

# Public Document Pack



## PLANNING COMMITTEE

Thursday, 17th December, 2015 at 7.30 pm  
Venue: Conference Room,  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

Contact: Jane Creer / Metin Halil  
Committee Administrator  
Direct : 020-8379-4093 / 4091  
Tel: 020-8379-1000  
Ext: 4093 / 4091

E-mail: [jane.creer@enfield.gov.uk](mailto:jane.creer@enfield.gov.uk)  
[metin.halil@enfield.gov.uk](mailto:metin.halil@enfield.gov.uk)  
Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

## 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 16/12/15**

## 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 24 NOVEMBER 2015 (Pages 1 - 8)**

To receive the minutes of the Planning Committee meeting held on Tuesday 24 November 2015.

**4. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 145) (Pages 9 - 10)**

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

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

**5. 15/02472/RE4 - LAND ALONG SALMONS BROOK, FROM LITTLE BURY STREET TO BURY LODGE PARK, LONDON (Pages 11 - 18)**

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

WARD: Bush Hill Park

**6. 15/03385/FUL - 39 LANCASTER AVENUE, BARNET, EN4 0ER (Pages 19 - 42)**

RECOMMENDATION: Approval subject to conditions

WARD: Cockfosters

**7. 15/04547/FUL - CHASE FARM HOSPITAL, THE RIDGEWAY, ENFIELD, EN2 8JL (Pages 43 - 82)**

RECOMMENDATION: Approval subject to conditions and a deed of variation to the existing s106 to reflect the subject consent.

WARD: Highlands

**8. 15/04844/RE4 - FIRS FARM PLAYING FIELDS, FIRS LANE, LONDON, N21 2PJ (Pages 83 - 92)**

RECOMMENDATION: Approval subject to conditions

WARD: Bush Hill Park

**9. S106 MONITORING REPORT Q1 & Q2 (APRIL TO SEPTEMBER 2015) (Pages 93 - 100)**

To receive the report of the Director of Regeneration and Environment providing an update on the monitoring of Section 106 Agreements (S106) and progress on Section 106 matters during the period 1 April 2015 to 31 September 2015.

**(ANNEXES 1 & 2 TO FOLLOW)**

**10. EXCLUSION OF THE PRESS AND PUBLIC**

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that

they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).  
(There is no part 2 agenda)

**This page is intentionally left blank**



## PLANNING COMMITTEE - 24.11.2015

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY, 24 NOVEMBER 2015**

**COUNCILLORS**

**PRESENT** Dinah Barry, Lee Chamberlain, Jason Charalambous, Dogan Delman, Christine Hamilton, Ahmet Hasan, Jansev Jemal, Derek Levy, Anne-Marie Pearce, George Savva MBE and Toby Simon

**ABSENT** Christiana During

**OFFICERS:** Sharon Davidson (Planning Decisions Manager), Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Izabella Grogan (Legal Services), Andy Higham (Head of Development Management) and David B Taylor (Transportation Planning), Kevin Tohill (Planning Decisions Manager), Andy Bates (Planning Decisions Manager) and Metin Halil (Secretary)

**Also Attending:** Approximately 25 members of the public, applicant and agent representatives  
Dennis Stacey, Chair – Conservation Advisory Group

**266****WELCOME AND APOLOGIES FOR ABSENCE**

Councillor Simon, Chair, welcomed all attendees and explained the order of the meeting.

Apologies for absence were received from Councillor During.

The Chair also welcomed the new Planning Decisions Manager (South Area) Mr Andy Bates.

**267****DECLARATION OF INTERESTS**

There were no declarations of interest.

**268****MINUTES OF THE PLANNING COMMITTEE 20 OCTOBER 2015**

**AGREED** the minutes of the Planning Committee meeting held on 20 October 2015 as a correct record.

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

PLANNING COMMITTEE - 24.11.2015

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

**270**

**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.

**271**

**15/02026/FUL - LANE END, 18 AND 20, BUSH HILL COTTAGE, BUSH HILL, LONDON**

NOTED

1. The introduction by Sean Newton (Principal Planning Officer) clarifying the development site. Members also attended a site visit of the development area on Saturday 21 November 2015.
2. Redevelopment of the site includes the demolition of three existing detached dwelling houses. No.s 18 and 20 Bush Hill and Lane End and the erection of 4 x 3 storey blocks of 20 self-contained flats comprising 8 x 2-bed, 8 x 3-bed and 4 x 4 –bed with basement car and cycle parking.
3. The development complied with national guidance and local policy on design, as set out in the report from paragraph 6.2.4 to 6.2.15. The development would represent a significant change to the street scene but change itself was not a material planning consideration.
4. The scheme would meet or exceed all of the criteria of adopted policy as regards sustainable design and construction. Parking provision had met with London Plan standards.
5. The receipt of an additional letter which had been circulated to Members. The points raised were considered to have been addressed within the officer report. However, it should be noted that at the top of page 3 (4 lines down) of the report officers contended that the report at para 6.2.9 was not misleading in its reference to the development on Cunard Crescent and Princessa Court. What officers are describing is that there is no singular architectural style in the area. There are large 2 storey dwellings of various styles and design, bungalows, townhouses and flatted developments. As detailed at para 6.2.9 and 6.2.10 of the report, there is sufficient variety in the built form to allow for a more contemporary style development.
6. There was one additional letter to report, from the London Fire Brigade. The Brigade had advised that they were not satisfied with the proposal and of the need to provide adequate turning facilities for fire appliances and recommending the use of sprinkler systems. The applicant had been in discussion with the Fire Brigade and had confirmed the location of a proposed fire hydrant fry riser to serve each apartment and a 1

**PLANNING COMMITTEE - 24.11.2015**

hour minimum protected escape route. The Brigade has verbally indicated that they are satisfied with the proposals.

7. The deputation of Roy Conway (Local resident).
8. The statement of Councillor Terry Neville, Grange Ward Councillor, against the application.
9. The deputation of Dennis Stacey (Local Resident).
10. The deputation of Michael Calder (Agent).
11. Members' debate and questions responded to by officers. Concerns were raised regarding building quality, lack of amenity space for two of the properties, development did not preserve or enhance the area, speeding vehicles through the development, potential accident spot regarding blind bend in road, development size impacted on density/changes character of area, design should be sympathetic to street scene. The development would be beneficial to Enfield regarding the housing shortage in the Borough.
12. The officers' recommendation was supported by a majority of the Committee: 7 votes for and 4 against.

**AGREED** that Members grant delegated powers to officers to negotiate an appropriate level of off-site affordable housing contribution together with the various obligations as outlined in the report. Subject to the completion of a S106 Agreement, the Head of Development Management / the Planning Decisions Manager be authorised to grant planning permission subject to the conditions set out in the report. Should no agreement be reached within 12 weeks, officers be granted delegated powers to refuse the application.

**272**

**15/04172/HOU - 74 THE CHINE, LONDON, N21 2EH**

NOTED

1. The introduction by the Planning Decisions Manager clarifying the application site.
2. The application was reported to Planning Committee given the objections raised by the Conservation Advisory Group (CAG). The Group considered that the proposed side extension would be highly visible in the street scape particularly given the steep rising topography of the site. They considered that the massing was not subordinate to the existing building and the ridge height should be set below the canopy to the main façade.
3. The applicant had now provided details of the proposed garden shed. This would be 1.55m in height to eaves, 2.12m to ridge, the width is 2.4m and the depth is 3.6m and would be a conventional timber garden shed at the very end of the garden. The details and location were considered acceptable. There would be no impact on the character or appearance of the Conservation or on the amenities of adjoining residents. No further conditions were required.
4. The comments of Dennis Stacey, Chair of CAG.
5. The comments of Mr Yavuz Kazim (applicant).
6. Members debate and questions responded to by officers.

**PLANNING COMMITTEE - 24.11.2015**

7. The officers' recommendation was supported by a majority of the committee: 8 votes for and 3 abstentions.

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

**273**

**15/03922/FUL - DEEPHAMS SEWAGE WORKS, PICKETTS LOCK LANE, LONDON, N9 0BA**

NOTED

1. The introduction by the Kevin Tohill (Planning Decisions Manager – South) clarifying the application site.
2. The planning application had been submitted for works in the south part of the site, involving the erection of 3 new buildings as part of the Deepham's enhanced 'sludge' digestion facility.
3. The proposal involved the erection of three new buildings as part of the Enhanced Sludge Digestion Facility at the Sewage Works:
  - A new combined CHP (Combined Heat & Power) & THP (Thermal Hydrolysis Plant) low voltage motor control building.
  - A new steam generation building.
  - A new cake dewatering building is the final part of this proposal and the largest building.
4. Following discussions with the applicant, officers would like to amend a number of conditions slightly:
  - Condition 4 (Archaeology) to change to the wording to read the same as approved on the original 2014 permission ref: 14/02612/FUL
  - Condition 6 (Landscaping), condition 8 (Ecological Enhancements) and condition 11 (Sustainability/Energy) to include: "unless otherwise agreed in writing by the Local Planning Authority".
  - Condition 9 (Odour Management) to change trigger to prior to first operation.
  - Condition 10 (Construction Logical Plan): Typo in the first line the first "and" should be "an".
5. Members' discussion and questions responded to by officers.
6. The unanimous support of the Committee for the officers' recommendation.

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

**274**

**15/04171/RE4 - 4 AND 5, BURLEIGH WAY, ENFIELD, EN2 6AE**

NOTED

1. The introduction by the Planning Decisions Manager clarifying the site.

**PLANNING COMMITTEE - 24.11.2015**

2. The application proposed the use of 2 of the ground floor units as a medical centre.
3. The key issues were:
  - The loss of the retail unit.
  - The impact on the Conservation Area.
  - Impact on the amenities of residents above.
4. No external alterations were proposed to the property, other than window signage.
5. Amendment to condition 3 as reported. To remove the word “except the use of the premises attached to the residence of the consultant/practitioner” and insert “and for no other purpose.”
6. Members’ discussion and questions responded to by officers.
7. The unanimous support of the committee for the officers’ recommendation.

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

Amendment to condition 3 to now read:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, the premises shall only be used for purposes within Use Class D1 (a) for the provision of any medical or health services and not for any other purpose.

Reason: To ensure the premises are used only as Use Class D1 (a) purpose and for no other Use Class D1 purposes that may result in adverse traffic or noise impacts in Burleigh Way.

**275**

**15/04050/RE4 - VACANT LAND, MERIDIAN WAY, LONDON, N18 3HE**

NOTED

1. The introduction by the Planning Decisions Manager, Clarifying that both items 9 and 10 would be heard together as the sites adjoin each other, the proposals are essentially the same for each site and the issues arising.
2. Due to their former uses, the sites are contaminated and require remediation before they can be developed. These applications seek to deal with the remediation of contaminated soils and shallow groundwater, together with the removal of buried structures on the sites.
3. TfL have suggested a control of lorry movements in peak hours. However, since the report was written and given the low volume of traffic generated by these works, it was not considered necessary to control the movements in the hours they identified and therefore condition 7 is to be amended to remove the sentence “No HGV

**PLANNING COMMITTEE - 24.11.2015**

movements to and from the site shall take place between 0700-0800 and 1700 to 1800 Monday to Friday”.

4. No objections had been raised by the Environment Agency to either application, subject to conditions which are set out in the reports.
5. The unanimous support of the committee for the officers’ recommendation.

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

**Amendment to condition 7 to remove:**

1. “No HGV movements to and from the site shall take place between 0700-0800 and 1700 to 1800 Monday to Friday”.

**276**

**15/04173/RE4 - WILLOUGHBY LANE GAS WORKS, WILLOUGHBY LANE, LONDON, N17 0RY**

NOTED

1. The introduction by the Planning Decisions Manager, Clarifying that both items 9 (15/04050/RE4) and 10 (15/04173/RE4) would be heard together as the sites adjoin each other, the proposals are essentially the same for each site and the issues arising.
2. The unanimous support of the committee for the officers’ recommendation.

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

**Amendment to condition 7 to remove:**

1. “No HGV movements to and from the site shall take place between 0700-0800 and 1700 to 1800 Monday to Friday”.

**277**

**15/03266/FUL - ST JOHNS PREP SCHOOL, 497 THE RIDGEWAY, ENFIELD, EN6 5QT**

NOTED

1. The introduction by the Planning Decisions Manager clarifying the site.
2. St John’s Prep School is located within the Green Belt.
3. The application sought planning permission for an alteration to a scheme that was granted planning permission in 2010 for extensions to

**PLANNING COMMITTEE - 24.11.2015**

the building. The differences between the scheme approved and that are now proposed are set out at para 2.2 of the report.

4. The scheme would have no further impact on the Green Belt than the scheme already approved.
5. The support of the majority of the Committee for the officers' recommendation: 10 votes for, and 1 abstention.

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

**278**

**FUTURE MEETINGS**

NOTED

1. The next meeting of the Planning Committee will be held on Thursday 17 December 2015. The venue will be the Conference Room, Civic Centre.
2. There will also be an additional Planning meeting on Tuesday 12 January 2016.

**This page is intentionally left blank**



MUNICIPAL YEAR 2015/2016 - REPORT NO **145**

**COMMITTEE:**  
PLANNING COMMITTEE  
17.12.2015

|                                    |        |
|------------------------------------|--------|
| AGENDA - PART 1                    | ITEM 4 |
| SUBJECT -<br>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, 237 applications were determined between 13/11/2015 and 08/12/2015, of which 184 were granted and 53 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 London Plan (March 2015), the Core Strategy (2010) and the development Management Document (2014) together with other supplementary documents identified in the individual reports.
- (2) Other background papers are those contained within the file, the reference number of which is given in the heading to each application.

**This page is intentionally left blank**

|  |  |  |
|--|--|--|
| <b>LONDON BOROUGH OF ENFIELD</b>   |  |  |
| <b>PLANNING COMMITTEE</b>  |  | <b>Date :</b> 17th December 2015   |
| <b>Report of</b><br>Assistant Director, Planning,<br>Highways & Transportation   | <b>Contact Officer:</b><br>Andy Higham<br>Sharon Davidson<br>Mr Richard Laws | <b>Ward:</b><br>Bush Hill Park   |
| <b>Ref:</b> 15/02472/RE4   |  | <b>Category:</b> LBE - Dev by LA   |
| <b>LOCATION:</b> Land Along Salmons Brook , From Little Bury Street To, Bury Lodge Park, London  |  |  |
| <b>PROPOSAL:</b> Change of use of land to public open space.   |  |  |
| <b>Applicant Name &amp; Address:</b><br>Mr Graham Campbell<br>B-Block North<br>Civic Centre<br>Silver Street<br>Enfield<br>London<br>EN1 3XA<br>United Kingdom                       |  | <b>Agent Name &amp; Address:</b><br>Mr Graham Campbell<br>B-Block North<br>Civic Centre<br>Silver Street<br>Enfield<br>London<br>EN1 3XA<br>United Kingdom |
| <b>RECOMMENDATION:</b><br>That Planning Permission be deemed <b>GRANTED</b> in accordance with Regulation 3 of the Town and Country Planning Regulations 1992 subject to conditions. |  |  |

Ref: 15/02472/RE4 LOCATION: Land Along Salmons Brook , From Little Bury Street To, Bury



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:2500

North



## **1. Site and Surroundings**

- 1.1 The site is a strip of land at the south of Salmons Brook running between Bury Lodge Park and Little Bury Street. The application site also adjoins the boundary site of Edmonton County School and its playing fields. The site is currently inaccessible to the public.
- 1.2 The site is also designated as Metropolitan Open Land.

## **2. Proposal**

- 2.1 The proposal involves a change of use of a strip of land at the south of Salmons Brook running between Bury Lodge Park and Little Bury Street for use as public open space. The length of the area under consideration for the change of use is 262m in length with a width of approximately 3m. The Council proposes to construct a Cycle Enfield/Quiet way path along the southern bank of Salmons Brook as part of a wider scheme of cycle route construction across the borough under the Cycle Enfield programme.
- 2.2 The area of land is not currently open to the public, on completion of the footpath cycle way it would be opened for access to the public.

## **3. Relevant Planning Decisions**

- 3.1 15/0975/RE4 - change of use of former nursery site involving excavation and re-contouring of land to create a public open space with wetlands and wildlife area, woodland walk, combined footpath/cycle way (Nursery Land to South of Salmons Brook, Great Cambridge Road).

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

#### Traffic and Transportation

- 4.1.1 No objections subject to appropriate conditions.

#### Environment Agency

- 4.1.2 No objection to the proposed change of use of the land only and no wider works.

#### English Heritage (Archaeological)

- 4.1.3 The site lies within an Archaeological Priority area. The proposals are unlikely to result in an extensive impact however in order to safeguard the potential archaeological significance of the site a watching brief should be carried out during all ground works. An appropriate archaeological condition should be attached.

### **4.2 Public response**

- 4.2.1 A total of 28 surrounding properties were consulted in addition site notices were displayed. Two letters of objection were received raising the following points:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- General dislike of proposal
- Not enough information given on application
- Potentially contaminated land
- Safety and security a major concern
- No mention of lighting
- No mention of drainage
- School very concerned about proximity of proposed public open space to school
- Edmonton County School concerned that path would run alongside the outer edge of the entire north side of grounds. This will change the area from a private and relatively secure boundary to one that is open and places children at risk. The school field is used as a teaching and recreational space and it will be very difficult for staff to ensure that children are always safe from passing members of the public. Having a public path alongside the school will compromise the schools ability to prevent any unwanted contact.

4.2.2 One Letter of support received:

- Welcome the opening up of this land as a right of way, also welcome opening up of land to south for sustainable drainage and public access. Only small concerns regarding will path be regularly litter picked, no mature trees lost and also what is to deter users from accessing north side of salmons brook

**5. Relevant Policy**

5.1 The London Plan (Consolidated With Alterations Since 2011) March 2015

5.2 The London Plan is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. Since the 2011 plan was published in July of that year, revised early minor alterations (REMA) were made to ensure it reflected the National Planning Policy Framework and the Government's approach to affordable housing. These were formally published on 11<sup>th</sup> October 2013. Draft further alterations to the London Plan (FALP) were published for public consultation in January 2014 to reflect Mayoral priorities set out in his *2020 Vision: The Greatest City on Earth – Ambitions for London*, particularly the need to plan for the housing and economic capacity, needed for London's sustainable development against the background of the growth trends revealed by the 2011 Census. These have now been incorporated, along with the changes made by the REMA, into the consolidated London Plan which was published in March 2015.

5.3 The following policies are considered pertinent to the assessment of this application:

5.4 London Plan

Policy 5.13 Sustainable Drainage

Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 7.17 Metropolitan Open Land  
Policy 7.19 Biodiversity and access to nature

5.5 Local Plan – Core Strategy

CP25 Pedestrians and cyclists  
CP28 Managing Flood Risk  
CP30 Maintaining & improving the quality of the built and open environment  
CP31 Built Heritage Landscape  
CP34 Open Space  
CP36 Biodiversity

5.6 Development Management Document (DMD) adopted Nov 2014

DMD 59 Avoiding and reducing Flood Risk  
DMD 61 Managing Surface water  
DMD 71 Protection and enhancement of open space  
DMD 76 Wildlife Corridors  
DMD 77 Green Chains  
DMD 78 Nature Conservation

5.7 Other Relevant Considerations

National Planning Policy Framework  
National Planning Policy Guidance

**6.0 Analysis**

6.1 Principle of development

- 6.1.1 The site is designated as Metropolitan Open Land; Policy DMD 71 states that essential facilities that would support the enjoyment of, and maintain the openness of open space will be acceptable subject to certain criteria. Core Policy 34 states that the Council will protect and enhance existing open space to improve the provision of good quality and accessible open space. London Plan Policy 7.17 Metropolitan Open Land is also relevant, reflecting the aims of the above mentioned Council policies. It is considered that the proposal achieves the objectives of these planning policies as discussed below.
- 6.1.2 The principle of the change of use of use of this stretch of land to form public open space is considered acceptable in terms of enhancing the area as well as improving accessibility and connectivity is supported.
- 6.1.3 The planned cycleway forms part of the Quietway link from Edmonton Green and combines the rest of the Cycle Enfield network to encourage safe cycling across the Borough. On the east side of Bury Lodge it is proposed to install a toucan crossing to provide safe access across the A10 Great Cambridge Road towards Edmonton. Where planning permission is required, separate planning applications would be submitted for additional works. Planning permission for change of use of former nursery site involving excavation and re-contouring of land to create a public open space with wetlands and wildlife area, woodland walk, combined footpath/cycle way, (Nursery Land to South of



Salmons Brook, Great Cambridge Road) was recently granted under planning ref: 15/01975/RE4.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 It is not considered that the change of use of the land to public open space would adversely impact on the character and appearance of the area. The openness of the Metropolitan Open Land would be maintained and preserved. In addition the proposal would open up this area for public access and help improve connectivity. Where possible modifications to the bank along the river will seek to make improvements to the biodiversity by using methods and materials which will improve habitat creation, this will be done through a separate flood defence consent with the Environment Agency.

6.3 Impact on Neighbouring Properties

6.3.1 It is not considered that the proposed change of use of the land to public open space would adversely impact on the amenities, privacy or security of immediate adjoining neighbours in particular Edmonton County school who's boundary adjoins the site.

6.3.2 Whilst it is recognised that objections have been received in particular from Edmonton County School to the application set out in the public consultation section of the report. It is not considered that the issues raised are sufficient to justify refusal of the scheme for the change of use to public open space.

6.4 Highway Safety

6.4.1 Traffic and Transportation have not raised objection to the scheme subject to appropriate conditions. Details regarding lighting and surfacing of the combined footway/cycle way can be appropriately conditioned. The cycle path/walk way will form part of Enfield Quiet ways Schemes, the additional links beyond the application site would be subject to separate applications.

6.5 Biodiversity/Trees

6.5.1 With regards to biodiversity there are no significant ecological constraints regarding the proposed change of use to open space. No trees of significance would be adversely impacted upon as a result of the change of use.

7.0 **Conclusion**

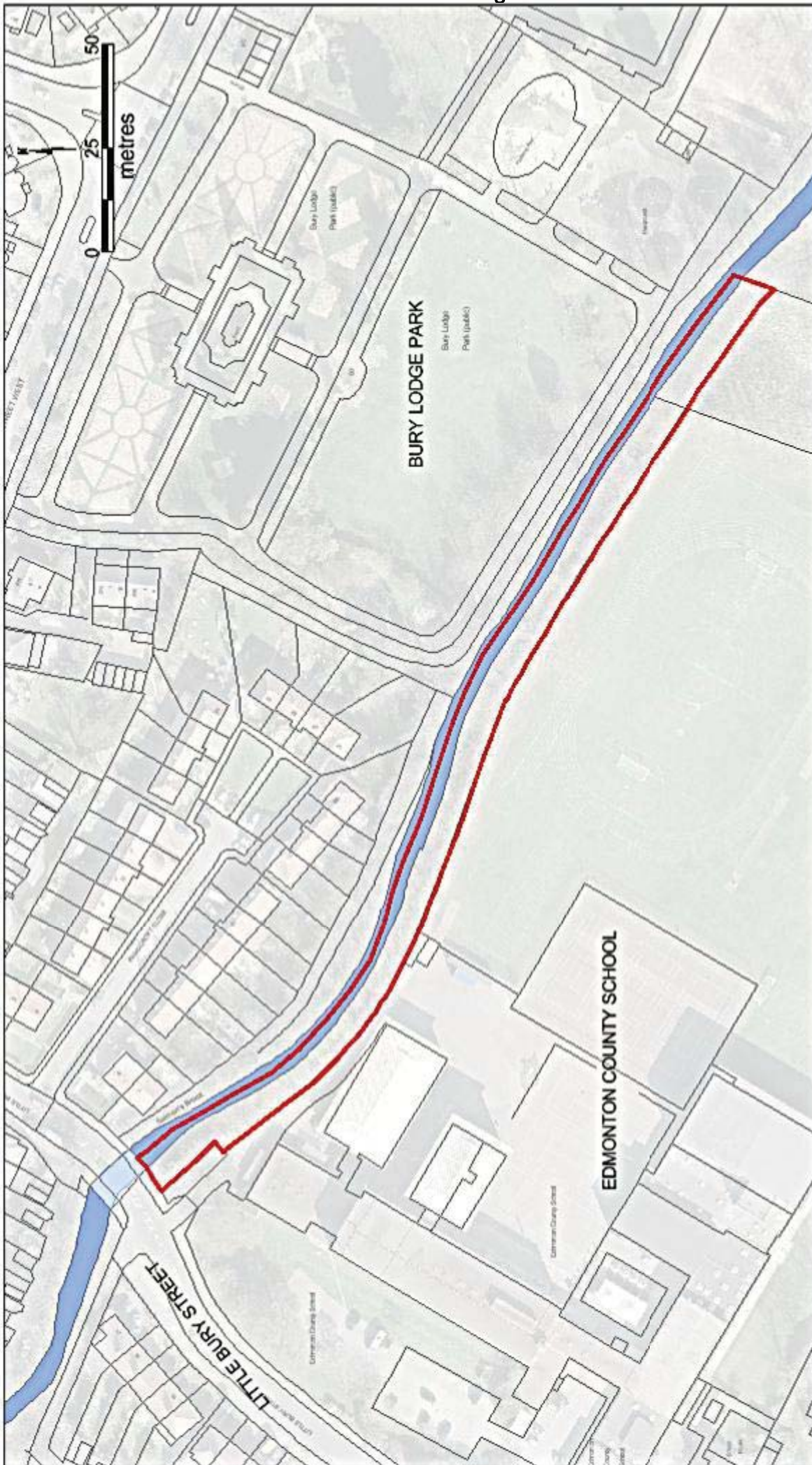
7.1 The proposed change of use of this stretch of land to public open space will help improve connectivity links and enhance open space provision. The proposal would not adversely impact on the openness of the metropolitan land. Approval of the application is accordingly recommended subject to conditions.

8.0 **Recommendation**

8.1 That Planning Permission be deemed GRANTED in accordance with Regulation 3 of the Town and Country Planning Regulations 1992 subject to conditions:



1. C60-Approved Plans
2. Archaeological condition
3. Details of surfacing footpath/ cycle way
4. Details of Lighting
5. Construction management Plan
6. C51 a- Time Limit



Cycle Enfield

Shared Surface Works (Link\_08)

A10 to Little Bury Street

Planning Outline

2014 / 373 / 202

Legend

— Planning Outline

Open Watercourse - Salmons Brook

Culverted Watercourse - Salmons Brook

Map Centre: 533154 , 194492

Red Line Area: 0.224 Ha

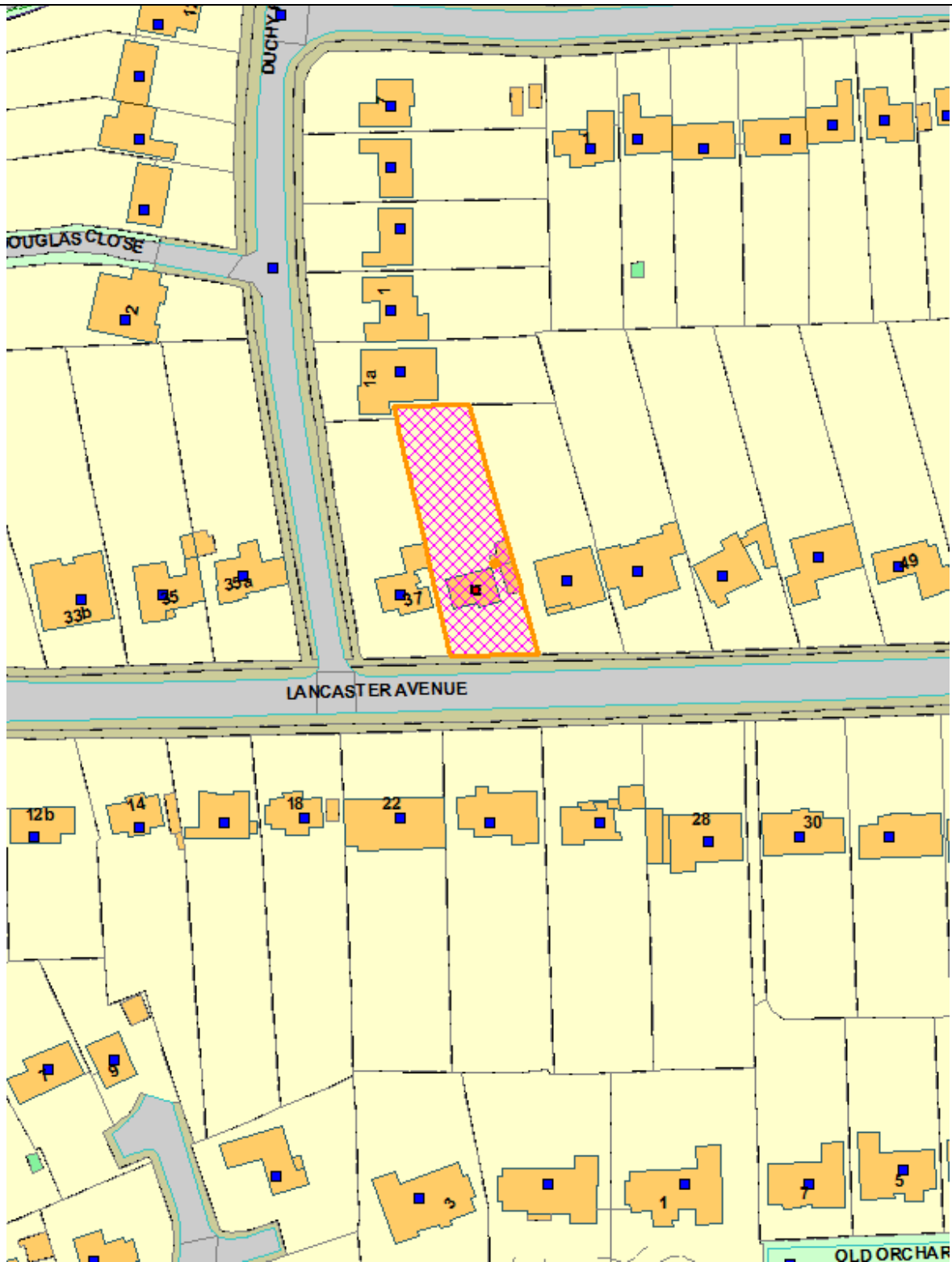


**ENFIELD**  
Council

This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey. It is the property of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction is prohibited. For more information contact Ordnance Survey on 0800 505050 or visit [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

|   |  |   |
|---|--|---|
| <b>LONDON BOROUGH OF ENFIELD</b>  |  |   |
| <b>PLANNING COMMITTEE</b>   |  | <b>Date :</b> 17th December 2015  |
| <b>Report of</b><br>Assistant Director, Planning,<br>Highways & Transportation  | <b>Contact Officer:</b><br>Andy Higham<br>Andy Bates<br>Ms Claire Williams | <b>Ward:</b><br>Cockfosters   |
| <b>Ref:</b> 15/03385/FUL  |  | <b>Category:</b> Full Application   |
| <b>LOCATION:</b> 39 Lancaster Avenue, Barnet, EN4 0ER,  |  |   |
| <b>PROPOSAL:</b> Demolition of existing dwelling and erection of a 2-storey, 5-bed detached single family dwelling with rooms in roof with front, side and rear dormers with vehicular access at the Western boundary.                                    |  |   |
| <b>Applicant Name &amp; Address:</b><br>Mr & Mrs S Driscoll<br>39 Lancaster Avenue<br>Enfield<br>EN4 0ER<br>United Kingdom  |  | <b>Agent Name &amp; Address:</b><br>Mr Alan Cox<br>224a High Street<br>Barnet<br>Hertfordshire<br>EN5 5SZ<br>United Kingdom |
| <b>RECOMMENDATION:</b><br>That planning permission be <b>GRANTED</b> subject to conditions.   |  |   |
| <b>Note for Members</b><br><br>Although an application of this nature would normally be determined under delegated authority, the application is reported to Planning Committee at the request of Councillor Jason Charalambous, due to public objection. |  |   |

Ref: 15/03385/FUL LOCATION: 39 Lancaster Avenue, Barnet, EN4 0ER,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 The application site is located on the northern side of Lancaster Avenue and comprises a large two storey detached dwelling with a hipped roof design. There is an existing detached garage located along the common boundary with No.41 Lancaster Avenue with a linked single storey store behind that extends beyond the rear wall of the house. The property has been extended to the rear by means of a single storey rear extension. The area consists of predominantly large detached dwellings.
- 1.2 There are ground level differences across the site so that the application dwelling is set at a higher ground level than the rear boundary. The application site is also set at a slightly higher ground level than No.37 Lancaster Avenue and a slightly lower level than No.41 Lancaster Avenue.
- 1.3 Within the front garden there is an area that is laid to lawn and hardstanding that provides parking for approximately 2 cars. The front garden is enclosed with trees and hedging. The rear garden is enclosed with close boarded fencing and mature vegetation and measures approximately 585sqm in area.
- 1.4 The site is not located within a Conservation Area and the dwelling is not listed.

## **2.0 Proposal**

- 2.1 The application seeks planning permission for the demolition of the existing dwelling and erection of a 2-storey, 5-bed detached single family dwelling with rooms in the roof with front, side and rear dormers and vehicular access at the Western boundary.
- 2.2 The dwelling would have a two storey appearance to the front elevation and measure approximately 8.3 metres in height, and have a three storey appearance to the rear and measure approximately 11 metres in height taking account of the change of levels on the site.
- 2.3 The dwelling would have a maximum width of approximately 14.6 metres and a maximum depth of approximately 16.7 metres. The dwelling would comprise two staggered front and rear projections measuring approximately 2.3 – 4 metres in depth. The dwelling would be set back from the highway by approximately 8.5 – 10.5 metres due to the staggered building lines and the splayed front boundary. At ground floor level the dwelling would be set in from the side boundaries by approximately 0.7 – 1.2 metres towards No.37 and 1 metre towards No.41. At first floor level the dwelling would be set in from the side boundaries by approximately 2 metres to measure 12.7 metres in width. The dwelling would comprise a crown roof with a roof lantern. A gable is proposed to the deepest front projection. A balcony with a privacy screen is proposed to be sited centrally within the rear elevation of the house to serve the master bedroom.
- 2.4 There would be a useable rear outside space at the basement level with a depth of 3 metres that would extend along the entire width of the new house. Steps have been introduced to provide access to the rear garden. At the ground level a 3 metre terrace is proposed which would be set in from the common boundary with No.37 by approximately 0.7 metres and set in from the common boundary with No.41 by approximately 1 metre. The single storey element towards No.41 would be served by a roof lantern.



- 2.5 A new vehicular access with a width of approximately 3.5 metres is proposed towards No.37 Lancaster Avenue to create a carriage driveway.

### **3.0 Relevant Planning History**

#### Subject Site

- 3.1 TP/09/0153 - Part single, part 2-storey side and rear extension (revised scheme). – Granted 15.04.2009
- 3.2 TP/06/0007 – Part single, part 2-storey side and rear extension – Granted 24.02.2006
- 3.3 TP/00/1745 - Part single storey, part 2-storey, side and rear extension (phase 3) – Granted 26.01.2001

Planning permission for replacement dwellings have been granted along Lancaster Avenue to several properties. Below is the planning history for two dwellings in the immediate vicinity of the application site that have been granted planning permission for replacement dwellings with staggered front building lines and large building footprints.

#### 45 Lancaster Avenue

- 3.4 14/04213/FUL - Demolition of existing dwelling and erection of a 2-storey, 7-bed detached single family dwelling with rooms in roof with front, side and rear dormers and an integral garage. – Granted 11.02.2015

14/02945/FUL – Demolition of existing house and erection of detached single family dwelling house with integral garage. – Withdrawn 17.10.2014

#### 47 Lancaster Avenue

- 3.5 15/00175/FUL - Demolition of existing dwelling and erection of a detached 6-bed single family dwellinghouse with basement incorporating a swimming pool, rear dormer windows, first floor balcony at rear and raised terrace at rear. – Granted 09.06.2015
- 3.6 TP/11/0646 - Demolition of existing dwelling and erection of a detached 6-bed single family dwellinghouse with basement incorporating a swimming pool, rear dormer windows, first floor balcony at rear and raised terrace at rear. – Granted 08.12.2011
- 3.7 TP/08/0389 - Demolition of existing dwelling and erection of a detached 6-bed single family dwelling house with basement incorporating a swimming pool, rear dormer windows and first floor balcony at rear. – Granted 16/04/2008.

## **4.0 Consultation**

### **4.1 Public**

Letters were sent to 6 adjoining and nearby residents. One letter of support was received and one objection was received – the concerns raised are summarised below:

- Impact on area during construction
- Impact of the proposed basement on the neighbouring properties – the basement would result in a high risk of incursion
- Out of keeping with the general character of Lancaster Avenue
- Building footprint too large
- New house would be too deep resulting in an overbearing impact on the rear gardens and loss of light and privacy
- Balcony would result in loss of privacy
- Located on a busy junction of Lancaster Road and Duchy Road

### **4.2 Internal and External Consultees**

#### **4.2.1 Traffic and Transportation**

No objection subject to conditions.

#### **4.2.2 Estate Renewal**: Made the following comments:

‘As this development comprises less than 10 units and as a result of which there is no requirement to provide affordable housing on-site, the Council will seek to receive a financial contribution to deliver off-site affordable housing, based on a borough-wide target of 20%.’

#### **4.2.3 Duchy of Lancaster**

No comments to make.

## **5.0 Relevant Planning Policies**

### **5.1 London Plan (Further Alterations to the London Plan March 2015)**

Policy 3.3 – Increasing housing supply  
Policy 3.4 – Optimising housing potential  
Policy 3.5 – Quality and design of housing development  
Policy 3.8 – Housing choice  
Policy 3.14 – Existing housing  
Policy 5.1 – Climate change mitigation  
Policy 5.2 – Minimising carbon dioxide emissions  
Policy 5.3 – Sustainable design and construction  
Policy 5.7 – Renewable energy  
Policy 5.13 – Sustainable drainage  
Policy 5.14 – Water quality and wastewater infrastructure  
Policy 5.15 – Water use and supplies

Policy 5.16 – Waste self sufficiency  
Policy 6.9 - Cycling  
Policy 6.13 – Parking  
Policy 7.1 – Lifetime neighbourhoods  
Policy 7.4 – Local character  
Policy 7.6 – Architecture

5.2 Core Strategy (adopted November 2010)

CP2 Housing Supply and Locations for New Homes  
CP4 Housing Quality  
CP5 Housing Types  
CP20 Sustainable Energy Use and Energy Infrastructure  
CP25 Pedestrians and Cyclists  
CP30 Maintaining and Improving the Quality of the Built Environment and Open Environment

5.3 Development Management Document (November 2014)

DMD3: Providing a Mix of Different Sized Homes  
DMD4: Loss of Existing Residential Units  
DMD6: Residential Character  
DMD7: Development of Garden Land  
DMD8: General Standards for New Residential Development  
DMD9: Amenity Space  
DMD10: Distancing  
DMD13: Roof Extensions  
DMD37: Achieving High Quality and Design-Led Development  
DMD38: Design Process  
DMD45: Parking Standards  
DMD49: Sustainable Design and Construction Statements  
DMD51: Energy Efficiency Standards  
DMD58: Water Efficiency  
DMD59: Avoiding and Reducing Flood Risk  
DMD61: Managing Surface Water  
DMD79: Ecological Enhancements  
DMD80: Trees on development sites  
DMD81: Landscaping

5.4 Other relevant Policy/ Guidance

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
National Space Standards (March 2015)  
London Plan- Housing SPG (adopted 2012)



## 6.0 Analysis

### Principle of Development

- 6.1 Policy 3.8 of the London Plan and Policy CP5 of the Core Strategy (adopted November 2010) seeks to ensure that new developments offer a range of housing sizes to meet housing needs. The proposal would be in accordance with these policies in addition to Policy 3.3 of the London Plan and Policy CP2 of the Core Strategy, insofar as it would maintain the Borough's housing stock.
- 6.2 The existing dwelling is of limited architectural quality and is not listed nor is the property located within a Conservation Area, and therefore no objection is raised in principle to its demolition. The area 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. The proposed development would provide a 5 bed family residential unit and therefore would be consistent with this policy.
- 6.3 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. The findings of Ecotec's research, Enfield Strategic Housing Market Assessment (February 2010), demonstrates a shortage of houses of all sizes, particularly houses 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). As the scheme would provide a 5 bedroom dwelling the proposal would be in accordance with policy requirements.
- 6.4 As such, the principle of the development is considered to be acceptable with regard to these policies. However, this position must be qualified in relation to other material considerations including: design, adequate internal floor space and layout, servicing, parking provision and residential and visual amenity.

### Impact on Character and Street Scene

- 6.5 The London Plan (2011) policy 7.6B states that all development proposals should be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation. Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD8 which seeks to ensure that development is high quality, sustainable and has regard for and enhances local character.
- 6.6 Amended drawings were requested as it is acknowledged that the new dwelling would be larger in scale compared to the existing dwelling and the neighbouring dwellings. Amended drawings were not received but given the way in which the dwelling has been designed, the scale and design of existing dwellings along Lancaster Avenue and the planning history along the road; the proposed development is considered acceptable.
- 6.7 The application site is a large plot that is capable of accommodating a larger dwelling. The new dwelling would be set forward of the building line of No.37 but would be set

approximately in line with the main building line of No.41 and set back from No.41's front projection. Although removal of the deepest front projection would reduce the bulk and massing of the new dwelling, it is considered that the approach of increasing the depth of the projections so that the deepest projection is towards No.41 would help to ensure that the dwelling does not appear significantly prominent within the street scene or visually intrusive as there would be a graduation in the depth of the front projections between the neighbouring dwellings. The staggered building lines would also help break up the bulk and massing of the dwelling and it is also important to note that there is no uniform building line along this stretch of Lancaster Avenue.

- 6.8 The dwelling would be set in from the side boundaries by 2 metres at first floor level which would help ensure the spacious character of the area is maintained and a terracing affect does not occur within the street scene.
- 6.9 Although the eaves level and ridge height of the dwelling would be set higher than the neighbouring properties, given the dwelling would be set in from the side boundaries by 2 metres at first floor level; there would be a distance of approximately 3.7 metres between the first floor flank elevation of the new house and the flank elevation of no.39; a distance of approximately 7 metres between the flank elevation of the house and the first floor flank elevation of No.41 and the varied street scene; on balance it is considered that the new dwelling would not appear overly dominant in relation to the neighbouring dwellings or generally within the street.
- 6.10 Although a basement level is proposed, the house has been designed so that the basement level would not be evident from Lancaster Avenue.
- 6.11 The proposed dormers would be set down from the ridge, set in from the sides of the roof and set back from the plane of the front and rear walls in accordance with Policy DMD13. The dormers would not appear dominant or visually intrusive when viewed from the surrounding area. Although there are no dormer windows visible within the immediate vicinity of the dwelling there are a number of original dwellings and replacement dwellings within the surrounding area that have front dormers. The number, size and position of the proposed rooflights would not appear dominant within the roofspaces.
- 6.12 The overall design, the style and positioning of fenestration and the external materials proposed to be used would provide an element of visual interest within the street. The general design of the replacement dwelling would be in keeping with the general pattern and style of development within the area.
- 6.13 In summary it is considered that the new dwelling would be of a design and scale that would not appear out of keeping nor result in any demonstrable harm to the visual amenity within the varied street scene to warrant refusal of the application.

#### Impact on Neighbours

- 6.14 Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.

- 6.15 It is necessary to measure the degree of light intrusion the proposed replacement dwelling might have on the neighbouring dwellings by drawing a 30 degree line from the mid-point of the nearest original first floor window to any adjacent properties. Due to the positioning of the replacement dwelling there would be no intrusion into the 30 degree splay line when taken from either of the neighbouring dwellings.
- 6.16 In terms of No.37 the proposed replacement dwelling would not have any demonstrable harm to this neighbour. The proposed dwelling would be of a greater scale compared to this dwelling however it is considered that the new dwelling has been designed to reduce any significant impact on the residential amenity of this neighbour. It is acknowledged that there are two secondary windows within the flank elevation of No.37 facing the proposed dwelling however there are principal windows within the front and rear of this property that provide substantial light into the dwelling.
- 6.17 The new dwelling would be set higher than no.37 but given the spacing between the two buildings; that the new house would extend beyond the rear elevation of No.37 by only approximately 3 metres; the windows within the flank elevation of No.37 are secondary, only one secondary window is proposed within the flank elevation of the new house at first floor level and the location of an outbuilding to the rear of No.37 along the common boundary with the application site; it is not considered that the new dwelling would appear overly dominant or overbearing to No.37.
- 6.18 In terms of the terrace it would be set in from the common boundary with No.37 by approximately 0.7 metres. Given the buildings that are sited along the common boundary within the curtilage of No.37, the terrace would not result in any significant opportunity for overlooking to occur but it is considered appropriate to condition the retention of a privacy screen along this boundary.
- 6.19 In terms of the impact on No.41, although the first floor element towards no.41 would measure approximately 5 metres in depth given there would be a distance of approximately 7 metres between the flank elevation of the new house and the first floor flank elevation of No.41, it is not considered that the new dwelling would appear overly dominant or overbearing to this neighbour. No.41 is also set at a slightly lower ground level than the application site which would assist in reducing in any significant impact.
- 6.20 In terms of the terrace it would be set in from the common boundary with No.37 by approximately 1 metre and a privacy screen is proposed to reduce the opportunity for overlooking to occur to the rear garden of No.41.
- 6.21 The proposed balcony would not be excessive in depth, would comprise a privacy screen, would be sited centrally within the new house and would be set in from the common boundary with No.41 by approximately 5.3 metres. All of these features would ensure that the proposed balcony would not result in any actual opportunity for overlooking and loss of privacy to No.41.

#### Quality of Accommodation

- 6.22 The Mayor's London Plan and any adopted alterations form part of the development plan for Enfield. In addition to this, Enfield's Local Plan comprises the relevant documents listed in policy context section above.
- 6.23 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The

statement indicated that as of the 1st of October 2015 existing Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.

- 6.24 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.25 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:
- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
  - b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.
- 6.26 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.
- 6.27 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.
- 6.28 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 6.29 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland* (1997)). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including DMD5, DMD8 and 3.5

which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.

- 6.30 Table 3.3 of The London Plan (2011) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible. As the London Plan has been adopted, the GIA's have considerable weight. In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5C of The London Plan also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts.
- 6.31 In view of paragraph 59 of the NPPF and Policy 3.5C of The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (November 2012). As an SPG, this document does not set new policy. It contains guidance supplementary to The London Plan (2011) policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material consideration in drawing up Development Plan documents and in taking planning decisions.
- 6.32 The dwelling would accommodate 5 bedrooms serving 10 people. In terms of the London Plan for a 4 bed 6 person three storey house the GIA should be 113 square metres. For dwellings designed for more than 6 people, at least 10 square metres gross internal area should be added to the minimum standard for 6 person accommodation for each additional person. The National Space Standards states that for a 5 bed 8 person dwelling the GIA should be 134sqm. The house would have a Gross Internal Area (GIA) of approximately 621 square metres and therefore meet and significantly exceed specified standards, each creating a functional usable space compliant with Policy 3.5 of the London Plan and the National Space Standards.

#### Lifetime Homes

- 6.33 As stated previously in this report the WMS new national technical standards are material in the assessment of the subject application. Building Regulations optional standard M4(2) is the equivalent of Lifetime Homes Standard and given the status of the Development Plan and in particular Policies 7.2, DMD5, DMD8 and CP4 the LPA would hold that this optional standard is applicable to all residential development within the Borough.
- 6.34 The London Plan and Enfield Local Plan require all future development to meet the highest standards of accessibility and inclusion. A Lifetime Home will meet the requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. Lifetime Homes are not, however, a substitute for purpose-designed wheelchair standard housing.
- 6.35 Due to the size of the development it is considered that the development would be able to fully meet the Lifetime Homes Standard or the optional national technical standard M4(2). A condition would be attached to any permission.

#### Parking, Access and Servicing

- 6.36 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments. The proposed level of parking is considered acceptable and in line with policy requirements.
- 6.37 Policy DMD47 of the DMD states that new development will only be permitted if the access road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.38 T&T have been consulted and have raised no objection to the new vehicular access. The proposed increase in hardstanding within the front curtilage is acceptable as it would provide adequate parking spaces for the replacement dwelling, and would not be of a scale that would be out of keeping with the area.
- 6.39 Details of the refuse/ recycling storage and cycle storage would need to be conditioned.

#### Trees and Landscaping

- 6.40 Policy DMD80 states that all development including subsidiary or enabling works that involve the loss of or harm to trees covered by TPO's or trees of significant amenity or biodiversity value will be refused.
- 6.41 The trees on the site are not protected by virtue of a TPO or being located within a Conservation Area. The trees on the site are not of particular amenity value but it is noted that they are proposed to be retained. It is considered appropriate to attach a condition to any planning permission to ensure that the trees are protected during construction and are retained so that they continue to assist with screening the replacement dwelling.
- 6.42 Areas of soft landscaping would be retained within the front garden. A condition would be attached to any permission requiring soft and hard landscaping details to be submitted and approved by the LPA to enhance the setting of the new house.

#### Sustainability

- 6.43 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and DMD51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 6.44 A Code for Sustainable Homes Pre Assessment Report was submitted with the application.

- 6.45 In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and relative planning policies set out in the DMD, several conditions would be attached to any grant of planning permission.

#### Amenity space

- 6.46 Policy DMD9 seeks to provide good quality private amenity space that meets or exceeds minimum space standards. Policy DMD9 states that a four bedroom dwelling house for 6 persons is required to provide a minimum private amenity space of 50 square metres. The replacement dwelling would accommodate 5 bedrooms and the existing rear garden measures approximately 585 square metres. It is therefore considered that there would be sufficient garden space to accommodate future occupants of the new dwelling.

#### CIL

- 6.47 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until 2015.
- 6.48 The proposal would be required to make a CIL contribution because the net additional floorspace would exceed 100 sqm. The floor space of the existing house is 179.5 sqm. The proposed floorspace is 621 sqm. The net additional floorspace is therefore 441.5sqm. In light of this the proposal is required to make a CIL contribution of £10,136.68.

## **7.0 Recommendation**

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

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

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

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

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

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

Reason: To ensure a satisfactory external appearance.

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

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

5. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

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

6. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with the Enfield Local Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

7. Development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The drainage system shall be installed/operational prior to the first occupation and the approved management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

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

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

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

9. The first floor level glazing within the flank elevations of the development shall be in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range and fixed to a height of 1.7 metres above the floor level of the



room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

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

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, Policy DMD8 of the DMD and Policy 3.5 of the London Plan 2011.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard visual and residential amenity.

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

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity.

15. 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

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

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, Policy DMD81 of the DMD, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

16. The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

17. Development shall not commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day as specified in the pre-assessment submitted with the scheme.

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

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

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

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

19. No development or works shall take place until a construction management plan is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The plan shall include the following matters:

- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Earthworks;
- Hoardings to the site, including future development plots on adjacent land,
- Noise limits;
- Hours of working,
- Vibration,
- Control of emissions,
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Materials storage; and hazardous material storage and removal

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

20. No works or development shall take place until a scheme for the protection of the retained trees (BS 5837:2012, a Tree Protection Plan and Arboricultural Method Statement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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

21. The existing trees on the site shall be retained. The development shall be constructed in accordance with the approved plans.

Reason: To screen, preserve and enhance the development and ensure adequate landscaping in the interest of amenity in accordance with Policies CP30, CP31, CP33, CP34 and CP36 and Policies DMD 80 and DMD 81.

### **Informative**

1. The applicant should be aware that all works to the highway (the construction of the vehicular access) will need to be undertaken by the Council's Highway Services team

who should be contacted on (020 8379 2211) as soon as possible so the required works can be programmed. The actual width of the crossover allowed may be limited by the existing street lighting column.

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ELECTRICAL REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT MECHANICAL REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT GAS REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT FIRE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ENVIRONMENTAL REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT ACCESSIBILITY REGULATIONS.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT SUSTAINABILITY REGULATIONS.

ABBREVIATION LIST

| NO. | ABBREVIATION | DESCRIPTION   |
|-----|--------------|---------------|
| 1   | ALU          | ALUMINIUM     |
| 2   | ASPH         | ASPHALT       |
| 3   | BRICK        | BRICK         |
| 4   | CONC         | CONCRETE      |
| 5   | GLASS        | GLASS         |
| 6   | IRON         | IRON          |
| 7   | STEEL        | STEEL         |
| 8   | WOOD         | WOOD          |
| 9   | ZINC         | ZINC          |
| 10  | PLASTER      | PLASTER       |
| 11  | PAINT        | PAINT         |
| 12  | ROOFING      | ROOFING       |
| 13  | LANDSCAPE    | LANDSCAPE     |
| 14  | MECHANICAL   | MECHANICAL    |
| 15  | ELECTRICAL   | ELECTRICAL    |
| 16  | PLUMBING     | PLUMBING      |
| 17  | GLAZING      | GLAZING       |
| 18  | SMOKE        | SMOKE EXHAUST |
| 19  | WATER        | WATER SUPPLY  |
| 20  | SEWER        | SEWERAGE      |
| 21  | VENT         | VENTILATION   |
| 22  | INSUL        | INSULATION    |
| 23  | FOUNDATION   | FOUNDATION    |
| 24  | ROOF         | ROOFING       |
| 25  | WALL         | WALL          |
| 26  | FLOOR        | FLOORING      |
| 27  | CEILING      | CEILING       |
| 28  | DOOR         | DOOR          |
| 29  | WINDOW       | WINDOW        |
| 30  | SCREEN       | SCREEN        |
| 31  | SHUTTER      | SHUTTER       |
| 32  | VALVE        | VALVE         |
| 33  | PIPE         | PIPE          |
| 34  | DUCT         | DUCT          |
| 35  | TRAY         | TRAY          |
| 36  | CABLE        | CABLE         |
| 37  | CONDUIT      | CONDUIT       |
| 38  | TRUNKING     | TRUNKING      |
| 39  | BOX          | BOX           |
| 40  | TRAY         | TRAY          |
| 41  | TRUNKING     | TRUNKING      |
| 42  | BOX          | BOX           |
| 43  | TRAY         | TRAY          |
| 44  | TRUNKING     | TRUNKING      |
| 45  | BOX          | BOX           |
| 46  | TRAY         | TRAY          |
| 47  | TRUNKING     | TRUNKING      |
| 48  | BOX          | BOX           |
| 49  | TRAY         | TRAY          |
| 50  | TRUNKING     | TRUNKING      |

SECTION COORDINATES

| SECTION | START | END   |
|---------|-------|-------|
| 1       | 0+00  | 0+25  |
| 2       | 0+25  | 0+50  |
| 3       | 0+50  | 0+75  |
| 4       | 0+75  | 1+00  |
| 5       | 1+00  | 1+25  |
| 6       | 1+25  | 1+50  |
| 7       | 1+50  | 1+75  |
| 8       | 1+75  | 2+00  |
| 9       | 2+00  | 2+25  |
| 10      | 2+25  | 2+50  |
| 11      | 2+50  | 2+75  |
| 12      | 2+75  | 3+00  |
| 13      | 3+00  | 3+25  |
| 14      | 3+25  | 3+50  |
| 15      | 3+50  | 3+75  |
| 16      | 3+75  | 4+00  |
| 17      | 4+00  | 4+25  |
| 18      | 4+25  | 4+50  |
| 19      | 4+50  | 4+75  |
| 20      | 4+75  | 5+00  |
| 21      | 5+00  | 5+25  |
| 22      | 5+25  | 5+50  |
| 23      | 5+50  | 5+75  |
| 24      | 5+75  | 6+00  |
| 25      | 6+00  | 6+25  |
| 26      | 6+25  | 6+50  |
| 27      | 6+50  | 6+75  |
| 28      | 6+75  | 7+00  |
| 29      | 7+00  | 7+25  |
| 30      | 7+25  | 7+50  |
| 31      | 7+50  | 7+75  |
| 32      | 7+75  | 8+00  |
| 33      | 8+00  | 8+25  |
| 34      | 8+25  | 8+50  |
| 35      | 8+50  | 8+75  |
| 36      | 8+75  | 9+00  |
| 37      | 9+00  | 9+25  |
| 38      | 9+25  | 9+50  |
| 39      | 9+50  | 9+75  |
| 40      | 9+75  | 10+00 |

QUALITY SYSTEM

- 1. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
- 2. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT ELECTRICAL REGULATIONS.
- 3. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING REGULATIONS.
- 4. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT MECHANICAL REGULATIONS.
- 5. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT GAS REGULATIONS.
- 6. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT FIRE REGULATIONS.
- 7. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT ENVIRONMENTAL REGULATIONS.
- 8. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS.
- 9. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT ACCESSIBILITY REGULATIONS.
- 10. SYSTEMS SHALL BE IN ACCORDANCE WITH THE CURRENT SUSTAINABILITY REGULATIONS.

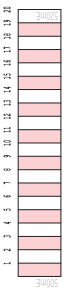
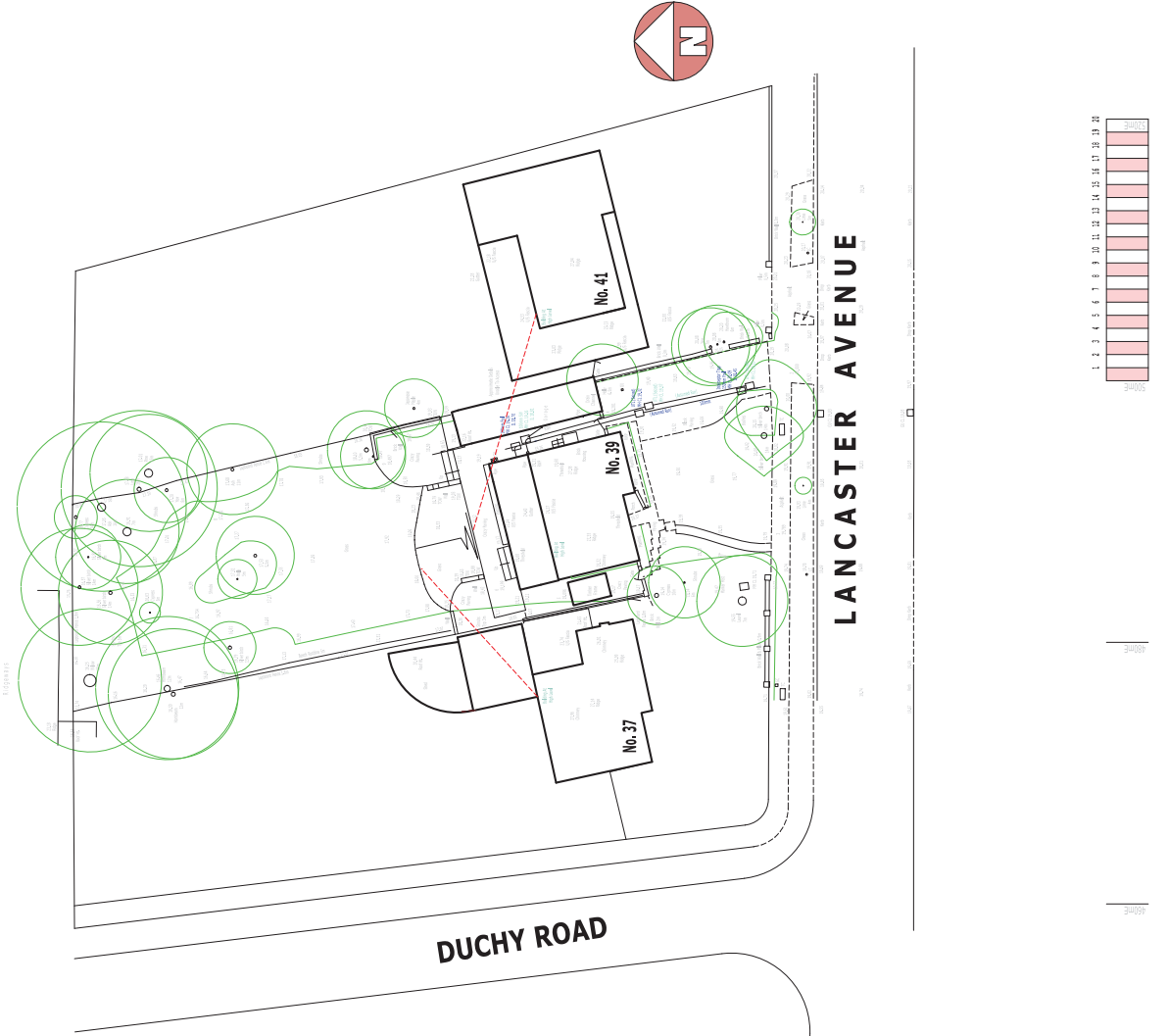
39 LANCASTER AVENUE  
HADLEY WOOD  
ENWOER

ERECTOR OF NEW DETACHED HOUSE

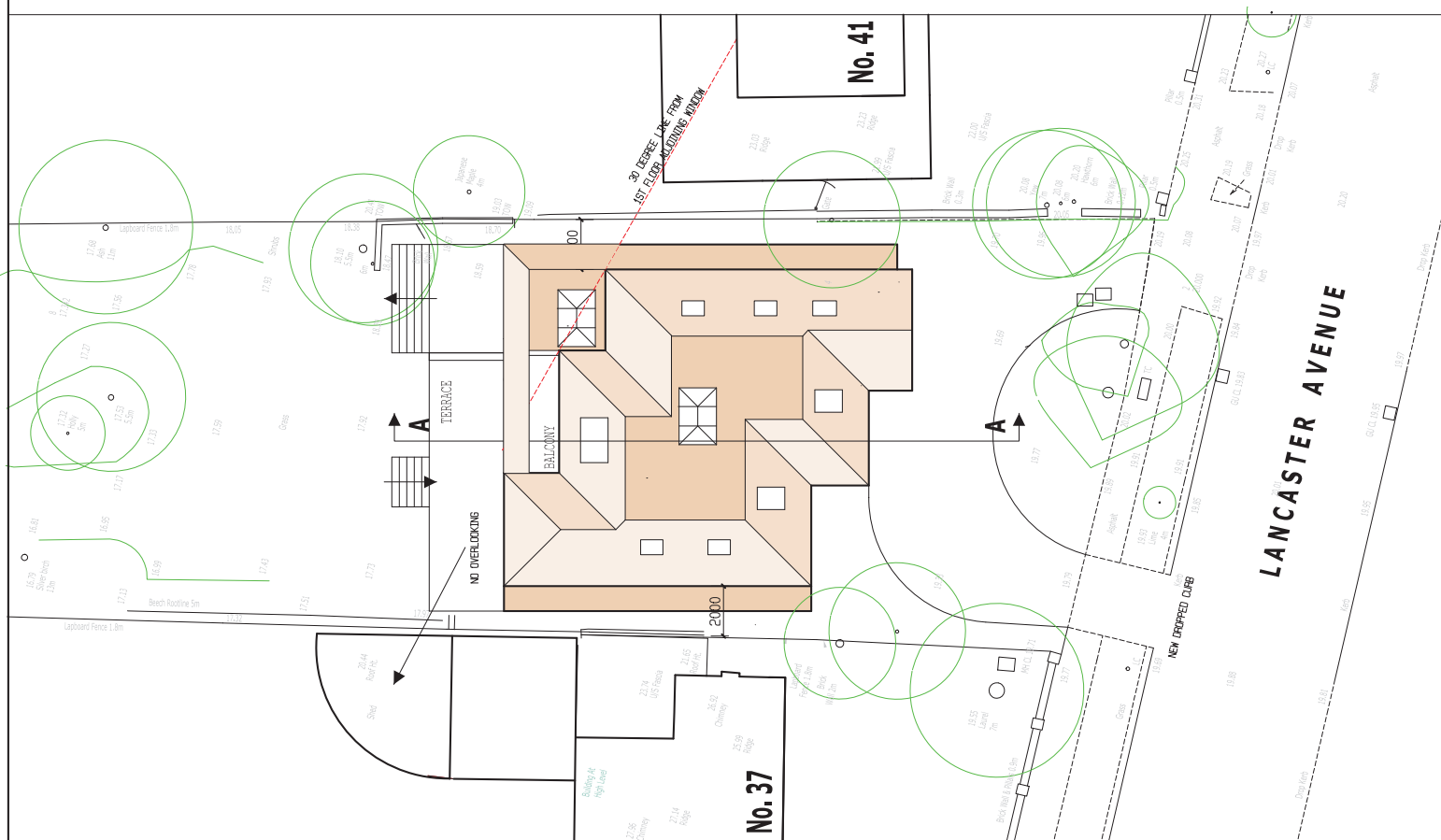
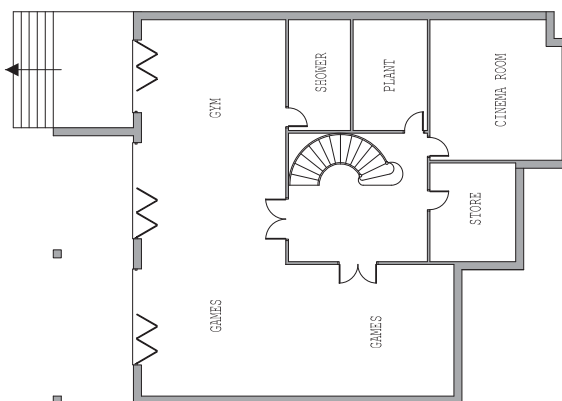
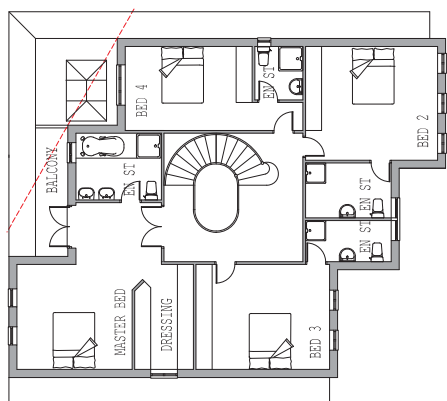
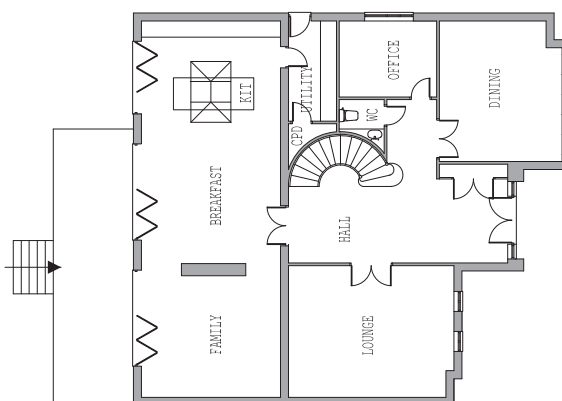
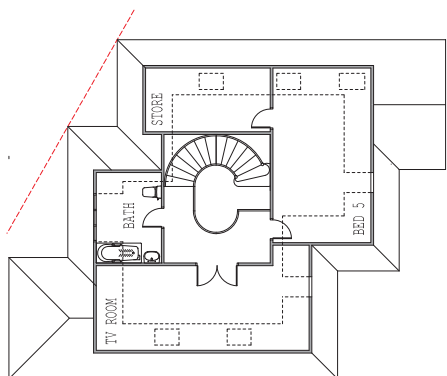
Scale 1:200 Date 06/15 Drawn by A/C

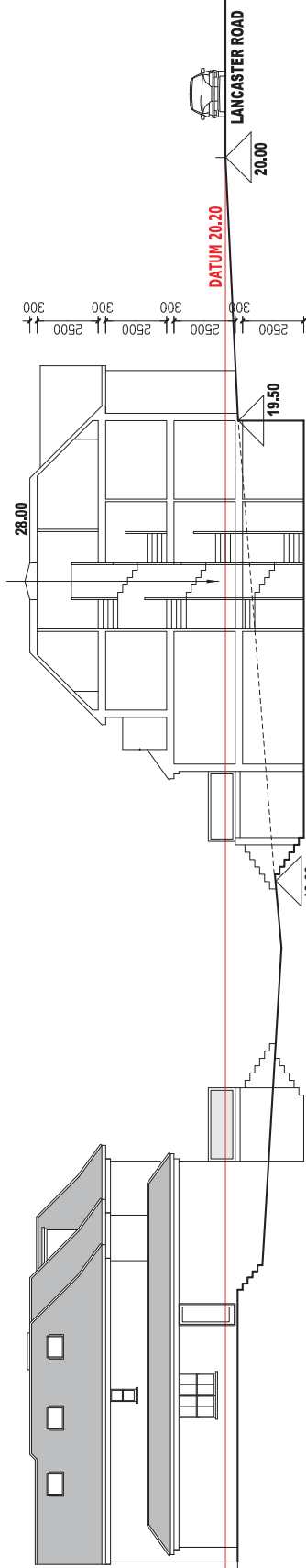
Alan Cox associates  
Architectural & Planning Consultants  
TEL: 020 - 8440 - 7777  
FAX: 020 - 8364 - 9556

Drawn 436615/1

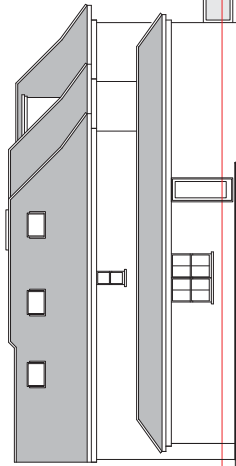


|  |          |            |          |
|--|----------|------------|----------|
| No.  | Date     | By         | Comments |
|  |          |            |          |
| Site Address<br><b>39 LANCASTER AVENUE<br/>                 HADLEY WOOD<br/>                 EN40ER</b>  |          |            |          |
| Job Title<br><b>ERECTION OF NEW DETACHED<br/>                 HOUSE</b>  |          |            |          |
| Proposed Site<br>AND FLOOR PLANS   |          |            |          |
| Scale  | 1:100    | Date       | 06/15    |
| Drawn By   |          | Checked By | AJC      |
|  <b>Alan Cox<br/>                 associates</b><br>Architectural & Planning Consultants<br>TEL: 020 - 8440 - 7777<br>FAX: 020 - 8364 - 9556 |          |            |          |
| Block  | 436615/1 |            |          |

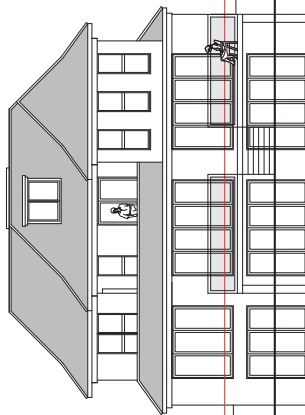




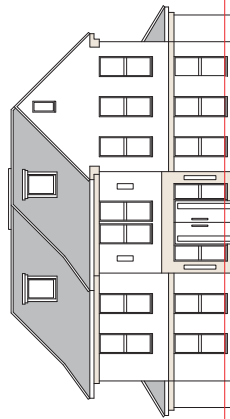
SECTION AA



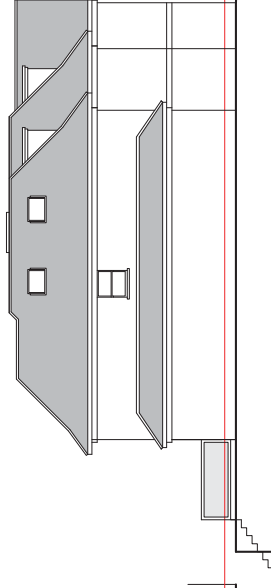
SIDE ELEVATION - EAST



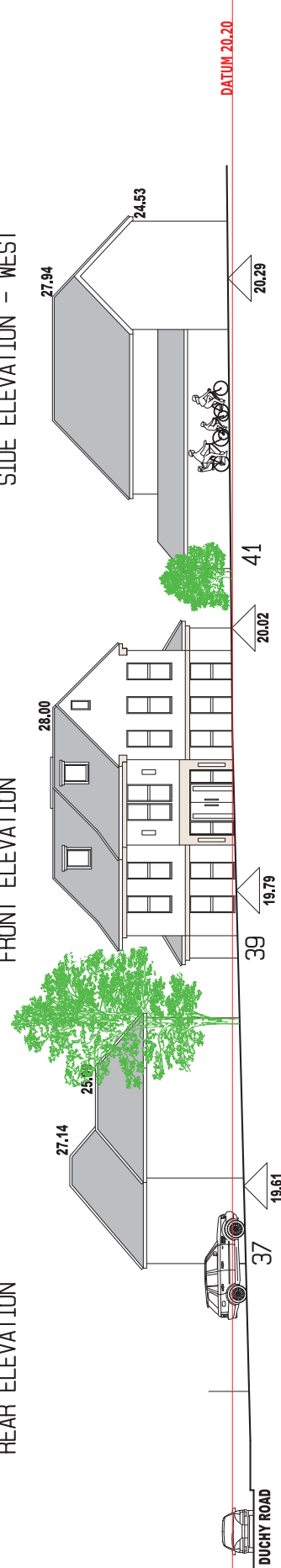
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION - WEST



STREETSCENE

| No. | Date | By | Contents |
|-----|------|----|----------|
|     |      |    |          |

Site Address  
**39 LANCASTER AVENUE  
 HADLEY WOOD  
 EN40ER**

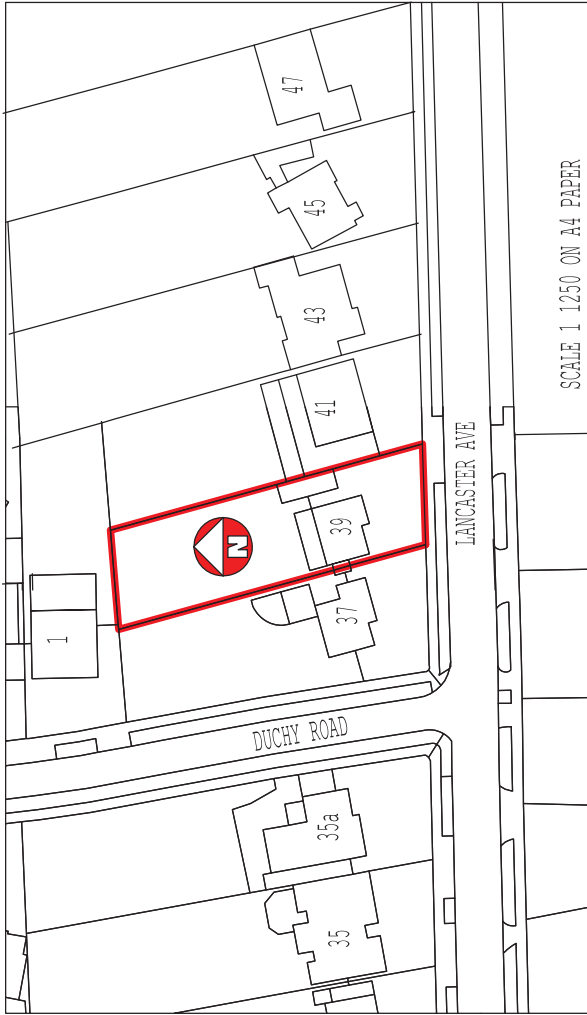
Job Title  
**ERECTION OF NEW DETACHED  
 HOUSE**

Drawn Title  
**SECTION AND ELEVATIONS**

|       |       |      |       |          |     |
|-------|-------|------|-------|----------|-----|
| Scale | 1:100 | Date | 07/15 | Drawn by | AJC |
|-------|-------|------|-------|----------|-----|

**Alan Cox Associates**  
 ARCHITECTURAL & BUILDING CONSULTANTS  
 TEL: 020 - 8440 - 7777  
 FAX: 020 - 8364 - 9556

Drawn  
**436615/3**



(C) UKMap Copyright. The GeoInformation Group 2015 Licence No. LANDINFO0000312118

DRAWING NO 436615/4

LOCATION PLAN 1.1250 ON A4 PAPER

39 LANCASTER AVE

HADLEY WOOD

EN4 0ER



| No. | Date | By | Comments |
|-----|------|----|----------|
|     |      |    |          |

**Site Address**  
**39 LANCASTER AVENUE**  
**HADLEY WOOD**  
**EN40ER**

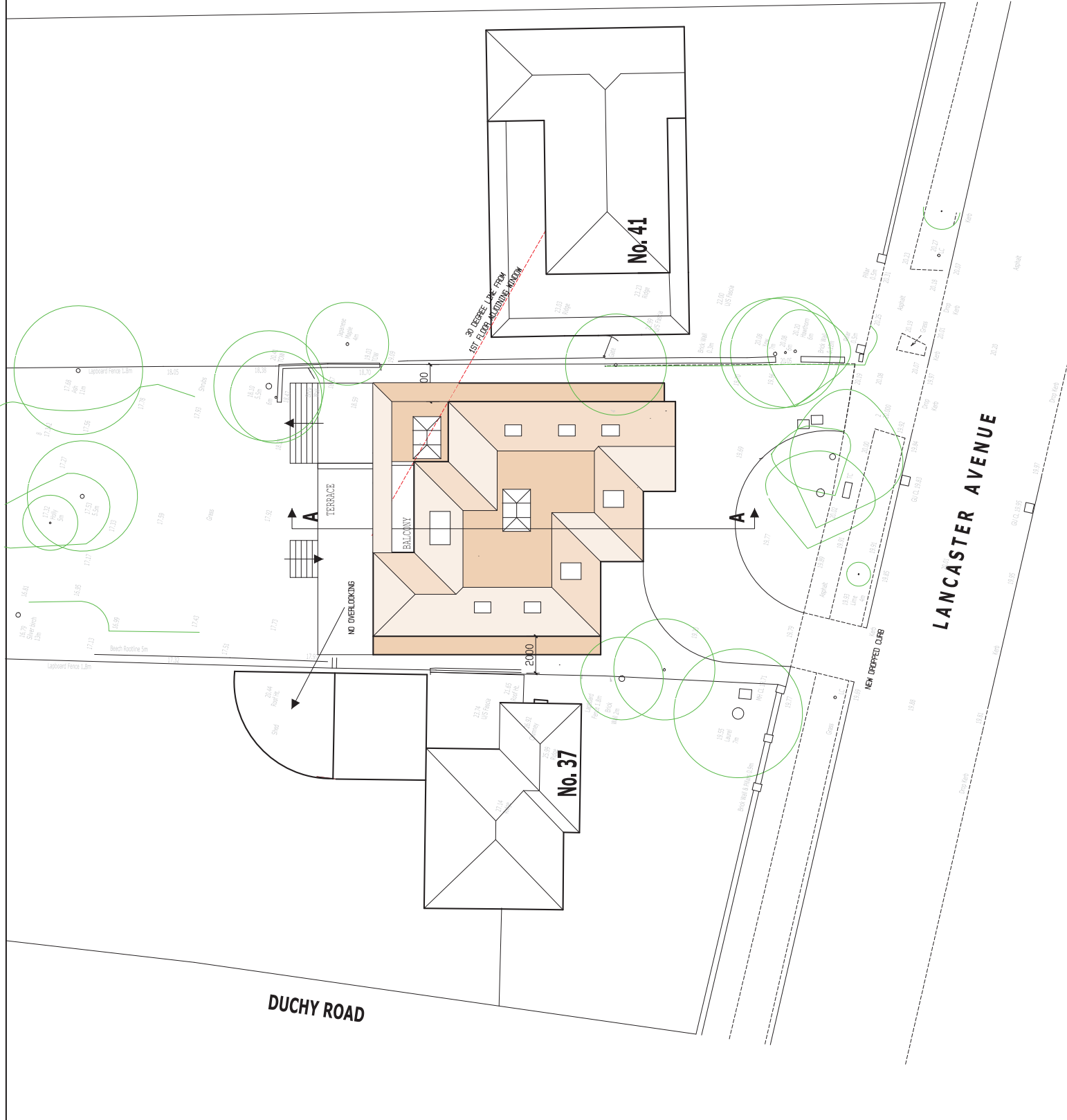
**Job Title**  
**ERECTION OF NEW DETACHED HOUSE**

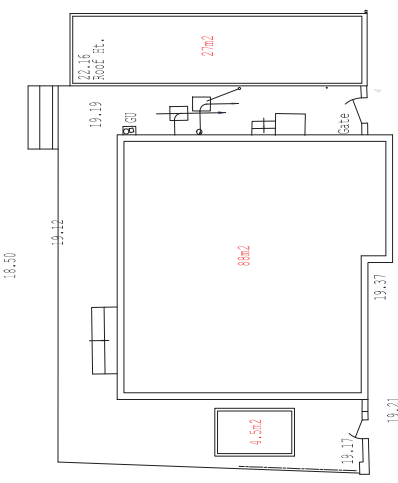
**Brewing Title**  
**PROPOSED SITE PLAN**

**Scale** 1:100    **Date** 06/15    **Drawn By** AJC

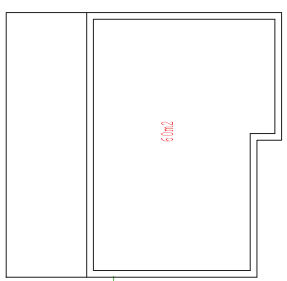
**Alan Cox**  
**associates**  
 Architectural & Planning Consultants  
 TEL: 020 - 8440 - 7777  
 FAX: 020 - 8364 - 9556

**Block** 436615/4    **Block**

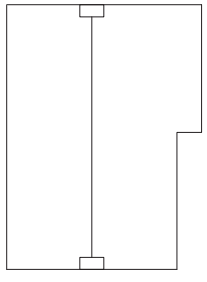




GROUND FLOOR

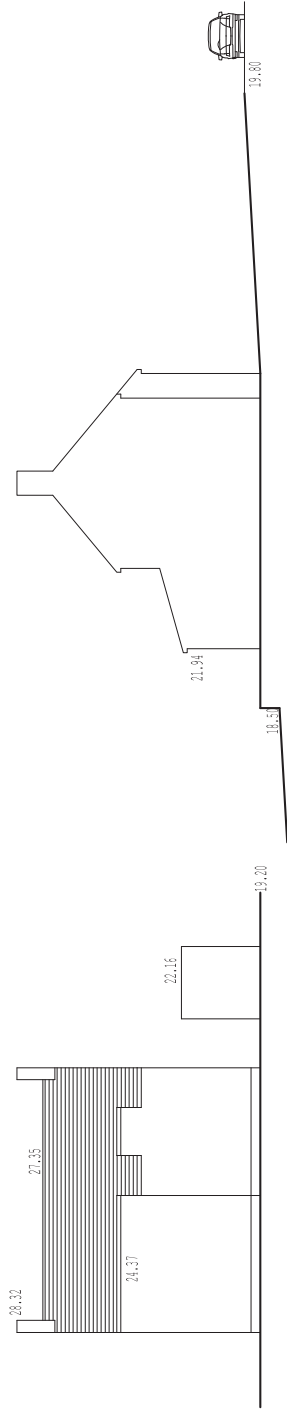


FIRST FLOOR



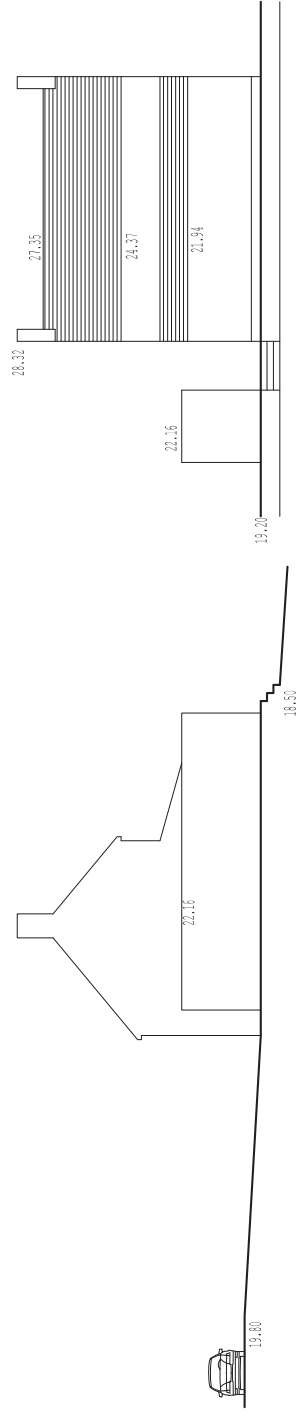
ROOF PLAN

GROSS INTERNAL FLOOR AREA 179.5M2



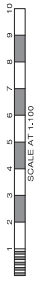
FRONT ELEVATION - SOUTH


SIDE ELEVATION - WEST



SIDE ELEVATION - EAST

REAR ELEVATION - SOUTH



|  |               |
|--|---------------|
| No. Date By Comments   |               |
| Revisions  |               |
| Site Address<br><b>39 LANCASTER AVENUE<br/>                 HADLEY WOOD<br/>                 ENWOER</b>  |               |
| JOB TITLE<br><b>ERECTION OF NEW DETACHED HOUSE</b>   |               |
| Drawing Title<br><b>EXISTING PLANS AND ELEVATIONS</b>  |               |
| Scale<br>1:100   | Date<br>08/15 |
| Drawn by<br>A/C  |               |
|  <b>Alan Cox associates</b><br>Architectural & Planning Consultants<br>TEL: 020 - 8440 - 7777<br>FAX: 020 - 8364 - 9556 |               |
| Drawing No.<br>438615/5  | Rev.<br>-     |

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 17<sup>th</sup> December 2015

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Mr R. Singleton

**Ward:**  
Highlands

**Ref :** 15/04547/FUL

**Category:** Major Large Scale –  
Dwellings

**LOCATION:** Chase Farm Hospital, The Ridgeway EN2 8JL

**PROPOSAL:** Minor material amendment to 14/04574/OUT to revise the approved plan numbers (condition 1) for the redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access)

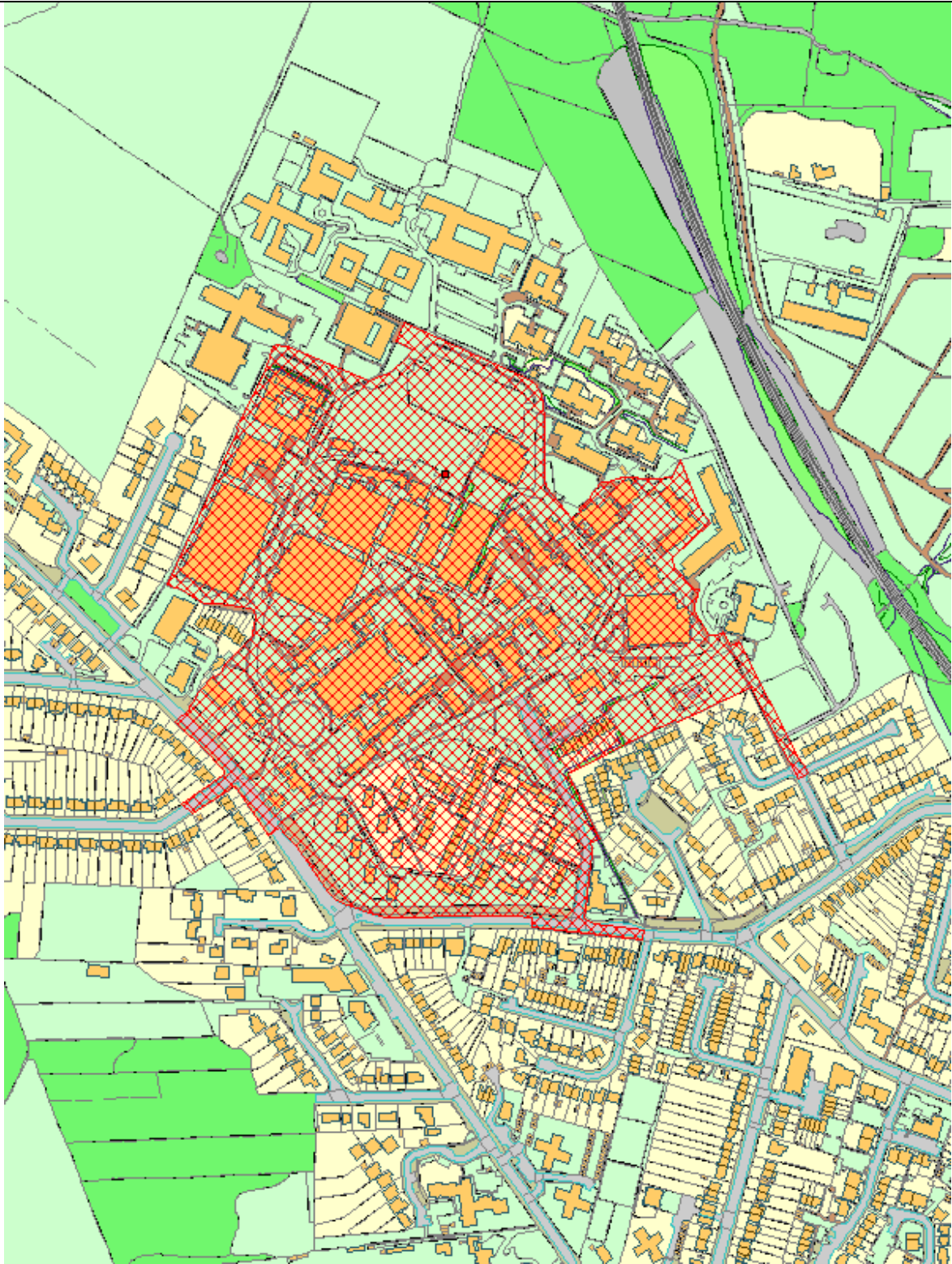
**Applicant Name & Address:**  
Royal Free London NHS Foundation Trust  
C/O Agent

**Agent Name & Address:**  
Mr Paul Burley  
Montagu Evans  
Montagu Evans LLP  
5 Bolton Street  
W1J 8BA  
United Kingdom

**RECOMMENDATION:**

That planning permission to be **GRANTED** subject to conditions and a deed of variation to the existing s106 to reflect the subject consent.

Ref: 15/04547/FUL LOCATION: Chase Farm Hospital, The Ridgeway, EN2 8JL,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:5000

North



## **1. Site and Surroundings**

- 1.1 The subject site comprises Chase Farm Hospital complex, a 14.9 hectare plot of land with principal health care usage with ancillary staff / residential accommodation laying to the south of the site. The main hospital is located to the north and is contained within a series of 3-4 storey healthcare blocks, ad-hoc temporary structures, single storey buildings and a multi-storey car park. In this regard, area is mixed in terms of character, a legacy of historic hospital expansion that radiates out from the original (and heavily extended) Victorian core.
- 1.2 A number of adopted routes penetrate the site with principle access to both the hospital and Mental Health Trust facilities spread between Hunters Way to the south and The Ridgeway to the east. The site is bounded by The Ridgeway to the west and Lavender Hill to the south. Both are classified roads. To the north-west and south-east, predominately residential properties line a series of cul-de-sacs namely Spring Court Road and Albuhera Close / Shooters Road respectively. The retained Mental Health Trust land and secure unit lays to the north-east of the site.
- 1.3 Over-spill car parking facilities permeate the site and the hospital provides the terminus for a series of bus routes including the W8 and 313. Gordon Hill mainline train station lies to the east of the site and a number of surrounding residential roads are subject to Controlled Parking. Overall, the site has a Public Transport Accessibility Level of 2
- 1.4 The site is adjacent to designated Green Belt to the north and east 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, albeit where the Victorian Clock Tower complex is considered to be a non-designated heritage asset.
- 1.6 A number of established and vintage trees pepper the site throughout and the area is known to have bat activity and established bat roosts.
- 1.7 The site is not within a flood zone, but is at risk of surface water flooding.

## **2. Proposal**

- 2.1 This is a s73 application for a minor material amendment to an outline planning consent granted under ref: 14/04574/OUT for the redevelopment of the site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of access to the school site via Hunters Way, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works.
- 2.2 The original t outline application was reported to Planning Committee on 12th March 2015 when Members resolved to grant planning permission subject to

conditions, the Stage II Referral of the application to The Mayor of London and no objections being raised and subject to the satisfactory completion of a section 106 agreement.

- 2.3 The s106 Agreement has been engrossed and the Mayor was content to allow the Council to determine the case. Accordingly planning permission was issued on 28<sup>th</sup> October 2015.
- 2.4 In the intervening period, the Royal Free NHS Foundation Trust and their consultants have sought to progress detailed design works for the new hospital facility in preparation for the discharge of all relevant reserved matters associated with the hospital development phase. The wider social imperative to provide a modern state-of-the-art facility as well as funding pressures have driven this process to ensure a timely delivery of this much needed hospital.
- 2.5 In refining the detailed design, it soon became apparent that some aspects of the physical parameter plans were drawn too tightly and were too restrictive to enable the delivery of the high quality development promised as part of the original submission and one that would accord with the aspirations of the Trust and the wider community. The realised scheme, therefore, has evolved to such an extent that minor amendments to the original outline parameters are required to accommodate these changes and as the Trust claims would facilitate delivery of *'a significantly better facility to deliver healthcare than the illustrative layout could do.'*
- 2.6 For clarity, the stated amendments are summarised in the following table:

| Plan Title – Outline Application              | Plan Title – MMA  | Description of Change   |
|---|---|---|
| Hospital Parcel Parameter Plan D360 – Areas   | IBI-WS-XX-PL-100-017_Parcel Hospital – Areas            | The approved parameter plan showed the development zone (shaded yellow) drawn specifically to fit the illustrative scheme prepared at the time of the outline application. The refinement in the design has shown what the Trust describes as an improved building layout which consequently would project slightly outside this shape on the north side whilst staying wholly within the hospital development parcel and maintaining the access roads proposed in the approved parameters. The amended development zone will be slightly larger than the original one where it is claimed the enlarged zone would provide flexibility for the detailed proposals to respond to healthcare needs whilst maintaining appropriate relationships with the site as a whole. |
| Hospital Parcel Parameter Plan D361 – Heights | IBI-WS-XX-PL-100-018_Parcel Hospital – Building Heights | The approved parameter plan provided maximum heights for various areas within the development zone (including   |

|   |  |   |
|---|--|---|
|   |  | <p>the main hospital, car park and energy centre). The improved building layout does not increase the maximum height overall, however, in some areas the reconfiguration of the hospital building particularly as a result of the introduction of a strong diagonal offset means that the heights of the building will be slightly increased from those originally envisaged, whilst elsewhere they will be slightly lower.</p> <p>To the area currently occupied by the maternity block, the Trust considered that the original parameter plans for height to this area of the site was too restrictive and was in fact far lower than the existing structure on site. In this regard, the submitted plans have been altered to reflect – but not exceed – the current height of the maternity block to install a degree of flexibility both for future expansion but also in the size and specification of the energy centre.</p> |
| Hospital Parcel<br>Parameter Plan<br>D362 – Access          | IBI-WS-XX-PL-100-019_Parcel Hospital – Access                | No material changes are proposed to the access into the Hospital Parcel, but the access into the extended Multi-Storey Car Park has required some minor amendments. The plan has also been revised to show the amended development zones.   |
| Parameter Plan<br>D351 – Access<br>Plan for<br>Vehicles     | IBI-WS-XX-PL-100-015_Site Access<br>Plan For Vehicles        | <p>The minor amendments to access and the development zones within the Hospital Parcel as shown on plan IBI-WS-XX-PL-100-014 are copied onto an updated version of this plan for consistency, but no changes are proposed to the overall site wide access arrangements.</p> <p>For Members information, this also means that the agreed access and egress arrangements for the school – namely access via Hunters Way with managed egress to Shooters Road – remain unaltered from the parent consent. Relevant plans have consequently been updated to reflect this position.</p>  |
| Parameter Plan<br>D352 – Access<br>Plan for Route<br>Widths | IBI-WS-XX-PL-100-016_Site Access<br>Plan For Route<br>Widths | The minor amendments to the development zones within the Hospital Parcel as shown on new plan IBI-WS-XX-PL-100-017 are copied onto an updated version of this plan, but the   |



|  |  |  |
|--|--|--|
|  |  | route widths are unchanged.  |
| Parameter Plan GB1010103-D-302 – Parcel Zones and area G | IBI-WS-XX-PL-100-020_Parcel Zones And Areas            | The minor amendments to the development zones within the Hospital Parcel as shown on plan IBI-WS-XX-PL-100-017 are copied onto an updated version of this plan, but the parcels themselves are unchanged.  |
| Parameter Plan D320 – Areas – Parcel Zone B2             | IBI-WS-XX-PL-100-012_Parcel Zone B2 – Areas            | Minor changes are proposed to this Development Zone at the interface of the Hospital Parcel and Parcel Zone B2 to ensure a suitable interface between the scale and location of the new hospital building and the adjoining residential development. Part of the frontage of the housing parcel is realigned to increase the distance from the hospital building, with minor consequential changes to potential layout. In addition, the corner of the proposed apartment block is chamfered slightly to provide an improved visual aspect and more closely align the reorientation of the main bulk of the hospital to create an urban grain that responds positively to the principal civic space. |
| Parameter Plan D321 – Heights – Parcel Zone B2           | IBI-WS-XX-PL-100-013_Parcel Zone B2 – Building Heights | The minor changes to the Development Zone in this Parcel are copied onto the base of this plan, with associated minor repositioning of height parameters. No material changes are proposed to heights themselves.  |
| Parameter Plan D322 – Access – Parcel Zone B2            | IBI-WS-XX-PL-100-014_Parcel Zone B2 – Access           | The minor changes to the Development Zone in this Parcel are copied onto the base of this plan. No material changes are proposed to access however.  |

Table 1: Schedule of Changes

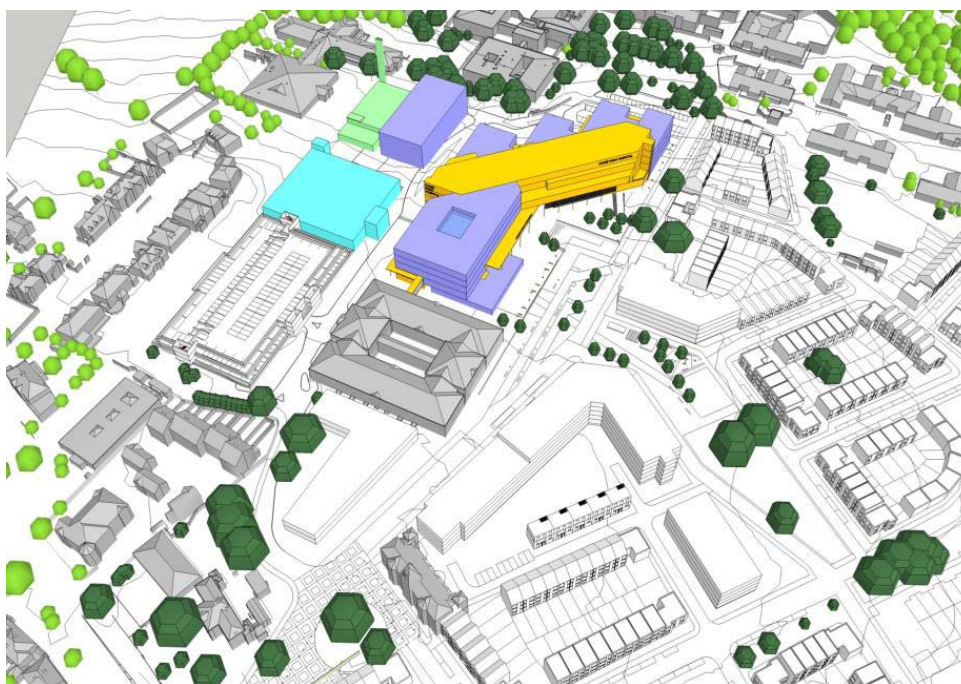
| Plan Title – Outline Application             | Plan Title – MMA   | Description of Change  |
|--|--|--|
| D-016 Sections Existing and Proposed CC – DD | IBI-WS-XX-SE-100-001_Indicative Site Sections Existing And Proposed CC, DD | As a consequence of the changes to the parameter plans, the Illustrative Plans have been adjusted accordingly and now reflect the revised hospital layout, the minor adjustment to the position of a residential block to the north east corner of the hospital, and the chamfering of the apartment block to the north of the civic plaza. Members are advised that this application remains outline with all matters – with the exception of access – reserved. The plans are for illustrative |
| D-017 Site Sections Existing and Proposed EE | IBI-WS-XX-SE-100-002_Indicative Site Sections Existing And Proposed EE     |  |
| D-043 Site Plan – With School                | IBI-WS-XX-PL-100-009_Site Plan – with School                               |  |



|   |   |   |
|---|---|---|
| D-047<br>Illustrative Site Plan – With School | IBI-WS-XX-PL-100-011_Illustrative Site Plan – with School | purposes only and this application does not seek consent for these layouts, they merely serve as an indication of how the quantum of development may be accommodated within the site. Detailed plans for the redevelopment of the respective plots (including the hospital) will be the subject of separate submissions for a discharge of each of the reserved matters. These applications will be occasioned at Planning Committee at a later date for consideration. |
| D-901<br>Landscape Masterplan                 | IBI-WS-XX-PL-100-010_Landscape Masterplan                 |   |

**Table 2: Schedule of Changes to Illustrative Plans**

2.7 The parent application allowed for potential future expansion / net uplift of floor area to include land to the north and south of the main hospital for more formalised expansion of up to 8,000 sq.m. In the reconfiguration and refinement of the hospital parcel, those areas identified as future expansion space have also had to be reconfigured. The Trust remain committed to safeguard the long term future of the hospital to create a flexible and responsive hospital capable of adaption and expansion to accommodate the changing needs of a growing population and hence as part of the subject application a consequential reconfiguration of expansion areas has been provided. While this would not form part of the application for approval, members are advised that areas to include a new site directly adjacent to the energy centre, vertical expansion space over the low rise elements to the north and south of the main hospital building and a refined area to the green to the south of Highlands Wing have been identified to accommodate up to 7,500-8,500 sq.m of future expansion space to accommodate future need as illustrated below:



**Illustration 1: Future Expansion Space**

2.8 For the avoidance of doubt, Members are advised that the development parameters outside of those stated in the above table **remain completely unchanged** from the parent application under ref: 14/04574/OUT. Therefore, in the interests of clarity the following items are consistent with the previously approved scheme:

- The description of the development
- The quantum of development to include:
  - The demolition of approximately 36,833 sq.m (GIA) of existing healthcare floorspace.
  - The demolition of 7,877 sq.m (GIA) of residential floorspace
  - The retention and refurbishment of the Highlands wing for continued hospital use.
  - The retention and refurbishment of the central Clock Tower for residential use.
  - The retention and extension of the existing multi-storey car park to the north of the site to provide parking for up to 900 cars servicing the hospital.
  - The construction of up to 32,000 sq.m (GIA) of healthcare floorspace with a total resultant area (including Highlands Wing) of 36,723 sq.m (GIA) of health care floor space with safeguarded future expansion space around the hospital parcel.
  - Provision of up to 800 sq.m of floor area reserved within the hospital site for primary healthcare uses.
  - The construction of up to 45,435 sq.m (GIA) of residential floor area to provide up to 500 residential units with an indicative accommodation mix of 2, 3 & 4-bed houses (62% of total) and 1, 2 & 3-bed apartments (38% of total) and including the accommodation approximately 1 car park space per property.
  - Construction of 3,600 sq.m (GIA) of educational floor space to provide a 3 form entry primary school with approximately 35 car parking spaces and a 1000 sq.m Multi Use Games Area (MUGA).
  - Construction of a 630 sq.m (GIA) temporary school.
  - The introduction of new public open space, public realm and private amenity space.
  - The removal of a microwave clinical waste treatment plant and the provision of a centralised energy centre to provide future potential to create a localised heat network connecting each of the stated uses across the site.
- The provision of infrastructure, landscaping and protected trees
- Affordable housing provision
- The boundaries of the various development parcels
- The relationship of the proposals to the Barnet Enfield Harringey Clinical Strategy
- Sustainable Design and Construction credentials and provision of a Decentralised Energy Network
- The principles of access to include:
  - The relocation and formation of a new vehicle and pedestrian access to the site adjacent to Ridge Crest.
  - The provision of a new pedestrian crossing to Lavender Hill
  - The retention of access points to Hunters Way and Shooters Road.

- Routing of interim and permanent school access via Hunters Way with one way egress via Shooters Road including provision of new connecting road and control measures.
- 2.9 The indicative Masterplan, has been designed to incorporate relevant Local Plan standards and the indicative scale and massing layer show development with varying heights across the site. Aside from the amendments in tables 1 & 2, the site wide parameters and Framework Design Code for the residential and school elements of the scheme also remain unchanged. Residential houses are indicated as being between 2-3 storeys with apartment blocks ranging between 3-5 storeys depending on their location. The development reaches critical mass towards the centre of the site and adjacent to the hospital, where through pre-application discussions it was considered that the site could accommodate an increase in overall scale. Development to Lavender Hill and the Ridgeway possess a far more modest and human scale positively responding to the suburban residential pattern of development indicative of the surrounding area. The permanent school would reach a maximum of 3 storeys, with the temporary school built over a maximum of 2 storeys. Due to the topography of the site, the main hospital building will reach a maximum of 5 storeys in height.
- 2.10 The Trust have also asked that the Local Planning Authority consider enabling works as part of the subject application and under the provisions of section 96A whereby a Local Planning Authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The works comprise a reduce level dig and are required to facilitate prompt commencement of works to the new hospital once planning approval for the Reserved Matters application has been obtained. The Trust consider that the works are a critical programme activity to facilitate the rest of the works and to allow the new hospital to open by the summer of 2018. They advise that any delay to the works will directly impact on both enabling patients to benefit from the new facilities as soon as possible and the cost of the scheme to the NHS and could in turn will also delay the Trust's ability to release the full portion of the site required for the new primary school.
- 2.11 The works are a cut and fill operation to provide a level platform for the piling rig to then install the bored piles for the contiguous piled wall. The wall is required to allow further excavation for the lower ground floor of the hospital under this revised scheme. Works to the wall will not commence until the Council have determined the Reserved Matters application under ref: 15/05021/RM. The Trust, therefore, are asking the Council to allow the enabling works to take place prior to the discharge of planning conditions, and agree as a non-material amendment to the original outline consent. Members are advised that the Trust accept the full risk of proceeding with the works and recognise that should the Reserved Matters Application not be approved for the Healthcare element then the Trust would be fully liable. The Trust also understand that the retaining wall construction cannot start until after the Trust has satisfactorily discharged all pre-commencement conditions and S106 obligations and had the reserved matters approved.
- 3. Relevant Planning Decisions**
- 3.1 The site has an extensive planning history, however, the most applicable in the determination of the subject application are as follows.

- 3.2 14/04574/OUT – Redevelopment of site for mixed use to provide up to 32,000sq m of replacement hospital facilities, construction of a 3-form entry primary school including temporary facilities pending completion of permanent school and construction of up to 500 residential units, provision of additional hospital access opposite Ridge Crest and provision of egress to the school site via Shooters Road, involving demolition of hospital buildings and associated residential blocks, partial demolition of Clock Tower complex, removal of microwave clinical waste treatment plant and fuel oil burner, retention of Highlands Wing, retention and extension of existing multi-storey car park, provision of associated car parking, cycle parking, plant, hard and soft landscaping, public realm improvements and associated works. (Outline application: Access) – Approved subject to conditions and s106 (28/10/15). In the interests of transparency, Members are advised that the committee report accompanying this application has been appended to the committee papers.
- 3.2 15/05021/RM – Submission of part reserved matters approved under 14/04574/OUT (for the replacement hospital facilities) in respect of appearance, landscape, layout and scale pursuant to condition 13 and details of siting, design and external appearance pursuant to condition 14, 15 and 16 of outline approval for the redevelopment of site to provide 36,764sqm of replacement hospital facilities, involving a part 5-storey hospital building, refurbishment of Highlands Wing, retention and extension of existing multi-storey car park, erection of a 3-storey detached energy building, hard and soft landscaping and associated works. (Outline application: Access) – Application registered with a determination date of 11/02/16. This application will be occasioned for consideration at planning committee early in the New Year.

#### **4. Consultations**

##### **4.1 Statutory and non-statutory consultees**

###### Greater London Authority:

- 4.1.1 The subject application is referable to the Mayor. A Stage 1 response to the application was issued 30th October 2015. A formal response was received 24<sup>th</sup> November 2015 stating that having reviewed the s73 submission noting that the quantum of development has not altered and with due regard to the comments of Transport for London, the GLA consider that the proposal does not raise any additional issues of strategic importance beyond those previously considered by the Mayor in respect to planning application ref: 14/04574/OUT.
- 4.1.2 In this regard, under article 5(2) of the Town and Country Planning (Mayor of London) Order 2008, the Mayor of London does not need to be consulted further on this application. Accordingly, the Local Planning Authority may proceed to determine the application without further reference to the Greater London Authority.

###### Transport for London:

- 4.1.3 TfL are content that these changes are minor and do not affect the consented scheme negatively.

Environment Agency:

- 4.1.4 The Environment Agency advise that they raise no objection to the development.

Metropolitan Police:

- 4.1.5 The Metropolitan Police have requested that the application:
- Adopt the principles and practices of 'Secured by Design'; and,
  - Complies with the physical security requirements within the current Secured by Design Guides for Hospitals, Schools and New Homes (Multi Storey if applicable) 2014 to include – Code for sustainable Homes – Section 1 The development – 'Layout and Design', Section 2 Physical Security (Building Control for Sustainable Homes Issues) and Section 3 Ancillary Security Requirements (Security requirements for additional or optional residential features)

Barnet, Enfield and Haringey Mental Health NHS Trust:

- 4.1.6 No response received.

Thames Water:

- 4.1.7 No objections.

Tree Officer:

- 4.1.8 The Tree Officer has raised concerns about the impact of the changes to the main entrance plaza to the protected Cedar Tree. Additional information has been requested and discussions are ongoing. Any comments will be reported at the meeting.

Economic Development:

- 4.1.9 No objection and no further comments beyond those made under ref: 14/04574/OUT.

Environmental Health:

- 4.1.10 No objection and no further comments beyond those made under ref: 14/04574/OUT.

Traffic and Transportation:

- 4.1.11 No objection and no further comments beyond those made under ref: 14/04574/OUT.

**4.2 Public response**

- 4.2.1 The application was referred to 1162 surrounding properties, a press notice released (as featured in the Enfield Independent on 04/11/14) and 8 site notices were posted on and around the site. The consultation period expired 19/11/15. A total of 5 written responses were received objecting to the proposal on the following grounds (categorised for ease of reference):

*Transport and Access*

- Inadequate parking provision
- Increased traffic generation / congestion across the site, but with particular reference to Shooters Road, Comreddy Close, Hunters Way and Ridge Crest
- Impeded access to Ridge Crest
- Inadequate access to the interim and permanent schools
- Inadequate parking controls
- Lack of options for alternative accesses and access mechanisms to the site.
- Inadequate drop-off / pick-up provision
- Inadequate public transport provision
- Disruption during construction
- Insufficient access to site

*School*

- Increased noise and disturbance
- Inappropriate location for a school

*Residential*

- Lack of supporting infrastructure (including water and sewerage)

*Hospital*

- Extension to multi-storey car-park unsightly
- Loss of clock tower hospital complex of historic importance

*Sustainability*

- Adverse impact to ecology
- Loss of trees
- Increased risk of flooding

4.2.2 Whilst the concerns of residents are noted in relation to the scheme, the principle of development and access arrangements have been established under ref: 14/04574/OUT and as the subject application does not seek to amend or alter elements of the scheme referred to in representations, the comments received can be attributed limited weight.

Rt. Hon Theresa Villiers MP:

4.2.4 Registered her support for the scheme stating that the plans for new hospital buildings will result in improved facilities and important benefits for patients. The provision of 500 homes and a new school will assist in providing housing and starter homes in the area and keeping up with additional demand for school places.

**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 4.1 – Developing London’s economy
- Policy 4.5 – London’s visitor infrastructure
- Policy 4.12 – Improving opportunities for all
- Policy 5.1 – Climate change mitigation
- Policy 5.2 – Minimising carbon dioxide emissions
- Policy 5.3 – Sustainable design and construction
- Policy 5.5 – Decentralised energy networks
- Policy 5.6 – Decentralised energy in development proposals
- Policy 5.7 – Renewable energy
- Policy 5.9 – Overheating and cooling
- Policy 5.10 – Urban greening
- Policy 5.11 – Green roofs and development site environs
- Policy 5.12 – Flood risk management
- Policy 5.13 – Sustainable drainage
- Policy 5.15 – Water use and supplies
- Policy 5.18 – Construction, excavation and demolition waste
- Policy 5.21 – Contaminated land
- Policy 6.9 – Cycling
- Policy 6.10 – Walking
- Policy 6.12 – Road network capacity
- Policy 6.13 – Parking
- Policy 7.1 – Building London’s neighbourhoods and communities
- Policy 7.2 – An inclusive environment
- Policy 7.3 – Designing out crime
- Policy 7.4 – Local character
- Policy 7.5 – Public realm
- Policy 7.6 – Architecture
- Policy 7.7 – Location and design of tall and large buildings
- Policy 7.8 – 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 5: Education, health and wellbeing  
Strategic Objective 6: Maximising economic potential  
Strategic Objective 7: Employment and skills  
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

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  
DMD44: Conserving and enhancing heritage assets  
DMD45: Parking standards and layout  
DMD47: New road, access and servicing  
DMD48: Transport assessments  
DMD49: Sustainable design and construction statements  
DMD50: Environmental assessments 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  
DMD82: Protecting the Green Belt  
DMD83: Development adjacent to the Green Belt

#### 5.4 Other Material Considerations

NPPF  
NPPG  
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 principle of the redevelopment of the site to provide a new hospital of up to 32,000 sq.m of floor area, up to 500 residential units and the provision of an interim and permanent primary school for three forms of entry (630 sq.m and 3,600 sq.m respectively) has been established under ref: 14/04574/OUT. The quantum of development and access arrangements have not altered as a result of the current submission and hence considerations in the assessment of the subject application are necessarily restricted to the impact of the scheduled amendments to the agreed parameters plan and whether these changes represent a minor material amendment in accordance with the relevant tests of s73 of the Town and Country Planning Act 1990. In this regard, the main issues to consider are as follows:

- i. Alignment with BEH Clinical Strategy
- ii. Development adjacent to the Green Belt;
- iii. Design;
- iv. Amenity of neighbouring properties;
- v. Highway safety;
- vi. Sustainability and biodiversity;
- vii. S.106 Obligations; and
- viii. Community Infrastructure Levy

### 6.2 Alignment with BEH Clinical Strategy

6.2.1 London Plan Policy 3.17 and CP7 of the Core Strategy seeks to support the provision of high quality health appropriate for a growing and changing population with a flexibility of form that can adapt to meet identified healthcare needs including the provision of urgent care centres. The Council is committed to work with the Enfield PCT, NHS London, and other public and private sector health agencies in delivering appropriate proposals for new health and social care facilities.

6.2.2 Under the parent application ref: 14/04574/OUT the principle of a new and enhanced hospital facility to the site was established. Issues relating to hospital service continuity, the reduction in healthcare floor space and alignment with the stated and established needs of the wider community as part of the BEH Clinical Strategy were considered in detail and deemed to be

compliant with the provisions of Policies 3.16 and 3.17 of the London Plan and Policy CP7 of the Local Plan.

6.2.3 The subject application does not seek to alter the quantum of development nor does it seek to update or adjust the BEH Clinical Strategy already considered stating as part of the submission that the relationship of the development to the BEH Clinical Strategy would remain unchanged. Therefore, it must be held that the tabled amendments are consistent with the scheme considered at planning committee and subsequently approved. Indeed, the refined design was driven by a desire to simplify movement and enhance the functionality of the hospital development to enhance the patient experience. The realised design is held to accommodate a greater flexibility in layout whilst both retaining the identified clinical service needs and maintaining the sufficient capacity on site to accommodate future expansion to better respond to the changing needs of a growing population. The main driver of the scheme to provide a modern and fit-for-purpose healthcare facility remains unaltered and it can be held that the evolution of the design has served to further enhance the development proposal to the benefit of the wider community. In this regard, it is considered that the tabled amendments have not materially altered the principle, quantum or objectives for hospital delivery to the site and a minor material amendment can be agreed.

6.2.4 All matters secured by way of condition or s106 agreement as part of the parent application will be reiterated as part of the subject application including, but not limited to:

- Hospital delivery
- Hospital continuity plan
- Future expansion
- Primary Care enabling
- Alignment with BEH Clinical Strategy
- Detailed design

### 6.3 Development Adjacent to the Green Belt

6.3.1 Policy DMD83 of the Development Management Document also seeks to govern development adjacent to the Green Belt, or development deemed to impact upon its setting. In this regard, proposed development located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met:

- a. There is no increase in the visual dominance and intrusiveness of the built form by way of height, scale and massing on the Green Belt;
- b. There is a clear distinction between the Green Belt and urban area;
- c. Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained.

6.3.2 In addition, proposals should maximise opportunities to incorporate measures to improve the character of land adjacent to the Green Belt through environmental improvements such as planting and earth moulding, and the removal or replacement of visually intrusive elements such as buildings, structures, hard standings, walls, fences or advertisements.

- 6.3.3 Development must not restrict future public access/ rights of way from being provided. Where possible proposed development should increase opportunities for public access.
- 6.3.4 As part of the original submission, a Visual Impact Assessment (VIA) accompanied the scheme. Four wireline viewpoints were agreed to form the basis of the analysis as these areas were deemed to offer the most conspicuous views of the site from the surrounding Green Belt (see illustration below). Consistent with this approach, an updated VIA has been submitted to assess the impact of the changes to the parameters plan, notably in relation to a reorientation and reconfiguration of the hospital site which would potentially increase the visual bulk of the development from certain vantage points.

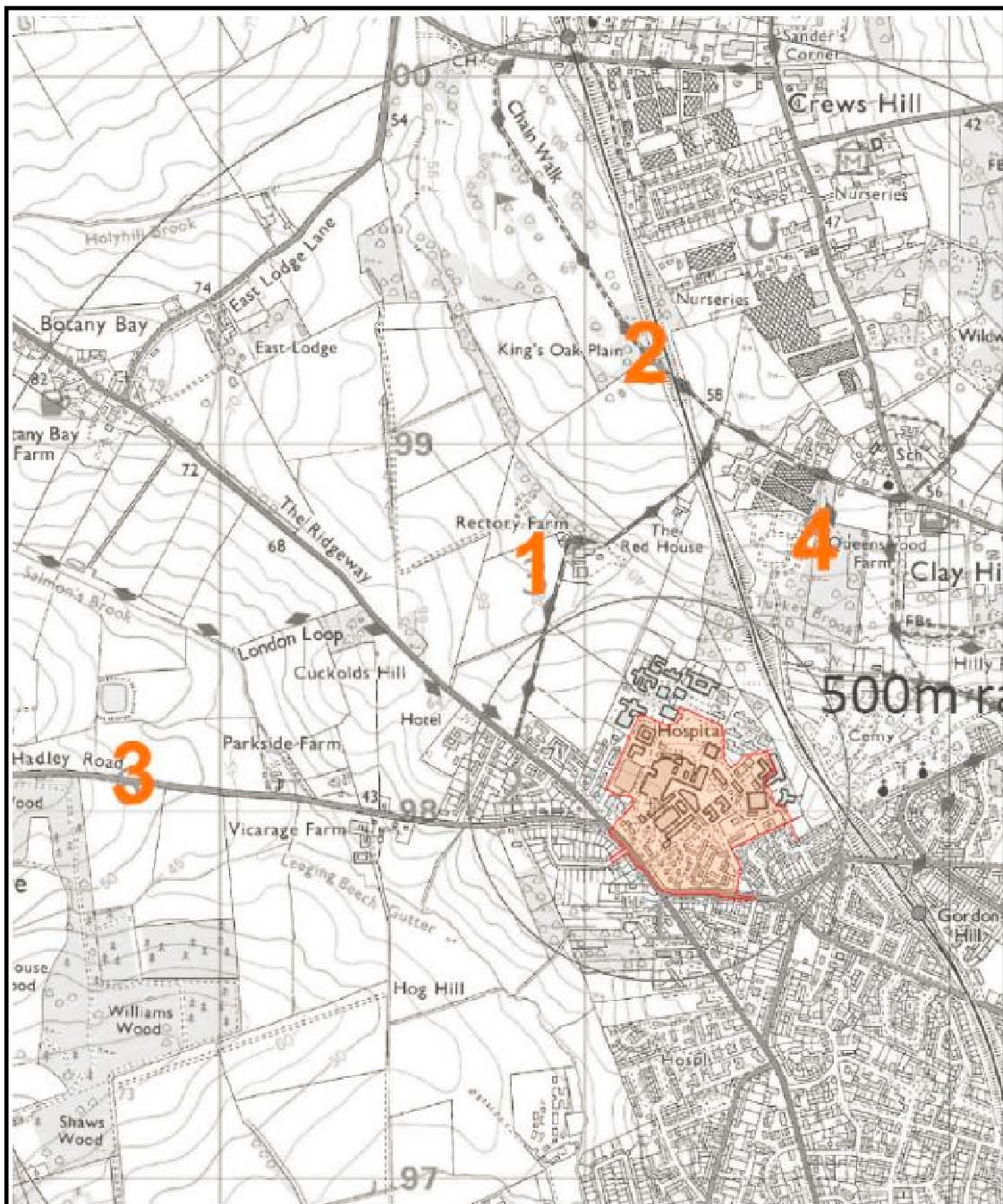


Illustration 3: VIA vantage points



6.3.5 The updated analysis when compared to the previously approved scheme concludes that the impact of the development from a number of the vantage point would largely be screened by vegetation or seen within the context of an established urban edge. Again, views from the Strayfield Road Cemetery to the north east of the site (due to the surrounding topography) was by far the most conspicuous location for views to the hospital site, however, views toward the site that were capable of exposing the hospital site were limited to the north east corner of the cemetery as it stretches out towards Clay Hill. Even from this vantage point, views across the site were fleeting as existing vegetation and the Gordon Hill railway bridge would quickly obstruct views as individuals travelled down the steep gradient.

6.3.6 In this regard, Policy DMD43 of the Development Management Document seeks to manage the design and siting of tall buildings. By virtue of the Policy tall and large buildings are defined as those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor. In relation to developments within or adjacent to Green Belt sites, tall buildings are considered to be inappropriate.

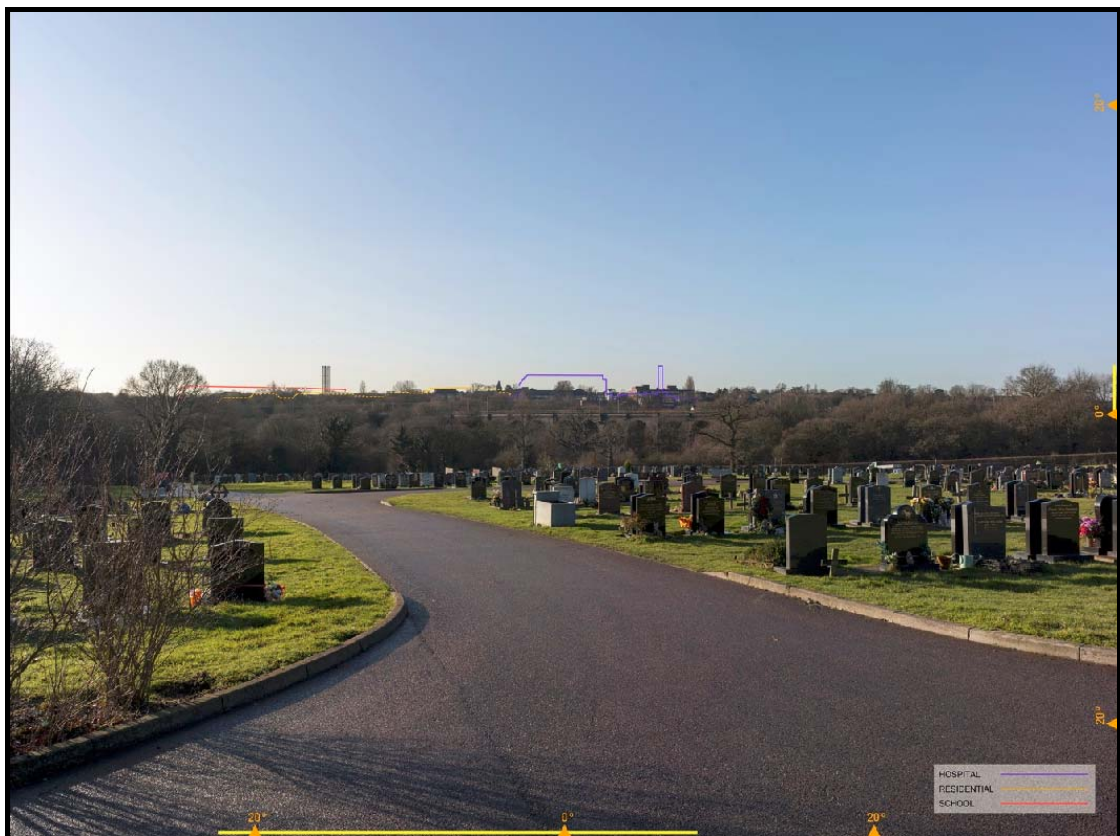
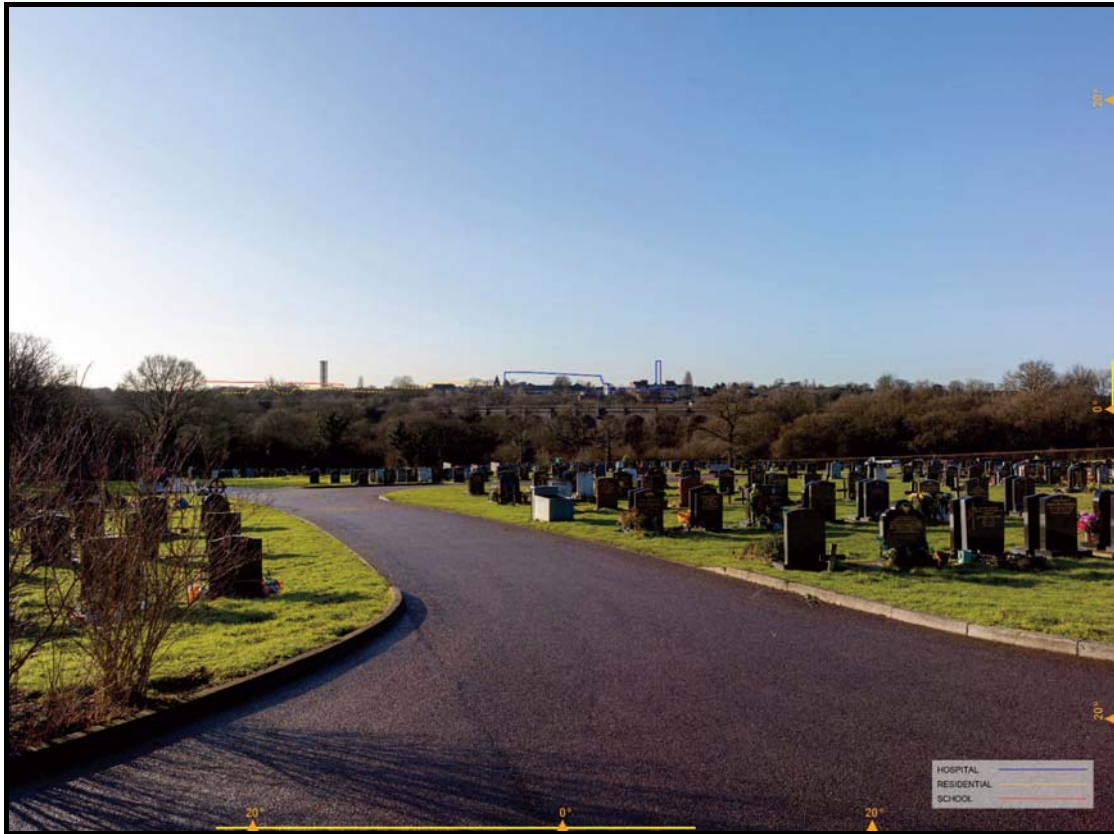


Photo 1: View point 4 14/04574/OUT



**Photo 2: View point 4 15/04547/FUL**

6.3.7 While it is acknowledged that the overall bulk and massing of the site would be increased as a result of the development, and indeed that the reconfigured hospital site would serve to increase the bulk of the development across the horizontal axis, vertically the overall height of the development would appear reduced. Consistent with the deliberations of the approved scheme, the VIA is correct in its assertion that from each of the vantage points (and in particular the one to the cemetery), the presence of the existing hospital is already visible and would serve to define an accepted urban edge. The tabled changes to the scheme when taken in context are relatively minor in nature and with a reduction in the discernible height of the development overall would achieve a consistent and acceptable balance with the previously consented scheme.

#### 6.4 Design

##### *Density*

6.4.1 The quantum of development to the site remains unchanged as a result of the change to the parameters of the hospital development. In this regard, the principle for development of the quantum established under ref: 14/04574/OUT remains applicable to the subject scheme and thereby deemed acceptable.

##### *Layout, mass, bulk and height*

6.4.2 Consistent with the core principles of the London Plan, the Core Strategy and Development Management Document well considered, high quality, design-

led development is central to achieving a balanced and sustainable development. Developments should be of the highest quality internal, externally and in relation to the wider environment providing an attractive and functional public realm, clear legible for users, but one that adapts to changing needs and fosters a sense of community. New development is required to have regard to its context, and make a positive contribution to local character.

6.4.3 The revised scheme is again submitted under an outline application with matters relating to detailed design reserved at this stage, however, in the refinement of the hospital parcel a revised illustrative Masterplan has been submitted for consideration. It is evident from the document that the vast majority of changes to the outline consent centre on the hospital design and its associated parameters plan enlarging the hospital parcel and reorienting and reconfiguring the main hospital block. While outline, it is clear that the refinement of the hospital building has served to create a more visually interesting built form than its predecessor with a strong diagonal emphasis that positively addresses the large expanse of public realm that demarcates the main entrance and create the civic heart of the development. Modest changes to the orientation and set back of two residential blocks serve to reinforce the importance of this space to create a coherent whole and consequently successfully accommodate the tabled changes to the hospital. The revised scheme retains its design rationale to maintain critical mass to the centre of the site dissolving to a more suburban typology as the residential units radiate outwards and again successfully mediates with the low density suburban edge and the consolidated bulk of the hospital campus.

6.4.4 The road network remains unchanged and adds to the legibility of the development as a whole. Minor changes to the proposed entrance plaza adjacent to the Clock Tower, seeks to create a safer pedestrian environment and segregate more sensitive pedestrian movements from the main access to the site, is considered to be a more logical in approach that the previous shared space iteration.

6.4.5 Mindful of the considerations and concerns raised through consultation and at planning committee, it is important for Members to note that there are no tabled changes to the parameters plans for either the residential or school sites and remain unchanged from the previously approved scheme. Further, the detailed design of the development will be dealt with under the reserved matters submission for each of the identified parcels. These applications will also be referred to planning committee for deliberation.

## 6.5 Impact of Neighbouring Properties

6.5.1 Policy DMD8 of the Development Management Document seeks to ensure that all new residential development is appropriately located, taking account of the surrounding area and land uses with a mandate to preserve amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance. In addition, DMD10 imposes minimum distancing standards to maintain a sense of privacy, avoid overshadowing and to ensure that adequate amounts of sunlight are available for new and existing developments.

6.5.2 The nature of the tabled changes are such that they are concentrated to the centre of the site and consequently away from any sensitive receptors notably to Shooters Road, Comreddy Close, Albuhera Close and Spring Court Road.

In this regard, it is considered that the changes will have no discernible increase in impact to these properties in excess of those already agreed as part of the parent application and its stated parameters. It is acknowledged that the maximum height of the energy centre and expansion space to the north east of the site has increased as a result of this application, however, the newly stated parameters would not serve to increase the height over the existing height of the maternity unit and hence again will have no greater an impact than levels currently experienced. The changes, therefore, are considered to be acceptable and consistent with previous deliberations.

## 6.6 Highway Safety

### *Proposal*

6.6.1 As part of the submission, it is clear that the road network, parking provision and decant strategy for the redevelopment of the site remain unchanged from the previously approved scheme. For clarity, the development proposes:

- The main access at The Ridgeway is proposed to be enhanced, including provision for right-turning (inbound) movements.
- Hospital parking is proposed to be reduced to 900 from the current 1,444 across the site, involving the extension of the existing multi-storey car park to the north-west of the site.
- School parking is proposed at 35-40 spaces.
- Residential parking is proposed at a ratio of 1:1.
- New pedestrian crossing to Lavender Hill.
- Interim and permanent school access via Hunters Way with one way exit via Shooters Road including provision of new connecting road and control measures.

6.6.2 In consultation with Transport for London and the Council's Traffic and Transportation team, no objections have been raised to the scheme on the basis that the tabled changes are so minor as to not materially impact upon transport implication for the scheme. All relevant considerations remain consistent with the previously approved scheme and all relevant measures secured by way of condition, s106 or s278 will be reiterated if Members resolve to grant consent.

## 6.7 Sustainable Design and Construction

6.7.1 The sustainable design and construction credentials of the scheme remain unaltered as a result of the submitted changes and therefore remain consistent with the requirements of the Local Plan. All relevant measures secured by way of condition or s106 will be reiterated if members resolve to grant consent.

### *Trees*

6.7.2 A site wide Tree Preservation Order under the parent scheme was never confirmed as a consequence of the outline planning permission granted for the site and instead tree specific Tree Protection Orders have been placed on individual specimens across the site. Consistent with comments under the parent application the Tree Officer has indicated that he has no objection in principle to the scheme, commenting that there are a number of significant



and good quality trees on the site that positively contribute individually or as groups to the amenity and character of the site (including the proposed school site).

- 6.7.3 The overwhelming majority of these trees have been sensibly retained where they will continue to contribute to the proposed development. The revised hospital configuration would not result in any additional loss of trees over what has already been agreed. However, the Tree Officer has requested additional information around the protection measures afforded to the larger Cedar tree located in front of the retained hospital building given the changes to the entrance plaza. His concerns have been relayed to the applicant and additional information including revised comments from the Tree Officer will be reported at the meeting.

#### 6.8 *S106 Contributions*

- 6.8.1 A Deed of Variation to the Section 106 agreement will be required to align it with this s73 application. Other than this minor change all other provisions, schedules and Heads of Terms will remain unaltered.

#### 6.9 *Community Infrastructure Levy*

- 6.9.1 The CIL Regulations 2010 (as amended) allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring 2016.

- 6.9.2 Given the phased nature of the development and the intention to discharge reserved matters on a phase by phase basis, CIL will be calculated and paid on a phase by phase basis.

#### 6.10 *Other Matters*

##### *Equalities Impact Assessment*

- 6.10.1 An Equalities Impact Assessment was been submitted as part of the parent outline application. The consultation process has served to notify all relevant adjoining parties likely to be impacted by the development. However, additional regard has been given to any potential impact upon the protected characteristics outlined by the Equalities Act 2010 Section 149 and the provisions contained therein. It is considered that due regard has been given to the impact of the scheme on all relevant groups with the protected characteristics schedule and given the comments made in the previous '*Inclusive Access*' section and on the basis of the wider social imperative of the development to deliver a modern hospital facility there would no undue impact upon any identified group. It is not considered that this would alter as part of the s73 application given the minor nature of the changes.

##### *Enabling Works*

- 6.10.2 As part of the current application, the Trust have requested that the Local Planning Authority consider the enabling works described in the proposal section of this report as a non-material amendment and consequently that such works would not constitute commencement of development for the hospital parcel for the purposes of discharge of conditions and s106 obligations. Whether or not a proposed amendment is non-material will depend on the circumstances of the case – a change which may be non-material in one case could be material in another. There is no statutory definition of non-material, but the LPA must be satisfied that the amendment sought is non-material in order to grant an application.
- 6.10.3 It is recognised that enabling works (including amongst others demolition and excavation) typically constitute development and consequently are regarded as operations that constitute commencement of works. However, it is also recognised that the Trust are subject to a challenging timetable for delivery of the hospital and that any delays can result in considerably increased financial burden and risk which may consequently undermine delivery. The Local Planning Authority in its resolution to grant consent under ref: 14/04574/OUT recognised the wider social imperative in facilitating the delivery of a new hospital to the borough. Substantial weight was afforded to such delivery in deliberations particularly in consideration of wider enabling development. In tabling the enabling works, the Trust have accepted any and all associated risks in proceeding with the works without first gaining approval of the Reserved Matters scheme and the possible delays that may incur if an agreement on the Reserved Matters scheme cannot be reached.
- 6.10.4 To this end, a positive decision to allow the works described to commence would not prejudice the decision making ability of the Local Planning Authority under any of the Reserved Matters applications nor would it discharge the responsibilities of the Trust to discharge relevant conditions and s106 obligations already agreed. In this regard, the enabling works would proceed entirely at the risk of the Trust should agreement on relevant Reserved Matters or conditions applications not be reached. Furthermore, weighting must again be applied to the wider social imperative to deliver a fit-for-purpose hospital within challenging timeframes and budgetary constraints for the Trust. Hence a decision to allow enabling works to include the tabled reduced level dig would assist in facilitating delivery of the hospital in a timely manner and Officers are satisfied that the described works can proceed in advance of the discharge of conditions.

## **7. Conclusion**

- 7.1 Chase Farm is a strategically important site for the Borough and its surround. The tabled changes are considered to be minor in nature and as the quantum of development would remain unchanged, it is considered that the alterations can be agreed as a minor material amendment subject to all relevant conditions and s106 obligation previously secured under ref: 14/04574/OUT.

## **8. Recommendation**

- 8.1 That planning permission be to be granted in accordance subject to all conditions levied under ref: 14/04574/OUT and a Deed of Variation to the agreed s106.

**Notes:**

- The overall concept is to provide a high quality, multi-use development.
- All buildings are to be constructed to the highest standards of design and construction.
- The overall design is to be a high quality, multi-use development.
- The overall design is to be a high quality, multi-use development.

**Legend:**

The blocks are numbered 1 to 10 in the following order:

- NEW HOSPITAL
- EXISTING HIGHLANDS
- EXISTING MULTI-STORY CAR PARK
- MULTI-STORY CAR PARK EXTENSION
- ENERGY CENTRE
- MEDICAL GAS COMPOUND
- FUTURE LONG TERM EXPANSION
- SCHOOL SITE
- CLOCK TOWER

**Color Key:**

- 1: NEW HOSPITAL (Red)
- 2: EXISTING HIGHLANDS (Blue)
- 3: EXISTING MULTI-STORY CAR PARK (Grey)
- 4: MULTI-STORY CAR PARK EXTENSION (Grey)
- 5: ENERGY CENTRE (Green)
- 6: MEDICAL GAS COMPOUND (Purple)
- 7: FUTURE LONG TERM EXPANSION (Orange)
- 8: SCHOOL SITE (Yellow)
- 9: CLOCK TOWER (Light Blue)

| Date | Issue | Revised Issues | Drawn | Checked |
|------|-------|----------------|-------|---------|
|      |       |                |       |         |

**IBI**

**IHP** INTEGRATED HEALTH PLANNING

**CHASE FARM REDEVELOPMENT**

www.ibi.com

Client: IHP

Site: Chase Farm

Site Plan

Plan No: 2007/2015

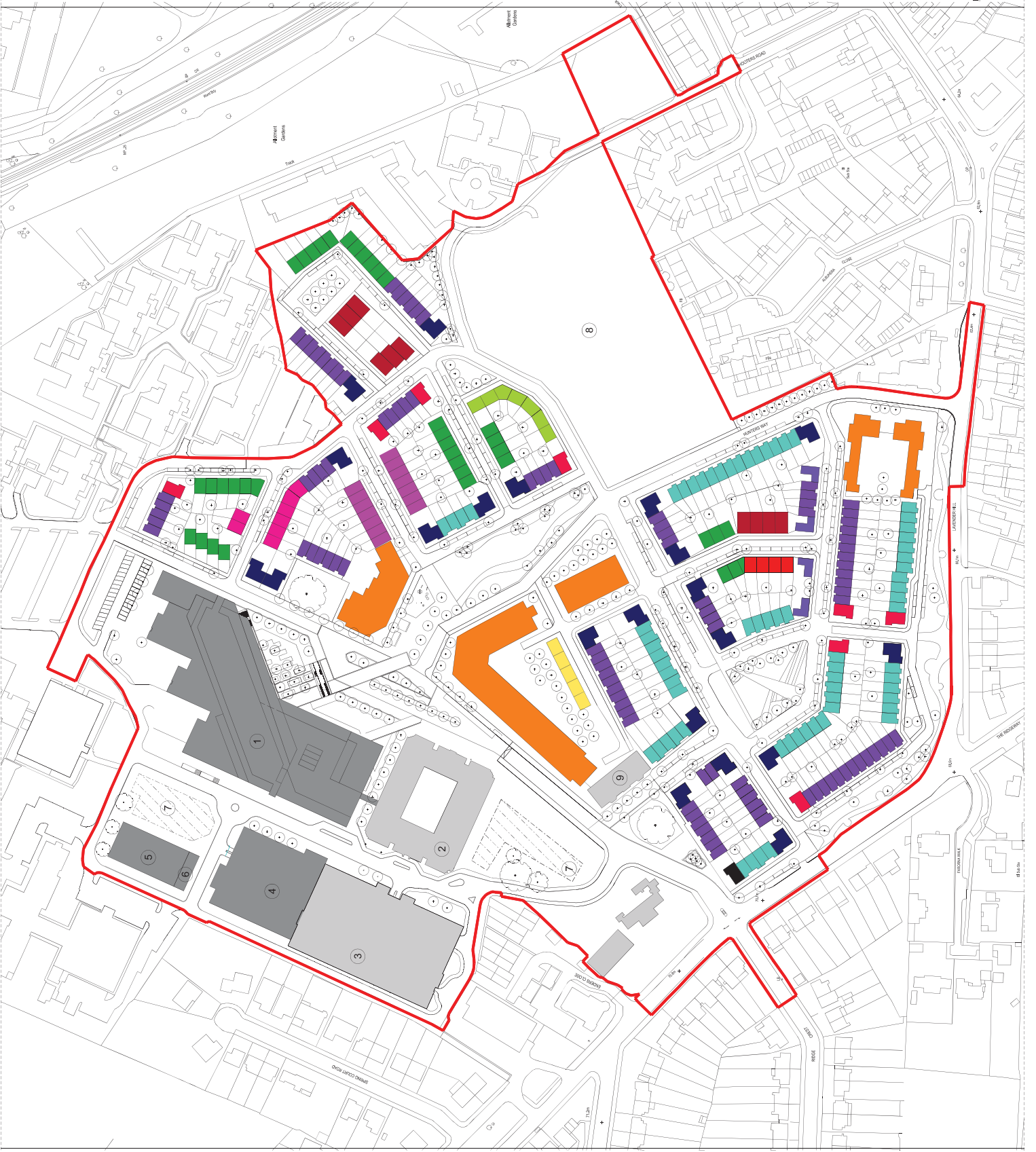
Date: 28/07/2015

Scale: 1:1000

Section: SECTION 73 SUBMISSION

Planning

Drawing Number: IHP-WS-XX-PI-10-009





1. This drawing is a preliminary plan and is not to be used for construction purposes.  
 2. All dimensions are in feet and inches.  
 3. All dimensions are to the centerline of the structure.  
 4. All dimensions are to the centerline of the structure.  
 5. All dimensions are to the centerline of the structure.  
 6. All dimensions are to the centerline of the structure.

NORTH

This drawing is a preliminary plan and is not to be used for construction purposes.

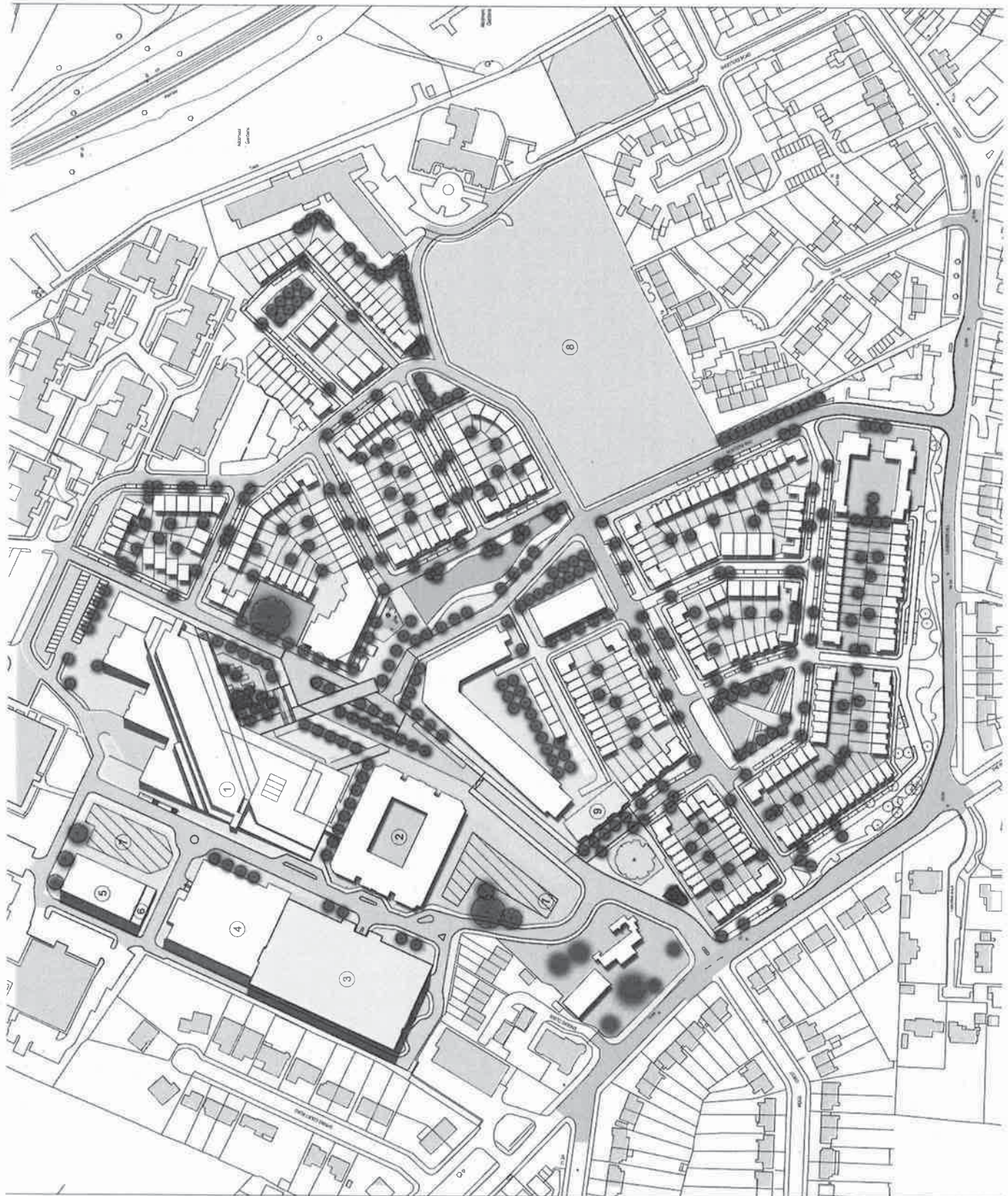
**LEGEND**  
 1 NEW HOSPITAL  
 2 EXISTING HOSPITAL  
 3 EXISTING HEALTH CENTER  
 4 MULTI-STORY CAR PARK EXTENSION  
 5 ENERGY CENTRE  
 6 MEDICAL GAS COMPOUND  
 7 FUTURE LONG TERM EXPANSION  
 8 SCHOOL SITE  
 9 ELDER TOWER

**IBI**

**CHASE FARM REDEVELOPMENT**

5/1/15  
 26/07/2015  
 11/000  
 SECTION 7.3 SUBMISSION

Planning  
 10/15/15-00-011





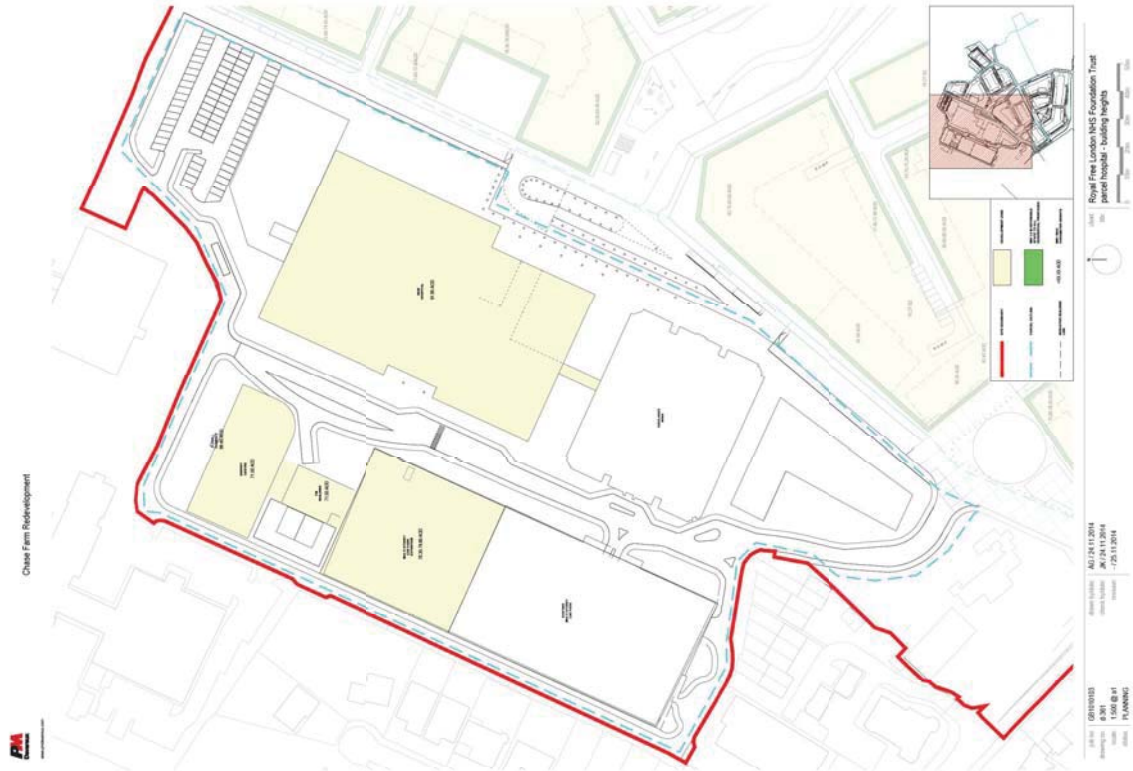
|   |   |
|---|---|
| <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>This drawing is complete.</li> <li>Do not scale dimensions from this drawing.</li> <li>All measurements on this drawing are to be reported to the architect.</li> <li>Do not modify any elements of this drawing.</li> <li>Do not use this drawing for any other purpose.</li> </ul> <p>The following statement is not to be used in any other drawing:</p> | <p>Rev: _____ Date: _____ Revision Notes:</p>                               |
|   | <p><b>IBI</b><br/>Nightingale<br/>Project:<br/>CHASE FARM REDEVELOPMENT</p> |

|  |                             |   |
|--|-----------------------------|---|
| <p>Drawings Title:<br/><b>SECTION 73<br/>AREAS OF CHANGE</b></p> | <p>Date:<br/>28/08/15</p>   | <p>Scale/Stage:<br/>NTS</p>               |
| <p>ISS Number:<br/>50198</p>                                     | <p>Status:<br/>PLANNING</p> | <p>Purpose:<br/>SECTION 73 SUBMISSION</p> |
| <p>Drawing Number:<br/>S 73_SKETCH-12</p>                        | <p>Revision:</p>            |   |



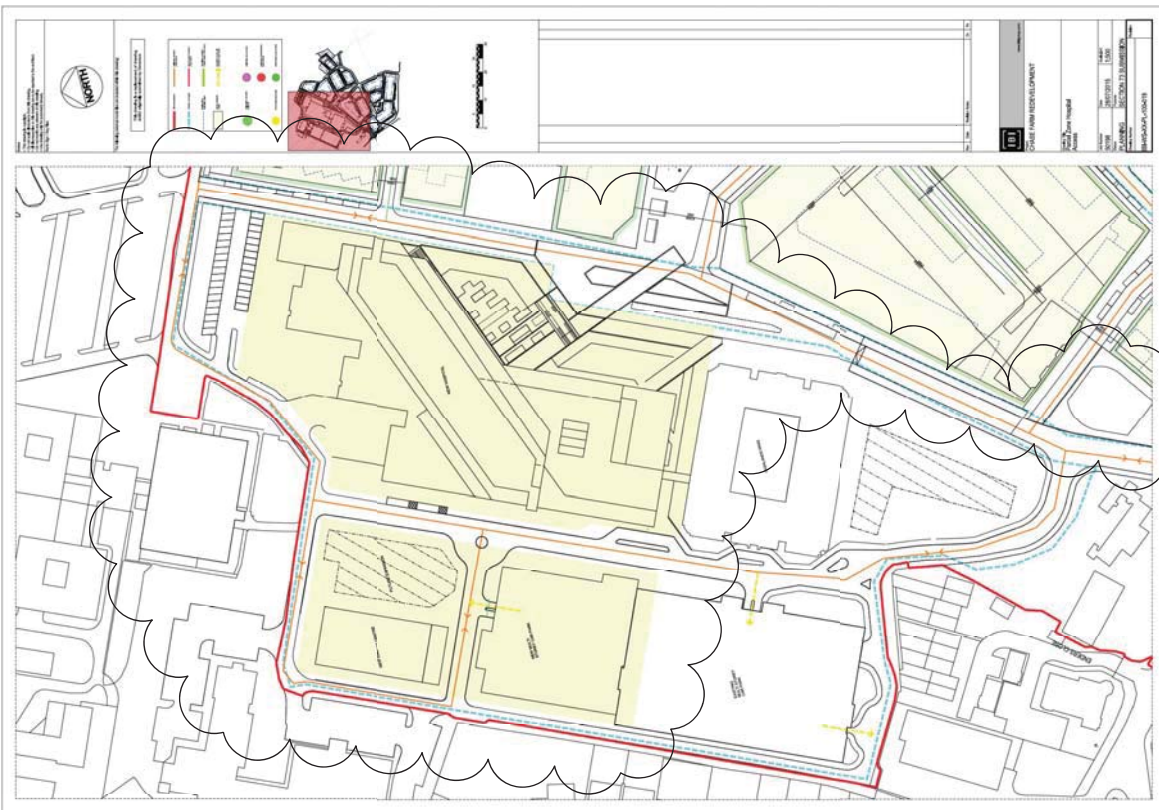
With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-018)

PARCEL ZONE HOSPITAL BUILDING HEIGHTS



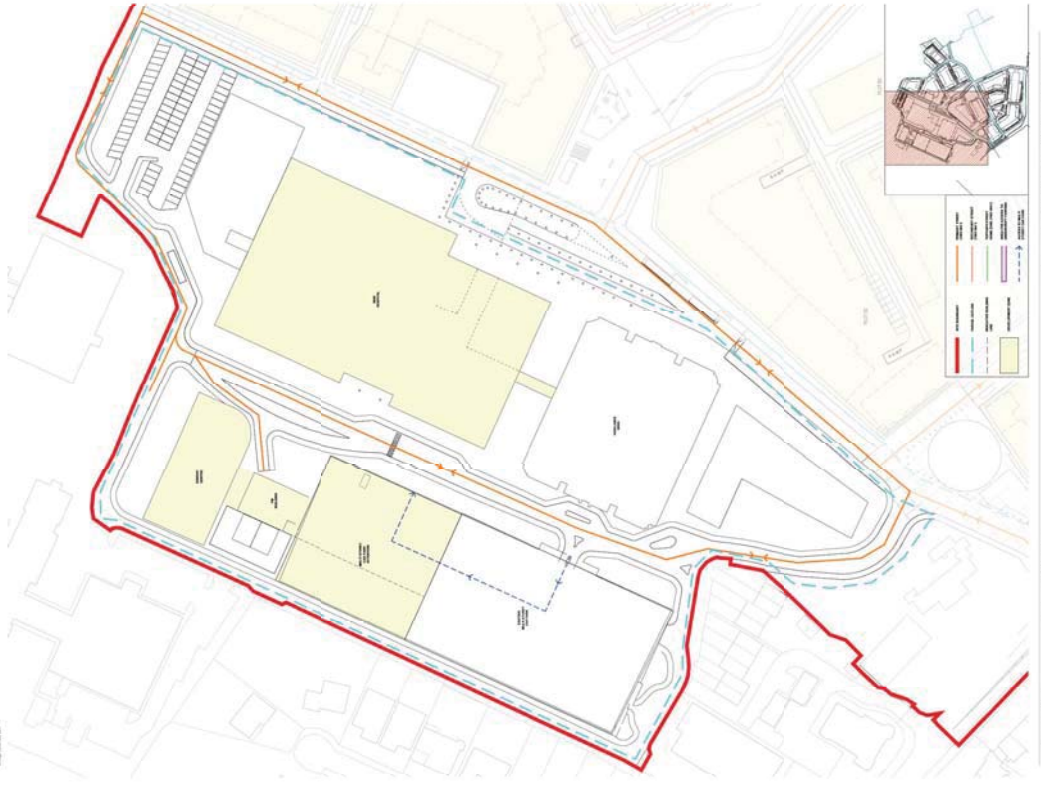
With Original Parameters  
(Drawing Number: D-361)

|  |  |   |  |
|--|--|---|--|
| <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>This drawing is complete.</li> <li>Do not scale dimensions from this drawing.</li> <li>All measurements on this drawing are to be reported to the architect.</li> <li>Do not modify any dimensions on this drawing.</li> <li>Do not modify any notes on this drawing.</li> </ul> <p>The following general notes apply to all drawings within this drawing:</p> |  | <p>Rev: _____ Date: _____ Revision Notes:</p>                                   | <p><b>IBI</b><br/>Nightingale</p> <p>Project:<br/>CHASE FARM REDEVELOPMENT</p> |
| <p>Drawings Title:<br/><b>SECTION 73<br/>AREAS OF CHANGE</b></p>   |  | <p>DWG Number:<br/>50198</p> <p>Date:<br/>28/08/15</p> <p>Scale(s):<br/>NTS</p> | <p>Status:<br/>PLANNING</p> <p>Purpose:<br/>SECTION 73 SUBMISSION</p>          |
| <p>Drawing Number:<br/>S 73_SKETCH-13</p>  |  | <p>Remarks:</p>   |  |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-019)

PARCEL ZONE HOSPITAL ACCESS



With Original Parameters  
(Drawing Number: D-362)



**NOTES:**

- This drawing is complete.
- Do not scale dimensions from this drawing.
- All dimensions on this drawing are to be reported to the architect.
- Do not modify any dimensions of this drawing.
- Do not modify any annotations of this drawing.

The following general notes apply to all drawings within this drawing:

|      |      |                |
|------|------|----------------|
| Rev. | Date | Revision Notes |
|      |      |                |

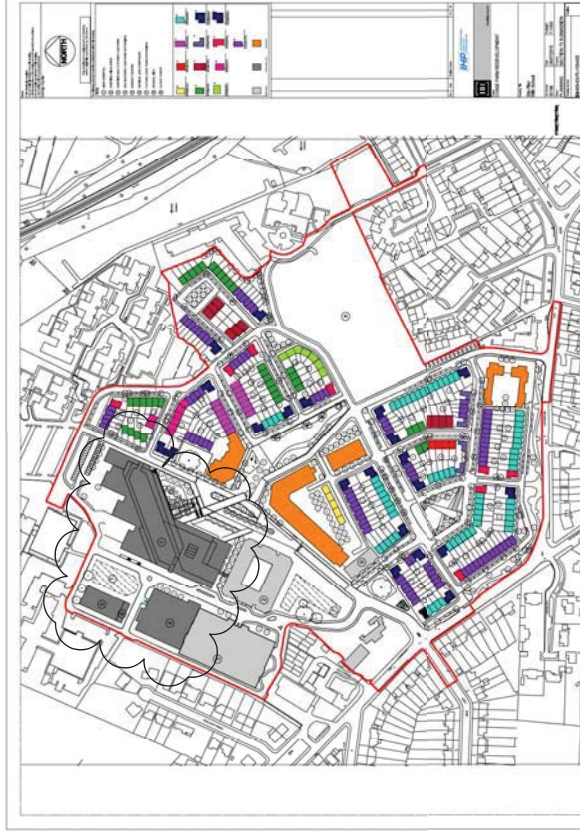
**IBI**  
Nightingale

Project: CHASE FARM REDEVELOPMENT

---

Drawing Title: SECTION 73 AREAS OF CHANGE

|            |                |                       |
|------------|----------------|-----------------------|
| DCP Number | Date           | Scale/3/4             |
| 50198      | 28/08/15       | NTS                   |
| Status     | Purpose        | SECTION 73 SUBMISSION |
| Planning   | Drawing Number | S 73_SKETCH-3         |
|            |                |                       |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-009)

**SITE PLAN - WITH SCHOOL**



With Original Parameters  
(Drawing Number: D-043)

CHASE FARM REDEVELOPMENT

DATE: 08/01/2015  
 DRAWING NO: S 73 SKETCH-3  
 PROJECT: CHASE FARM REDEVELOPMENT  
 DRAWING TITLE: SECTION 73 AREAS OF CHANGE  
 SCALE: NTS  
 DRAWING NUMBER: S 73 SKETCH-3

- NOTES:**
- This drawing is complete.
  - Do not scale dimensions from this drawing.
  - All discrepancies on this drawing are to be reported to the architect.
  - Do not modify any elements of this drawing.
  - Do not use this drawing for construction.
- The following customer provided files are included within this drawing:

Rev. Date Revision Notes

|                                      |                            |
|--------------------------------------|----------------------------|
| <b>IBI</b> <small>consulting</small> |                            |
| Project: CHASE FARM REDEVELOPMENT    |                            |
| Drawings Title:                      | SECTION 73 AREAS OF CHANGE |
| DWG Number:                          | 50198                      |
| Date:                                | 28/08/15                   |
| Scale(s):                            | NTS                        |
| Status:                              | PLANNING                   |
| Purpose:                             | SECTION 73 SUBMISSION      |
| Drawing Number:                      | S 73_SKETCH-6              |
| Revision:                            |                            |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-012)



With Original Parameters  
(Drawing Number: D-320)

PARCEL ZONE B2 - AREAS



- NOTES:**
- This drawing is complete.
  - Do not scale dimensions from this drawing.
  - All discrepancies on this drawing are to be reported to the architect.
  - Do not modify any dimensions on this drawing.
  - Do not modify any annotations on this drawing.
- The following customer provided files are included within this drawing:

Rev. Date Revision Notes

|  |                                   |
|--|-----------------------------------|
| <b>IBI</b><br>Nightingale                                |                                   |
| Project: CHASE FARM REDEVELOPMENT                        |                                   |
| Drawings Title:<br><b>SECTION 73<br/>AREAS OF CHANGE</b> | Date:<br>28/08/15                 |
| JOB Number:<br>50198                                     | Scale/Stage:<br>NTS               |
| Status:<br>PLANNING                                      | Purpose:<br>SECTION 73 SUBMISSION |
| Drawing Number:<br>S 73_SKETCH-7                         | Revision:                         |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-013)



With Original Parameters  
(Drawing Number: D-321)

**PARCEL ZONE B2 - BUILDING HEIGHTS**

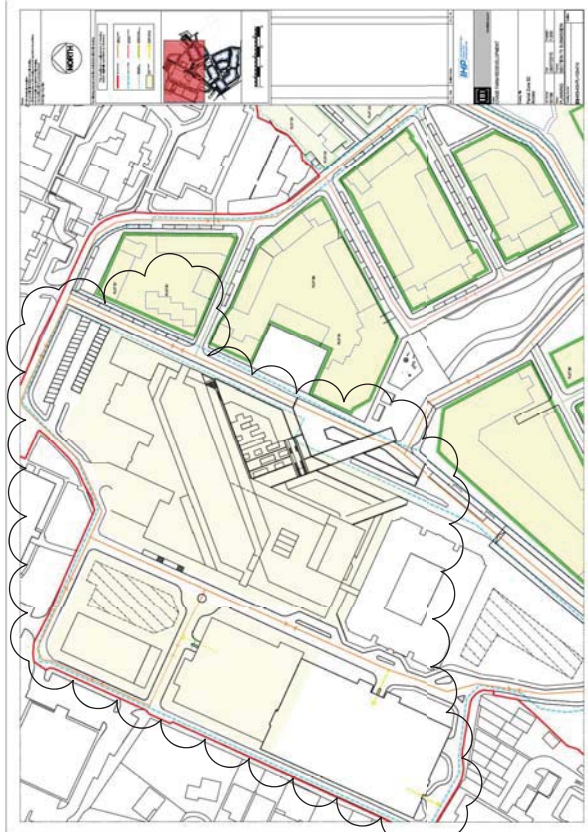
**NOTES:**

- This drawing is complete.
- Do not scale dimensions from this drawing.
- All discrepancies on this drawing are to be reported to the architect.
- Do not modify any dimensions or details on this drawing.
- Do not use this drawing for construction.

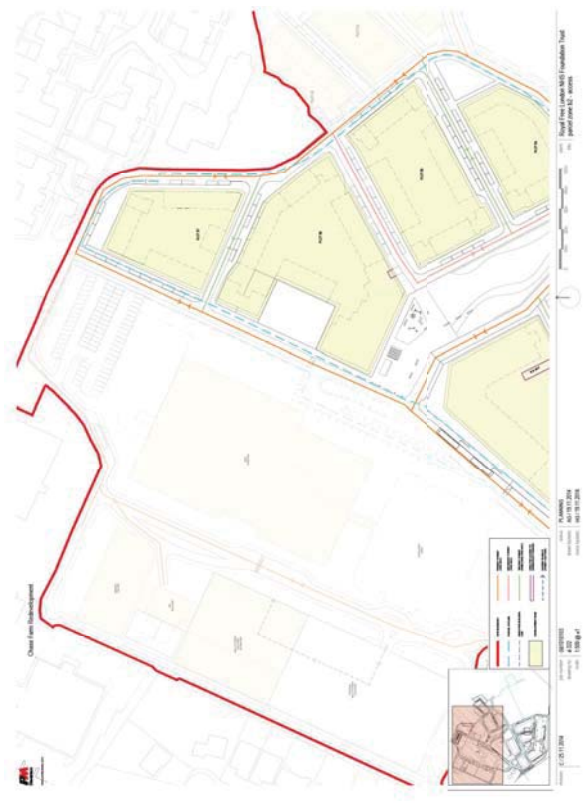
The following customer provided files are included within this drawing:

| Rev. | Date | Revision Notes |
|------|------|----------------|
|      |      |                |

|  |   |                               |
|--|---|-------------------------------|
| <b>IBI</b><br>Nightingale<br><small>INCORPORATED</small> | Project<br>CHASE FARM REDEVELOPMENT             |                               |
|  | Drawings Title<br>SECTION 73<br>AREAS OF CHANGE | Scale/Date<br>NTS<br>28/08/15 |
| JOB Number<br>50198                                      | Date<br>28/08/15                                | Scale/Date<br>NTS             |
| Status<br>PLANNING                                       | Purpose<br>SECTION 73 SUBMISSION                |                               |
| Drawing Number<br>S 73_SKETCH-8                          | Revision Number                                 |                               |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-014)



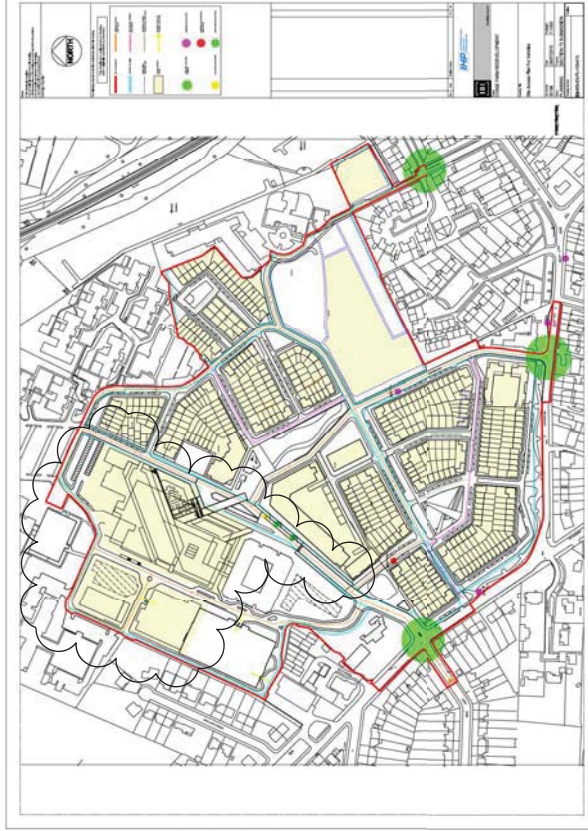
With Original Parameters  
(Drawing Number: D-322)

PARCEL ZONE B2 - ACCESS

- NOTES:**
- This drawing is complete.
  - Do not scale dimensions from this drawing.
  - All discrepancies on this drawing are to be reported to the architect.
  - Do not modify any elements of this drawing.
  - Do not use this drawing for construction.
- The following information is included in this drawing:

Rev. Date Revision Notes

|  |                    |
|--|--------------------|
| <b>IBI</b><br>Nightingale                      |                    |
| Project<br>CHASE FARM REDEVELOPMENT            |                    |
| Drawing Title<br>SECTION 73<br>AREAS OF CHANGE |                    |
| DWG Number<br>50198                            | Date<br>28/08/15   |
| Status<br>PLANNING                             | Scale/Stage<br>NTS |
| Purpose<br>SECTION 73 SUBMISSION               |                    |
| Drawing Number<br>S 73_SKETCH-9                | Revision           |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-015)



With Original Parameters  
(Drawing Number: D-351)

ACCESS PLAN FOR VEHICLES




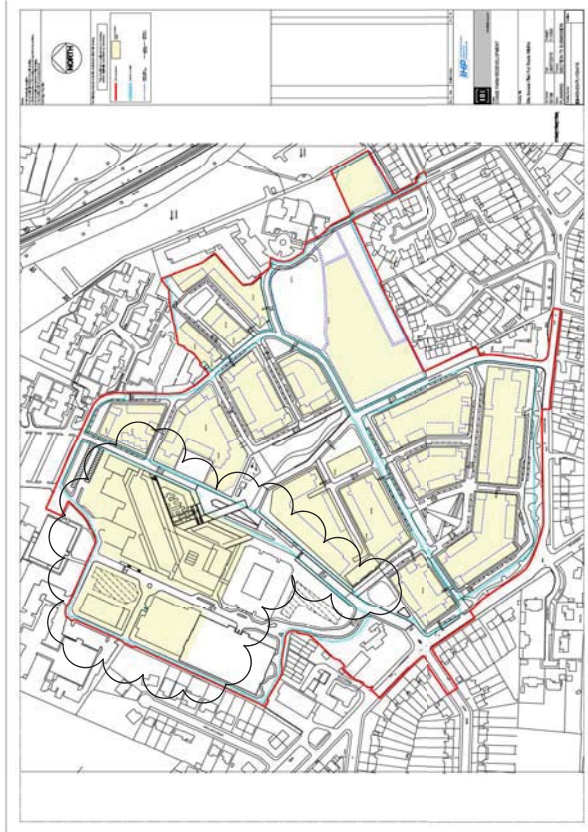
**NOTES:**

- This drawing is complete.
- Do not scale dimensions from this drawing.
- All discrepancies on this drawing are to be reported to the architect.
- Do not modify any dimensions on this drawing.
- Do not modify any annotations on this drawing.

The following customer issued files are included within this drawing:

| Rev. | Date | Revision Notes |
|------|------|----------------|
|      |      |                |

|  |   |                                   |
|--|---|-----------------------------------|
| <br><b>IBI</b> Nightingale<br><small>Group</small> | Project:<br>CHASE FARM REDEVELOPMENT            |                                   |
|  | Drawing Title:<br>SECTION 73<br>AREAS OF CHANGE | Date:<br>28/08/15                 |
| Drawing Number:<br>50198   | Status:<br>PLANNING                             | Purpose:<br>SECTION 73 SUBMISSION |
| Drawing Number:<br>S_73_SKETCH-10  | Revision:<br>1                                  |                                   |



With Revised Parameters  
 (Drawing Number: IBI-WS-XX-PL-100-016)



With Original Parameters  
 (Drawing Number: D-352)

ACCESS PLAN FOR ROUTE WIDTHS

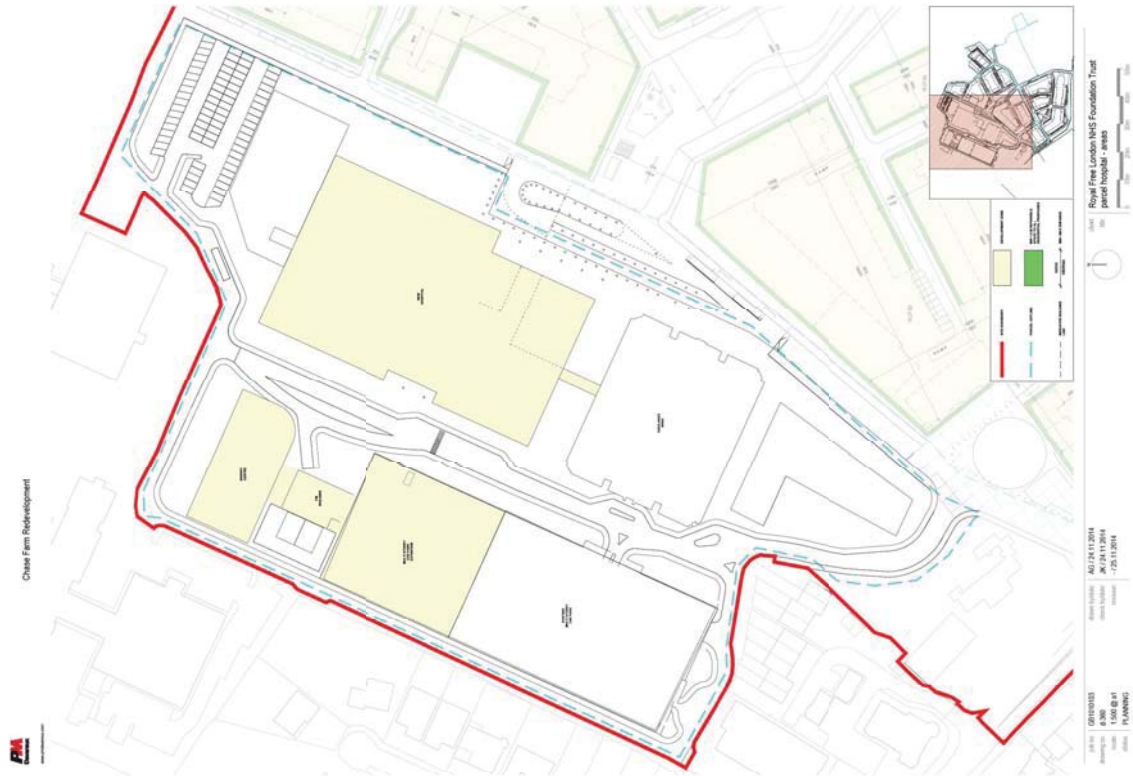
|   |   |
|---|---|
| <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>This drawing is complete.</li> <li>Do not scale dimensions from this drawing.</li> <li>All measurements on this drawing are to be reported to the architect.</li> <li>Do not modify any elements of this drawing.</li> <li>Do not copy or reproduce this drawing.</li> </ul> <p>The following statement is not to be used without the IBI logo:</p> | <p>Rev: _____ Date: _____ Revision Notes:</p>   |
|   | <p><b>IBI</b> Nightingale<br/> <small>IBI GROUP</small></p> <p>Project:<br/>                 CHASE FARM REDEVELOPMENT</p> |

|   |  |  |
|---|--|--|
| <p>Drawings Title:<br/>                 SECTION 73<br/>                 AREAS OF CHANGE</p> | <p>Date:<br/>                 28/08/15</p>   | <p>Scale(s):<br/>                 NTS</p>                  |
| <p>JOB Number:<br/>                 50198</p>   | <p>Status:<br/>                 PLANNING</p> | <p>Purpose:<br/>                 SECTION 73 SUBMISSION</p> |
| <p>Drawing Number:<br/>                 S 73_SKETCH-11</p>                                  | <p>Revision:</p>                             | <p>Remarks:</p>  |



With Revised Parameters  
 (Drawing Number: IBI-WS-XX-PL-100-017)

PARCEL ZONE HOSPITAL AREAS




With Original Parameters  
 (Drawing Number: D-360)

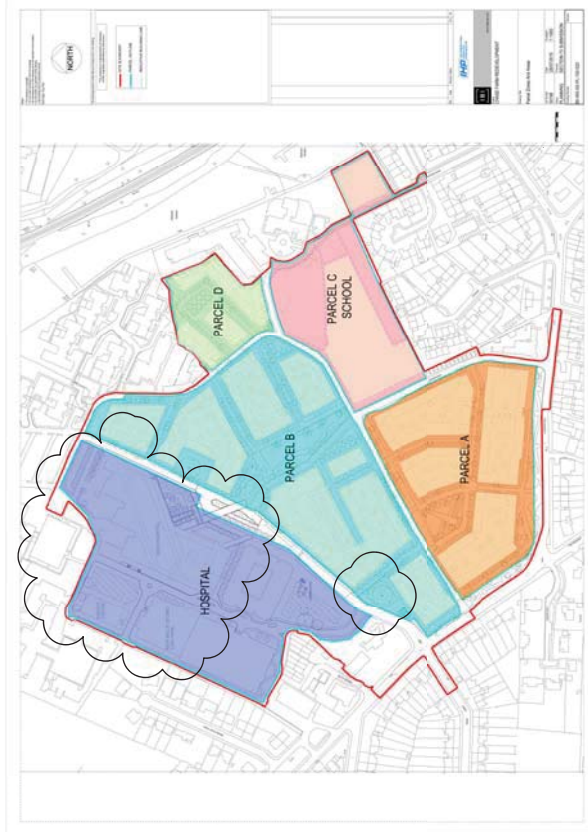
**NOTES:**

- This drawing is complete.
- Do not scale dimensions from this drawing.
- All discrepancies on this drawing are to be reported to the architect.
- Do not modify any elements of this drawing.
- Do not use this drawing for construction.

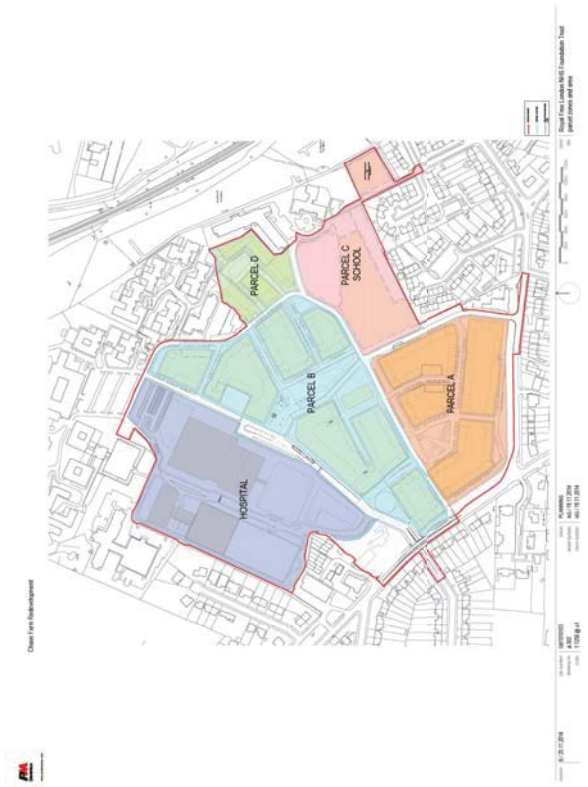
The following customer provided files are included within this drawing:

| Rev. | Date | Revision Notes |
|------|------|----------------|
|      |      |                |

|  |   |                  |
|--|---|------------------|
| <br><b>IBI</b> Nightingale<br><small>Group</small> | Project:<br>CHASE FARM REDEVELOPMENT            |                  |
|  | Drawing Title:<br>SECTION 73<br>AREAS OF CHANGE |                  |
| IGS Number:<br>50198   | Date:<br>28/08/15                               | Scale(s):<br>NTS |
| Status:<br>PLANNING  | Purpose:<br>SECTION 73 SUBMISSION               |                  |
| Drawing Number:<br>S_73_SKETCH-14  | Revision:<br>1                                  |                  |



With Revised Parameters  
 (Drawing Number: IBI-WS-XX-PL-100-020)



With Original Parameters  
 (Drawing Number: D-302)

PARCEL ZONES AND AREAS



- NOTES:**
- This drawing is complete.
  - Do not scale dimensions from this drawing.
  - All dimensions on this drawing are to be reported to the architect.
  - Do not modify any elements of this drawing.
  - Do not copy or reproduce any part of this drawing.
- The following customer provided files are included within this drawing:

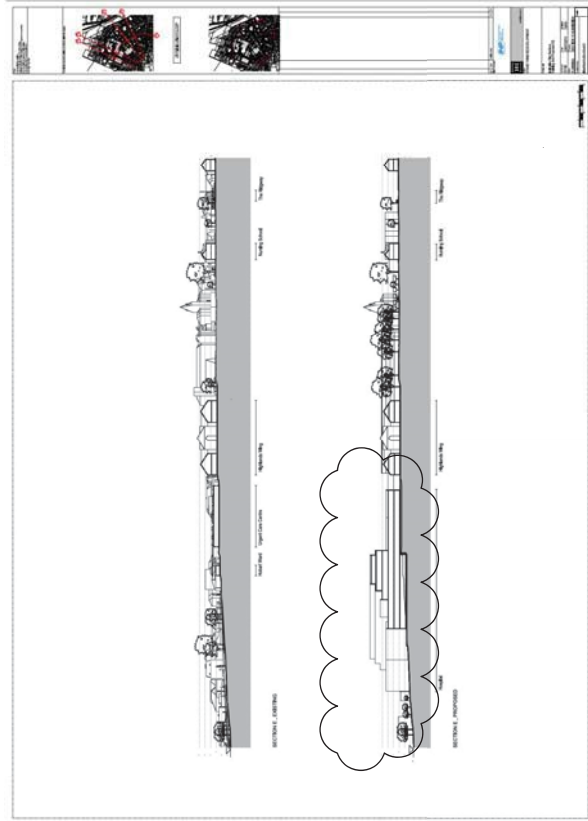
| Rev. | Date | Revision Notes |
|------|------|----------------|
|      |      |                |

**IBI** Nightingale  
ARCHITECTS

Project: CHASE FARM REDEVELOPMENT

Drawing Title:  
**SECTION 73  
 AREAS OF CHANGE**

|                                 |                                  |                 |
|---------------------------------|----------------------------------|-----------------|
| DCS Number<br>50198             | Date<br>28/08/15                 | Scale(s)<br>NTS |
| Status<br>PLANNING              | Purpose<br>SECTION 73 SUBMISSION |                 |
| Drawing Number<br>S 73_SKETCH-2 |                                  | Revision        |

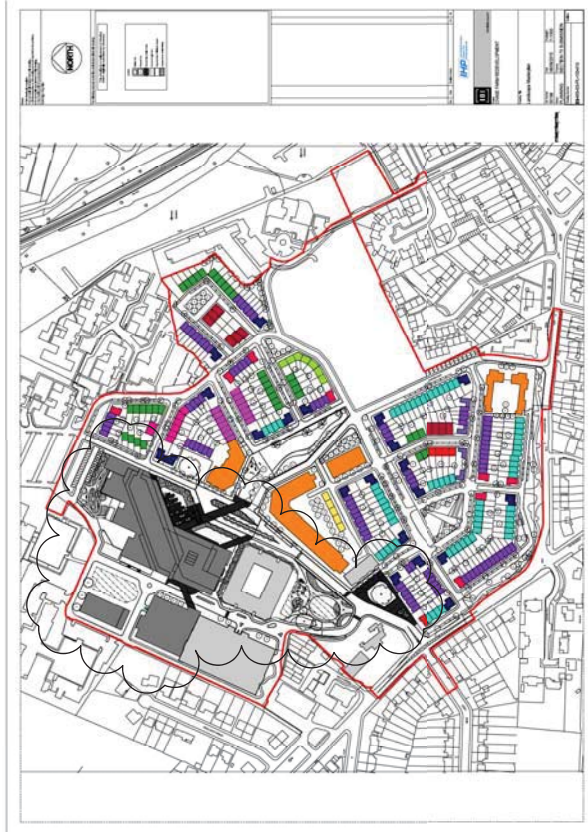


With Revised Parameters  
 (Drawing Number: IBI-WS-XX-SE-100-002)

With Original Parameters  
 (Drawing Number: D-017)

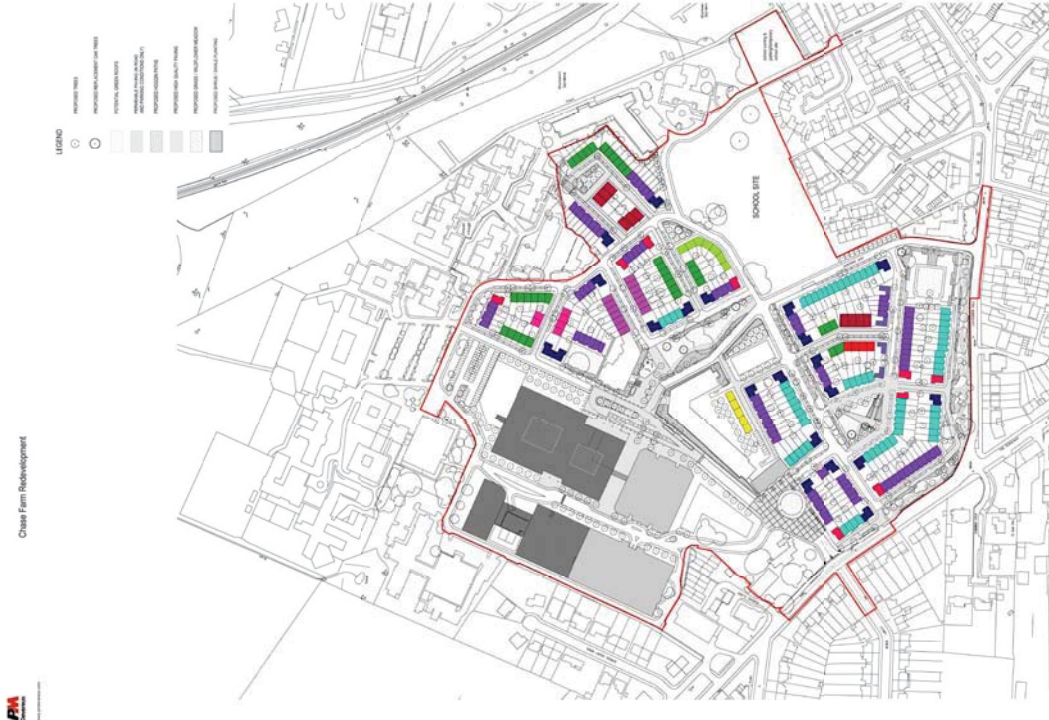
**INDICATIVE SITE SECTIONS EXISTING AND PROPOSED EE**

|  |  |
|--|--|
| <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>This drawing is complete.</li> <li>Do not scale dimensions from this drawing.</li> <li>All dimensions on this drawing are to be reported to the architect.</li> <li>Do not modify any dimensions on this drawing.</li> <li>Do not modify any dimensions on this drawing.</li> <li>Do not modify any dimensions on this drawing.</li> </ul> <p>The following material files are included within this drawing:</p> | <p>Rev: _____ Date: _____ Revision Notes: _____</p>  |
|  | <p><b>IBI</b><br/>Nightingale<br/>Project:<br/>CHASE FARM REDEVELOPMENT</p> <p>Drawings Title:<br/><b>SECTION 73<br/>AREAS OF CHANGE</b></p> <p>DWG Number: 50198 Date: 28/08/15<br/>Scale(s): NTS<br/>Status: PLANNING Purpose: SECTION 73 SUBMISSION<br/>Drawing Number: S 73_SKETCH-4<br/>Revision:</p> |



With Revised Parameters  
(Drawing Number: IB1-WS-XX-PL-100-010)

LANDSCAPE MASTERPLAN



With Original Parameters  
(Drawing Number: D-901)

CHASE FARM REDEVELOPMENT

Drawn by: GIB/10/03 Date: 08/03/11 2014  
 Checked by: D-901 Date: 11/03/11 2014  
 Drawn by: GIB/10/03 Date: 08/03/11 2014  
 Checked by: GIB/10/03 Date: 08/03/11 2014  
 Project: CHASE FARM REDEVELOPMENT  
 Drawing: LANDSCAPE MASTERPLAN  
 Scale: 1:1000  
 Date: 08/03/11 2014



|  |                            |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
|--|----------------------------|--|----------------|----------------------------|-----------------------------------|-------|-------|----------|-----------|-----|---------|----------|----------|-----------------------|-----------------|---------------|-----------|--|
| <p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>This drawing is complete.</li> <li>Do not scale dimensions from this drawing.</li> <li>All dimensions on this drawing are to be reported to the architect.</li> <li>Do not modify any dimensions of this drawing.</li> <li>Do not modify any annotations of this drawing.</li> </ul> <p>The following general notes apply to all drawings within this drawing:</p>                         |                            | <table border="1"> <tr> <td>Rev.</td> <td>Date</td> <td>Revision Notes</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | Rev.           | Date                       | Revision Notes                    |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Rev.   | Date                       | Revision Notes   |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
|  |                            |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| <table border="1"> <tr> <td style="text-align: center;"><b>IBI</b></td> <td style="text-align: center;">Nightingale</td> </tr> <tr> <td colspan="2" style="text-align: center;">Project: CHASE FARM REDEVELOPMENT</td> </tr> </table>  |                            |  | <b>IBI</b>     | Nightingale                | Project: CHASE FARM REDEVELOPMENT |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| <b>IBI</b>   | Nightingale                |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Project: CHASE FARM REDEVELOPMENT  |                            |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| <table border="1"> <tr> <td>Drawing Title:</td> <td>SECTION 73 AREAS OF CHANGE</td> </tr> <tr> <td>DSC Number:</td> <td>50198</td> </tr> <tr> <td>Date:</td> <td>28/08/15</td> </tr> <tr> <td>Scale(s):</td> <td>NTS</td> </tr> <tr> <td>Status:</td> <td>PLANNING</td> </tr> <tr> <td>Purpose:</td> <td>SECTION 73 SUBMISSION</td> </tr> <tr> <td>Drawing Number:</td> <td>S 73_SKETCH-5</td> </tr> <tr> <td>Revision:</td> <td> </td> </tr> </table> |                            |  | Drawing Title: | SECTION 73 AREAS OF CHANGE | DSC Number:                       | 50198 | Date: | 28/08/15 | Scale(s): | NTS | Status: | PLANNING | Purpose: | SECTION 73 SUBMISSION | Drawing Number: | S 73_SKETCH-5 | Revision: |  |
| Drawing Title:   | SECTION 73 AREAS OF CHANGE |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| DSC Number:  | 50198                      |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Date:  | 28/08/15                   |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Scale(s):  | NTS                        |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Status:  | PLANNING                   |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Purpose:   | SECTION 73 SUBMISSION      |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Drawing Number:  | S 73_SKETCH-5              |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |
| Revision:  |                            |  |                |                            |                                   |       |       |          |           |     |         |          |          |                       |                 |               |           |  |



With Revised Parameters  
(Drawing Number: IBI-WS-XX-PL-100-011)

ILLUSTRATIVE SITE PLAN WITH SCHOOL



With Original Parameters  
(Drawing Number: D-047)

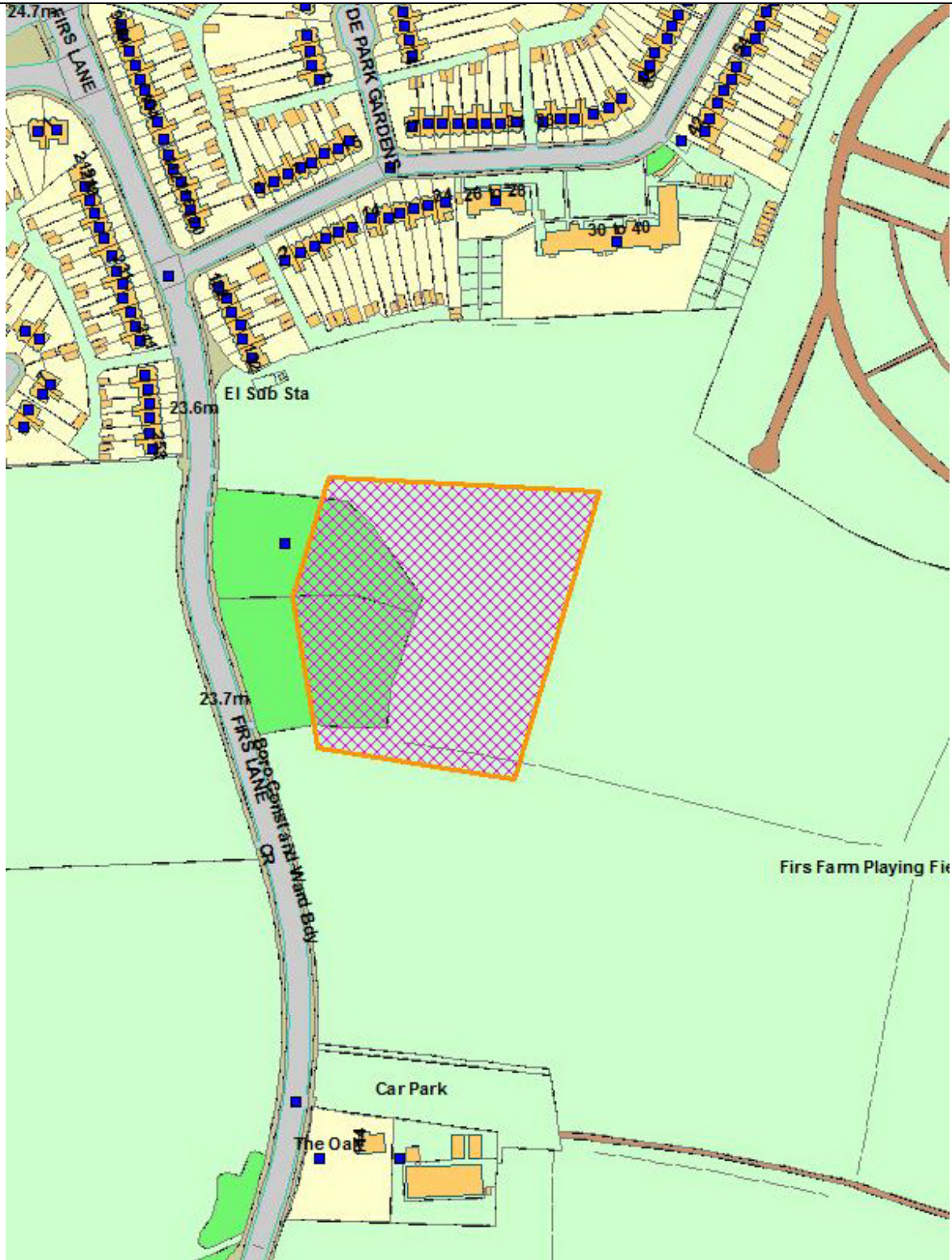
IBI  
Nightingale  
Project: CHASE FARM REDEVELOPMENT

Drawing Title: SECTION 73 AREAS OF CHANGE  
DSC Number: 50198  
Date: 28/08/15  
Scale(s): NTS  
Status: PLANNING  
Purpose: SECTION 73 SUBMISSION  
Drawing Number: S 73\_SKETCH-5  
Revision:

**This page is intentionally left blank**

|   |  |  |
|---|--|--|
| <b>LONDON BOROUGH OF ENFIELD</b>  |  |  |
| <b>PLANNING COMMITTEE</b>   |  | <b>Date :</b> 17 <sup>th</sup> December 2015   |
| <b>Report of</b><br>Assistant Director, Planning,<br>Highways & Transportation  | <b>Contact Officer:</b><br>Andy Higham<br>Kevin Tohill<br>Ray Reilly | <b>Ward:</b><br>Bush Hill Park   |
| <b>Ref:</b> 15/04844/RE4  |  | <b>Category:</b> LBE - Dev by LA   |
| <b>LOCATION:</b> Firs Farm Playing Fields, Firs Lane, London, N21 2PJ   |  |  |
| <b>PROPOSAL:</b> Construction of watercourse through the wooded area to the south of the recently constructed wetlands area involving excavation works to create the new watercourse and retention of resultant spoil on site for landscaping surrounding areas (0.5 ha). |  |  |
| <b>Applicant Name &amp; Address:</b><br>Mr Ian Russell<br>Civic Centre<br>Silver Street<br>Enfield<br>London<br>EN1 3XA   |  | <b>Agent Name &amp; Address:</b><br>Enfield Council<br>Civic Centre<br>Silver Street<br>Enfield<br>London<br>EN1 3XA |
| <b>RECOMMENDATION:</b><br>That planning permission be <b>GRANTED</b> subject to conditions.   |  |  |

Ref: 15/04844/RE4 LOCATION: Firs Farm Playing Fields, Firs Lane, London, N21 2PJ



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 Firs Farm Playing Fields is a public park situated within the Bush Hill Park Ward. It is a relatively large park that is bound by the residential houses on Hyde Park Avenue to the north, Edmonton Cemetery to the North East, the A10 to the east, residential streets to the south and Firs Lane to the west.
- 1.2 The section of the park subject to the planning application totals 4,000 sqm. The area is a predominantly grassed flat area to the north end of the park south of Hyde Park Avenue and situated in between Firs Lane and Edmonton Cemetery and the wooded area to the left of the park.
- 1.3 The site is situated is designated as Metropolitan Open Land and is adjacent to a small wooded section of the park designated as a site of Local Importance for Nature Conservation.

## **2.0 Proposal**

- 2.1 There has already been a planning approval on the site in 2015 under ref: 15/02095/RE4 for the creation of the Firs Farms Wetlands Phases 3 and 4 which essentially allowed for the creation of the 4 wetland cells and the associated earthworks and paving around the site.
- 2.2 This application proposes a fifth phase which involves the creation of a watercourse from the wooded area to the south west of the site to the Wetlands Cells. The applicant has advised that there is need to extend the watercourse to connect the wetlands to the southern branch of Moore Brook (an historic culverted watercourse that runs through the site). This has been identified prior to submission of the previous planning application; however it was determined that further public consultation and tree survey work was required before the route of the woodland watercourse could be finalised. This is why the proposal was not included on previous planning applications.

## **3.0 Relevant Planning Decisions**

- 3.1 15/01218/RE4: Creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways. Granted with Conditions
- 3.2 15/01465/SO: Environmental Impact Assessment Screening Opinion Request under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended 2015, for creation of a wetland area (approximately 4,000 sq.m.) to the north of existing sports pitches involving restoration of culverted watercourse, Moore Brook, excavation and landscaping and creation of footpaths and cycle ways, together with construction of a woodland watercourse, pond and margins east of the wetlands. Screening Opinion not Required.
- 3.3 15/02095/RE4: Creation of wetland area (1.2 ha), construction of combined footpath, cycleway and flood storage area within public park land, excavation works to create wetland basins, flow control chamber to existing culvert, vehicular access ramp to east and landscaping. Granted with Conditions

## **4.0 Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Environmental Health**

No objection raised. This is because there would be no negative environmental impact in regards to human health. In particular there are no concerns regarding air quality, noise, or contaminated land.

#### **4.1.2 Environment Agency**

No objection raised.

#### **4.1.3 Traffic and Transportation**

No objection raised, the construction method statement is sufficient.

#### **4.1.4 Tree Officer**

No objection. The Tree Officer has stated there are no objections raised subject to conditions in relation to landscaping and tree protection.

## **4.2 Public response**

4.2.1 Letters were sent to 43 adjoining and nearby residents. In addition 1 site notice have been displayed outside the site. At the time the report was produced 1 letters was received. The comments provided have been summarised below as follows:

Letter of Support:

The proposed wetland will improve the visual amenity and attractiveness of an area of the park that is very underutilised. The proposals are welcomed.

## **5.0 Relevant Policy**

### **5.1 London Plan**

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

### **5.2 Core Strategy**

CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure  
CP28 Flooding  
CP29 Flooding  
CP30 Maintaining and improving the quality of the built and open environment  
CP34 Open space



CP36 Biodiversity

5.3 DMD

DMD 47 New roads, access and servicing

DMD 59 Avoiding and reducing flood risk

DMD 62 Flood control and mitigation measures

DMD63 Protection and improvement of water courses and flood defences

DMD 64 Pollution control

DMD 70 Water quality

DMD 71 Protection and enhancement of open space

DMD 78 to 81 Green Infrastructure

5.7 Other relevant policy/guidance

NPPF

NPPG

**6.0 Analysis**

6.1 Principle of Development

6.1.1 Similar to previous consents in relation to the wetlands there are no objections to the principle of this development. The proposal will further expand on the wetland development proposals for the Firs Farm Playing fields and extend the watercourse to connect the wetlands to the southern branch of Moore Brook (an historic culverted watercourse that runs through the site).

6.1.2 It has been agreed with Enfield's Park Department, that the excavated material from the works to create this additional watercourse is to be reused within Firs Farm Park immediately to the direct east of the existing wooded area.

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

6.1.4 Overall, similar to the previous approvals it is considered that the existing park would be enhanced by the wetland watercourse as it would create a useable and multi-functioning area that is currently under-utilised. The proposal would benefit the park and its users in regards to recreational function and visual amenity, as well the environmental and biodiversity enhancements it creates.

6.2 Impact on Character of Surrounding Area and Landscaping

6.2.1 This fifth phase to provide a watercourse from the wooded area to the existing wetland cells to the north would have limited to no impact on the character and appearance of the park and the surroundings.

### 6.3 Impact on Neighbouring Properties

6.3.1 Whilst it is recognised that objections were raised to earlier elements of the wetland development, there have been no objections raised by neighbours to this element of the proposals. This element of the application proposes a small watercourse that is actually south of the existing wetland cells previously approved; therefore it is considered it would have a limited impact to the adjoining neighbours. The nearest houses on Firs Lane and Hyde Park Avenue are considered to be sufficiently removed from this fifth phase of the wetland development to not be affected.

### 6.4 Highway Safety and Construction

6.4.1 Traffic and Transportation have raised no objection to the scheme and the Construction Method Statement is considered satisfactory, therefore there is no need for this to be dealt with via a planning condition.

### 6.5 Biodiversity

6.5.1 There are no ecological constraints identified to the proposed development. Whilst the proposals are in area of the park designated as Local Nature Conservation (wooded area to the west and south), the proposal would not impact upon these areas. This has been clarified by a Biodiversity Consultant appointed by the council who has advised that if the trees are not damaged the proposed watercourse will actually enhance the ecological value of this area of the site. Overall the scheme is encouraged from a biodiversity perspective and will help to re-introduce new species to the area.

### 6.6 Trees

6.6.1 The Tree Officer has raised no objection to the proposal. The development will seek to provide additional trees in the area surrounding the site which will improve the appearance of the park as a whole. In addition it has been confirmed that the proposed works would have a relatively limited impact to the existing trees within this wooded area of the park.

## 7.0 **Conclusion**

7.1 In addition to the previous approved wetland area this proposal seeks to introduce another watercourse that will provide a further link to the southern section of the Moores Brook. This will benefit the appearance and overall biodiversity of the area whilst creating minimal impact to adjoining neighbours. The proposal is therefore supported.

## 8.0 **Recommendation**

8.1 That planning permission be subject to the following conditions:

1. C51A – Three year time limit
2. C60 Approved Plans

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



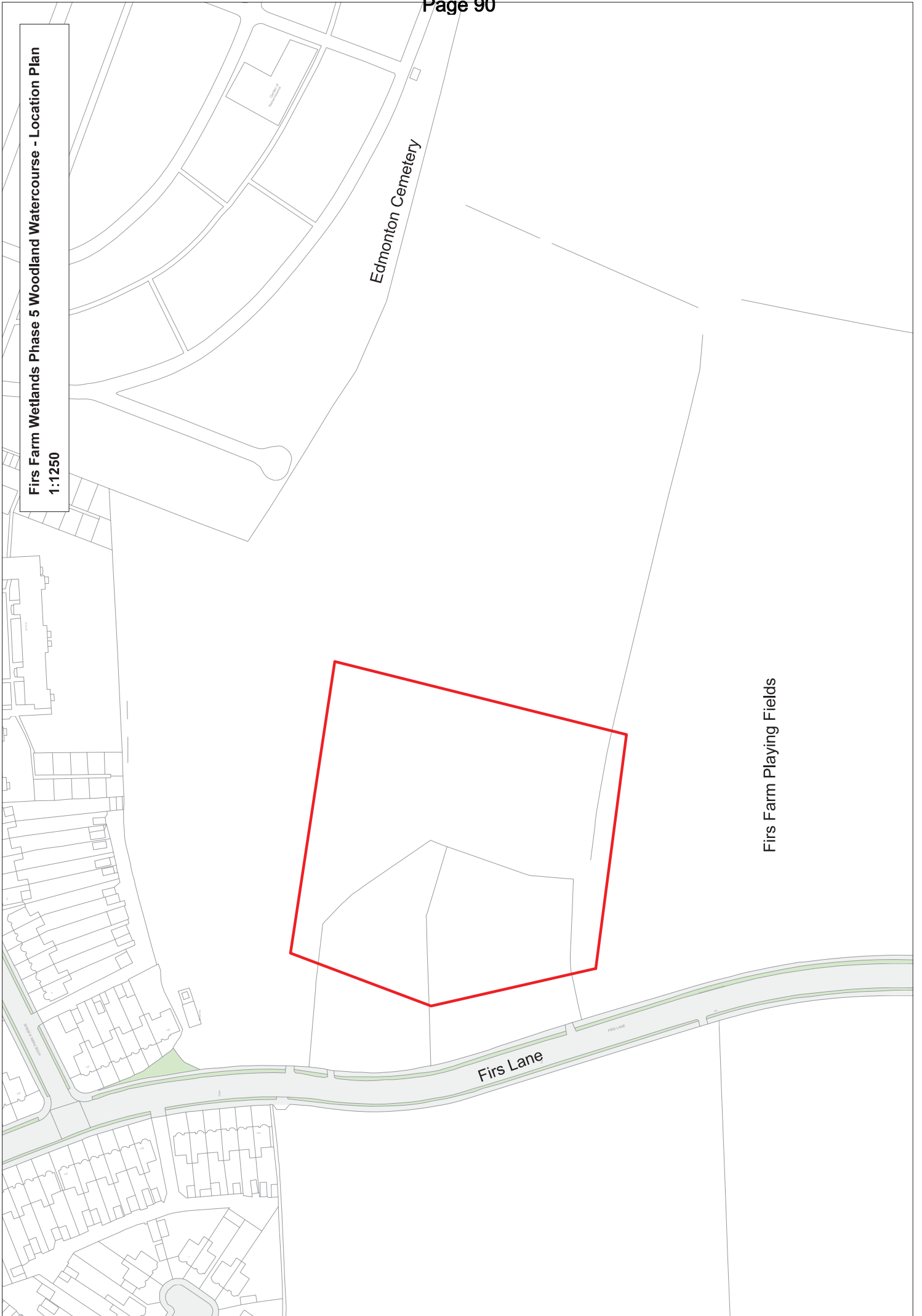
Reason: For the avoidance of doubt and in the interests of proper planning.

3. Tree Protection

The scheme shall be carried out in accordance with the Arboriculture Method Statement and Tree Protection plan submitted with the application.

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

**Firs Farm Wetlands Phase 5 Woodland Watercourse - Location Plan**  
**1:1250**



NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. REFER TO DRAWING NO. LBE127-003 FOR SECTIONS AND DETAILS.

KEY

- Existing Water Features
- Proposed Woodland Watercourse
- Reedbeds
- Footpath-cyewey (existing)
- Raised areas
- Excavation
- Tree
- Tree To Be Removed
- Proposed Ground Levels
- Existing Ground Levels
- Proposed Contours
- Existing Contours

| Rev | Revision details | Date |
|-----|------------------|------|
|     |                  |      |
|     |                  |      |
|     |                  |      |
|     |                  |      |
|     |                  |      |

STATUS: **PLANNING**

CLIENT: **LONDON BOROUGH OF ENFIELD**

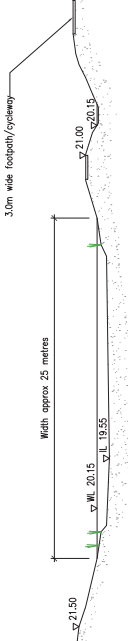
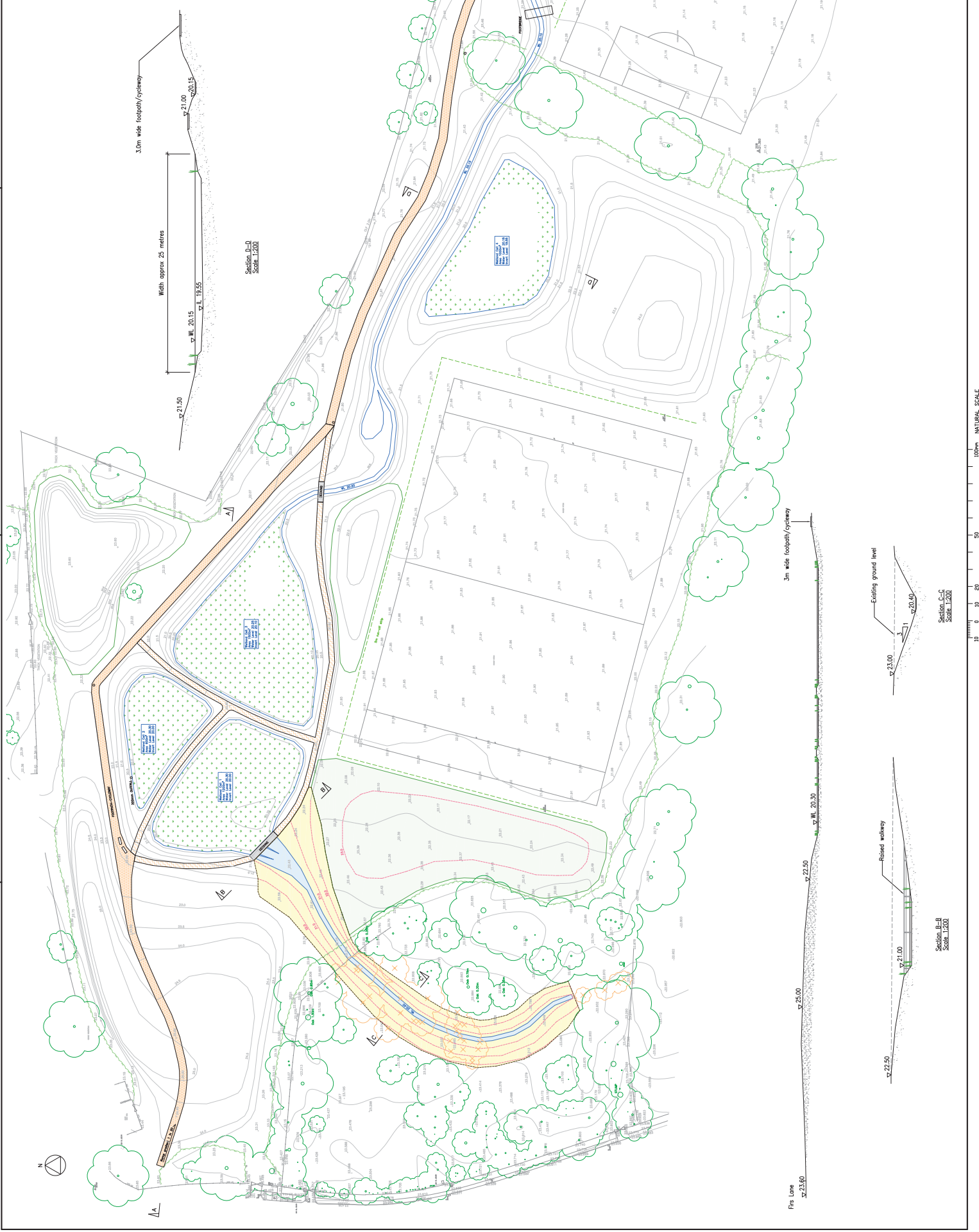
JOB TITLE: **FIRS FARM WETLANDS WOODLAND WATERCOURSE**

DRAWING TITLE: **PLAN AND SECTIONS**



|              |            |
|--------------|------------|
| DATE:        | OCT 2015   |
| REVISED:     |            |
| IR:          | 1511       |
| 15000:       |            |
| DRAWING NO.: | LBE087-013 |

A1



Section A-A  
Scale 1:200



Section B-B  
Scale 1:200

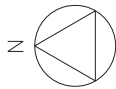


Section C-C  
Scale 1:200

100mm NATURAL SCALE

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

**KEY**



| Rev | Revision details | Date |
|-----|------------------|------|
|     |                  |      |
|     |                  |      |
|     |                  |      |
|     |                  |      |

STATUS  
**FEASIBILITY**

CLIENT  
**LONDON BOROUGH OF ENFIELD**

JOB TITLE  
**Firs Farm Woodland Watercourse**

DRAWING TITLE  
**PLANTING PLAN**



|             |         |
|-------------|---------|
| DESIGNED BY | DATE    |
| MR          | 11/2015 |
| CHECKED BY  | DATE    |
|             |         |
| DRAWING NO. |         |



## MUNICIPAL YEAR 2015/2016 REPORT NO. **146**

**COMMITTEE:**

PLANNING COMMITTEE

17.12.2015

**REPORT OF:**

Director - Regeneration and Environment

Contact Officers:

Robert Davy X2263 [robert.davy@enfield.gov.uk](mailto:robert.davy@enfield.gov.uk)Isha Ahmed X3888 [isha.ahmed@enfield.gov.uk](mailto:isha.ahmed@enfield.gov.uk)

See Annexes 1 &amp; 2

|  |        |
|--|--------|
| AGENDA – PART 1  | ITEM 9 |
| <b>SUBJECT -</b><br>S106 AGREEMENTS – MONITORING INFORMATION<br><br>WARDS: ALL |        |

**1. SUMMARY**

1.1 This report provides an update on the monitoring of Section 106 Agreements (S106) and progress on Section 106 matters during the period 1 April 2015 to 30 September 2015. It provides an overview of:

- The position regarding current S106 Agreements, categorised by constituency, including the type and amount of financial obligations, progress on spend and implementation of schemes;
- New S106 agreements agreed and signed since April 2015.

1.2 This report is provided for information only. Members are invited to contact the officers named above for more information on individual schemes.

**2. RECOMMENDATION**

2.1 That Planning Committee note the contents of this Report and its Annexes.

**3. S106 MONITORING OVERVIEW**

3.1 At 30 September 2015 there were 226 individual S106 agreements in the programme, containing approximately 990 heads of terms.

3.2 Funds have been received for 126 of these agreements and projects are currently being delivered. The position regarding the implementation of these S106 agreements at the end of the monitoring period is set out in Annex 1. A copy of the spreadsheet has also been placed in the Members Library. An overview of the financial information contained in Annex 1 is set out in Table 1 below.

Table 1: Summary of S106 Funds Received and Expenditure Programmed

| Status   | Total Amount<br>(£)   |
|--|---|
| <b>Opening Balance at the start of FY 2015/16</b>  | <b>5,661,036.37</b>   |
| <b>Total Amount of S106 payments received in 2015/16 (at 30 Sept 2015)</b>   | <b>2,643,927.05</b>   |
| <b>In-Year Movements (1 April to 30 September 2015)</b>  |   |
| <ul style="list-style-type: none"> <li>• Sub-total of in-year movements</li> <li>• Money moved to contingency</li> <li>• Q3 expenditure shown on schedule (Actual <b>£14,475.72</b> and Committed <b>£17,120.07</b>)</li> <li>• Total amount drawn down in 2015/16 <ul style="list-style-type: none"> <li>- Of which amount drawn down in Q1</li> <li>- Total amount drawn down in Q2</li> </ul> </li> </ul> | <p><b>30,179.62</b></p> <p>0.00</p> <p><b>31,595.79</b></p> <p><b>78,421.29</b></p> <p>22,542.08</p> <p>55,879.21</p> |
| <b>Closing balance as at 30 September 2015</b>   | <b>8,164,766.73</b>   |
| <b>Total available balance of which:</b>   |   |
| <ul style="list-style-type: none"> <li>• <b>Earmarked/Committed to projects</b></li> <li>• <b>Allocated to department but not committed to a specific project</b></li> </ul> Including: <ul style="list-style-type: none"> <li>S106 Contingency Fund</li> <li>Pooled Carbon Fund Contributions</li> </ul>  | <p><b>2,826,171.64</b></p> <p><b>5,338,595.09</b></p> <p>111,182.23</p> <p>107,626.89</p>                             |
| <b>Closing balance as at 30 September 2015</b>   | <b>8,164,766.73</b>   |

\*SAP Actuals are amounts which have been spent since the end of Q2 and will be formally drawn down from S106 funds at the end of Quarter 3. Commitments are plans to spend but where monies have not yet been claimed from Section 106 funds.

3.3 As shown in Table 1 above, on 30 September 2015 the total available balance of S106 monies was £8,164,766.73, taking account of monies drawn down in Q1, Q2 and other movements.

3.4 In the first six months of financial year 2015/16, the Council received £2,643,927.05 in S106 financial contributions from schemes where planning permissions were implemented. This figure is higher than the whole amount received during financial year 2014/15<sup>1</sup> and is attributable to a number of large housing projects currently under construction across the borough reaching the relevant stages of their respective development cycles simultaneously and thus triggering payments.

<sup>1</sup> £1.654m was received during the whole of FY 2014/15, as reported to Committee in July 2015.

Amounts of £395,900 (covering all obligations due at the Ladderswood Estate); £316,538.00 (all contributions due at 194-242 and 244-262 Bowes Road); £270,040.99 (94 Camlet Way); £198,007.56 (Seven Small Housing Sites) and £186,231.40 (109 Station Road) are among the other large payments received during Q1 and Q2. These five schemes alone are responsible for over half of the total amount of monies received in the first six months of 2015/16.

- 3.5 As these monies have been received very recently, the funds have been allocated to specific departments but not yet committed to a specific project. This is also responsible for a higher than usual amount currently awaiting allocation.
- 3.6 Many S106 agreements contain clauses requiring spending of the contributions within a 5 or 10 year window, at which point any unexpended funds - plus the accumulated interest - should be returned to the developer. Due to the length of the timeframe for spending the monies, it is not uncommon for initial project identification to take up to a year (or slightly longer), particular where large or more complex works will be undertaken.
- 3.7 Approximately half of the S106 money received during 2015/16 was for Education purposes, including a one-off payment of £664,000 for education purposes from the 7 Melling Drive (former Council depot) project. Of the schemes mentioned in para 3.5 above, a further £210,835 was received for education uses from the development at 194-242 and 244-262 Bowes Road, with additional large sums being received from the Seven Sites development (£192,369.36), £99,800 from 109 Station Road and £89,000 from Ladderswood. School place provision (under the control of the Education service) is a capital spending project. All capital spend projects are drawn down at the end of each financial year. To this extent, there will be a large reduction in the funds currently not committed to a specific project in six months' time when these funds have been drawn down.
- 3.8 In addition to Education, between April and September 2015 a further £462,000 was received for Affordable Housing delivery.
- 3.9 The remaining funds will be spent on site-specific mitigation measures associated with offsetting the negative impacts of developments. Examples of these include highway works, CCTV provision, public realm, biodiversity and open space improvements as necessary. These funds have been allocated to the relevant departments accordingly and lead officers will identify projects for their use.
- 3.10 Quarterly drawdowns have been introduced for revenue projects in order to more accurately reflect expenditure throughout the financial year, and to provide an up-to-date balance for reporting purposes.

#### **4 S106 FUNDS AGREED BUT NOT YET RECEIVED**

- 4.1 Paragraph 3.1 notes that at the time of writing there are 226 S106 agreements in the programme. This includes 100 agreements where contributions have been agreed but funds have not yet been received. In these cases, although agreements have been made between the Council and relevant applicant(s) or developer(s), the payments have not been received as the relevant 'trigger points' (i.e. stages of development) have not yet been reached. Typical 'trigger points' for receipt of payments are the commencement of development works on site, or the first occupation of a residential unit within the development. Further details of these S106 agreements are included in Annex 2.

- 4.2 Attention must be drawn to the fact that not all financial contributions secured via signed S106 agreements will ultimately be received by the Council. For example, the landowner/developer may choose not to progress development, or in the event that a planning permission expires, a new planning application(s) and S106 agreement may supersede an earlier agreement.
- 4.3 Applicants may also seek to vary their original deed via a formal Deed of Variation.
- 4.4 Table 2 below summarises the financial contributions that have been negotiated and included in these S106 agreements. It shows that over £9.5m could potentially be received by the Council, once the relevant planning permissions are implemented. Please note that this figure is in addition to the total current balance contained in Table 1.

Table 2: Summary of S106 Funds not yet received – awaiting implementation of planning consent (September 2015)

| Type of Obligation                                      | Total Amount Negotiated/ Expected to be received once payment is triggered (£)                         |
|---|--|
| Education   | 3,270,358.45   |
| Affordable Housing                                      | 3,802,126.65   |
| Highways/ Traffic and Transportation                    | 748,352.00   |
| Health Care   | 1,092,976.00   |
| Parks   | 248,225.00   |
| Sustainability (carbon fund and air quality monitoring) | 59,475.00  |
| Employment and Training                                 | 131,520.00   |
| Public Art  | 30,000   |
| Community Facilities                                    | 83,000 (Will be £184,850 if community facilities are not provided on site – see Annex 2)               |
| Other   | 123,854.00   |
| <b>Grand Total</b>                                      | <b>9,589,887.10</b><br><b>(or up to £9,691,737.10 if community facilities are not provided onsite)</b> |

- 4.5 Agreements for some of the larger residential schemes in the borough make provision for a 'Community Facility Contribution'<sup>2</sup>. These contributions will only be payable in

<sup>2</sup> These schemes are Notting Hill Housing Trust's developments at 25-29 and 43-57 Telford Road, Birchwood Court and land to the rear of 238-286 North Circular Road; 1-5 Lynton Court and 80-90 Bowes Road; 102-118



the event that the facilities are not provided on site by the developers. Should the developers elect not to build the facilities in line with the S106, the payment(s) would be triggered.

- 4.6 In the event that all five facilities were not built, the Council could potentially receive a further £135,000 towards the provision of community facilities. This would raise the potential total which could be received from the schemes where permission has been granted but the works are yet to commence to as much as £9,691,737.10.

## **5. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **Financial Implications**

- 5.1 The financial position as described reflects the position as reported in the S106 monitor at 30 September 2015. Annex 1 contains proposals for the allocation of approved S106 monies to specific work programmes. Approvals of individual schemes within the proposed programme are subject to separate reports and full financial appraisal. Expenditure incurred on these schemes will be reported as part of the regular monitoring process and drawn down from available S106 funds quarterly for revenue schemes and at year-end for capital projects. Amounts committed to projects including the nature of potential expenditure have been updated following advice from officers leading on individual schemes.

### **Legal Implications**

- 5.2 By virtue of s.106 of the Town and Country Planning Act (as amended) the Council may secure planning obligations to make development acceptable which would otherwise not be acceptable in planning terms. Obligations must be secured in line with the Council's Section 106 SPD. Where financial contributions are required, the terms of the obligation dictate the manner in which any financial obligation held by the Council may be spent, and must be spent by the applicable deadline. Following expiry of a spend deadline, any funds which remain unspent should be returned to a developer.

## **6. Background Papers**

None.

**Annex 1**

S106 Monitoring Spreadsheet (September 2015). A hard copy will be placed in the members' room

**Annex 2: Agreements signed where payments have not yet been received**

A hard copy of the spreadsheet will be placed in the members' room.

**This page is intentionally left blank**