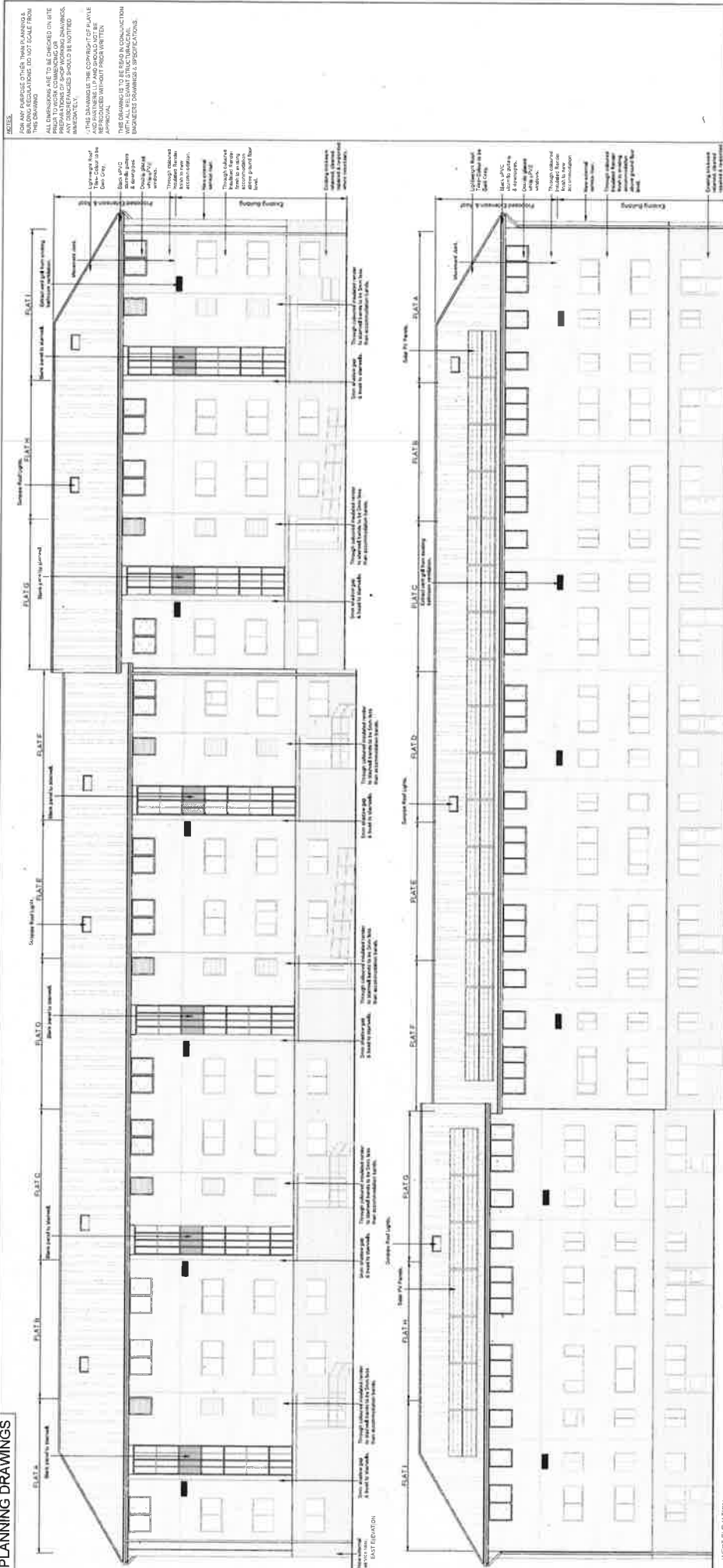
7. Recommendation

7.1 That planning permission granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions to address the following issues (see schedule below).

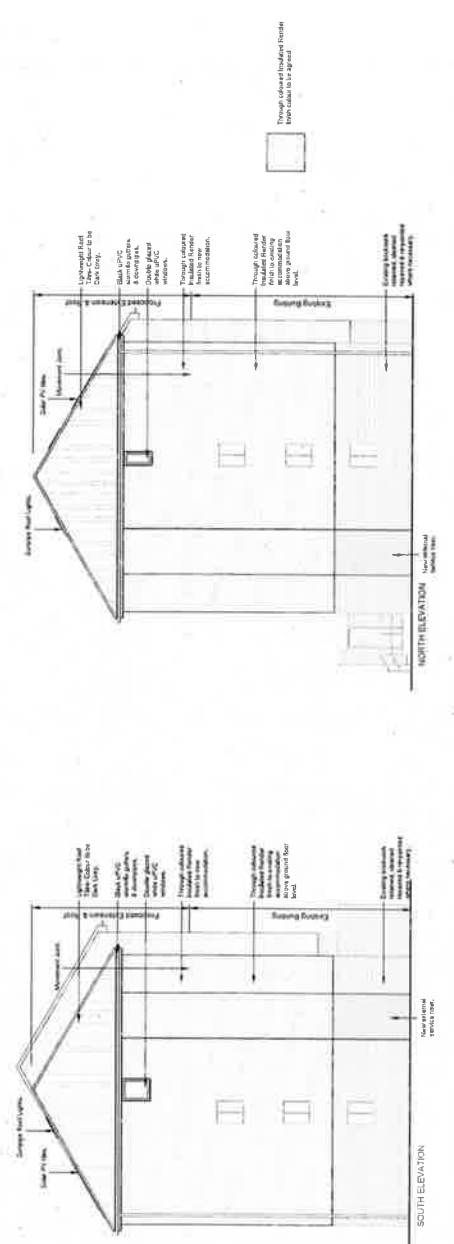
Conditions in summary

1. Approved Plans
2. Time limitation
3. Details of Materials
4. Details of Levels
5. Landscape / public realm / communal amenity enhancement and management plan
6. Bird / Bat boxes
7. Potable Water
8. Sustainable Drainage System
9. Carbon reductions including performance certificate (19% over Part L)
10. CfSH Code 4
11. Construction Management Plan
12. Pedestrian improvement scheme
13. Cycle parking spaces
14. Refuse storage
15. Affordable housing

PLANNING DRAWINGS

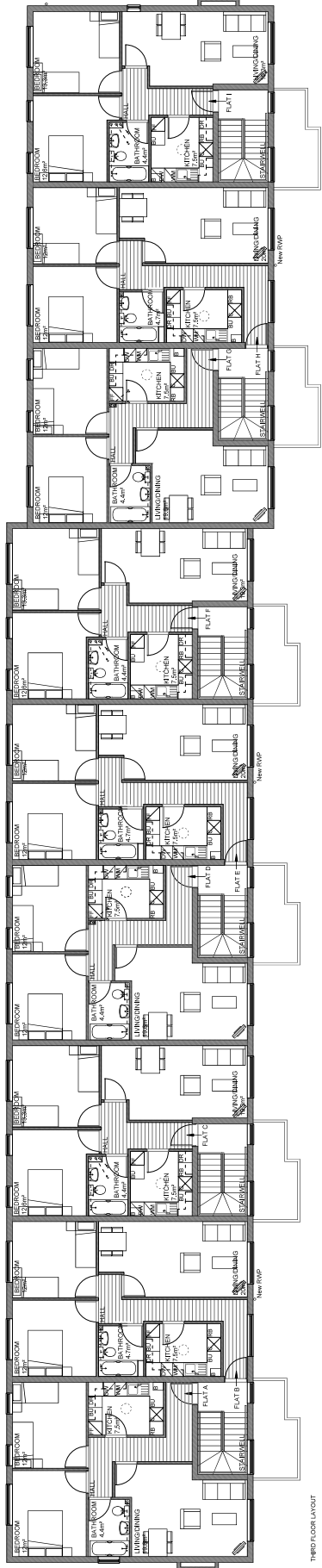


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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAWING SPECIFICATIONS.		
REVISIONS:		
D	Render option changed	23.04.18
C	Window heights and door	06.04.18
B	Windows corrected	17.03.18
A	Initial Layout	13.03.18
PLAYE & PARTNERS LLP CONSULTING ARCHITECTS 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000		
Lychnel Way Estate - 74-144 Old Street, Enfield, EN3 5XZ		
Proposed Elevations		
Enfield Borough Council		
CD		
		11.02.2015
		1:100 @ A1
		8190/P46



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 THIS DRAWING IS TO BE USED IN CONNECTION WITH THE PROPOSED DEVELOPMENT AND ENGINEERS DRAWINGS & SPECIFICATIONS.

REV	COMMENT	DATE
01	PLAYLE & PARTNERS LLP CONSULTANTS: 144 OLD ROAD, ENFIELD, EN3 5XZ CONTACT: 020 8349 4444 • FAX: 020 8349 4445 EMAIL: info@playlepartners.com	
02	Lychet Way Estate - 74 - 144 Old Road, Enfield, EN3 5XZ	
03	Proposed Furniture Layouts	
04	Enfield Borough Council	
05	CD	
06	26/03/2015	1:100 @ A1
07	8190/P48	



THIRD FLOOR LAYOUT

ACCOMMODATION SCHEDULE FOR FLATS 31-60 LAWSON ROAD

FLAT NO.	FLAT TYPE	AREA
A	2BHP	68m ²
B	2BHP	70.7m ²
C	2BHP	67.4m ²
D	2BHP	67.4m ²
E	2BHP	70.7m ²
F	2BHP	67.4m ²
G	2BHP	67.4m ²
H	2BHP	70.7m ²
I	2BHP	68m ²



LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379
3841
Mr Francis Wambugu Tel: 020
8379 5076

Ward: Southgate
Green

Application Number : 15/01076/FUL

Category: Minor All Other

LOCATION: 5A, ST. GEORGES ROAD, LONDON, N13 4AT

PROPOSAL: Extension to roof comprising side dormer incorporating rear hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.

Applicant Name & Address:

Mr & Mrs D & A Greenwood
5A, St. Georges Road,
London,
N13 4AT

Agent Name & Address:

Angelo Montalto,
CONNAUGHT PARK ASSOCIATES
8 Connaught Court
13 Connaught Avenue
Chingford
E4 7AG

RECOMMENDATION:

That planning permission be **REFUSE**.

Note for Members

Although an application of this nature would normally be determined under delegated authority, due to the history attached to this property and for an open and fair decision making process, it is considered appropriate for the application to be determined by the Planning Committee

Ref: 15/01076/FUL LOCATION: 5A St Georges Road, London, N13 4AT,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 No. 5A St George's Road is a first floor flat situated within a converted semi-detached dwelling house. The area is predominately residential and is characterised by terraced properties.
- 1.2 The original roof form of the property remains intact and largely unaltered. Number 1 to 11 (odd numbers only) St George's Road have similarly designed original roofs compared to the remaining houses along St George's Road.
- 1.3 Numbers 7, 9 and 11 St. George's Road have side dormers. Number 11 also has a rear dormer. Given no planning history is available on these roof extensions, it is assumed they must have been built under permitted development.
- 1.4 The site is not listed nor is it within a Conservation area.

2.0 Proposal

- 2.1 Permission is sought for an extension to the roof comprising a side dormer incorporating rear hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.
- 2.2 The proposals would result in the creation of an en-suite bedroom (28.75 sq.m floor area) within the loft area; a patio door facing to the rear with 1.1m high metal balustrades and with 3 roof lights to the side roof slopes (2 rooflights to the north and 1 to the south side)
- 2.3 One rooflight on the north facing side which serves the staircase would be larger and slightly raised above the roof plane by 120mm. A side dormer would be located on the south facing roof plane; no windows are proposed within the dormer.

3.0 Relevant Planning Decisions

- 3.1 15/01088/FUL – Extension to roof at rear from hipped to form a rear gable with balustrades and patio doors, 3 rooflights to side and a bulge on roof over stairs. This is a current planning application reported elsewhere on this agenda.
- 3.2 14/04219/FUL This application proposed a rear dormer. Planning permission was refused on 28.1.15 on grounds that the proposed roof extension would introduce an incongruous roof shape, which by reason of its size, siting and design, would be over dominant and detrimental to the original roof form, detrimental to the visual amenities of St. George's Road street scene and due to its close proximity to the flank bedroom windows at No.7 St George's Road it was considered it would result in poor outlook from this habitable room, harmful to the amenities of the occupiers. An appeal has been lodged against this refusal and a decision is awaited (Appeal ref: 15/00044/FUL).
- 3.3 TP/10/0532 - External staircase at rear with glazed balustrade and new entrance to first floor – granted 15.06.10

3.4 Enforcement case for alleged external staircase at rear not in accordance to TP/10/0532

4.0 Consultations

4.1 Statutory and non-statutory consultees

None

4.2 Public

27 consultation letters were sent to neighbouring properties. 3 letters of objection have been received raising the following concerns:

- Plans vague in all respects, not enough information; no measurement/dimensions.
- No updated proposed street scene drawings; there is need for new drawings after roof was raised.
- No proper assessment done prior to design
- Extraordinary large window facing no.7 double to what is allowable under 'PD'
- Not adequate headroom in loft for staircase
- Overlooking between 5A and no.7
- Development excessively large can accommodate 2 or 3 bedrooms
- Noise nuisance to neighbouring properties
- Incongruous, over-dominant and out of keeping
- Will lead to loss of irreplaceable original Edwardian design of one of 3 remaining.
- Juliet balcony will result in overlooking and overhearing
- Blocking of sunlight into neighbours patio and rear garden.
- Staircase detail not adequately supported
- Will result in increased number of occupants on property.
- No landlord consent, trespass during construction.
- Property is not semi-detached but linked terrace
- Proposals un-implementable
- No consideration given to ground floor flat regarding dirt, dust, inconvenience, noise, nuisance etc
- History of subsidence at property
- Impact from nearby trees
- Inaccuracies in the submitted plans

4.3 Petition

A petition in support of the application has been received containing the signatures of 54 local residents

5.0 Relevant Policy

5.1 Core Strategy

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

5.2 Development Management Document

DMD8 - General Standards for New Residential Development
DMD13 – Roof Extensions
DMD37 - Achieving High Quality and Design-Led Development

5.3 London Plan (including Further Alterations to the London Plan)

Policy 7.4 Local character
Policy 7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework
London Housing SPG 2012

6.0 Planning Analysis

6.0.1 The application seeks planning permission for an extension to the roof comprising a side dormer incorporating rear hip to gable formation, with glazed double doors and balustrading, and 3 rooflights to the side. One roof light over staircase involves a slight lifting of the roof in the form of a bulge to create adequate headroom for stairs.

6.0.2 The key issues to consider in assessing this application are; the impact of the proposals on the character and visual amenities of the street scene and the surrounding area, the impact on adjoining residents and the quality of the resulting accommodation.

6.1 Background

6.1.1 Some proposals to extend or add to the roof of an existing dwelling house are considered to be permitted development, not requiring an application for planning permission as long as certain conditions are met. These 'permitted development' rights are however not extended to flats or converted properties.

6.1.2 This proposal relates to a converted dwelling and would therefore not benefit from permitted development.

6.1.3 The current proposals for an extension to the roof must be assessed with regard to compliance with relevant planning policy and other material considerations with particular regard to their impact on the character and visual amenities of the street scene and the surrounding area, the impact on the amenities of adjoining residents and the resulting accommodation.

6.1.4 The relevant policies in determining these proposals include Core Policy 30, Policies DMD 8, 13 and 37 of the Development Management Document, Policy 3.5 of the London Plan as well as the London Housing Supplementary Planning Guide (SPG) 2012.

6.1.5 Policy DMD 13 stipulates that roof extensions to residential properties will only be permitted if they are of appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750 mm); be in keeping with the character of the property, and not dominant when viewed from

surrounding area. Roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.

6.1.6 Core Policy 30 requires all developments and interventions in the public realm to be of high quality and have regard to their context whilst Policy 37 of Development Management Document requires that development be suitable for its intended function and be appropriate to its context having regard to its surroundings

6.1.8 Policy DMD 8 of the Development Management Document and Appendix 4 sets out minimum floor space standards for new residential development in line with The London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development”

6.1.9 The London Policy 7.4 requires development to have regard to the form, function and structure of an area and should build on the positive elements that can contribute to establishing an enhanced character. The London Plan Policy 7.6 stipulates that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape incorporating design appropriate to its context.

6.2 Roof bulge over stairs

6.2.1 The key issue to determine on this element is whether the proposed alteration to the roof in form of a bulge over the staircase would be visually intrusive when viewed from the street scene and the surrounding area.

6.2.2 The proposed alteration would be on the north facing roof plane. The proposals have been revised since first submission and the applicant has provided additional details on this element. The applicant indicates that the bulge on the roof slope is necessary to allow proper fitting of the roof light. The revised detail shows the maximum height of the roof window to be 120mm above the existing roof line having been reduced from 150mm as originally proposed and would be continuous and contained with the roof light area. The rooflight is specified obscure glazed, together with the other two proposed roof lights. Under permitted development, roof lights would be allowed to protrude above the roof slope to a maximum of 150mm.

6.2.3 The proposed bulge would be modest in size and scale and given its siting centrally on the roof plane, it is considered that it would not be dominant in the street scene and the surrounding area and would not result in any undue harm to the neighbouring properties nor would it impact on the character of the host dwelling and the surrounding area. No objection is therefore raised on this element having regard to Core Policy 30 and Policies 13 and 37 of the Development Management Document.

6.3 Side Dormer

6.3.1 The proposed side dormer would be located on the south facing roof plane. The dormer would be set in by 500mm from the ridge and 650 from the rear side. It does not provide any set in from the eaves contrary to Policy DMD 13 requirement.

- 6.3.1 There are existing side dormers to some of the properties on the street, at Nos. 7, 9 and 11 St. Georges Road; there is no dormer on the adjoining pair at No.3. Although it is noted that there are side dormers on neighbouring properties, there is no planning history on any of the developments. Indeed, it would appear these dormers may have been constructed under permitted development and therefore are afforded limited weight in the assessment of the current proposal. In any case, the proposed dormer would not satisfy the criteria set for dormers under permitted development as it does not leave the required 200mm set in from the eaves.
- 6.3.2 The existing dormers at neighbouring properties project a haphazard arrangement when viewed from the street scene thereby negatively impacting on the otherwise consistent pattern and rhythm of the continuous gable streetscape. The proposed dormer would exacerbate this situation by disrupting the streetscape and would also disrupt the balance of the pair of semis no. 5A is a part of , given it would be the only dormer on this dwelling. This would be contrary to Policy DMD 13.
- 6.3.3 The proposed side dormer does not leave the required 500-700mm set in from the eaves and in this regard would be considered to be in conflict with Policy DMD 13.
- 6.3.4 By failing to provide the required inset from the eaves and by extending beyond the chimney stack, the dormer would appear overly dominant within its context when viewed from the street scene and surrounding development. Furthermore, whilst the existing dormers at nos. 7, 9 and 11 are smaller in size and with insets of approximately 1m from the side boundaries, the proposed dormer being larger would be an incongruous addition out of keeping and character with the existing side dormers on the street in terms of scale, size and siting. It is therefore considered unacceptable having regard to Core Policy 30, Policies DMD 13 and 37 of the Development Management Document as well as Policies 7.4 and 7.6 of the London Plan.

6.4 Hip to gable roof alteration and patio door with balustrades

- 6.4.1 It is proposed to alter the existing rear facing hipped roof element to a gable with the new gable roof being in alignment with existing roof at the ridge and eaves. A new patio door would be installed facing the rear garden area of no. 5 St Georges Road and with balustrades in the form of a Juliet balcony.
- 6.4.2 This extensions would be contained to rear of the property and would not be visible from the public realm. Issues with regard to overlooking onto the rear gardens of neighbouring property and overhearing have been raised by objectors. However, it is considered that given overlooking/overhearing onto/from the rear garden of No. 5 St. Georges Road already exists from rear facing windows at no. 5A, the addition of one window would not result in any significant undue harm to this property in terms of loss of privacy. No objection would therefore be raised in this regard.

6.5 Standard of resulting Accommodation

6.5.1 *Floor Areas & Layout*

Policy DMD 8 of the Development Management Document requires new residential development to meet or exceed minimum space standards in the

London Plan and the London Housing SPG. Whilst this is not new residential development, but the extension of an existing residential unit, the policy is referenced as it provides a guide to the standards normally expected for 3 bedroom units.

- 6.5.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” requires the following minimum floor standards are met:

Dwelling type (bedroom (b)/persons-bedspaces(p))	GIA (sqm) required	GIA (sqm) provided
3b5p	86	89.21

- 6.5.3 The proposed 3b-5persons flat as measured from the layout plan would provide 89.21 sqm of gross internal floor space (GIA) which would be in excess of these guidelines. The guidance also recommends that the finished floor to finished ceiling height for habitable rooms should be 2.5m. The maximum headroom provided in the proposed loft space bedroom would 2.2m. Although below the guidance, this is not unusual for loft conversions and is considered acceptable given this proposal is to create an additional bedroom for an existing residential unit, rather seeking to create an entirely new residential unit within the loft space. Furthermore, the layout of the dwelling is well laid out with ample space for its intended use and with adequate natural lighting provided from the side window and the roof lights.

- 6.5.4 Overall it is considered the resulting accommodation provided would be on balance acceptable.

6.6 Other issues identified through consultation

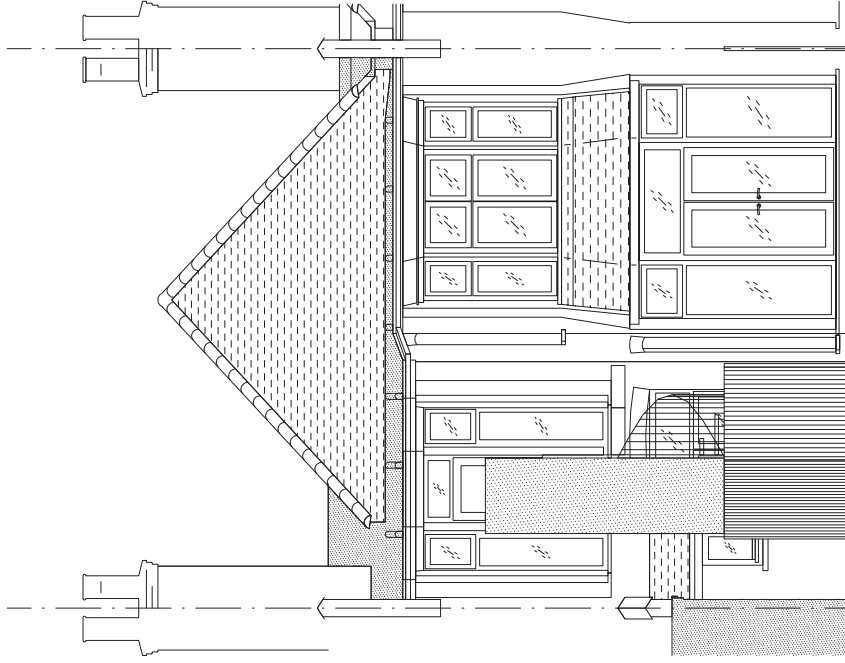
- 6.6.1 A number of issues have been raised by adjoining residents regarding the accuracy of the plans and the particularly the belief that the applicant is proposing to raise the height of the roof. The applicant has confirmed that this is not the case, that the eaves and ridge height of the property would remain the same.
- 6.6.2 The impact of construction works on neighbouring properties, in the form of noise, dust and general inconvenience are unavoidable but a temporary consequence of development and cannot be considered as grounds to refuse planning permission.
- 6.6.3 The planning application is only one element of a process when people are choosing to build or extend their properties. In addition to securing a planning permission, the applicant would be required to adhere to the Building Regulations and in certain circumstances comply with the provisions of the Party Wall Act. These would deal with such matters as the need to achieve minimum headroom above the staircase, deal with matters of drainage and the ability of the structure to cope with the additional loading associated with works in the roofspace, together with party wall issues.

7.0 Conclusion

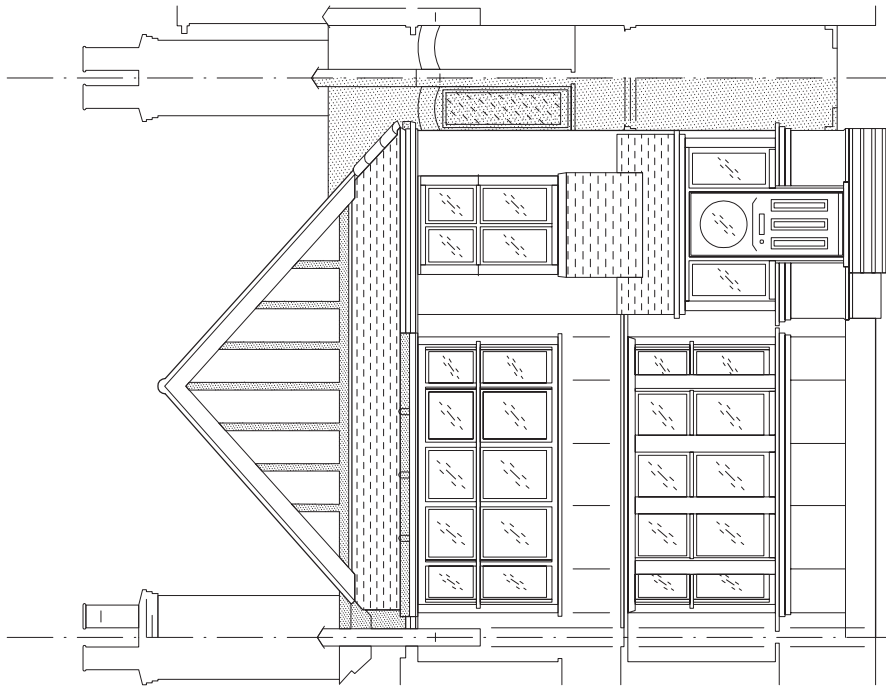
- 7.1 The proposed side dormer would by virtue of its excessive size and siting without providing the required set in from the eaves fails to comply with policy and would disrupt the balance of the pair of semis the parent dwelling forms a part and would be out of keeping with the character or appearance of the surrounding area
- 7.2 It is therefore recommended that the proposals should be refused planning permission.

8. Recommendation

- 8.1 That planning permission be REFUSED for the following reason:
1. The proposed extensions to the roof involving a side dormer extension by virtue of their scale, size and siting in close proximity to the eaves of the roof would appear as an overly dominant, incongruous and intrusive form of development likely to disrupt the character and balance of this pair of semi-detached properties of which the host dwelling forms a part as well as adversely impacting on the streetscape and would out of keeping and character with the surrounding area, detrimental to the appearance of the host property and the visual amenities of the area when viewed from the street scene and surrounding area. This would be contrary to Policy 30 of the Core strategy and Policies DMD 13 and 37 of the Development Management Document as well as Policies 7.4 and 7.6 of The London Plan.



Rear Elevation



Front Elevation

0 1 2 3 4 5 10m Scale Bar 1:100

project: 5A St Georges Road, Palmers Green, London N13 4AT

title Existing: Elevations: Front & Rear

original size	A4	drawn	AM	chkd	AAM	scales	1:100	date	27/10/14	job	SGR5A	drg	402A
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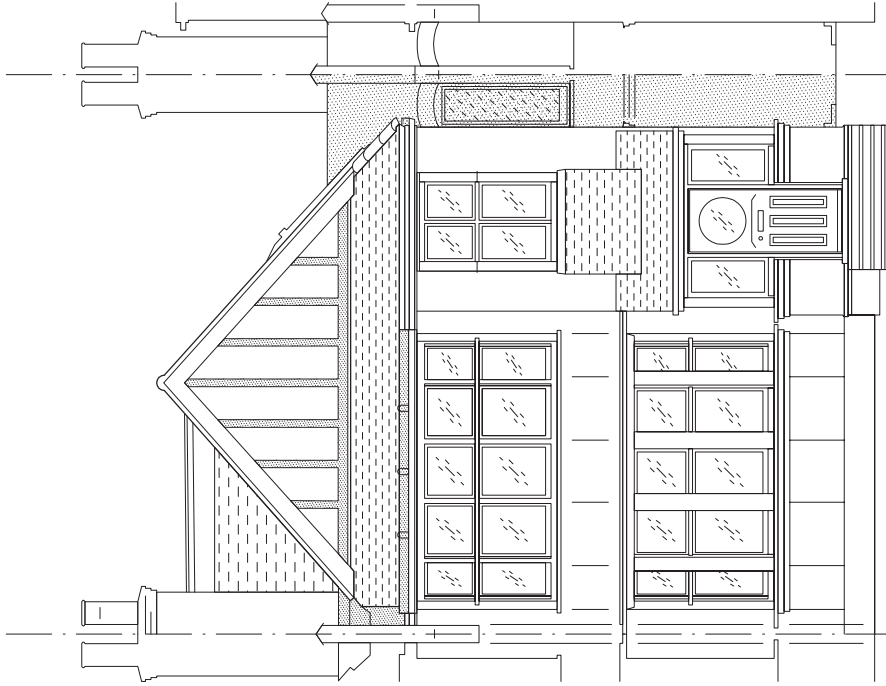
8 Connaught Court, Connaught Avenue, London E4 7AG
 Tel: 07866 920522 email: angmontalto@gmail.com

AM	19/06/15
description	date

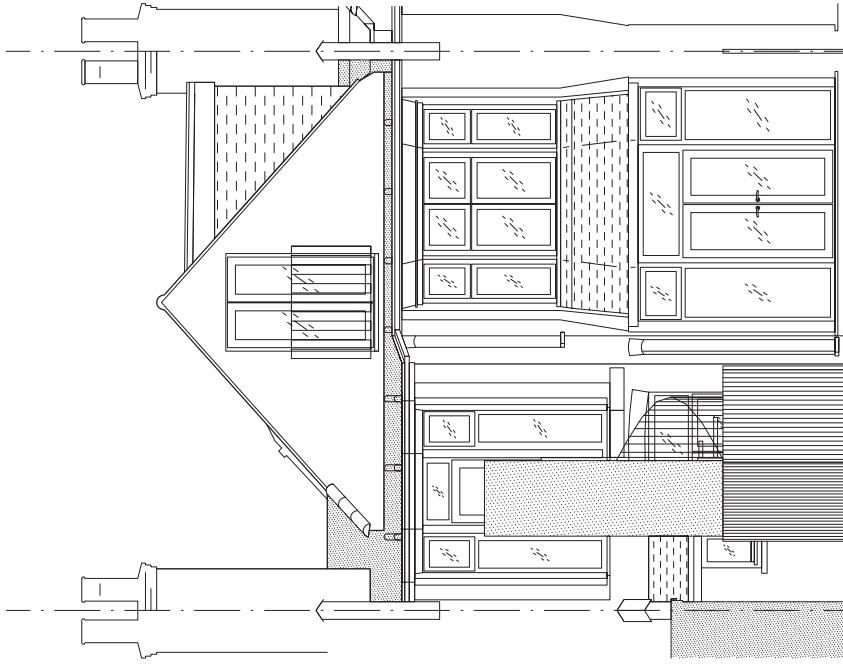
Valley details revised as LPA's request
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 This drawing to be read in conjunction with all other relevant drawings and specifications.
 Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

EXTERNAL FINISHES:

All finishes to match existing. Tile cladding to dormer walls to match existing on loft conversion next door (No.7). Render to face of new rear gable to match existing No.7 loft conversion. Window frames, sills, fascia, soffit and rainwater goods to be in white uPVC. Rear Juliet balcony ballustrading to match existing No.7 loft conversion. Flat roof covering in roofing dark grey GRP.



Front Elevation



Rear Elevation

C	Valley details revised as LPA's request	AM	19/06/15
B	Rear Juliet doors reduced in width	AM	27/04/15
A	Side roof window above stairs revised	AM	23/04/15
rev	description	drawn	date

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 Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

0 1 2 3 4 5 10m Scale Bar 1:100

project: **5A St Georges Road, Palmers Green, London N13 4AT**

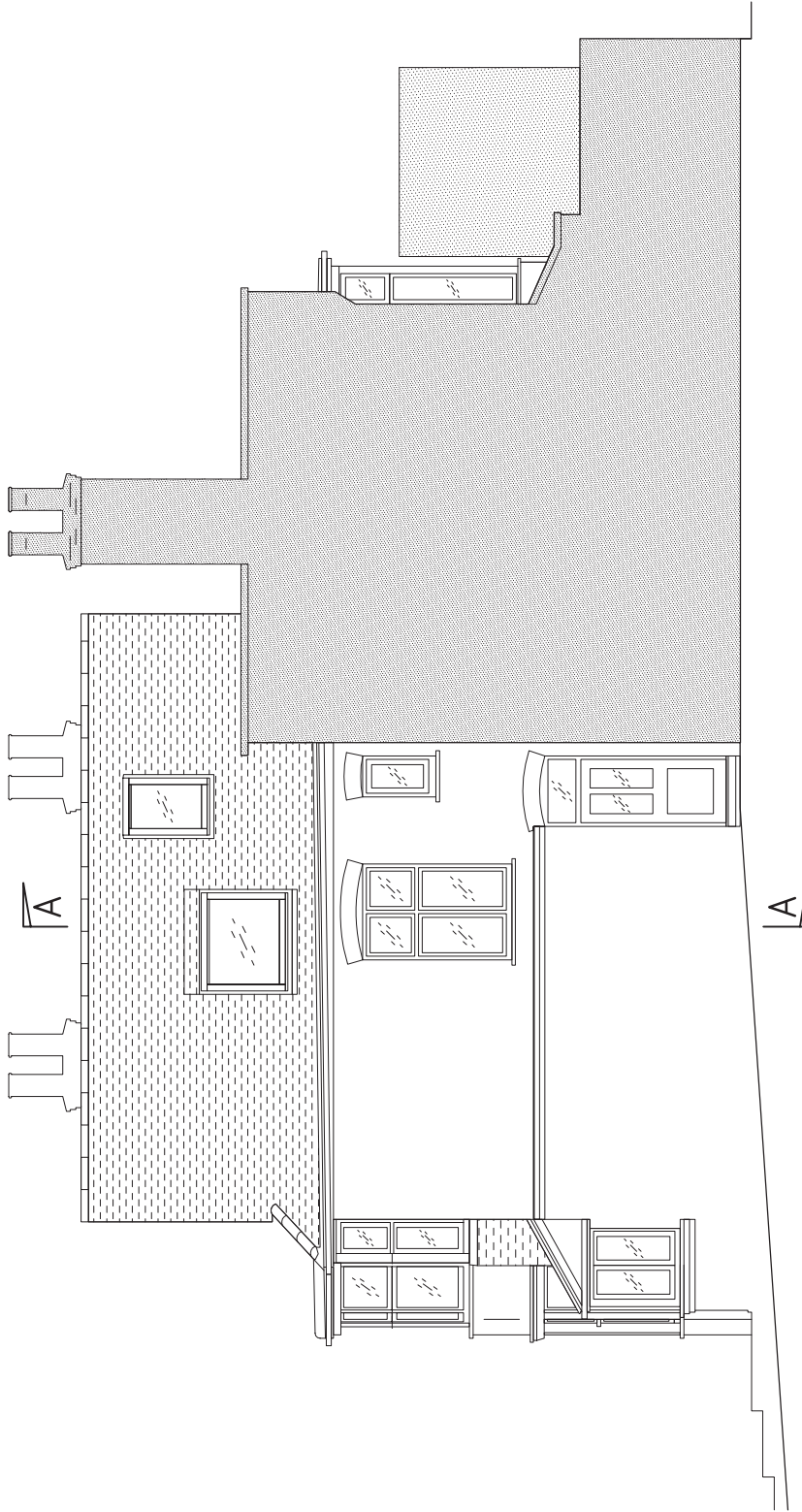
title: **Proposed: Elevations: Front & Rear**

original size	drawn	chkd	scales	date	job	drg
A4	AM	AAM	1:100	15/03/15	SGR5A	422C

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 email: angmontalto@gmail.com

285.04
 Proposed Rear Gable:
 Rearward extent of proposed rear gable roof face to line up with
 existing similar of that at No.7.



C	Sloping gutter shown - explains section	AM	19/06/15
B	Roof windows revised after further detailed design	AM	27/04/15
A	Side roof window above stairs revised	AM	23/04/15
rev	description	drawn	date

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 Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

0 1 2 3 4 5 10m
 Scale Bar 1:100

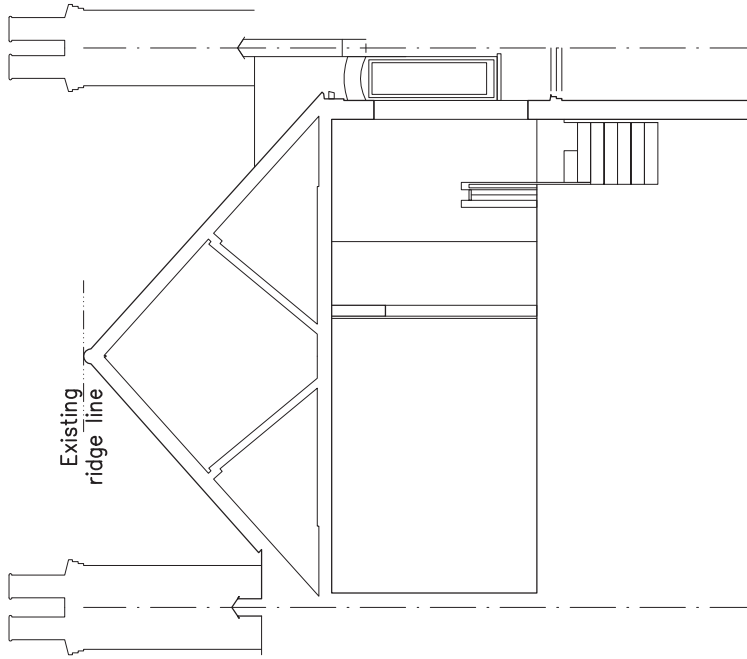
project: 5A St Georges Road, Palmers Green, London N13 4AT

title Proposed: Elevations: Side

original size	A4	drawn	AM	chkd	AAM	scales	1:100	date	15/03/15	job	SGR5A	drg	423C
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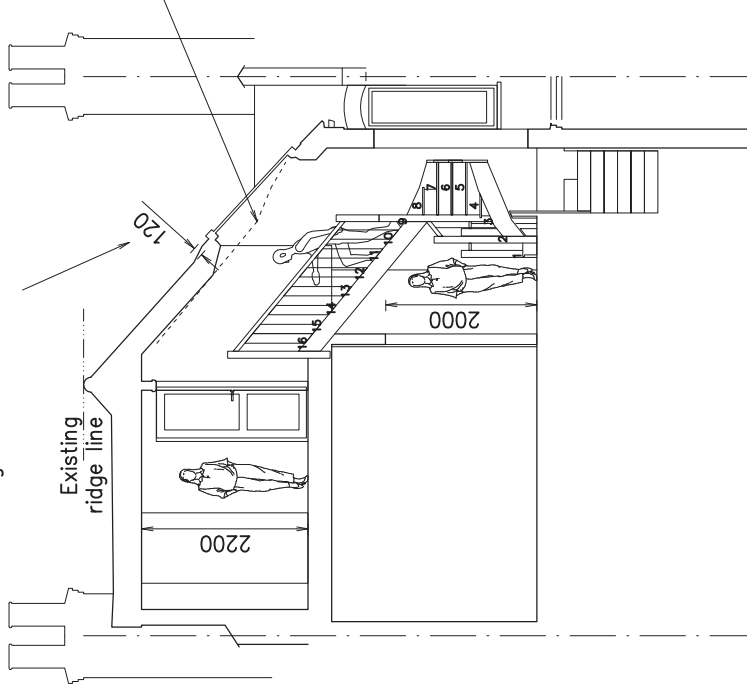
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Existing Section A-A

Maximum height of roof window above existing roof line = 120mm.



Proposed Section A-A

This dashed line shown indicates 2.0m headroom above stair pitch line. This needs to be a minimum of 1.9m for these stairs to comply with building regulations.



A	Exg section valley detail revised as LPA's request	AM	19/06/15
rev		description	drawn date

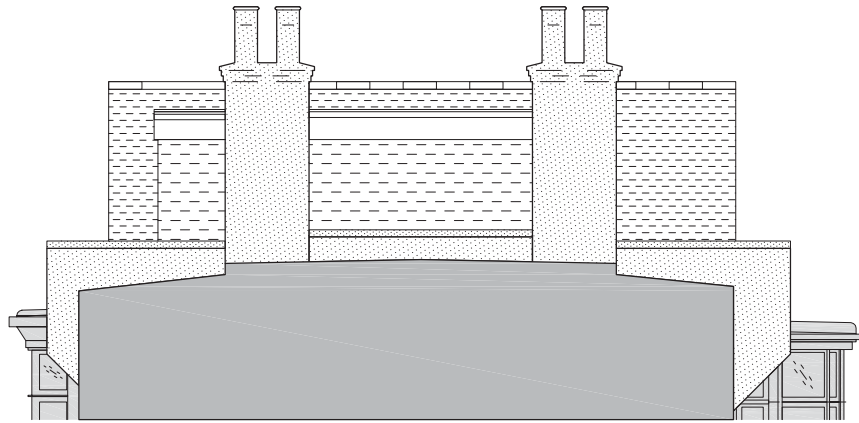
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project: **5A St Georges Road, Palmers Green, London N13 4AT**

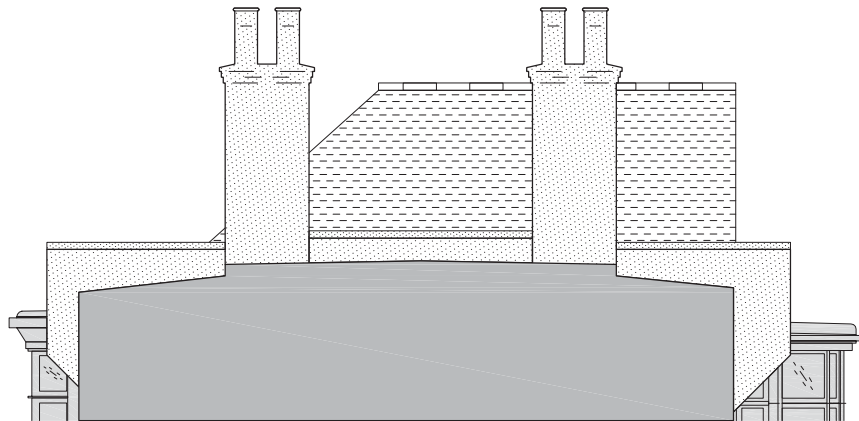
title: **Existing and Proposed: Cross Section A-A**

original size	drawn	chkd	scales	date	job	drwg
A4	AM	AAM	1:100	23/04/15	SGR5A	426A

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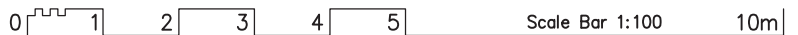
Side Elevation:
Proposed



Side Elevation:
Existing

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Dimensions in mm. Levels in m taken from arbitrary datum. Do not scale for construction.

A	Valley details revised as LPA's request	AM	19/06/15
rev	description	drawn	date



Connaught Park Associates
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Tel: 07866 920522 email: angmontalto@gmail.com

project		5A St Georges Road, Palmers Green, London N13 4AT					
title		Existing & Proposed: Elevations: Side (viewed from No.3 roof)					
original size	drawn	chkd	scales	date	job	drg	
A4	AM	AAM	1:100	11/05/15	SGR5A	427A	

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379
3841
Mr Francis Wambugu Tel: 020
8379 5076

Ward: Southgate
Green

Application Number : 15/01088/FUL

Category: Minor All Other

LOCATION: 5A, ST. GEORGES ROAD, LONDON, N13 4AT

PROPOSAL: Extension to roof at rear involving hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.

Applicant Name & Address:

Mr & Mrs D & A Greenwood
5A, St. Georges Road,
London,
N13 4AT

Agent Name & Address:

Angelo Montalto,
CONNAUGHT PARK ASSOCIATES
8 Connaught Court
13 Connaught Avenue
Chingford
E4 7AG

RECOMMENDATION:

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

Note for Members

Although an application of this nature would normally be determined under delegated authority, due to the history attached to this property and for an open and fair decision making process, it is considered appropriate for the application to be determined by the Planning Committee

Ref: 15/01088/FUL LOCATION: 5A St Georges Road, London, N13 4AT,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 No. 5A St George's Road is a first floor flat situated within a converted semi-detached dwelling house. The area is predominately residential and is characterised by terraced properties.
- 1.2 The original roof form of the property remains intact and largely unaltered. Number 1 to 11 (odd numbers only) St George's Road have similarly designed original roofs compared to the remaining houses along St George's Road.
- 1.3 Number 7, 9 and 11 St. George's Road have side dormers. Number 11 also has a rear dormer. Given no planning history is available on these roof extensions, it is assumed they must have been built under permitted development.
- 1.4 The site is not listed nor is it within a Conservation area.

2.0 Proposal

- 2.1 Permission is sought for extension to roof at rear involving hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side.
- 2.2 The proposals would result in the creation of an en-suite bedroom (24.53 sq.m floor area) within the loft area; a patio door facing to the rear with 1.1m high metal balustrades and with 3 roof lights to the side roof slopes (2 rooflights to the north and 1 to the south side)
- 2.3 One rooflight on north facing side which serves the staircase would be larger and slightly raised above the roof plane by 120mm. Two smaller rooflights are also proposed, one to be located on the south facing roof plane and the other on the north facing roof plane.

3.0 Relevant Planning Decisions

- 3.1 15/01076/FUL – Extension to roof at rear from hipped to form a rear gable with balustrades and patio doors, side dormer, 3 rooflights to side and a bulge on roof over stairs. This is a current application reported elsewhere on this agenda.
- 3.2 14/04219/FUL This application proposed a rear dormer. Planning permission was refused on 28.1.15 on grounds that the proposed roof extension would introduce an incongruous roof shape, which by reason of its size, siting and design, would be over dominant and detrimental to the original roof form, detrimental to the visual amenities of St. George's Road street scene and due to its close proximity to the flank bedroom windows at No.7 St George's Road it was considered it would result in poor outlook from this habitable room, harmful to the amenities of the occupiers. An appeal has been lodged against this refusal and a decision is awaited (Appeal ref: 15/00044/FUL).
- 3.3 TP/10/0532 - External staircase at rear with glazed balustrade and new entrance to first floor – granted 15.06.10

3.5 Enforcement case for alleged external staircase at rear not in accordance to TP/10/0532

4.0 Consultations

4.1 Statutory and non-statutory consultees

None

4.2 Public

27 consultation letters were sent to neighbouring properties. 3 letters of objection have been received raising the following concerns:

- Plans vague in all respects, not enough information; no measurement/dimensions.
- No updated proposed street scene drawings; there is need for new drawings after roof was raised.
- No proper assessment done prior to design
- Extraordinary large window facing no.7 double to what is allowable under 'PD'
- Not adequate headroom in loft for staircase
- Overlooking between 5A and no.7
- Development excessively large can accommodate 2 or 3 bedrooms
- Noise nuisance to neighbouring properties
- Incongruous, over-dominant and out of keeping
- Will lead to loss of irreplaceable original Edwardian design of one of 3 remaining.
- Juliet balcony will result in overlooking and overhear
- Blocking of sunlight into neighbours patio and rear garden.
- Staircase detail not adequately supported
- Will result in increased number of occupants on property.
- No landlord consent, trespass during construction.
- Property is not semi-detached but linked terrace
- Proposals un-implementable
- No consideration given to ground floor flat regarding dirt, dust, inconvenience, noise, nuisance etc
- History of subsidence at property
- Impact from nearby trees
- Inaccuracies in the submitted plans

4.3 Petition

A petition in support of the application has been received containing the signatures of 54 local residents.

5.0 Relevant Policy

5.1 Core Strategy

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

5.2 Development Management Document

DMD8 - General Standards for New Residential Development
DMD13 – Roof Extensions
DMD37 - Achieving High Quality and Design-Led Development

5.3 London Plan (including Further Alterations to the London Plan)

Policy 7.4 Local character
Policy 7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework
London Housing SPG 2012

6.0 Planning Analysis

6.0.1 The application seeks planning permission for an extension to the roof at the rear involving hip to gable formation with glazed double doors and balustrading and 3 rooflights to the side. One roof light over staircase involves a slight lifting of the roof in form of a bulge to create adequate headroom for stairs.

6.0.2 The key issues to consider in assessing this application are; the impact of the proposals on the character and visual amenities of the street scene and the surrounding area, the impact on adjoining residents and the quality of the resulting accommodation.

6.1 Background

6.1.1 Proposals to extend or add to the roof of an existing dwelling house are considered to be permitted development, not requiring an application for planning permission as long as certain conditions are met. These 'permitted development' rights are however not extended to flats or converted properties.

6.1.2 This proposal relates to a converted dwelling and would therefore not benefit from permitted development.

6.1.3 The relevant policies in determining these proposals include Core Policy 30, Policies DMD 8, 13 and 37 of the Development Management Document, Policy 3.5 of the London Plan as well as the London Housing Supplementary Planning Guide (SPG) 2012.

6.1.6 Policy DMD 13 stipulates that roof extensions to residential properties will only be permitted if they are of appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750 mm); be in keeping with the character of the property, and not dominant when viewed from surrounding area. Roof extensions to the side of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.

- 6.1.7 Core policy 30 requires all developments and interventions in the public realm to be of high quality and have regard to their context whilst Policy 37 of Development Management Document requires that development be suitable for its intended function and be appropriate to its context having regard to its surroundings
- 6.1.8 Policy DMD 8 of the Development Management Document and Appendix 4 sets out minimum floor space standards for new residential development in line with The London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development”
- 6.1.9 The London Policy 7.4 requires development to have regard to the form, function and structure of an area and should build on the positive elements that can contribute to establishing an enhanced character. The London Plan Policy 7.6 stipulates that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape incorporating design appropriate to its context.
- 6.2 Roof bulge over stairs
- 6.2.1 The key issue to determine on this element is whether the proposed alteration to the roof in form of a bulge over the staircase would be visually intrusive when viewed from the street scene and the surrounding area.
- 6.2.2 The proposed alteration would be on the north facing roof plane. The proposals have been revised since first submission and the applicant has provided additional details on this element. The applicant indicates that the bulge on the roof slope is necessary to allow proper fitting of the roof light. The revised detail shows the maximum height of the roof window to be 120mm above the existing roof line having been reduced from 150mm as originally proposed and would be continuous and contained with the roof light area. The rooflight is specified obscure glazed, together with the other two proposed roof lights. Under permitted development, roof lights would be allowed to protrude above the roof slope to a maximum of 150mm.
- 6.2.3 The proposed bulge would be modest in size and scale and given its siting centrally on the roof plane, it is considered that it would not be dominant in the street scene and the surrounding area and would not result in any undue harm to the neighbouring properties nor would it impact on the character of the host dwelling and the surrounding area. No objection is therefore raised on this element having regard to Core Policy 30 and Policies 13 and 37 of the Development Management Document.
- 6.3 Hip to gable roof alteration and patio door with balustrades
- 6.3.1 It is proposed to alter the existing rear facing hipped roof element to a gable with the new gable roof being in alignment with existing roof at the ridge and eaves. A new patio door would be installed facing the rear garden area of no. 5 St Georges Road and with balustrades in the form of a Juliet balcony.
- 6.3.2 These extensions would be contained to rear of the property and would not be visible from the public realm. Issues with regard to overlooking/overhearing onto/from the rear gardens of neighbouring properties have been raised by objectors. However, it is considered that given overlooking/overhearing already exists from existing rear facing windows at

no. 5A, the addition of one window would not result in any significant undue harm in terms of loss of privacy. No objection would therefore be raised in this regard.

6.4 Standard of resulting Accommodation

6.4.1 *Floor Areas & Layout*

Policy DMD 8 of the Development Management Document requires new residential development to meet or exceed minimum space standards in the London Plan and the London Housing SPG. Whilst this is not new residential development, but the extension of an existing residential unit, the policy is referenced as it provide a guide to the standards normally expected for 3 bedroom units.

6.4.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” requires the following minimum floor standards are met:

Dwelling type (bedroom (b)/persons-bedspaces(p))	GIA (sqm) required	GIA (sqm) provided
3b5p	86	85

The proposed 3b-5persons flat as measured from the layout plan would provide 85 sqm of gross internal floor space (GIA) which would be just below the above standard. The guidance also recommends that the finished floor to finished ceiling height for habitable rooms should be 2.5m. The maximum headroom provided in the proposed loft space bedroom would 2.2m. Although below the guidance, this is not unusual for loft conversions and is considered acceptable given this proposal is to create an additional bedroom for an existing residential unit, rather seeking to create a new residential unit within the loft space. Furthermore, the layout of the dwelling is well laid out with ample space for its intended use and with adequate natural lighting provided from the side window and the roof lights.

6.4.3 Overall it is considered the resulting accommodation provided would be acceptable.

6.5 Other issues identified through consultation

6.5.1 A number of issues have been raised by adjoining residents regarding the accuracy of the plans and particularly the belief that the applicant is proposing to raise the height of the roof. The applicant has confirmed that this is not the case, that the eaves and ridge height of the property would remain the same.

6.5.2 The impact of construction works on neighbouring properties, in the form of noise, dust and general inconvenience are unavoidable but a temporary consequence of development and cannot be considered as grounds to refuse planning permission.

6.5.3 The planning application is only one element of a process when people are choosing to build or extend their properties. In addition to securing a planning permission, the applicant would be required to adhere to the Building Regulations and in certain circumstances comply with the provisions of the Party Wall Act. These would deal with such matters as the need to achieve

minimum headroom above the staircase, deal with matters of drainage and the ability of the structure to cope with the additional loading associated with works in the roofspace, together with party wall issues.

7.0 Conclusion

- 7.1 The proposed hip to gable roof extension with rooflights to the side and a bulge over the staircase would not detract from the character or appearance of the surrounding area or have an undue impact on the amenities of adjoining residents. Accordingly, it is considered that the proposals are acceptable.

8. Recommendation

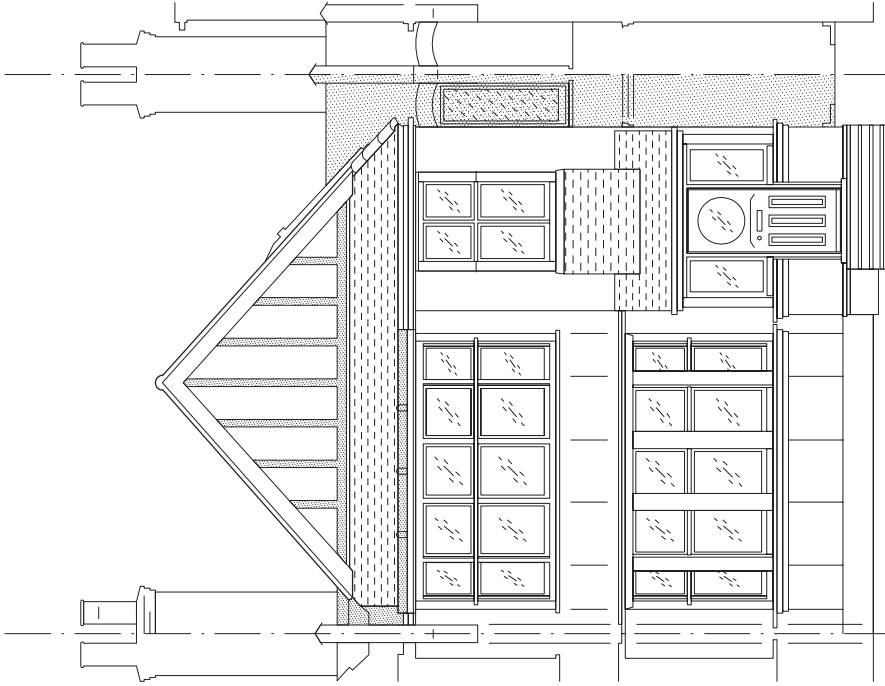
- 8.1 That planning permission be GRANTED subject to the following conditions:

1. C60 - Approved Plans
2. C 08 – Materials
3. C51a - Time Limits

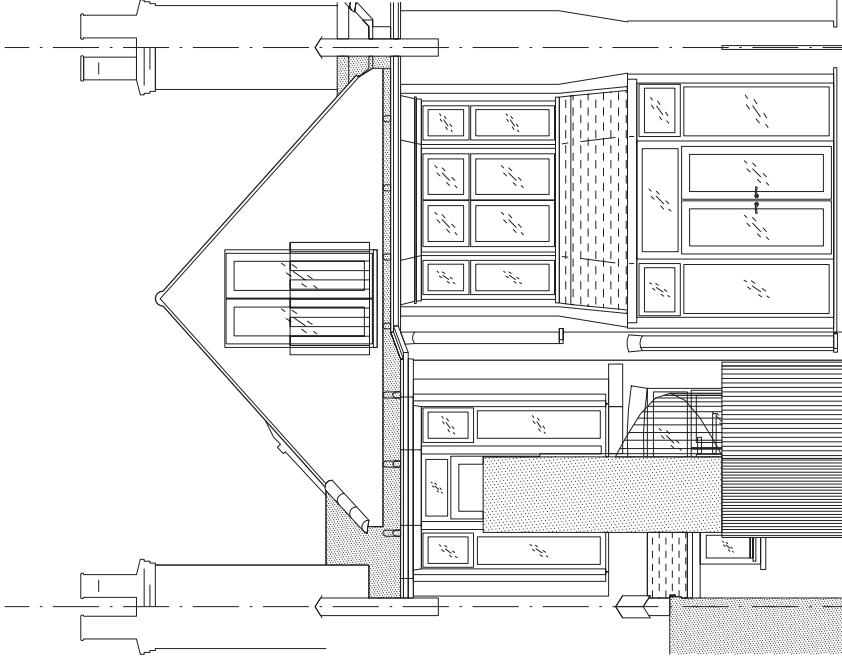
0 1 2 3 4 5 10m Scale Bar 1:100

EXTERNAL FINISHES:

All finishes to match existing. Render to face of new rear gable to match existing No.7 loft conversion. Window frames, sills, fascia, soffit and rainwater goods to be in white uPVC. Rear Juliet balcony ballustrading finished in black.



Front Elevation



Rear Elevation

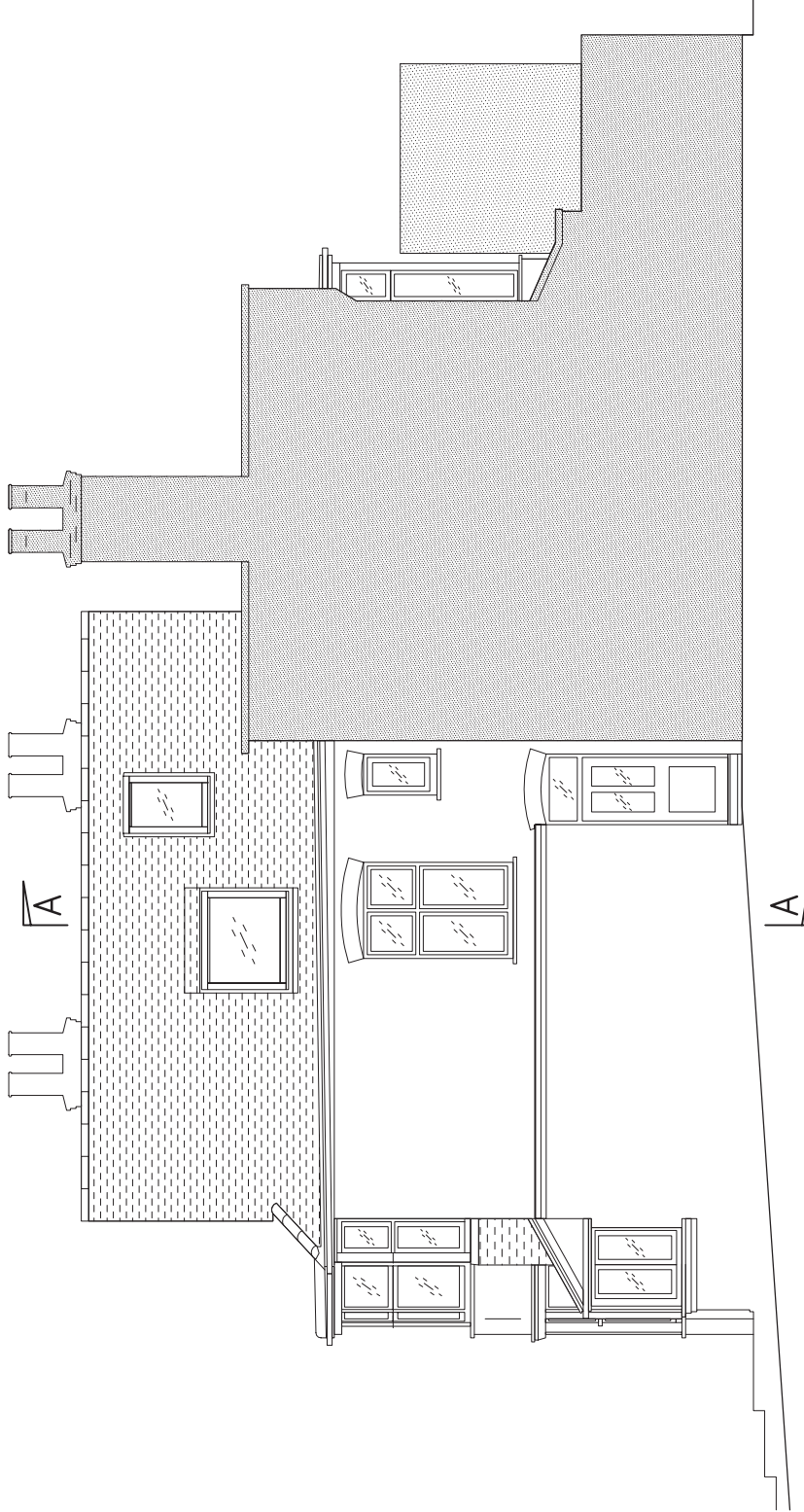
B	Valley details revised as LPA's request	AM	19/06/15
A	Reduced roof window projection shown following detailed design. Rear Juliet doors reduced in width.	AM	27/04/15
rev		description	drawn
		date	date

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project: **5A St Georges Road, Palmers Green, London N13 4AT**
 title: **Proposed: Elevations: Front & Rear**
 original size: **A4** draw: **AM** chkd: **AAM** scales: **1:100** date: **16/03/15** job: **SGR5A** drg: **432B**

Proposed Rear Gable:
 Rearward extent of proposed rear gable roof face to line up with existing similar of that at No.7.



B	Sloping gutter shown – explains section drg gutter	AM	19/06/15
A	Reduced roof window projection shown following detailed design.	AM	27/04/15
rev	description		date

project: 5A St Georges Road, Palmers Green, London N13 4AT	
title: Proposed: Elevations: Side	
original size: A4	drawn: AM
chkd: AAM	scales: 1:100
date: 16/03/15	date: 16/03/15
job: SGR5A	drg: 433B

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0 1 2 3 4 5 10m

Scale Bar 1:100

Maximum height of roof window above existing roof line = 120mm.

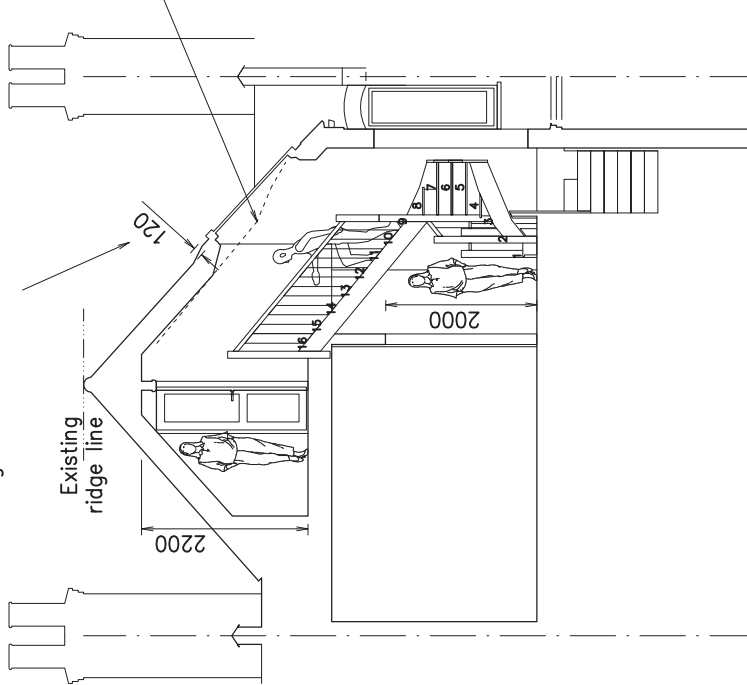
Existing ridge line

2200

2000

120

This dashed line shown indicates 2.0m headroom above stair pitch line. This needs to be a minimum of 1.9m for these stairs to comply with building regulations.



Existing Section A-A

Proposed Section A-A

285 @A4
961

A	Exg section valley detail revised as LPA's request	AM	19/06/15
	rev description	drawn	date

project: 5A St Georges Road, Palmers Green, London N13 4AT	
title: Existing and Proposed: Cross Section A-A	
original size: A4	drawn: AM
chkd: AAM	scales: 1:100
date: 27/04/15	job: SGR5A
	drg: 436A

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