

Public Document Pack



PLANNING COMMITTEE

Tuesday, 20th December, 2016 at 7.30 pm
Venue: Conference Room,
The Civic Centre, Silver Street,
Enfield, Middlesex, EN1 3XA

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MEMBERS

Councillors : Dinah Barry, Jason Charalambous, Katherine Chibah, Dogan Delman, Christine Hamilton, Ahmet Hasan, Jansev Jemal, Derek Levy, Anne-Marie Pearce, George Savva MBE, Toby Simon (Chair) and Jim Steven

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 19/12/16

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 PANEL 17 NOVEMBER 2016 - FORMER MIDDLESEX UNIVERSITY TRENT PARK (Pages 1 - 10)**

To receive the minutes of the Planning Panel meeting held on Thursday 17 November 2016.

4. REPORT OF THE ASSISTANT DIRECTOR, PLANNING, HIGHWAYS AND TRANSPORTATION (REPORT NO. 169) (Pages 11 - 12)

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

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

5. 16/00295/FUL - GARAGES LAND ADJACENT TO 28 TURIN ROAD, LONDON, N9 8BT (Pages 13 - 34)

RECOMMENDATION: That the Planning Decisions Manager / Head of Development Management be authorised to grant outline planning permission subject to conditions.

WARD: Jubilee

6. P12-03011PLA - 42 STATION ROAD, LONDON, N21 3RA (Pages 35 - 64)

RECOMMENDATION: That the Planning Decisions Manager / Head of Development Management be authorised to grant outline planning permission subject to conditions

WARD: Winchmore Hill

7. 16/02235/FUL - SOUTHGATE TOWN HALL, 251 GREEN LANES, LONDON, N13 4XE (Pages 65 - 80)

RECOMMENDATION: Approval subject to conditions

WARD: Palmers Green

8. 16/02210/FUL - 39 DRAPERS ROAD, ENFIELD, EN2 8LU (Pages 81 - 108)

RECOMMENDATION: Approval subject to conditions

WARD: Highlands

9. 16/04879/FUL - 62 CUNNINGHAM AVENUE, ENFIELD, EN3 6LA (Pages 109 - 130)

RECOMMENDATION: Approval subject to conditions

WARD: Enfield Lock

10. 15/01063/FUL - BRIMSDOWN SPORTS CLUB, GOLDSDOWN ROAD, ENFIELD, EN3 7RP (Pages 131 - 156)

RECOMMENDATION: That planning permission would have been refused had the Planning Committee been in a position to make a decision

WARD: Enfield Highway

11. SECTION 106 MONITORING REPORT (REPORT NO.170) (Pages 157 - 206)

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 2016 to 30 September 2016.

(Report No.170)

12. EXCLUSION OF THE PRESS AND PUBLIC

If necessary, to consider passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).
(There is no part 2 agenda)

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PLANNING PANEL - 17.11.2016

**MINUTES OF THE MEETING OF THE PLANNING PANEL
HELD ON THURSDAY, 17 NOVEMBER 2016**

COUNCILLORS**PRESENT**

Dogan Delman, Ahmet Hasan, Jansev Jemal, Derek Levy and Anne-Marie Pearce

OFFICERS:

Andy Higham (Head of Development Management), Andy Bates (Planning Decisions Manager), Dominic Millen (Traffic & Transportation) and Christine White (Heritage Officer) Jane Creer (Secretary) and Metin Halil (Secretary)

Also Attending:

Applicant / Agent representatives:

Berkeley Homes North East London Ltd – Applicant
Nathaniel Lichfield & Partners – Agent

Cockfosters Ward Councillor: Cllr Jason Charalambous

Approximately 35 members of the public / interested parties

1**OPENING**

NOTED

1. Councillor Delman as Chair welcomed all attendees and introduced the Panel Members, the Council officers and the applicant's representatives.
2. Due to illness, Councillor George Savva was replaced on the Panel by Councillor Jansev Jemal.
3. The purpose of the meeting was to receive a briefing on the proposals, to provide local residents and other interested parties the opportunity to ask questions about the application and for the applicants, officers and Panel Members to listen to the reactions and comments. These views, and all the written representations made, would be taken into account when the application was determined by the Planning Committee.
4. This was not a decision-making meeting. A decision on the application would be made by the full Planning Committee in January/February 2017.

2**OFFICERS' SUMMARY OF THE PLANNING ISSUES**

NOTED

PLANNING PANEL - 17.11.2016

Andy Higham, (Enfield Council Head of Development Management) and Andy Bates (Planning Decisions Manager and case officer) introduced officers present and highlighted the following points:

1. This Planning Panel meeting was an important part of the consultation process. Notes were being taken and would be appended to the report to the Planning Committee.
2. The site was the former Middlesex University campus in Trent Park, which was acquired by Berkeley Homes in September 2015. The site comprised 21 hectares surrounding the Mansion House, and was embedded within 380 hectares of the wider park. It was a major developed site in the Green Belt and in Trent Park Conservation Area. Trent Park was a Registered Park and Garden. There were a number of Grade II listed structures on the site, as well as the Mansion.
3. There was one vehicular access via Snakes Lane, which would continue as the access. Pedestrians, as at present, would be able to access the site. The PTAL level was designated 0 ie. the poorest level of public transport accessibility, but Oakwood and Cockfosters Underground stations were in the vicinity, as were several bus routes.
4. The key planning issues included:
 - The principle of the mix of uses and quantum of development.
 - Car parking and traffic generation.
 - Differences from previous university use.
 - Phasing of development, and timescales and delivery, and considerations during construction.
 - Impact of the development on the Green Belt and its openness.
 - The landscape plan, including historic landscapes.
 - Architecture and design quality of proposed buildings.
 - Proposed community use of ground floor and basement of the Mansion Block, public access to parts of the building previously not possible, and consideration of sustainable future for the use.
 - The mix of residential accommodation and level of affordable housing (advised as 5% of the total).
5. The formal consultation period would close on 25 November 2016 and the application would be presented to Planning Committee for determination early in 2017, then to the London Mayor for final confirmation. The London Mayor had indicated he was supportive, but that there were some areas of concern, including the affordable housing provision.

3

PRESENTATION BY THE APPLICANT / AGENT

NOTED

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Daniel Massie (Head of Development, Berkeley Homes) introduced representatives of the applicant and agent present and set out the proposals, with slides also projected for illustration, as follows:

1. Berkeley Group had a track record of over forty years for quality and delivery of developments of excellent design, sympathetic restoration and good sustainability. They had dealt with other sensitive heritage assets; for example Roehampton House.
2. There had been a large amount of consultation, with the goal of working with the local community to shape the proposals. There had been five exhibitions, visited by over 2,000 people, and consultation with over 20 stakeholder groups, including the hockey and running clubs as well as statutory bodies. Nine newsletters had been sent to 11,000 local residents, setting out progress.
3. The development would deliver 260 new homes, ranging from one to five bed properties including apartments and houses. A vision had been formed for the future of Trent Park and for a strong, integrated community.
4. Benefits of the proposal would include demolition of derelict former university buildings, restoration of heritage assets, and provision, with Trent Park Museum Trust, of a museum celebrating the history of Trent Park and the role it played during World War II. There would also be significant historical restoration of the landscape to the era of Sassoon and all would be open to the public. A shuttle bus would be run to Bramley Road, which would be free to the public too. A significant financial contribution, over £6m, would be given to the borough of Enfield and the Greater London Authority. Jobs would be provided in construction, with commitment to local employment and apprenticeships. There would be improvements to the hockey club and to the wildlife centre. Tennis courts and the Orangery swimming pool would be restored and would also be open to the public.
5. In respect of the landscape, a lot of research work had been done, and the aim was to restore the setting of the Mansion House in historic grounds. Thirty viewpoints around the site had been used to ensure the proposed development was sympathetic to the setting. Heritage assets to be restored would include Lime Tree Avenue and Wisteria Walk, Sassoon's Long Garden and other formal gardens. The landscape led the masterplan. There would be a green grid of routes across the site, new publicly accessible footpaths, and planting of c.450 new trees.
6. The Mansion House and the Orangery would be fully restored. The landmark Rookery Lodge would also be restored and become a family home, and would be the entrance to the site. The Dower House would be returned to two cottages which it used to be. The historic wall of the walled garden would be restored. The Stable Block would be restored externally and have new apartments inside. Garden Cottage would

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become a residential family home again. Money had already been spent shoring up the Mansion House terrace. Working with the museum trust, restoration of internal finishes would be carried out.

**4
QUESTIONS BY PANEL MEMBERS**

NOTED the following questions and observations from Members of the Panel.

1. Q. The application site was in the Green Belt – what measures would be implemented to minimise its impact?
A. Extensive measures would be taken to preserve openness. Thirty view-points around the site had been used to test the massing of the proposed development against the mansion, the topography and existing vegetation. There had been meetings with Historic England and care would be taken to ensure that the setting of the mansion and its openness would be restored to its former glory.
2. Q. Could there be assurances that the proposed museum would be running for the next 25 years?
A. Work had been undertaken in collaboration with the museum trust in respect of the business case to ensure it was sustainable for the long term. A café was envisaged as part of the offer, and rental of space for events to help generate revenue. The purpose first and foremost was as a museum, but some of the rooms may work for hosting functions to help the museum be sustainable. The business case envisaged entrance charges to the museum comparable to those at other similar attractions. It was envisaged that schools would pay a very low entrance fee per child.
3. Q. Had there been further consideration of the amount of affordable housing in the scheme?
A. Affordable housing was a technical area, but Berkeley Homes had sought a balance in discussions. All the benefits which were being put forward would cost over £30m. Developers had to abide by planning policy guidance, and the company had brought forward a scheme regarding vacant buildings, but they were aware that the Council and the GLA were keen to have further discussions around affordable housing.
4. Q. Would the shuttle bus run 24 hours, seven days a week? Given that the Piccadilly Line now had a night service, had there also been dialogue with Transport for London (TfL)?
A. The hours of operation envisaged were the main daytime hours of the Piccadilly Line – on week days from 05:00am to 01:00am and at weekends from 06:00am to 01:00am. At peak hours, there would be a shuttle bus every 10 minutes, and at other times every 15 minutes. If there was demand overnight, a service could be considered.

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5. Q. For people who chose to walk or cycle, would there be a cycle lane or improved lighting on Snakes Lane?
A. Snakes Lane would be resurfaced and made good, and the lighting would be improved. The road width was restricted at 5.5m so a segregated cycle lane could not be accommodated, but cycle parking would be provided.
6. Q. Would the project affect the wildlife centre?
A. There had been discussions between the parties for the last four months and Berkeley Group were aware of what was needed. They would be able to assist with marketing the centre, and educational visits would be encouraged.

**5
QUESTIONS BY WARD COUNCILLORS**

NOTED the following comments from Councillor Jason Charalambous, Cockfosters Ward Councillor:

He was also Chair of the Trent Park Museum Trust, and was excited by the proposals and that the development would lead to the museum taking place, and commended Berkeley Homes on a very thorough consultation. Trent Park was of historical importance and the museum would be a centrepiece of the borough. This potential development would also give the opportunity to improve the wider park.

He acknowledged other concerns raised and in particular around affordable housing and reassurance this would not jeopardise the museum offer. At the moment, the proposals put forward included some affordable housing, a museum and other community benefits. If the percentage of affordable housing changed, there would be a need to look at the balance of the benefits but he did not think that the museum space would be affected.

**6
OPEN SESSION - QUESTIONS AND VIEWS FROM THE FLOOR**

NOTED the following questions and observations from attendees:

1. Q. As a local resident, an attendee expressed the wish for the park to stay as much as possible as it was. Also, for environmental protection he would prefer the shuttle bus to be electric powered. He had concerns about Snakes Lane coping with the traffic.
A. It was confirmed that the only vehicle access would be via Snakes Lane. As now, there will not be any public access for vehicles from Cockfosters into the site.

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2. Q. What timeframe was anticipated for the development, including the viability of the museum element?
A. The museum was anticipated to open in 2020, and would be likely to require some external grant such as from the Heritage Lottery Fund and match funding. That would be for a period of five years and would enable the museum to set up. The Trust would ensure the museum was viable. The timescale for the whole development, providing planning permission was successfully obtained, would be commencement in Autumn/Winter 2017 with the programme taking approximately four years.

3. Q. The consultation documents should all be made public on the internet. The environmental statement was not complete in terms of ecology and transport.
How would public access to the site be ensured over time? Would there be car and cycle parking on the site for those who were not residents? Would the tennis courts be predominantly for use by residents rather than the public? Would there be building on the daffodil lawn? Would there be ecological impacts on badger setts and other protected species?
A. Public access was envisaged in perpetuity, and would be dealt with by the local planning authority during the consent process. There were no proposals to develop into the daffodil lawn, and it would be managed with care and attention. The applicant's team included an environmental expert, and baseline surveys had been done. A protected species licence would be submitted. Bat roosts would be retained in buildings if feasible. There would be an ecology management plan in respect of habitat mitigation.

4. Q. Would any of the S106 financial contributions be able to be donated towards local traffic problems and gridlocks, and towards improvements to Trent Park country park?
A. The applicants were currently in dialogue with Trent country park, and wished to see it removed from Historic England's 'At Risk' register. A lot of what was suggested regarding opening up the mansion and works on the north side of the lake would also affect and improve the park. S106 payments to mitigate the effects of developments were administered by the local planning authority. Planning officers confirmed that S106 contributions and conditions would relate to planning policies and supplementary planning documents. Where direct mitigation was required, this would be identified and would be covered by the S106 agreement.

5. Q. Noting current traffic problems around Prince George Avenue and Chase Road and exacerbation if there were issues on the M25, what calculations had been done on traffic impact on the area from the development and museum?
Had the recent development at Cat Hill and potentially at Cockfosters also been factored in?
A. There had been a comprehensive traffic survey, and difficulties in the area were recognised. One of the main issues related to cars making a right turn to enter Prince George Avenue from Bramley Road and traffic queuing behind them. A proposal was to widen Bramley Road opposite

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Snakes Lane to make a right turn lane and make the road wide enough to accommodate two cars turning in each direction. That could make a big difference to everyday movements on Bramley Road.

It was confirmed that Cat Hill and other developments had been included for traffic modelling. Comparisons had been drawn with the previous university use, which over a day had been around 2,400 two-way vehicle movements with approximately 170 vehicles at the morning peak and 240 at the evening peak. This development was expected to generate around 900 daily two-way movements, with about 150 vehicles at the morning peak and 70 vehicles at the evening peak.

6. Q. There were some concerns about the architecture proposed and the location of some of the larger buildings on the ridge line which would be visible, especially in winter. Was there discussion about moving buildings and the style of buildings?

A. Building locations had been assessed, and a lot of work was done in respect of views. In respect of style, there had been workshops with Historic England and Enfield Council, and there would be further consultation on some changes to house style.

7. Q. A representative of London Parks & Gardens Trust advised that as the site was a listed garden, the Trust should have been consulted about the application as a statutory consultee. They had concerns that there would not be a walled garden but rather a lot of houses and a central green feature, although the wall being restored was welcomed.

A. There was development proposed within the walled garden, but one of the main elements was the cruciform shape of the path network which would be retained and would be a significant part of the community open space. The design of houses and community living stemmed from the narrative of the walled garden. There would be fruit trees and community glasshouses on the south facing wall. Protection of the wall was key. Houses were designed to be courtyard type, and it would look as if the garden flowed through, bringing back character and community spirit. Designs had come out of discussions with Enfield Council, Historic England and the applicant's design panel.

8. Q. What consideration had been given to managing the traffic during the construction period?

5% affordable housing seemed low – what was the Council policy?

A. Berkeley Homes were signed up to the Considerate Contractors scheme and took real regard for deliveries to sites, and construction traffic and how these would affect local residents. Outline details had been worked up and further details would be provided on routes, size of vehicles and times of day, and these would be closely looked at and agreed in advance of construction.

In respect of the affordable housing policy for Enfield, the authority would seek the maximum percentage of affordable housing, with 40% as a target, subject to viability. In this case, quite a lot of expensive enhancements to the park had to be factored in and it was recognised that

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40% affordable housing was unlikely to be achieved. The Council was working on the issue with the GLA at the moment.

9. Q. What mitigation plans were there concerning pollution levels on Bramley Road?
A. Surveys had been done which contributed to baseline surveys, to which these proposals had been added, including an air quality impact assessment. Current pollution levels were below any thresholds. Pollution levels after this development would still not be significant in the area.
10. Q. Would the car parking requirements for the hockey and running clubs be met?
A. The existing car park would be laid out and marked for more efficient use. An overflow car park was proposed, in an application to be submitted next week, for the times when the hockey club required a surplus.
11. Q. Where would children living at this development go to school?
A. It was confirmed that existing school capacity could accommodate the child yield predicted from this development. The Council's Education department were factoring in the child yield from this development going forward. The primary and secondary schools which would accommodate the children would be identified in the report submitted to Planning Committee when the application was determined.
12. Q. Would car parking for the museum be allocated outside the building?
A. There would be disabled parking provision provided at the museum and a drop off point for coaches. The shuttle bus service would be promoted for others, and visitors could use car parks at tube stations, or at the Cockfosters entrance to the park.
13. Q. Had the impact on public services such as local GP surgeries been considered?
A. Councillor Pearce advised that there was a possibility of a new health centre in the Cockfosters area.
14. Q. Information was requested about the proposed tree replanting.
A. It was proposed to replant with native English trees, restore the Limes Avenue; and restore some of the trees planted by Sassoon (mainly maples).

Other Comments

- A representative of the Friends of Trent Park reported views in favour of the benefits to the park and the community, and the co-operation with Berkeley Homes, but considered that the projected numbers of traffic movements would be exceeded in reality, and there would be problems at the junction to Bramley Road. Also, the architecture facing the Mansion across the lawn was of the greatest importance, but had not yet reached the standard sought.

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- The current proposals for the elevations of the apartment blocks were modern, incorporating glass balconies etc, and were out of character with the rest of the site. It would be more appropriate to have brick frontage and smaller windows.
- The resident of the nearest property within the park, considered that the proposed three blocks of flats with the same height and greater mass than former university buildings would have a detrimental impact on the Green Belt as they would be more visible. Together with the houses, there would be a lot of light pollution as a result of the development, whereas from Bramley Road the site was currently black at night.
As a family living in the park, the number of vehicle movements necessary eg. to school, work and shops were appreciated, and he did not believe the statistics quoted by the applicant. The comparison figures provided in respect of former university use were inappropriate as they were extrapolated from one set of figures at the peak of student attendance in October. For five months of the university year, and at weekends, there was nobody on site.

In relation to his specific property, one of the balconies in the proposed development would look directly into his bedroom window and his private garden, and another house would overlook his lounge. Also, the proposed route for the shuttle bus would pass his windows, and he would ask that the original shuttle bus route was used as before.

- Berkeley Homes had done a great job on this huge site and with support for the proposed museum. It was hoped that negotiations would be continued carefully in respect of viability and without any restrictions on the museum.
- The time and energy put into consultation by Berkeley Homes was praised, with good transparency and feedback.
- If there was an opportunity to use technology to give a 3D view of the proposals for a lay person, residents would appreciate it.
- It was understood that the Limes Avenue might be opened for residents, but a firm line was requested that it would never be open again for public vehicles.
- The report to committee should fully pick up on all aspects of car parking on site and in the park and for the museum.
- Impact on traffic was a concern, exiting Snakes Lane, on Bramley Road, turning into Prince George Avenue, and at the Oakwood station traffic lights, and on Cockfosters Road.

7

CLOSE OF MEETING

NOTED the closing points, including:

1. The Chair thanked everyone for attending and contributing to the meeting.
2. Notes taken at this meeting would be appended to the Planning Officers' report to be considered by the Planning Committee when the application

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was presented for decision. It was intended to present this application to Planning Committee in January/February 2017.

3. There was a deputation procedure whereby involved parties could request to address the Planning Committee meeting (details on the Council website or via the Planning Committee Secretary 020 8379 4093 / 4091 jane.creer@enfield.gov.uk or metin.halil@enfield.gov.uk) and residents could also ask ward councillors to speak on their behalf.
4. Full details of the applications were available to view and download from the Council's website www.enfield.gov.uk (Application Ref: 16/04324/FUL and 16/04375/LBD).

MUNICIPAL YEAR 2016/2017 - REPORT NO 169

COMMITTEE:
PLANNING COMMITTEE
20.12.2016

AGENDA - PART 1	ITEM 4
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SUBJECT -

MISCELLANEOUS MATTERS

REPORT OF:
Assistant Director, Planning,
Highways and Transportation

Contact Officer:
Planning Decisions Manager
Andy Bates Tel: 020 8379 3004
Kevin Tohill Tel: 020 8379 5508

4.1 APPLICATIONS DEALT WITH UNDER DELEGATED POWERS INF

4.1.1 In accordance with delegated powers, 208 applications were determined between 16/11/2016 and 6/12/2016, of which 158 were granted and 50 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.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th December 2016

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Kevin Tohill
Ray Reilly

Ward: Jubilee

Application Number: 16/00295/FUL

Category: Dwellings

LOCATION: Garages Land Adjacent 28 Turin Road, London, N9 8BT

PROPOSAL: Redevelopment of site and erection of 2 x 3 bed single family dwellings with rooms in roof and garages to side.

Applicant Name & Address:

Mr Souleyman Bouke
Acropolis Design Studio

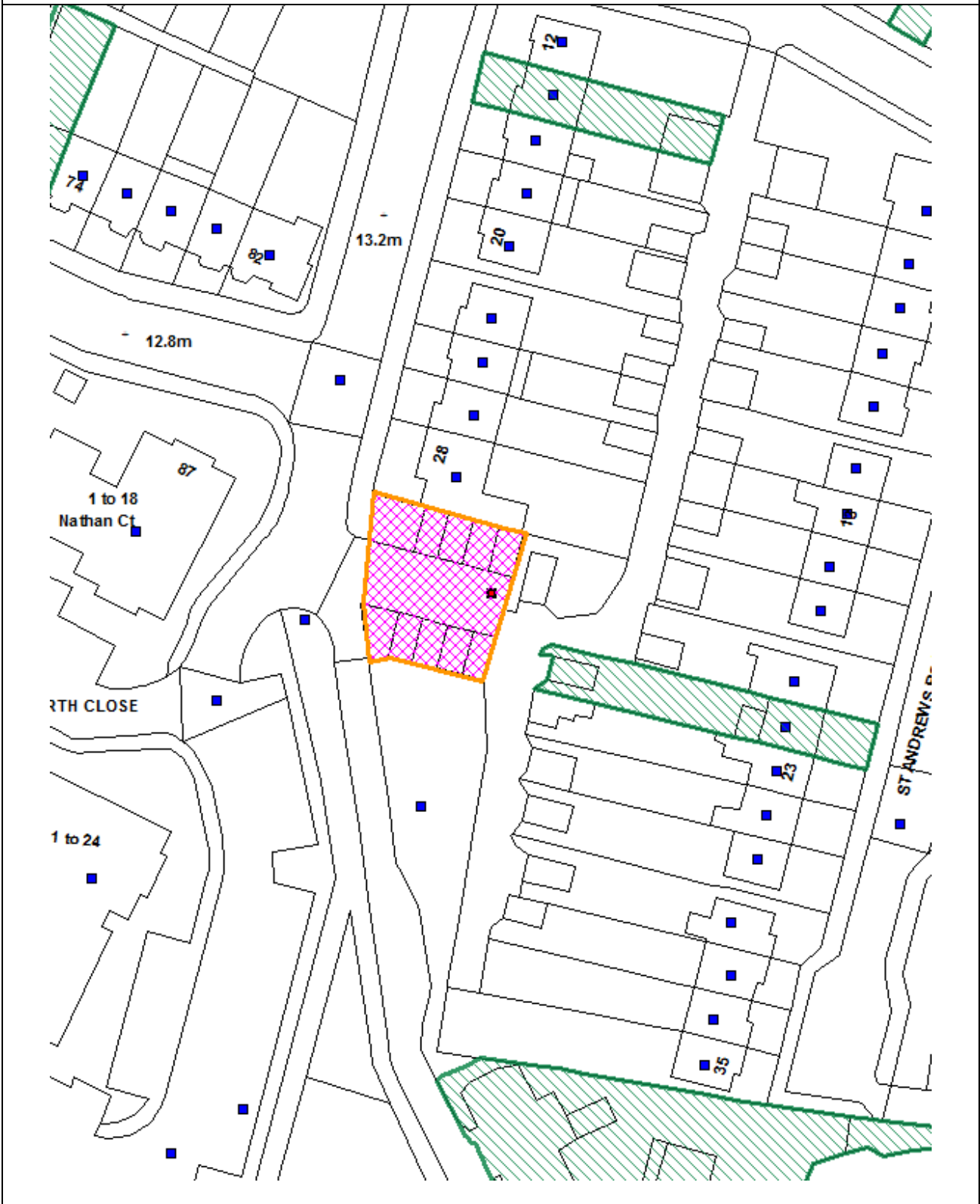
Agent Name & Address:

Mr Souleyman Bouke
Acropolis Design Studio

RECOMMENDATION:

That the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** outline planning permission subject to conditions.

Ref: 16/00295/FUL LOCATION: Garages, Turin Road, London, N9 8BT



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Scale 1:625

North



1.0 Site and Surroundings

- 1.1 The subject site is known as garages/ Land Adjacent 28 Turin Road. The site comprises two single storey buildings that are each broken up into 4 storage garages (8 in total), that are accessed directly off Turin Road. The site has an area of approximately 250 sqm, and is flat lying. It is located on the eastern side of the street, just south of the junction with Causeyware Road and opposite the entrance to Granary Close and the site is located just north of the north of the entrance to the Nightingale Academy.
- 1.2 With the exception of the Nightingale Academy the surrounding area is predominantly residential made up of terraced houses with Granary Close opposite a residential development consisting of 3 storey residential blocks.
- 1.3 The site is not in a Conservation Area and is not a Listed Building. There are school keep clear marking on street to protect the entrance to the Nightingale Academy to the immediate south of the site.
- 1.4 This application is brought before the planning committee because the applicant is a relative of Councillor Ulus.

2.0 Relevant History

- 2.1 The recent planning history on the site is referred to as below in chronological order.
- 2.2 14/00032/PREAPP: Proposed demolition of the existing garages and erection of 2 x 2-storey 3-bed semi-detached houses. **Pre-Application Advice Given July 2014.**
- 2.3 14/03820/FUL: Erection of 2-storey block of 6 flats (comprising 2x3, 2x2, 2x1) involving rooms in roof, front and rear dormers. **This application was refused on 12th March 2015.**
- 2.4 15/04774/PREAPP: Proposed demolition of garages and erection of 3 x 3-bed terraced houses. **Pre-Application Advice given December 2015.**

3.0 Proposal

- 3.1 The application proposes the demolition of the existing garages, clearing of the site and the construction of 2x3 bed storey semi-detached houses with side garages, accommodation in the roof, rear dormers and front rooflights and front and rear garden spaces.
- 3.2 The two houses inclusive of the garages would be the full width of the site at approximately 16.5m with the two storey element approximately 10.5m wide set 3m from either adjoining boundary by the side garages. The houses are proposed in a design form to match in with the other original houses on the street, the main exception being the gable end roofs as opposed to the hipped roof on many end of terrace houses on the street. The houses are proposed in similar materials to other houses on street with a similar fenestration pattern.

- 3.3 Each house would have parking via the proposed side garage with bins located in a bin store to the front. Each house would be provided with a front and rear garden.

4.0 Consultations

4.1 Public

- 4.1.1 Consultation letters were sent to 49 neighbouring properties which expired on 18th of June. There were no objections received.

4.2 Internal

- 4.2.1 Traffic and Transportation – There have been no comments received.

5.0 Relevant Policies

5.1 London Plan

- 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 3.9 - Mixed and balanced communities
- Policy 3.10 - Definition of affordable 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 6.13 - Parking
- Policy 7.1 - Building London's neighbours and communities
- Policy 7.2 - An inclusive environment
- Policy 7.4 - Local character
- Policy 7.6 - Architecture

5.2 Core Strategy

- CP2 - Managing the supply and location of new housing
- CP4 - Housing Quality
- CP5 - Housing Types
- CP6 - Meeting Particular Housing Needs
- CP8 - Education
- CP9 - Supporting Community Cohesion
- CP20 - Sustainable Energy use and Energy Infrastructure
- CP21 - Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 - Maintaining and Improving the Quality of the Built and Open Environment
- CP46 - Infrastructure Contributions

5.3 Development Management Document

- DMD2 - Affordable Housing on Sites of less than 10 units
- DMD3 - Providing a Mix of Different Sized Homes

DMD6 - Residential Character
DMD8 - General Standards for New Residential Development
DMD9 - Amenity Space
DMD37 - Achieving High Quality and Design-Led Development
DMD38 - Design Process
DMD45 - Parking Standards and Layout
DMD49 - Sustainable Design and Construction Statements

Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
London Housing SPG
S106 SPD

6.0 Analysis

6.1 The main issues of consideration are the following:

- Principle of the redevelopment
- Design and Character
- Neighbouring Amenity.
- Standard of Accommodation
- Private Amenity Space
- Highways Issues
- Refuse requirements
- S106 Requirements

6.2 Principle of the re-development

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

6.2.2 Officers have assessed the proposal in relation to the above policies and following a site visit overall it is considered that the principle of the development is acceptable. It is recognised that the application would result in the loss of the 8 garages on the site, however from inspection on street the site appears to have been closed up and underused for a significant period of time. In addition the garage buildings are in a relatively poor state of disrepair.

6.2.3 It is acknowledged that the garages would have provided for a car parking and storage function, however due to their relatively small size it is considered they have principally been used for a storage function in recent years. Therefore it is not considered that their loss would result in a sudden rise knock on impact to on street parking availability. In addition due regard should be given to the fact that the application proposes to redevelop and overall improve the appearance of the site whilst providing 2 x3 bed decent family houses with usable rear gardens and parking. Overall this is considered a more practical and functional

use of the site and as a result the principle of the development should be encouraged.

6.3 Scale and Density

- 6.3.1 Density assessments must acknowledge new guidance outlined in the NPPF and particularly the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area.
- 6.3.2 Policy 3.4 (Table 3.2) of the London Plan sets standards for appropriate density levels with regards to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score. From assessing the plans it is considered a total of 8 habitable rooms would be provided on the site which is of 0.0250 hectares. According to the guidance in (Table 3.2) of the London Plan as the site has a site specific PTAL rating of 2 in a suburban location, an overall density of between 150-250/ha may be acceptable. Upon calculating the density of the proposed development against this density matrix, based on habitable rooms per hectare this development would equate to 320 hr/ha.
- 6.3.3 Therefore these results show that from a density perspective this proposal would result in a density in excess of the guidance outlined in the London Plan. However due regard should be given to the fact that this would only be a numerical assessment and a judgement must be made as to how the development sits within the character of the area. In this case the application proposes 2x3 bed family houses that are of a similar scale and size to other houses on the street and on balance from the perspective of scale it is considered the proposal sits acceptably on the site and within the streetscene.

6.4 Design, Scale and Character

- 6.4.1 Policy DMD 37 aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan and DMD 6 states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings. In addition new policies in the DMD namely 11, 13 and 14 provide specific guidance in relation to impact of development with regard to design and neighbours amenity.
- 6.4.2 As has been referred to earlier in the report, the application proposes the demolition of the existing garages, clearing of the site and the construction of 2x3 bed 2 storey semi-detached houses with side garages, accommodation in the roof, rear dormers and front rooflights and front and rear garden spaces. The two houses inclusive of the garages would be the full width of the site at approximately 16.5m with the two storey element approximately 10.5m wide set 3m from either adjoining boundary by the side garages. The houses are proposed in a design form to match in with the other original houses on the street, the main exception being the gable end roofs as opposed to the hipped roof on many end of terrace houses on the street. The houses are proposed in similar materials to other houses on street with a similar fenestration pattern.

- 6.4.3 Having assessed the proposed plans and following a site assessment from the perspective of design and character it is considered the proposed application is acceptable. The proposed semi-detached pair of houses would retain and respect the existing building line of the adjoining terrace on Turin Road. It is recognised that the 2 houses inclusive of the side garages would encompass the entire width and frontage of the site. However it is acknowledged that both garages on either side are only single storey with the 2nd storey main section of the houses set in 3m from either side boundary. This including the set back from the public highway frontage would create an element of spaciousness and counteract a terracing impact with Number 28 adjacent. In addition the two storey element would be set in from the new car park within the Nightingale Academy to the immediate south which is also separated from the side boundary of the site by a grass verge surrounding the car park
- 6.4.4 It is considered that the houses whilst of a relatively traditional design are in keeping with the original houses on Turin Road. They are proposed with a render finish and fenestration to match the context of the houses on the street. It is acknowledged that proposed roof design is a gable end with rear dormers which is a contrast and contrary to the traditional hipped roofs on the street. However this design has been proposed to maximise the use of the roofspace and also to adhere to current National internal space standards which are much higher than the original 1930's houses on the street. However as referred to earlier the proposed pair of houses would be detached from the side boundaries of the site at first floor level, therefore there would be an element of space especially in relation to Number 28. Taking this relationship into account and the fact that site is detached it is considered that a varied gable roof design in this instance is acceptable as a new build roof form having regard to DMD13 and 37. In addition to the gable end roof forms the proposed rear dormer roof extensions on the rear elevation are proportionate to the roofs and considered acceptable and compliant with DMD13 and DMD 37 also.
- 6.4.5 Overall taking all factors into consideration, from the perspective of design, character and visual amenity it is considered the proposed development is acceptable.

6.5 Neighbouring Amenity

- 6.5.1 From the perspective of neighbouring amenity the main property to assess the proposal against is Number 28 next door. All other properties are sufficiently removed from the development to not be affected. The rear elevation of the proposed houses would be separated by a distance of approximately 30m from the rear elevation of the houses on the adjoining street St Andrew's Road which is sufficient separation distance having regard to DMD10. In addition the rear boundary of the proposed site is also separated by a communal rear private access road which will also help with overlooking into the rear end of the gardens of the houses on St Andrew's Road.
- 6.5.2 With regard to Number 28 officers have assessed the proposed plans and following carrying out a site visit are satisfied that the proposed scheme would not create an impact onto that property. The proposed side garage would flank up against a blank flank side elevation wall. In addition at first floor level

there are no side elevation windows on Number 28 that would be impacted by the proposed development. The proposed houses would form a common alignment with the original rear elevation of Number 28 therefore the scheme is compliant with DMD11. Due regard should also be given to the fact that Number 28 has recently carried out a 2 storey side and rear extension, wherein the first floor rear extension as built would project approximately 3 metres beyond the rear wall of the proposed development at first floor level. Therefore at first floor level the proposed scheme would have no impact onto Number 28.

- 6.5.3 In conclusion the proposed scheme has an acceptable impact onto the amenity of the occupiers of Number 28 Turin Road. In addition on the opposite south side boundary the proposed house would only flank up against the grounds and car park for the Nightingale Academy wherein no amenity impacts would be created. The issue of the boundary treatment including its appearance will be reserved via a planning condition.

6.6 Standard of Accommodation and Private Amenity

- 6.6.1 As aforementioned the application proposes 2x3 houses with accommodation in the roof. With regards to National Space Standards 3 bed dwellings over 3 levels should be 90sqm. The proposed houses excluding the garages are 95sqm and 110sqm inclusive of the garages. In addition all of the proposed individual rooms are of an acceptable standard internally and sufficient floor to ceiling heights can be achieved. In addition both houses would be dual aspect and overall it is considered the houses would provide for good standards of living accommodation.

- 6.6.2 From the perspective of garden space and private amenity the rear gardens although shallow at approximately 5m deep are 8m wide and overall would provide usable rear garden areas for each house of approximately 40 sqm which is compliant with DMD9.

- 6.6.3 In conclusion the standard of accommodation proposed is acceptable having regard to National, London and relevant borough planning policies.

6.7 Traffic, Parking and Refuse

- 6.7.1 As referred to in section 6.2 of the report, it is recognised that the application would result in the loss of the 8 garages on the site, however from inspection on street the site appears to have been closed up and underused for a significant period of time. In addition the garage buildings are in a poor state of disrepair. It is acknowledged that the garages would have provided for a car parking and storage function, however due to their relatively small size it is considered they have principally been used for a storage function in recent years. Therefore, on balance it is not considered that their loss would result in a sudden impact to on street parking availability.

- 6.7.2 With regards to the proposed plans each house would be provided with one off street parking space via the proposed side garages and having assessed the plans overall it is considered that the garages would be of an acceptable and functional size to accommodate one car parking space. The PTAL of the site is 2 and for a 3 bedroom house it is considered that 1 parking each is an acceptable level of on street parking and it is not considered that two

additional houses would create such an noticeable impact to on street parking availability on street in the area to warrant refusal.

- 6.7.3 With regards to access the existing central crossover into the site will need to be stopped up and two new crossovers would need to be created one at either end of the frontage of the site. To the left hand side house, a new double crossover would need to be created combining the existing single crossover serving Number 28 next door. This would total 4.8m wide and therefore comply with the council's crossover policies. A second crossover would need to be created to serve the right hand side house. This would be located directly adjacent the entrance into the Nightingale Academy and there would be a need to relocate some on street sign and a telegraph pole. However having assessed the proposal on site there would be space on street to relocate these street signs and the Nightingale Academy sign could be repositioned on the grass verge beside adjacent the school entrance. It is considered that all of these issues could be dealt with via an Access- Street Works condition which has been recommended.
- 6.7.4 Both houses would be served by refuse bins in self-contained storage to the front of the site in the front garden areas which is considered acceptable in principle. Details of the refuse storage will be secured by planning condition. In addition there are no cycle parking spaces proposed, however there is space in the rear garden of each property to comfortably park bicycles. Details of this will be secured via condition.
- 6.7.5 Subject to these conditions it is considered the proposal is acceptable from a highway and transport perspective.
- 6.8 S106 contributions
- 6.8.1 The Council's local planning policy, as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.
- 6.8.2 On 11 May 2016, the Government won its appeal in the Court of Appeal against the High Court's quashing of the Written Ministerial Statement dated 28 November 2014. The Written Ministerial Statement exempted small scale development of 10 units (or less) from providing affordable housing and other 'tariff based' contributions under Section 106. Following the publication of the Court of Appeal judgement, Paragraph 31 of the National Planning Policy Guidance (NPPG) was reinstated.
- 6.8.3 This means that the change to national planning policy which initially came into force on 28 November 2014 now applies. Affordable housing (and other tariff-based contributions, such as those for education) are not payable on schemes where development delivers no more than 10 units and the site has a maximum gross floorspace of 1,000 square metres.
- 6.8.4 The Council has received legal advice and considered recent Planning Inspectorate decisions on appeal on this matter. It has concluded that, in general, it would be unwise to determine that DMD/S106 SPD policy would prevail above the national guidance in this regard. On this basis, the Council

will no longer pursue S106 contributions for education or affordable housing on small sites. This matter, and its impact, will be re-evaluated in the review of the Local Plan.

6.8.5 In the light of the Court of Appeal decision and reinstatement of paragraph 31 of the NPPG, affordable housing contributions will no longer be sought for developments of 10 units or less provided the combined gross floor area does not exceed 1,000 square metres.

6.8.6 The development proposed comprises 2 units with a floor area of 220 sq m and therefore no contribution is sought.

6.9 CIL

6.9.1 The application proposes a net gain of 122sqm whilst providing additional homes, therefore this 122sqm is CIL Liable.

This would work out as follows:

Mayors CIL: $122\text{sqm} \times \text{£}20 = \text{£}5500 \times 272/223 = \text{£}2,976.14$

Borough CIL: $122\text{sqm} \times \text{£}40 = \text{£} \times 272/274 = \text{£}4,844.37$.

7.0 **Conclusion**

7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle. It would not have an adverse impact to the character and setting of the streetscene and surrounding area or to the visual and residential amenity of neighbouring properties. In addition it is considered the application would result in providing 2 additional decent family sized houses whilst making appropriate provisions for existing trees, private amenity and car parking in relation to the development.

8.0 **Recommendation**

That planning permission be GRANTED subject to planning conditions outlined as below:

1. C51 Time Limit

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

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

2. C61 Approved Plans- Revised

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. C07 Details of Materials

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

Reason: To ensure a satisfactory external appearance.

4. C25 No Additional Fenestration

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

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

5. Details of Access/ Crossover

The development shall not commence until details of the proposed crossover, the stopping up of the existing access and any other highway alterations including positioning of the street signs, 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 Development Management Document Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

6. Boundary Treatment and Landscaping

Prior to occupation of the development hereby details of a hard and soft landscaping scheme including details of boundary treatments around and within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall also be in place prior to occupation of the development.

Reason: In the interest of visual and residential amenity

7. Cycle Parking

The development shall not commence until details of the siting, number and design of two long stay and two short stay cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To meet London Plan requirements.

8. Bins Enclosure

The development shall not be occupied 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. Enclosure

The site shall be enclosed in accordance with the 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.

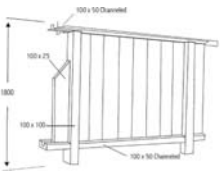
Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public.

10. Removal of Permitted Development rights

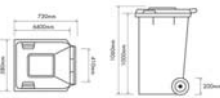
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order no development within Schedule 2, Part 1 Classes A, B, C, D or E of the Order shall be carried out to any of the houses or within their curtilage unless planning permission has first been granted by the Local Planning Authority.

Reason: To ensure that any potential extensions/ outbuildings do not unduly impact on the amenity of adjoining occupiers, the character and appearance of the development or unacceptably erode amenity space provision available to the properties.

DETAILS KEY



TIMBER FENCE



EURO BIN DETAIL



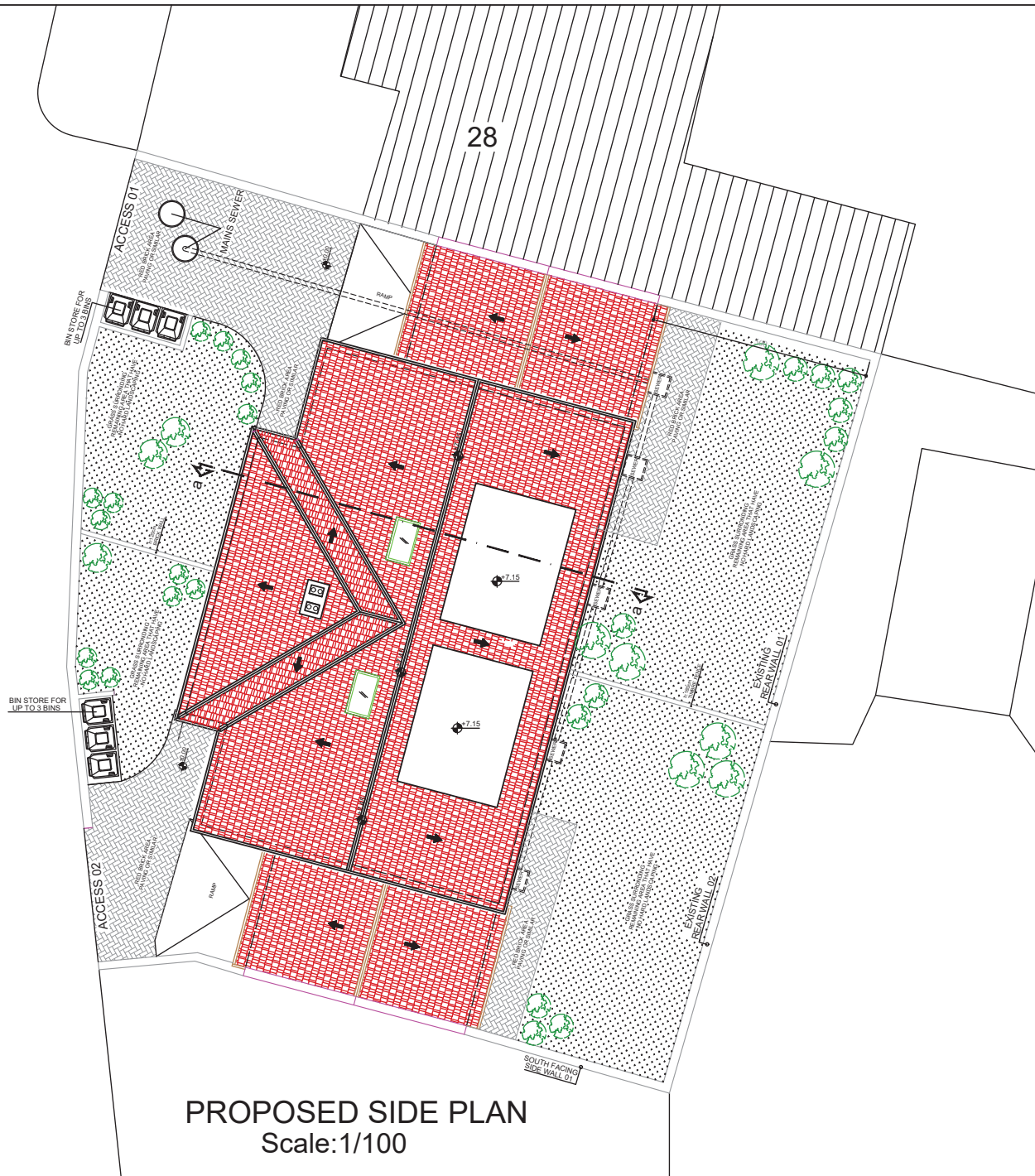
23lit DESKTOP FOOD WASTE BIN IN KITCHEN



RED BRICK PAVING



GRASS ROLLS



PROPOSED SIDE PLAN
Scale:1/100

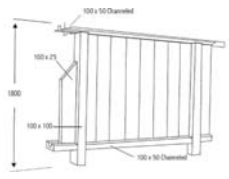
ACROPOLIS DESIGN STUDIO

ADDRESS	185 ANGEL PLACE
POST CODE	N18 2UD
CITY	EDMONTON / LONDON
PHONE	(+44) 020 3397 2575
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E MAIL	designacropolis@gmail.com

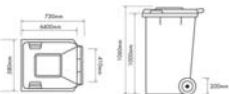


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POST CODE	N9 8BT	
CITY	LONDON	
REF NO:	16/00295/FULL	DATE:
SCALE:	1/100	JAN 2016
DRAWING BY	SOULEYMAN BOUKE	AUTOCAD
PHONE		2016
DRAWING TITLE	PROPOSED SIDE PLAN	A 01

DETAILS KEY



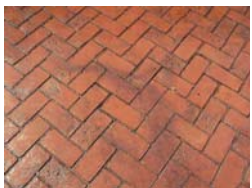
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EURO BIN DETAIL



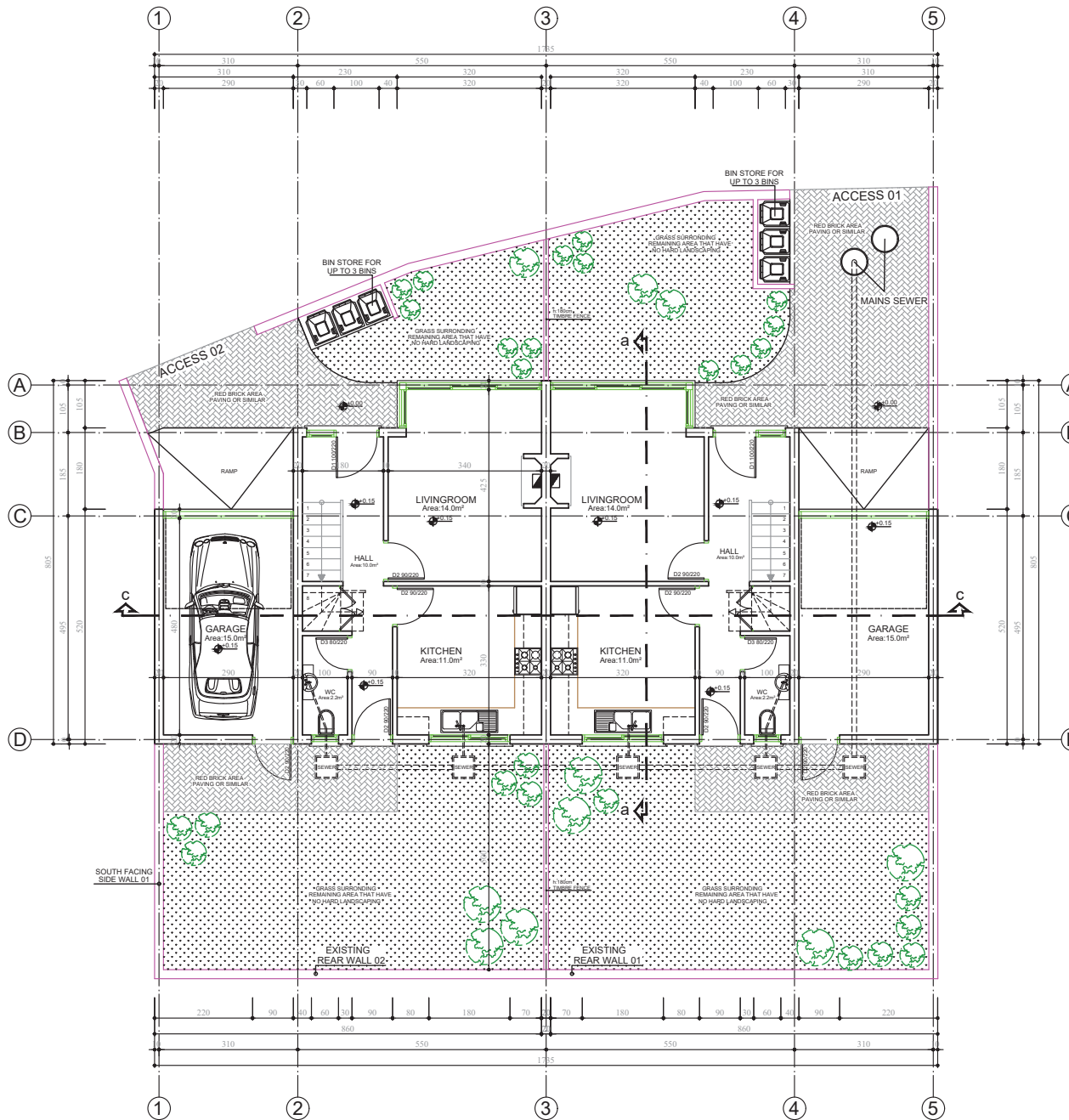
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RED BRICK PAVING



GRASS ROLLS



PROPOSED GROUND FLOOR PLAN
Scale: 1/100

ACROPOLIS DESIGN STUDIO

ADDRESS	185 ANGEL PLACE
POST CODE	N18 2UD
CITY	EDMONTON / LONDON
PHONE	(+44) 020 3397 2575
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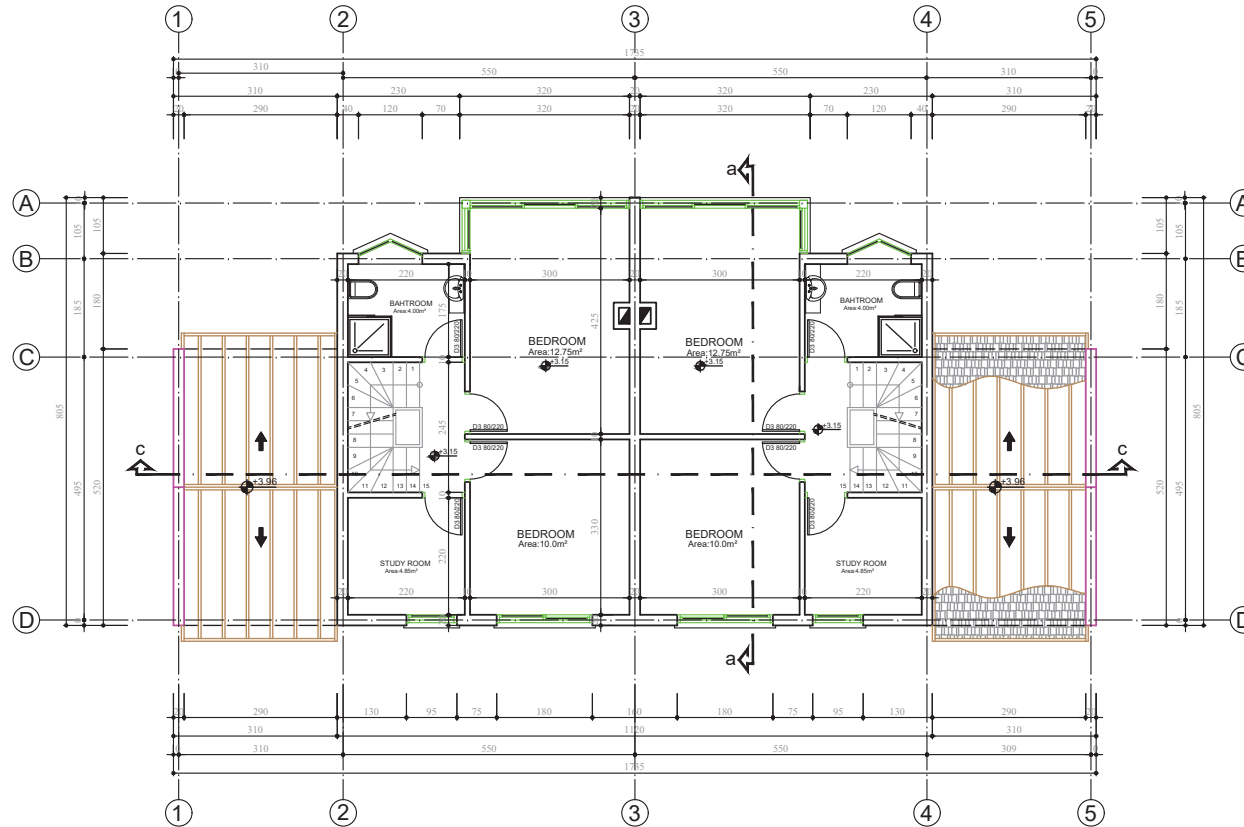
Ground Flr area: 116m²

PROJECT DETAIL		
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CITY	LONDON	
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SCALE:	1/100	JAN 2016
DRAWING BY:	SOULEYMAN BOUKE	AUTOCAD
PHONE:		2016

DRAWING TITLE	PROPOSED GROUND FLOOR	A 02
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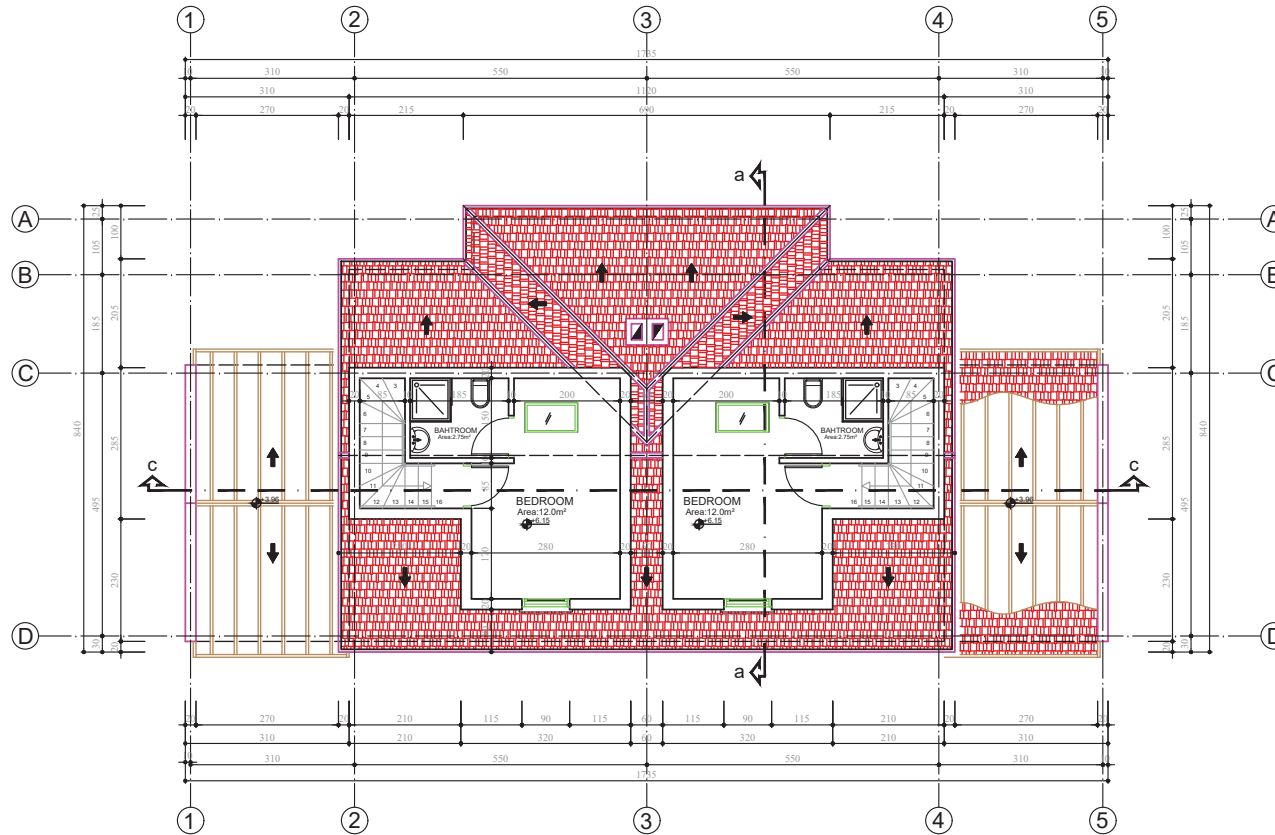
PROPOSED FIRST FLOOR PLAN
Scale:1/100

First Flr. area:86.0m²

PROJECT DETAIL		
ADDRESS	28 TURIN ROAD	
POST CODE	N9 8BT	
CITY	LONDON	
REF NO:	16/00295/FULL	DATE:
SCALE:	1/100	JAN 2016
DRAWING BY	SOULEYMAN BOUKE	AUTOCAD
PHONE		2016
DRAWING TITLE	PROPOSED FIRST FLOOR	A 03

ACROPOLIS DESIGN STUDIO

ADDRESS	185 ANGEL PLACE
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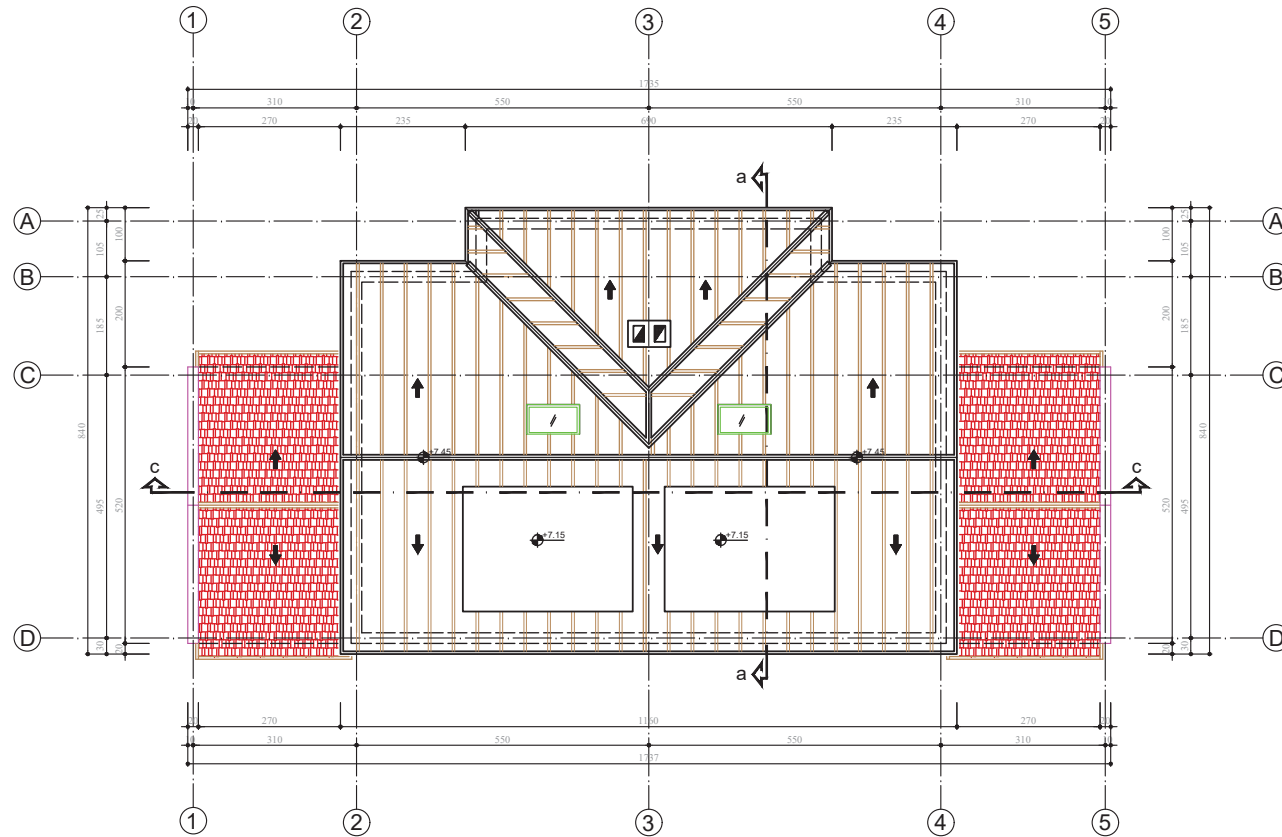
PROPOSED LOFT FLOOR PLAN
Scale: 1/100

Loft Flr. Area: 35.0m²

PROJECT DETAIL		
ADDRESS	28 TURIN ROAD	
POST CODE	N9 8BT	
CITY	LONDON	
REF NO:	16/00295/FULL	DATE:
SCALE:	1/100	JAN 2016
DRAWING BY	SOULEYMAN BOUKE	AUTOCAD
PHONE		2016
DRAWING TITLE	PROPOSED SECOND FLOOR	A 04

ACROPOLIS DESIGN STUDIO

ADDRESS	185 ANGEL PLACE
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PROPOSED ROOF PLAN
Scale: 1/100

PROJECT DETAIL

ADDRESS	28 TURIN ROAD	
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CITY	LONDON	

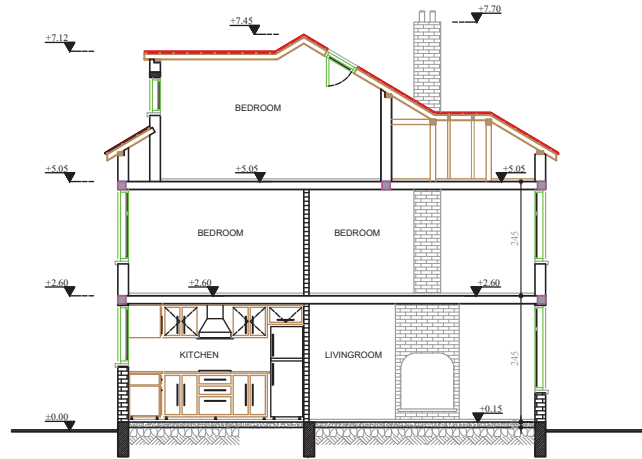
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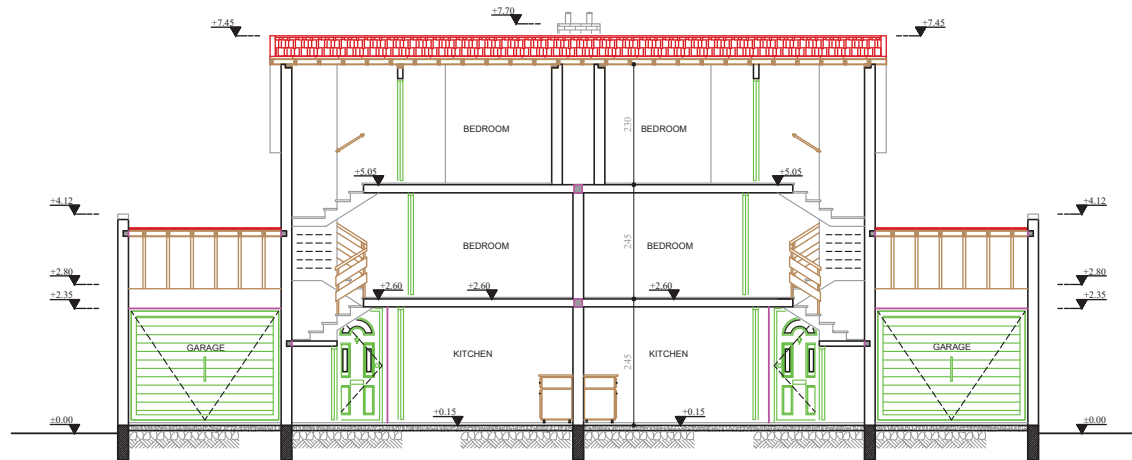
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PROPOSED SECTION A-A
Scale:1/100

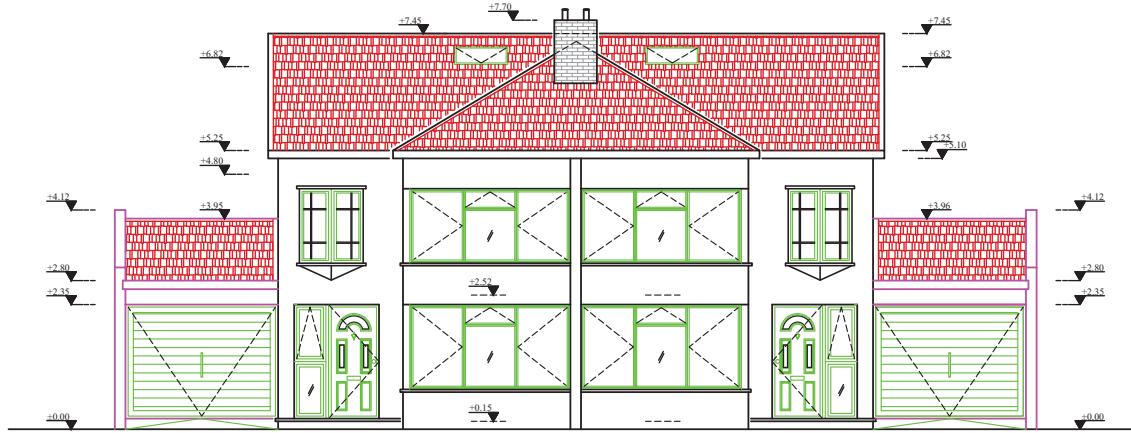


PROPOSED SECTION B-B
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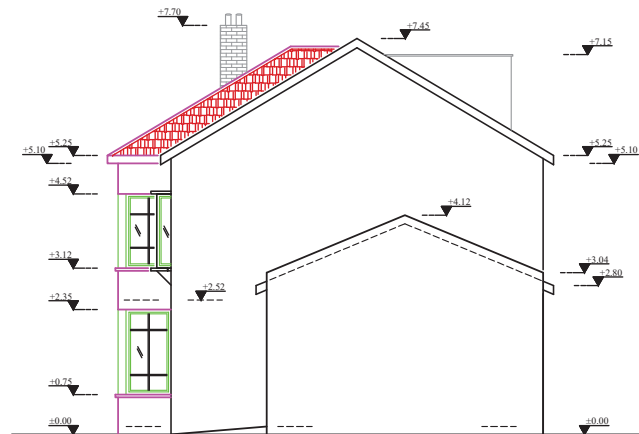
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POST CODE	N9 8BT	
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DRAWING BY	SOULEYMAN BOUKE	AUTOCAD
PHONE		2016
DRAWING TITLE	PROPOSED SECTION A-A & B-B	A 06

ACROPOLIS DESIGN STUDIO

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PROPOSED FRONT ELEVATION
Scale:1/100



PROPOSED LEFT SIDE ELEVATION
Scale:1/100

PROJECT DETAIL

ADDRESS	28 TURIN ROAD	
POST CODE	N9 8BT	
CITY	LONDON	

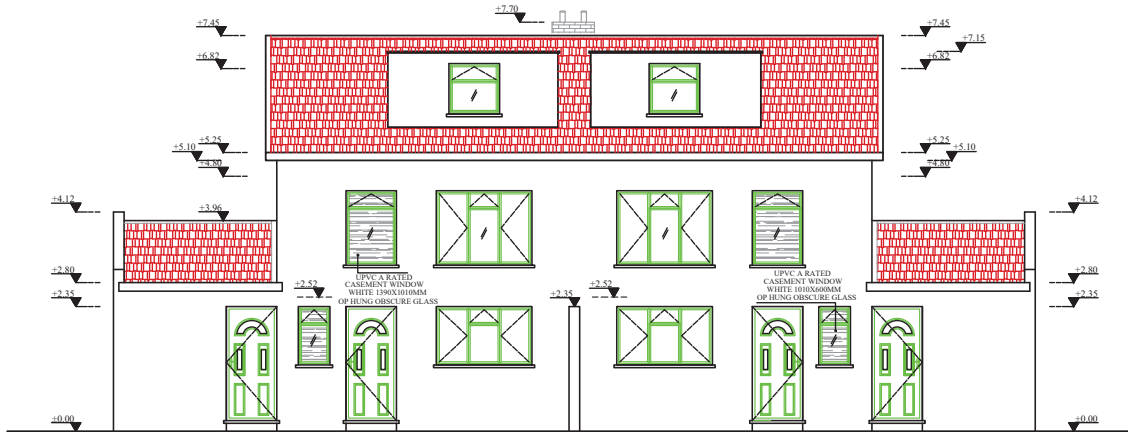
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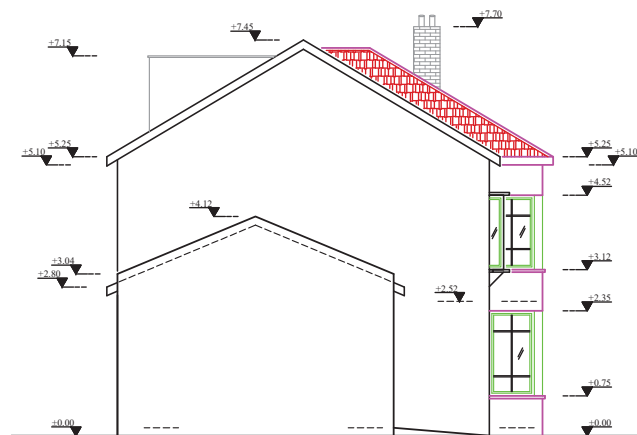
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ACROPOLIS DESIGN STUDIO

ADDRESS	185 ANGEL PLACE
POST CODE	N18 2UD
CITY	EDMONTON / LONDON
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FAX	(+44) 084 5280 1901
E MAIL	designacropolis@gmail.com



PROPOSED REAR SIDE ELEVATION
Scale:1/100



PRROPOSED RIGHT SIDE ELEVATION
Scale:1/100

PROJECT DETAIL

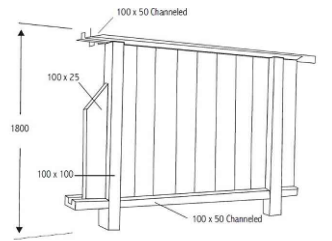
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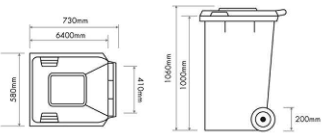
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PHONE		2016

DRAWING TITLE	PROPOSED REAR & RIGHT SIDE ELEVATION	A 08
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DETAILS KEY



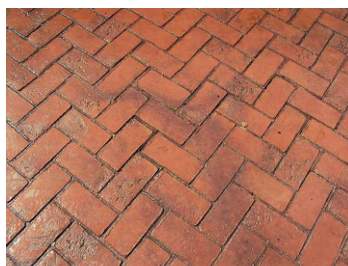
TIMBER FENCE



EURO BIN DETAIL



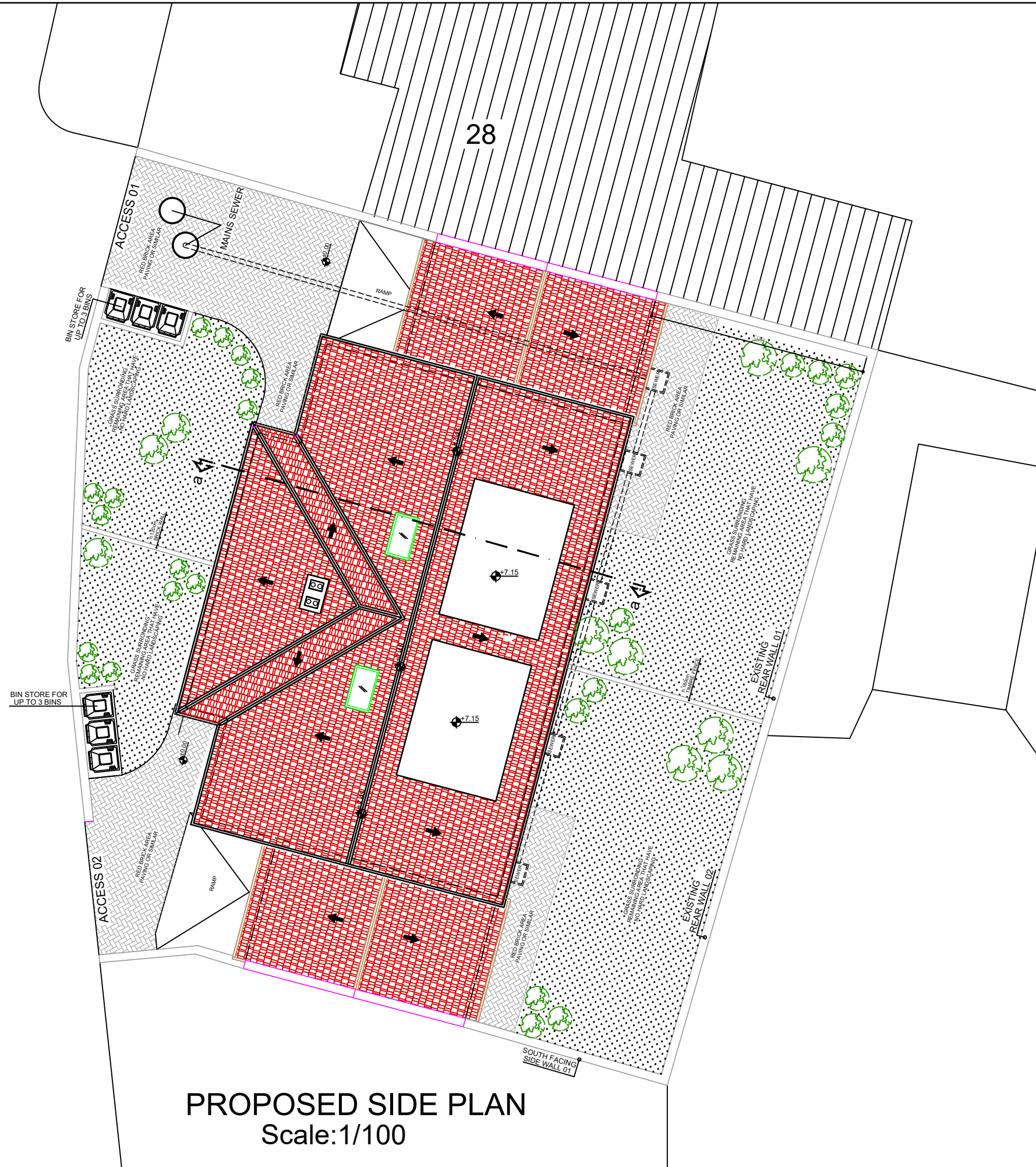
23lit DESKTOP FOOD WASTE BIN IN KITCHEN



RED BRICK PAVING

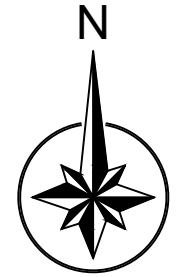


GRASS ROLLS



ACROPOLIS DESIGN STUDIO

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PROJECT DETAIL		
ADDRESS	28 TURIN ROAD	
POST CODE	N9 8BT	
CITY	LONDON	
REF NO:	16/00295/FULL	DATE:
SCALE:	1/100	JAN 2016
DRAWING BY	SOULEYMAN BOUKE	AUTOCAD
PHONE		2016
DRAWING TITLE	PROPOSED SIDE PLAN	A 01

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th December 2016

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Kevin Tohill
Mr R. Reilly

Ward:
Winchmore Hill

Application Number: P12-03011PLA

Category: Dwellings

LOCATION: 42, STATION ROAD, LONDON, N21 3RA

PROPOSAL: Demolition of the house and erection of a block 7 flats (3x3 bed and 4x2 bed) self contained flats. (OUTLINE- Access, Layout and Scale).

Applicant Name & Address:

Tony Michaelides
42, STATION ROAD,
LONDON,
N21 3RA

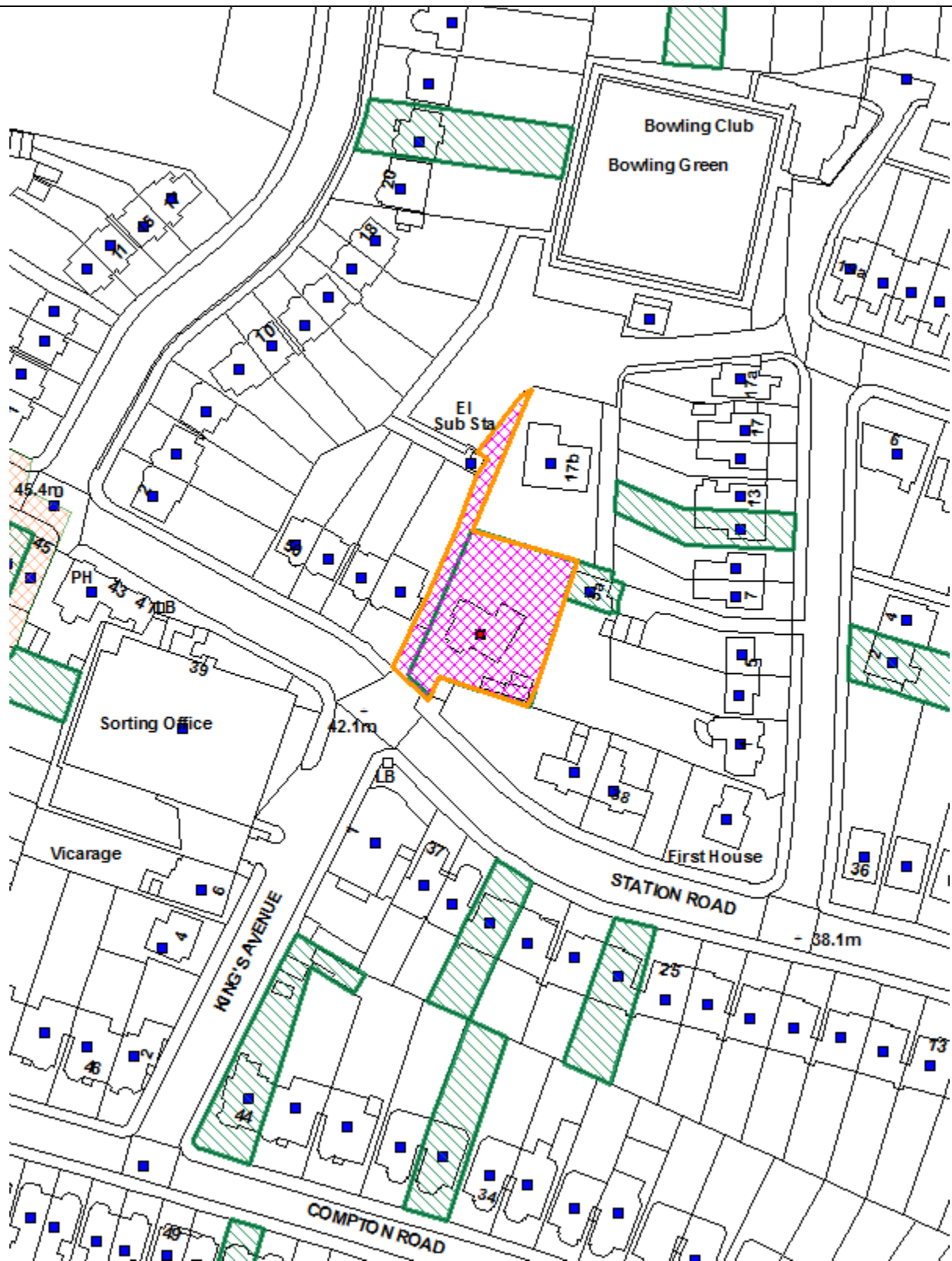
Agent Name & Address:

Andreas Paschali,
Alexander Elliott Ltd
224, Ballards
London
N3 2LX

RECOMMENDATION:

That the Planning Decisions Manager / Head of Development Management be authorised to **GRANT** outline planning permission subject to conditions.

Ref: P12-03011PLA LOCATION: 42, Station Road, London, N21 3RA, , ,



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Scale 1:1250

North



*** Advisory Note to Planning Committee Members:**

This proposal was recommended for approval by officers, subsequently agreed and recommended for approval by the Council's Planning Committee in November 2013 subject to completion of a S106 Agreement. Following this the council's legal department were instructed to proceed with the S106 Agreement, wherein a completed S106 was not returned by the applicant until June 2016. However, as a result of changes to National Planning Policy in relation to S106 for small sites and the subsequent court of appeal decision earlier in 2016 the councils S106 policy has also changed. As a result the council would no longer be requesting S106 for this development. The scheme is proposing no more than 10 units and is not above 1000sqm additional floorspace. Please refer to section 6.8 of this report for further dialogue on this matter.

As the resolution by Planning Committee in November 2013 was to grant the subject to the completion of the S106, following subsequent changes to S106 policy this case has now been referred back to the Planning Committee with a recommendation to Grant with Conditions. The Planning Committee are advised that there are no other changes to the scheme with regards to the application description or the proposed plans. In addition although the council has since adopted the Development Management Document and there have been updates to the London Plan, the introduction of these policy documents in officer's professional opinions would not alter the original determination of the application. Therefore, the planning committee is advised to grant outline planning permission subject to conditions.

1.0 Site and surroundings

- 1.1 The site is currently occupied by a large detached two storey residential house accessed directly from Station Road. The house is positioned in the middle of the plot with a relatively large front driveway space and rear garden area. The site is flanked on either side by residential houses of a similar nature and is backed onto from the rear by a residential bungalow.
- 1.2 The surrounding area is residential and comprises primarily of houses, with the only main exception being the Royal Mail sorting office on the opposite side of the street. The site is located a short distance east of the Winchmore Hill Conservation Area.
- 1.3 The site has a PTAL of 2 and is located within a relatively short walking distance of Winchmore Hill train station.

2.0 Proposal

- 2.1 This is an outline planning application providing details of access, layout and scale. It proposes the demolition of the existing house and the construction of a three storey building incorporating basement, ground and first floor levels with accommodation in the roof, to incorporate 3x3 bed and 4x2 bed flats. The proposal also involves the creation of a level of private amenity space for the basement level flats and also a communal amenity area for the 4x2 bed flats.
- 2.2 A new vehicular access would be created at the side of the proposed building providing access via a ramp to the rear of the property, where it is proposed

to locate 9 car parking spaces at basement level. In addition it is proposed to locate a cycle shelter at the rear.

3.0 Relevant Planning Decisions

- 3.1 TP/03/2172: Part single storey, part two-storey side extension to both sides, part single storey, part two-storey rear extension together with alterations to front elevation. This application was granted with conditions.
- 3.2 TP/05/1405: Erection of brick front wall with metal gates. This application was refused.
- 3.3 TP/07/1751: Erection of replacement front wall and gates (revised scheme). This application was refused but allowed at appeal.
- 3.4 TP/07/2360: Erection of replacement front wall and gates (revised scheme). This application was granted with conditions.

4.0 Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 Traffic and Transportation raise no objections to the principle of the proposed development on trip generation, access and parking grounds, subject to some alterations to facilitate better access to car parking and two way access into the site, which is considered could be dealt with by condition.

Education

- 4.1.2 Education confirmed that based on the unit mix a contribution of £19,384 is sought towards education provision within the Borough. However as mentioned above due to changes in the s106 requirements, there will be no education contribution required.

Tree Officer

- 4.1.3 The Tree Officer has confirmed that the findings in the arboriculture report provided are correct and that there are no objections, although it is recommended that tree protection and landscaping conditions are included.

Biodiversity Officer

- 4.1.4 The Biodiversity Officer is also satisfied with the biodiversity elements of the project and has stated that all issues can be dealt with by planning condition.

Sustainable Design Officer

- 4.1.5 The Sustainable Design Officer is satisfied with the information submitted at this stage subject to conditions.

4.2 Public

4.2.1 Letters were sent to 30 local neighbours and a site notice was displayed outside the property. Thirteen responses were received. A second consultation was undertaken following the receipt of revised plans when a further 5 responses were received. A third consultation was undertaken when following receipt of further revised drawings and a further 17 responses were received.

4.2.2 The objections raised across all consultations can be summarised as follows:

- Overdevelopment of the site.
- This house belonged to the Cresswell Family and it is considered that its loss would result in an important piece of local history.
- Proposed design is not in keeping with the existing building or surrounding street scene.
- Will impact on local resident's privacy due to proximity of scheme to neighbouring boundaries.
- The proposed balconies will result in unacceptable overlooking and encroachment onto neighbouring residents.
- The proposed rear parking area and side access road would result in unacceptable levels of noise and activity due to vehicle movements.
- The proposed rear amenity deck will create an unacceptable level of noise and disturbance to neighbouring residents.
- There are not enough parking spaces every house has at least two cars.
- The submitted plans do not adequately show a comparison to the existing house on the site.
- The red line boundary around the site is incorrect and takes into account part of a neighbours property. (Note an amended plan has been sent in that resolves this matter)
- The proposed basement would result in an overdevelopment and there will be significant impact to local neighbours during construction of the building and potential for subsidence of neighbouring properties.
- The level of activity will increase on the site and the exit is unsafe onto the busy highway.

4.2.3 On the 25th of November 2016, because of the 3 years period that had lapsed a further consultation was carried out to 44 neighbouring properties for 14 days. At the time that the committee report was drafted no responses had been received. Any public comments received will be reported verbally as an addendum to the committee report on the 20th of December.

5.0 Relevant Policy

5.1 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application

5.2 The London Plan

Policy 3.3 Increasing housing supply

- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- 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 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 6.3 Assessing the effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature

5.3 Local Plan – Core Strategy

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP25 Pedestrians and cyclists
- CP26: Public transport
- CP30: Maintaining and improving the quality of the built and open environment
- CP32: Pollution
- CP36: Biodiversity
- CP46 Infrastructure contributions

5.4 Development Management Document

- DMD 2 Affordable Housing on Sites of less than 10 units
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 6 Residential Character

DMD 7	Development of Garden Land
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
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
DMD56	Heating & Cooling
DMD57	Responsible Sourcing of Materials, Waste Minimisation and green Procurement
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD61	Managing surface water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD79	Ecological Enhancements
DMD80	Trees on development sites
DMD81	Landscaping

5.5 Other Relevant Considerations

National Planning Policy Framework
 Enfield Strategic Housing Market Assessment (2010)
 S106 SPD

6.0 **Analysis**

6.1 This is an outline application seeking approval for access, layout and scale with all other matters reserved. Therefore the application has been assessed under those criteria. In terms of the criteria of scale, relevant factors of neighbouring amenity and privacy have been taken into consideration. The layout has been adjudged to not only incorporate the layout of the site but also the layout of the residential units and the level of private amenity proposed. The criteria of both layout and access has been assessed by the traffic and highways department taking into account the safety requirements of the access along with car parking and cycle parking provisions.

6.2 Principle of the Development

6.2.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. It is acknowledged that the proposal would result in the loss of a large family house. However, it is considered that this is significantly outweighed by

the net gain of six additional residential units and most notably 2 additional family units and therefore the principle of redevelopment is considered acceptable.

6.3 Scale

Density

- 6.3.1 Density assessments must acknowledge guidance outlined in the NPPF and particularly the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area.
- 6.3.2 Policy 3.4 (Table 3.2) of the London Plan sets standards for appropriate density levels with regard to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score. The site has a PTAL rating of 2 and is in a suburban location. Accordingly, the London Plan density matrix would suggest a density of between 150-250hr/ha. The density of the proposed development (24 habitable rooms for a site area of 0.0929ha) equates to 258 hr/ha. This is above the recommended density range. However, in addition to a numerical assessment of density, it is important to consider the size and scale of the building and how this fits within the site context.

Scale and Neighbouring Amenity

- 6.3.3 One key consideration is whether the proposed development would detract from the existing residential form and character of the area. Policy 3.5 of the London Plan advocates that housing developments should be of the highest quality and should enhance the quality of local places taking into account factors such as physical context, local character and density. Additionally, regard should be had to the quality of the accommodation to be provided for future residents and in this respect minimum floorspace standards set out in Table 3.3 should be adhered to. This has been addressed in the floorspace and layout section of the report.
- 6.3.4 Having regard to scale and mass, the application proposes a three storey building consisting of basement, ground and first floor with accommodation in the roof space to create 3x3 bed and 4x2 bed flats. The applicant has provided amended plans and elevations that show the outline of the existing house. From this it can be confirmed that the existing property is 18 metres wide for its two storey section with an additional single storey element 3 metres wide at the side. The existing house has a stepped hipped roof with a top height of 9 metres above ground level at the highest point, which steps down to 8 metres towards the boundary with the Radcliffe Road properties.
- 6.3.5 In comparison the proposed building would be 21 metres wide at basement level reducing in width to 17.2 metres, with an overall top-height including the proposed basement level of 12 metres. This would result in a building height of approximately 10 metres above existing ground level, which equates to an increase in height of 1 metre compared to the highest part of the existing house and 2 metres at the lowest part of the existing hipped roof.

- 6.3.6 The proposed building also would be set 6.5 metres from the boundary with No. 44 at basement level, which increases to approximately 8.5 metres from the boundary above ground level. This is an increase in distance of 2.3 metres from the current relationship. However it is noted that it would be set closer to the rear garden boundary with No.1 Radcliffe Road, positioned on the boundary line at basement level and achieving a separation distance of 2.7 metres above ground level.
- 6.3.7 In terms of the actual building size compared to the existing large detached house, it is considered that the scheme would be acceptable. It is noted that the proposal would be closer to the boundary of No. 1 Radcliffe Road. However, it is considered this would not materially harm the amenities of the occupants of this property due to the distance between both sites. In terms of building height, although the proposed structure would be one metre higher than the highest part of the current house, again due to the separation distances, this is also deemed to be acceptable and would not result in harm to the amenities of the adjoining occupiers.
- 6.3.8 The proposed building line would retain the existing building line of the street, particularly with No. 44 Station Road, which is considered acceptable.
- 6.3.9 On the original submission, one of the main concerns in terms of scale was the form of the proposal and specifically the proposed second floor level. Essentially it was considered that the introduction of this level of accommodation and more specifically the introduction of larger external balconies would introduce a level of activity, overall presence and sense of intrusion and overlooking not in keeping with the established residential area and detrimental to the residential amenities of the immediate neighbouring residents, specifically those at 5a Radcliffe Road, 17b Radcliffe Road and 44 Station Road.
- 6.3.10 The application has since been amended, firstly with the removal of the balconies on the rear of the building above ground level and also due to the introduction of a more traditional hipped roof to accommodate the third floor level 3 bed flat. Overall it is considered that these amended proposals overcome the primary objections that were raised in the first instance.
- 6.3.11 The development would achieve the minimum separation distance of 25 metres to the facing windows of 17b Radcliffe Road. This would be in accordance Policy (II) H8 of the UDP and DMD10 of the Submission version Development Management Document.
- 6.3.12 It is considered that due to the oblique angled relationship of the proposed building to No. 5a Radcliffe Road, that there would be no direct overlooking of this property. Essentially from the perspective of scale and neighbouring amenity, it is considered that the proposed schemes relationship to 5a will be relatively similar to existing arrangement on site and there would not be any further undue impact.
- 6.3.13 The occupants of both 5a and 17b Radcliffe Road have raised concerns about the level of the proposed rear amenity deck. However, the submitted sections confirm that it would be situated at the same level as the existing rear garden area, therefore it is not considered that it would create any additional impact from the perspective of over looking these neighbouring boundaries.

6.3.14 It is also noted that the proposed scheme would increase the scale of the building on site and its relationship and orientation to the garden boundary with Number 40 Station Road. However it is considered there would be an acceptable distance, at 7 metres, retained from the boundary to avoid any undue overlooking into this neighbouring garden. In addition although the applicant's arboriculture report suggests that the trees along this boundary between both sites can be removed, the Council's Tree Officer has confirmed that there would not be a need to remove these trees and that the proposed development, including the basement, is highly unlikely to impact upon the trees and hedging along this boundary. Taking this advice into account it is considered that a condition to retain the existing boundary treatment with Number 40 will assist in screen the development from the neighbouring property and minimising any overlooking into this garden.

Conclusion

6.3.15 In summary, based on the amended plans, the proposed scheme is considered acceptable from the perspective of scale and neighbouring amenity, it would not appear out of scale with the adjoining built form of Station Road and the surrounding area and neither would it create an unacceptable impact onto adjoining residents having regard to policy (II) H8 of the UDP, CP30 of the Core Strategy and 7.6 of the London Plan.

6.3.16 There have been objections in relation to the scale of the proposed basement and the associated excavation works and potential for neighbouring subsidence. These are noted. However, other legislation is in place to ensure neighbouring properties are protected in respect of such works.

6.3.17 Officers note the concerns relating to the introduction of the communal amenity deck to the rear of the site along with the noise from vehicles movements at the rear. Although it is considered that the proposal would result in increased activity to the rear of the site, it is not considered that it would be to such an extent that would cause undue harm to the amenities of adjoining occupiers.

6.3.18 It is also noted that there have been many comments and objections received in relation to the design of the proposal and its subsequent impact onto the character and appearance of the streetscene. However this matter has been reserved as part as of this outline application and is not a material consideration at this stage.

6.4 Layout

Floorspace and Layout

6.4.1 Policy 3.5 of the recently amended London Plan (2011) refers to Table 3.3, which illustrates minimum space standards for new developments. The following figures are relevant for flats:

	Dwelling type (bedroom (b)/persons- bedspaces (p))	GIA (sq.m)
Flats	1p	37

	1b2p	50
	2b3p	61
	2b4p	70
	3b5p	74

6.4.2 These are now the minimum space standards that all developments in the borough will be assessed against. The following table outlines the total internal floorspace areas of all units on the proposed development.

Proposed Unit	Dwelling type (bedroom (b)/persons-bedspaces (p))	GIA proposed units
Lower Ground Both Units	3b5p	90
Ground Floor Both Units	2b4p	71.9
1 st Floor both Units	2b4p	77.5
Roof Level Units	3b5p	116.5

6.4.3 The floorspaces have been measured using the submitted drawings. The floor space of all units proposed are acceptable and exceed the floorspace standards specified in Policy 3.5 of the London Plan and outlined in the London Housing Supplementary Planning Guidance.

6.4.4 From the perspective of stacking and floor layout, in the main it is considered that the proposed units would be appropriately stacked and all of the units would have a dual aspect. All units have an appropriate and accessible layout and having regard to the elevations provided would have acceptable ceiling heights. The applicant has also provided confirmation that the all units, specifically the basement level units would be provided with sufficient Daylight and Sunlight in line with the latest BRE regulations.

Site Layout

6.4.5 The application proposes to site the building in the middle of the site, 13 metres from the rear boundary and at a distance of 12 metres from the front gate way, which steps down significantly in distance to the garden boundary with No. 40 Station Road. Above ground level the building would be positioned 8.5 metres from the side boundary with No. 44 and 2.7 metres from the boundary with No. 1 Radcliffe Road.

6.4.6 The application proposes to use the same vehicular access and excavate the site to provide accommodation at lower ground floor level, but also an access ramp to a rear parking area accommodating 9 car parking spaces. The issue of access will be discussed later in the report.

6.4.7 The site layout is generally acceptable. As discussed earlier there have been objections raised about the location of the car parking to the rear of the site and potential for noise as a result. However, it is considered that the level of

vehicular movement would be not to such as to cause undue harm and inconvenience to neighbours.

Private Amenity

- 6.4.8 One of the main considerations with this application and a material consideration in terms of site layout is the level of amenity provision provided for future residents of the development. The two basement level three bed flats would be served by rear and front facing balcony areas that equates to an area of approximately 15 square metres. This is Policy compliant in terms of DMD9. These two units would also have access to the grassed amenity area at basement level, that would not be useable by any other of the proposed units and a condition will be imposed on the application to ensure that these areas are sufficiently screened for sole use by residents at basement level.
- 6.4.9 The 4 flats at ground and first floor level would have access to the amenity deck to the rear of the site at ground level. This is approximately 180 square metres in area. Overall it is considered that the rear decking area would provide adequate shared amenity space for the 4x2 bed units having regard for DMD9. The 3 bed unit proposed at roof/second floor level would be served by a front facing winter garden approximately 20 square metres in size which is also considered to be adequate provision.
- 6.4.10 In conclusion it is considered that all 7 proposed flats would be adequately served in terms of amenity space. However, it is considered necessary to impose conditions to regularise the use of the amenity spaces to an optimum level. Such conditions would include details of the boundary and balcony screening within the site along with rationalising the use of the rear amenity deck.

6.5 Highways Issues: Access and Layout

- 6.5.1 Due to the nature of the proposal the Councils Traffic and Transportation section have provided comments on the application.

Accessibility

- 6.5.2 It is noted that the proposed site is within a reasonable walking distance of Winchmore Hill Station and bus stops are located in a close vicinity of the site (nos 329, 125 and W9). Therefore, it is accepted that the site is well served by public transport.

Pedestrian Access

- 6.5.3 The main pedestrian access will be provided off Station Road. It will be 1.2m wide (1.2m minimum according to the DfT Inclusive Mobility). However, whilst the location and width of the proposed pedestrian access is considered acceptable, the drawings should clearly show that the proposed levels comply with the DfT standards.

Cycle Parking

- 6.5.4 The proposed development includes the provision of 12 cycle parking spaces within the lower ground floor car park which is in accordance with the TfL

Cycle Parking Standards requiring a minimum of 1 cycle space per unit. Whilst the overall level of provision is considered acceptable, it is important to ensure the proposed facility is acceptable in terms of layout and design and therefore a condition is recommended to require further details.

Car parking provision

- 6.5.5 The number of spaces that can be provided within the site needs to be assessed against the relevant parking standard and any departure from standards justified in terms of satisfying predicted demand.

The parking standard for residential use, as set out in Table 6.2 of The London Plan:

Maximum residential parking standards			
Number of Beds	4 or more	3	1-2
	2 – 1.5 per unit	1.5 – 1 per unit	Less than 1 per unit

Applying these standards to the proposed development would result in the parking provision range shown in Table 1.

No. of beds	3x2 and 4x2
No. of units	7
Min provision per unit	0
Total	0
Max provision	7
Total	9

Table 1: Parking provision based on London Plan 2011 standards (from London Plan p.205)

Nine spaces are proposed for the new 7 units, above London Plan standards. The London Plan indicates that the standard should be appropriate for the specific development and take account of local circumstances. As the site's PTAL is only 2 then it is appropriate to approve 9 spaces.

Car parking layout

- 6.5.6 Originally the proposed parking layout did not meet the minimum requirements for a reversing space which should be 6m and parking spaces sizes, i.e. 4.8m by 2.4m and 3.6m x 4.8m for disabled. However, amended plans have been submitted that show that this 6 metre reversing space is achievable. Final details of the proposed parking layout as advised by highways will be dealt with via planning condition.

Vehicular Access

- 6.5.7 The development proposes to utilize the existing vehicular crossovers directly from Station Road. This will require reducing the width of the existing access. The new access ramp leading into the lower ground floor will be approximately 4.0m in width which will not allow for 2 way access meaning that with reduced visibility any vehicle leaving the site would force the incoming car back onto the highway. This is not acceptable and therefore a condition should be imposed requiring detailed drawings to show a vehicle waiting area of approx 4.8m wide by 6.0m long from the back edge of highway to allow vehicles to stop clear of the highway. Furthermore, a drawing showing that the following visibility can be achieved would be required:

-pedestrian visibility starting at 0.6m to 1.0m in height above the footway for a distance of 2.0m horizontal from either edge of the access measured from a point 2.0m back from the edge of the footway

-carriageway visibility, at least 70m in both directions, measured from a point 2.0.m back from the edge of the highway.

It is considered that these outstanding issues can be dealt with by planning conditions.

Refuse

- 6.5.8 The location of the refuse facilities is considered acceptable. It will allow for a kerbside collection as it is located within a 10m pulling distance for refuse operatives. Details will be secured by a condition.

Traffic Generation

- 6.5.9 Given a net increase of just 6 units compared to the existing use, it is considered that a development of 7 units is unlikely to generate a significant increase in traffic on the surrounding highway network. Therefore, the impact of the proposal on traffic is deemed to be minor and acceptable.

Concluding Comments

- 6.5.10 The Traffic and Transportation section have confirmed that there are some outstanding issues with the application, particularly in relation to the practicality of two way vehicle movement on the site. However ultimately it is considered that these issues can be resolved by planning conditions.

6.6 Sustainable Design and Construction

- 6.6.1 The Councils Sustainable Design Officer has provided an assessment of the application and is broadly happy with the direction of travel in relation to energy efficiency. However, it is considered that certain elements of the scheme need to seek to maximise the sustainable design and construction measures rather than the minimal approach stated commensurate with the sensitivities of the site. These can be summarised below:

1. Site Waste Management Plan (SWMP) - The scheme would require a SWMP and in accordance with Core Policy 22 and emerging DMD56 and London Plan Policy 5.18 I would expect no less that 85% of CE&D waste to be diverted from landfill to comply with Policy. This can be conditioned.

2. Lifetime Homes exemptions would not apply to the subject scheme and it would be expect a full Lifetime Homes statement to validate the accessibility of the scheme. Revised details will need to be conditioned if minded to approve as the internal layouts of the flats are not fully compliant.

3. The site falls within a SINC's buffer zone and hence the ecological sensitivities of the site are acute and officers would expect a full ecological report and landscaping strategy that significantly enhances the biodiversity of the site in accordance with the BAP. It is also considered a biodiverse roof could be factored into the design. This can be conditioned.

4. It is considered there is a significant argument for the SD&C credentials of the scheme to be maximised and hence officers would expect further work/commitment to achieve a Code Level 4 and a 25% improvement over BR. This is commensurate with the sensitivities of the site and indeed the obvious potential to deliver a sustainable development to align with the criteria set out to determine the presumption for sustainable development stated by the NPPF.

5. The energy strategy needs to be amended to examine the feasibility of utilising Low and Zero Carbon technology particularly given the flat roof design.

6.6.2 In summary, at this outline stage there are no significant reasons to refuse the application on sustainability grounds as most of the issues referred to could be dealt with by way of condition.

6.7 Trees and Biodiversity

6.7.1 The Tree Officer has not raised any objections to the scheme and has concluded that the scheme is acceptable subject to conditions. The Tree Officer has also confirmed that the proposed basement works should not impact negatively upon any existing on site trees and has suggested that all existing on site and neighbouring trees and hedges can be retained as part of the proposal.

6.7.2 The Biodiversity Officer has also not raised any objections.

6.8 S106/ Contributions

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

6.8.2 On 11 May 2016, the Government won its appeal in the Court of Appeal against the High Court's quashing of the Written Ministerial Statement dated

28 November 2014. The Written Ministerial Statement exempted small scale development of 10 units (or less) from providing affordable housing and other 'tariff based' contributions under Section 106. Following the publication of the Court of Appeal judgement, Paragraph 31 of the National Planning Policy Guidance (NPPG) was reinstated.

- 6.8.3 This means that the change to national planning policy which initially came into force on 28 November 2014 now applies. Affordable housing (and other tariff-based contributions, such as those for education) are not payable on schemes where development delivers no more than 10 units and the site has a maximum gross floorspace of 1,000 square metres.
- 6.8.4 The Council has received legal advice and considered recent Planning Inspectorate decisions on appeal on this matter. It has concluded that, in general, it would be unwise to determine that DMD/S106 SPD policy would prevail above the national guidance in this regard. On this basis, the Council will no longer pursue S106 contributions for education or affordable housing on small sites. This matter, and its impact, will be re-evaluated in the review of the Local Plan.
- 6.8.5 In the light of the Court of Appeal decision and reinstatement of paragraph 31 of the NPPG, affordable housing contributions will no longer be sought for developments of 10 units or less provided the combined gross floor area does not exceed 1,000 square metres.
- 6.8.6 The development proposed comprises 7 units with a floor area of approximately 600sq m and therefore no contribution is sought.

6.9 Community Infrastructure Levy

- 6.9.1 The development is CIL Liable.
- 6.9.2 In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule and £120 per sqm with regards to the borough schedule. The net gain of floor area has been calculated as 342sqm:
- Mayoral CIL = (£20/m²) x (342m²) x 272/223 (BCIS CIL Index) = £8,342.95.
- Borough CIL= (£120/m²) x (342m²) x 272/274 (BCIS CIL Index) = £40,740.43
- 6.9.3 Should permission be granted, a separate CIL liability notice would need to be issued.

7.0 **Conclusion**

- 7.1 Applications for planning permission are determined in accordance with the local development plan and regional planning policies unless material considerations dictate otherwise. The National Planning Policy Framework has established a presumption in favour of sustainable development while paragraph (19) also advises that significant weight should be placed on the need to support economic growth through the planning system.
- 7.2 The principle of the redevelopment of the site for residential purposes is considered acceptable. The surrounding area is residential in composition

and thus, in general, residential use would continue to represent an appropriate land use for this site. The proposal would contribute towards the Borough's housing stock, providing for an acceptable mix and tenure of residential accommodation in a sustainable location with good access to public transport, whilst providing for acceptable level of living accommodation.

- 7.3 The scheme due to its relationship to neighbouring residential properties would not have an undue detrimental impact on the amenities of adjoining residents. It is considered the proposal is sufficiently set back and significantly reduced in scale from the original submitted proposal to not pose an unacceptable impact onto adjoining residents.
- 7.4 It is acknowledged that a number of concerns have been raised in relation to this planning application from local residents, specifically in relation to its scale, height, design, proposed basement and general functionality of the development. However the planning application has been thoroughly assessed and is considered to be in accordance with adopted local planning policies and strategic London Planning policies as well as guidance outlined in the National Planning Policy Framework.

8.0 Recommendation

- 8.1 That the Head of Development Management/Planning Decisions Manager be authorised to GRANT planning permission subject to the following conditions:

1. Conformity with approved drawings

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

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

2. Details of Design

The development shall not commence until detailed drawings showing the design of buildings, including existing and proposed levels, have been submitted to and approved in writing by the Local Planning Authority. The buildings shall be constructed in accordance with the approved details before the development is occupied.

Reason: To ensure a design which complies with borough policies.

3. Details of External Appearance

The development shall not commence until details of the external appearance of the development, including the materials to be used for external surfaces of buildings and other 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 before it is occupied.

Reason: To ensure an appearance which complies with borough Policies.

4. Site Waste Management Plan

The development shall not commence until a Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- i. Target benchmarks for resource efficiency set in accordance with best practice
- ii. Procedures and commitments to minimise non- hazardous construction waste at a design stage.
- iii. Procedures for minimising hazardous waste.
- iv. Monitoring, measuring and reporting of hazardous and non hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy

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

5. C16 Private vehicles only

The parking area(s) forming part of the development including the identified blue badge and visitor parking spaces shown on the approved plan shall be retained for that purpose at all times. They must 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 borough policies, to ensure the retention of blue badge and visitor parking and to prevent the introduction of activity which would be detrimental to amenity.

6. C10 Details of Levels

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.

7. C11 Details of Enclosure

The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before that element of the development, having regard to the phasing agreed pursuant to Condition 8, 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.

8. Construction Methodology

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

- (a) A photographic condition survey of the roads, footways and verges leading to the site.
- (b) Details of construction access and associated traffic management to the site.
- (c) Arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway.
- (d) Arrangements for the parking of contractor's vehicles
- (e) Arrangements for wheel cleaning
- (f) Arrangement for the storage areas
- (g) Hours of work
- (h) A construction management plan written in accordance with London Best Practice Guidance: The control of dust and emission from construction demolition.
- (i) The storage and re removal of excavation material
- (j) Noise mitigation measures during construction and demolition

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

Reason: To ensure the implementation of the development does not lead to damage to the existing highway, does not prejudice air quality from adverse dust and to minimise disruption to neighbouring properties.

9. C59- Cycle parking

The development shall not be occupied until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently returned for cycle parking.

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

10. C9 - Details of hard surfacing

The development excluding ground works 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.

12. C19- Refuse storage

The development shall not be occupied 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.

13. Landscaping

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

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

14. Grampian Condition- Access and Parking Lay-by.

Notwithstanding the submitted drawings, prior to commencement of the development a plan showing details of the proposed access and provisions for on site parking lay-by at the entrance point shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with approved details prior to the occupation of any part of the development.

Reason: In the interests of highways safety.

15. Private Amenity

Prior to the commencement of the development details of the proposed arrangements for the private amenity space for each residential unit shall be submitted to the Local Planning Authority. This should include final details of the each amenity area for each proposed unit and include garden boundary treatments for the 2 basement level flats, details of the wintergarden for the proposed second floor unit and details of the proposed amenity decking area to the rear of the site. The development shall be completed in accordance with approved details prior to occupation.

Reason: In order to ensure that satisfactory private amenity is provided within the development.

16. Existing Boundary Treatment

The existing boundary planting shown on Plan 260.S.07A with Numbers 40 and 44 Station Road and Numbers 1, 5a and 17b Radcliffe Road shall be retained.

Reason: In the interests of retaining a satisfactory appearance and form of the landscaped elements on the site and in the interests of protecting the existing boundary treatment and neighbouring amenities.

17. Tree Protection

For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of 2 metres from the existing planting. No building activity shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced prior to occupation of the development.

Reason: To protect existing planting during construction.

18. Energy Efficiency

In accordance with the submitted energy strategy the energy efficiency of the development shall provide for no less than 25% total Co2 emissions arising from the development and its services over Part L of Building Regulations 2010 (expressed as a 25 % improvement of the DER over TER utilising gas as the primary heating fuel). The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a Final Energy Performance Certificate shall be submitted to and approved in writing by the LPA. Where applicable, a Display Energy Certificate shall be submitted within 18 Months following first occupation.

Reason: In the interest of sustainable development and to ensure that the LPA may be satisfied that Co2 emission targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 and 5.9 of the London Plan 2011 and the NPPF.

19. Details of Water Efficiency

Prior to the commencement of development, details regarding the internal consumption of potable water shall be submitted to and approved in writing by the local planning authority. Submitted details shall 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. The development shall be carried out in accordance with the details approved and maintained there after.

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

20. Obscured Glazing

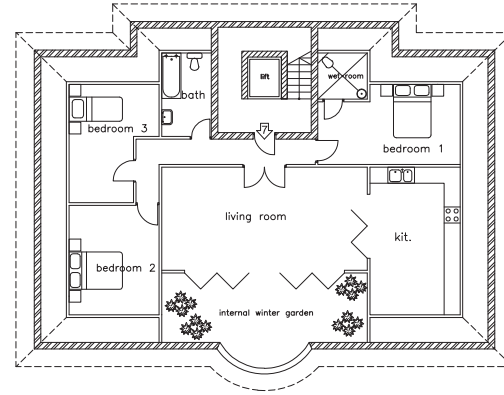
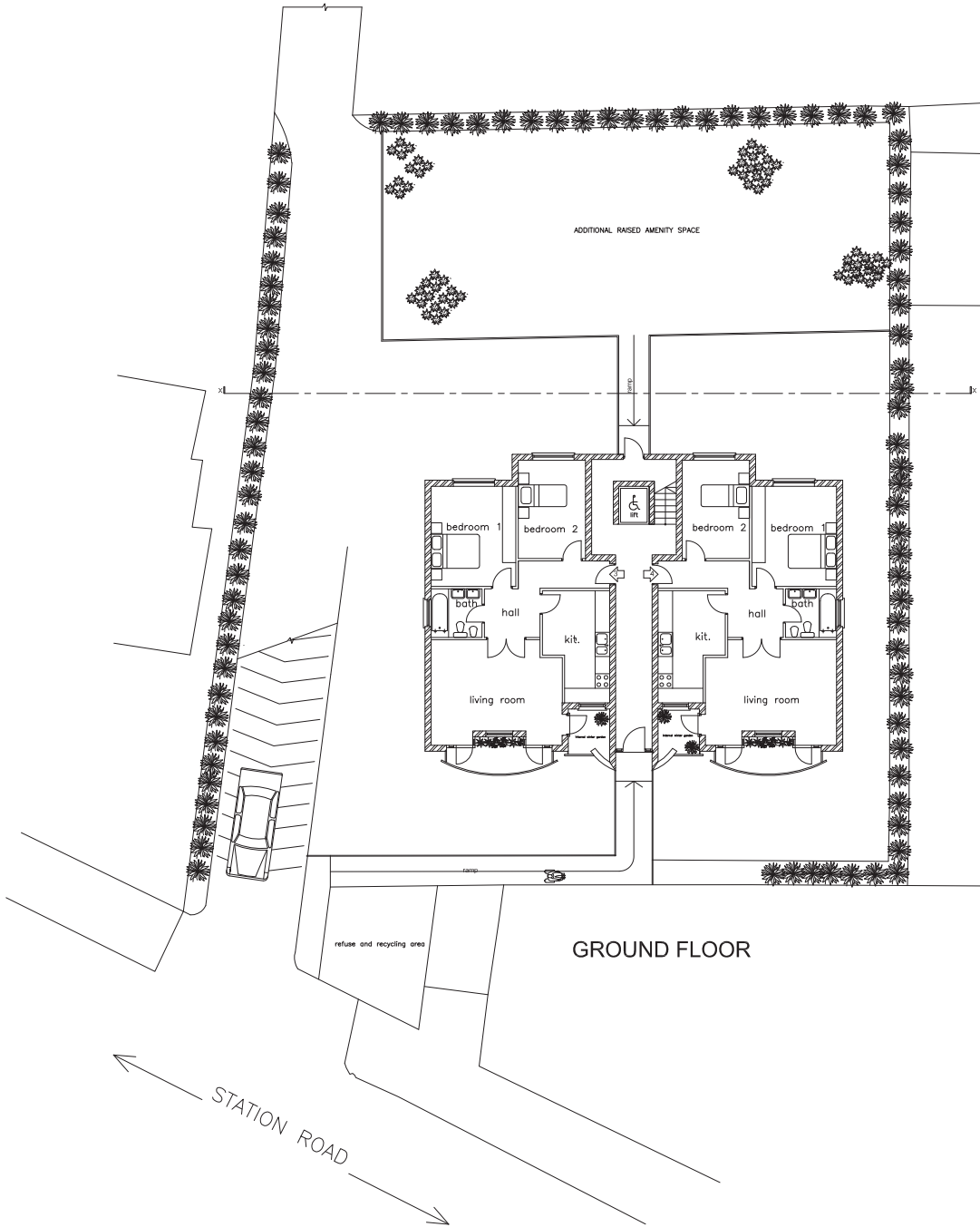
The glazing to be installed on the side elevation of the development indicated on drawing No 260 S.02 B shall be in obscured glass. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

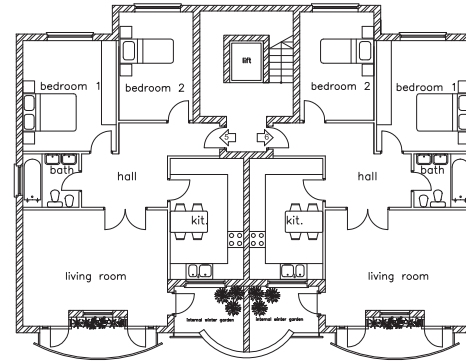
21. Time Limit

Application for the approval of any reserved matters must be made to the Local Planning Authority not later than (i) the expiration of three years beginning with the date of this decision notice and (ii) the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the last reserve matter to be approved.

Reason: To comply with S.51 of the Planning and Compulsory Purchase Act 2004.



SECOND FLOOR



FIRST FLOOR

FOR INFORMATION ONLY

revisions	
A	general revisions
B	internal winter garden

Job title
42 STATION ROAD N21

drawing title
PLANS AS PROPOSED

Alexander Elliott
Architecture-Surveying-Design

224 Ballards Lane, London N3 2LX
TEL:020 8445 9821 FAX:020 8446 0206
e-mail: design@archivos.co.uk



Project No 260	date Sept 12
scale 1:100 @ A1	drawn

drawing No	A	B			
260.S.02					

do not scale off this drawing, all dimensions to be checked on site, any discrepancies to be referred to the Surveyors



LOWER GROUND FLOOR

FOR INFORMATION ONLY

revisions	
A	13.11.12 additional parking space
B	10.05.13 general revisions
C	09.10.13 6m zone

Job title
42 STATION ROAD N21
drawing title
PLANS AS PROPOSED

Alexander Elliott
Architecture—Surveying—Design

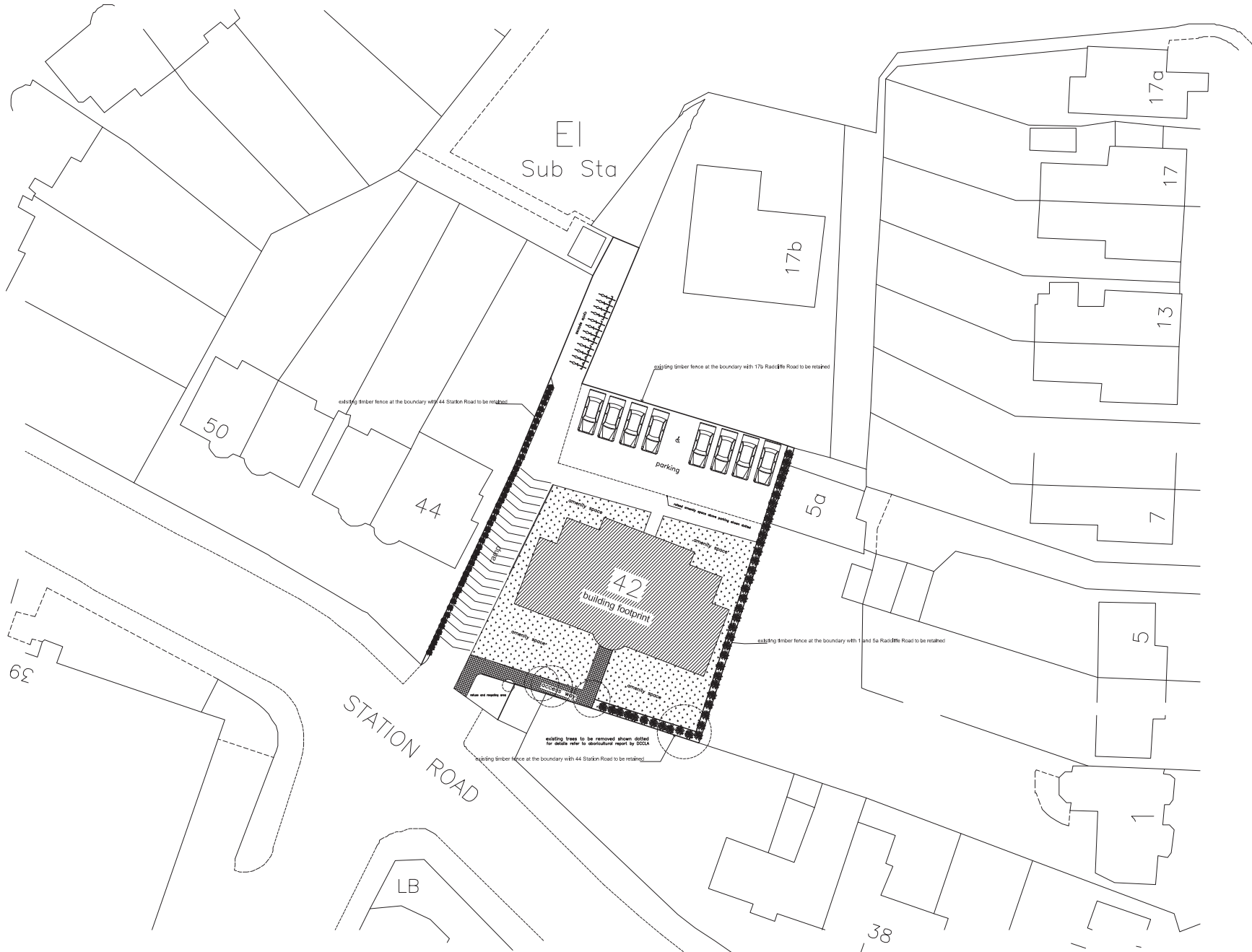
224 Ballards Lane, London N3 2LX
TEL:020 8445 9821 FAX:020 8446 0206
e-mail: design@archivos.co.uk



Project No	260	date	Sept 12
scale	1:100	drawn	

drawing No	A	B	C	
260.S.01				

do not scale off this drawing, all dimensions to be checked on site, any discrepancies to be referred to the Surveyors



NOT FOR CONSTRUCTION

revisions	
A	06,11,13 boundary treatments

Job title
42 STATION ROAD N21
drawing title
BLOCK PLAN

Alexander Elliott
Architecture—Surveying—Design

224 Ballards Lane, London N3 2LX
TEL:020 8445 9821 FAX:020 8446 0206
e-mail: design@archivos.co.uk

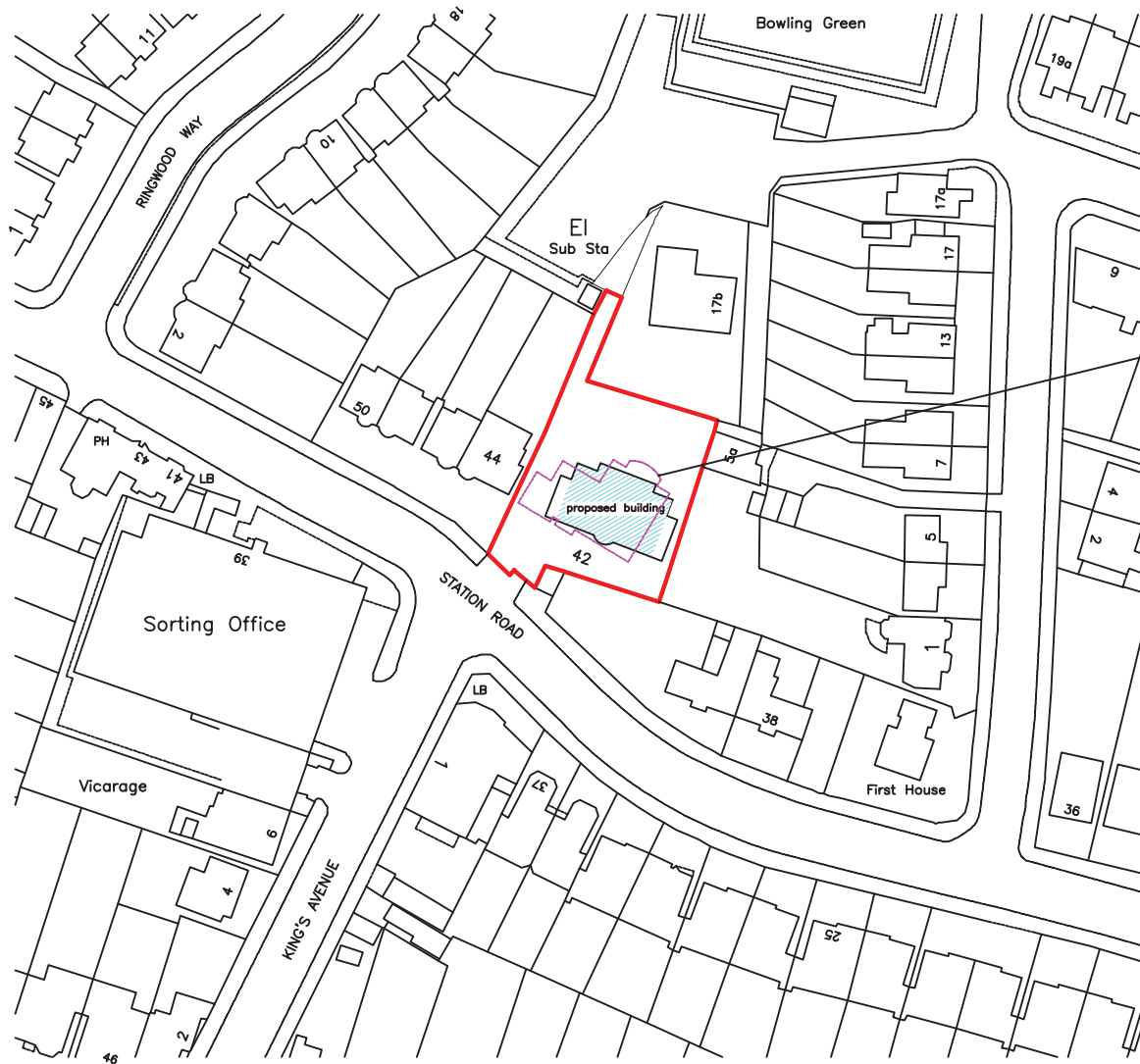


Project No	260	date	Oct.2013
scale	1:200 @A1	drawn	

drawing No	A		
260.S.07			



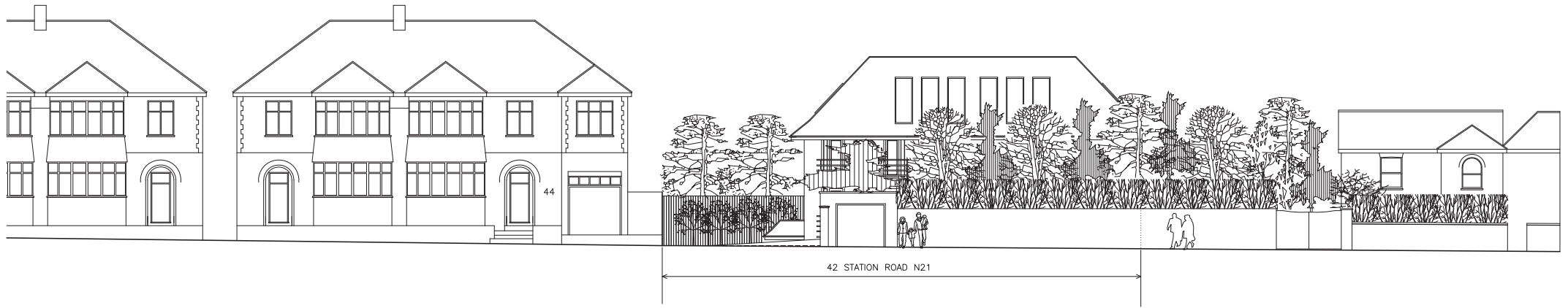
notes



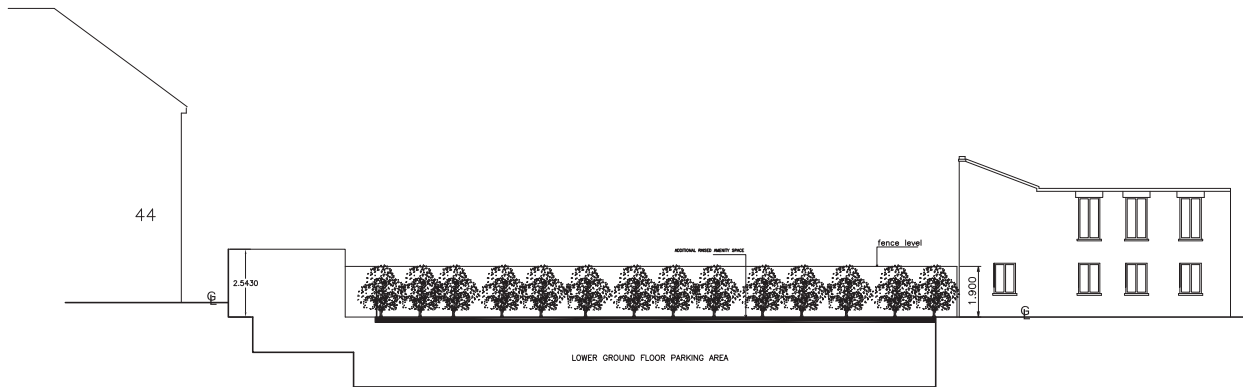
OUTLINE OF EXISTING BUILDING SHOWN DOTTED

Job title	Project No 260	date Sept. 12
42 STATION ROAD N21	scale 1:1250	drawn
drawing title	drawing No	ABC
SITE PLAN	260.ST.01	

do not scale off this drawing. all dimensions to be checked on site, any discrepancies to be noted and reported to the surveyors



EXPANDED ELEVATION TO STATION ROAD



SECTION XX

FOR INFORMATION ONLY

revisions

Job title
 42 STATION ROAD N21

drawing title
 ELEVATION & SECTION

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 Architecture—Surveying—Design

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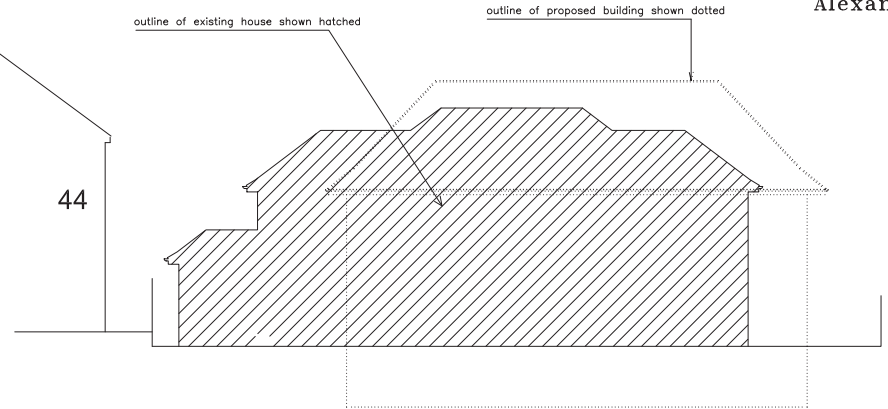


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scale	1:100 @ A1	drawn	

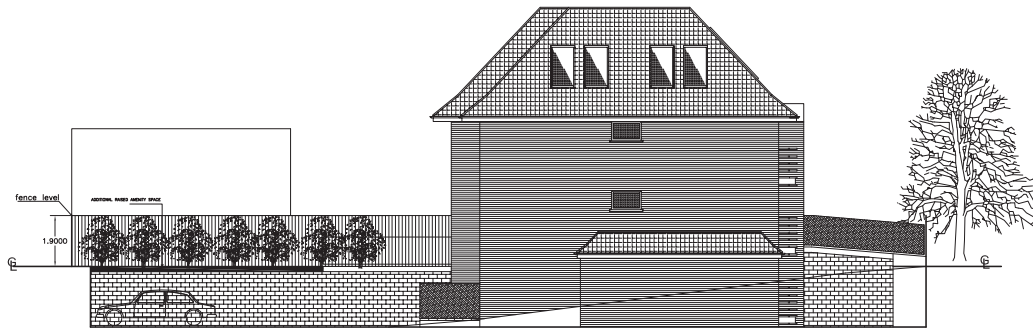
drawing No	260.S.05				
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ELEVATION TO STATION ROAD



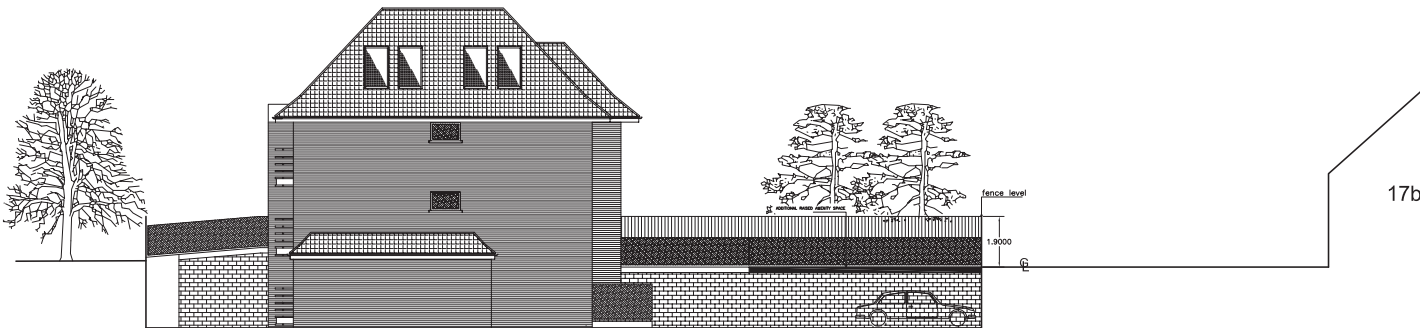
ELEVATION TO STATION ROAD



NORTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

FOR INFORMATION ONLY

revisions	
A	10.05.13 general revisions
B	19.08.13 omit balconies

Job title
42 STATION ROAD N21

drawing title
ELEVATIONS AS PROPOSED

Alexander Elliott
Architecture—Surveying—Design

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e-mail: design@archivos.co.uk



Project No	260	date	Sept 12
scale	1:100 @ A1	drawn	

drawing No	A	B		
260.S.03				

the design of this drawing is the property of Alexander Elliott Architecture-Surveying-Design and shall not be used for any other purpose without the written consent of Alexander Elliott Architecture-Surveying-Design.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20 December 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Sharon Davidson
Ms Marina Lai

Ward:

Palmers Green

Ref: 16/02235/FUL

Category: Full Application

LOCATION: Southgate Town Hall, 251 Green Lanes, N13 4XE,

PROPOSAL: Change of use of part of ground floor and basement from health centre / doctors surgery (use class D1) to gymnasium (use class D2)

Applicant Name & Address:

Mr Peter Gunter
28B Swinton Street
London
WC1X 9NX
United Kingdom

Agent Name & Address:

Mr Bradley Ryan
Eldon House, 2-3 Eldon Street
London
London
EC2M 7LS
United Kingdom

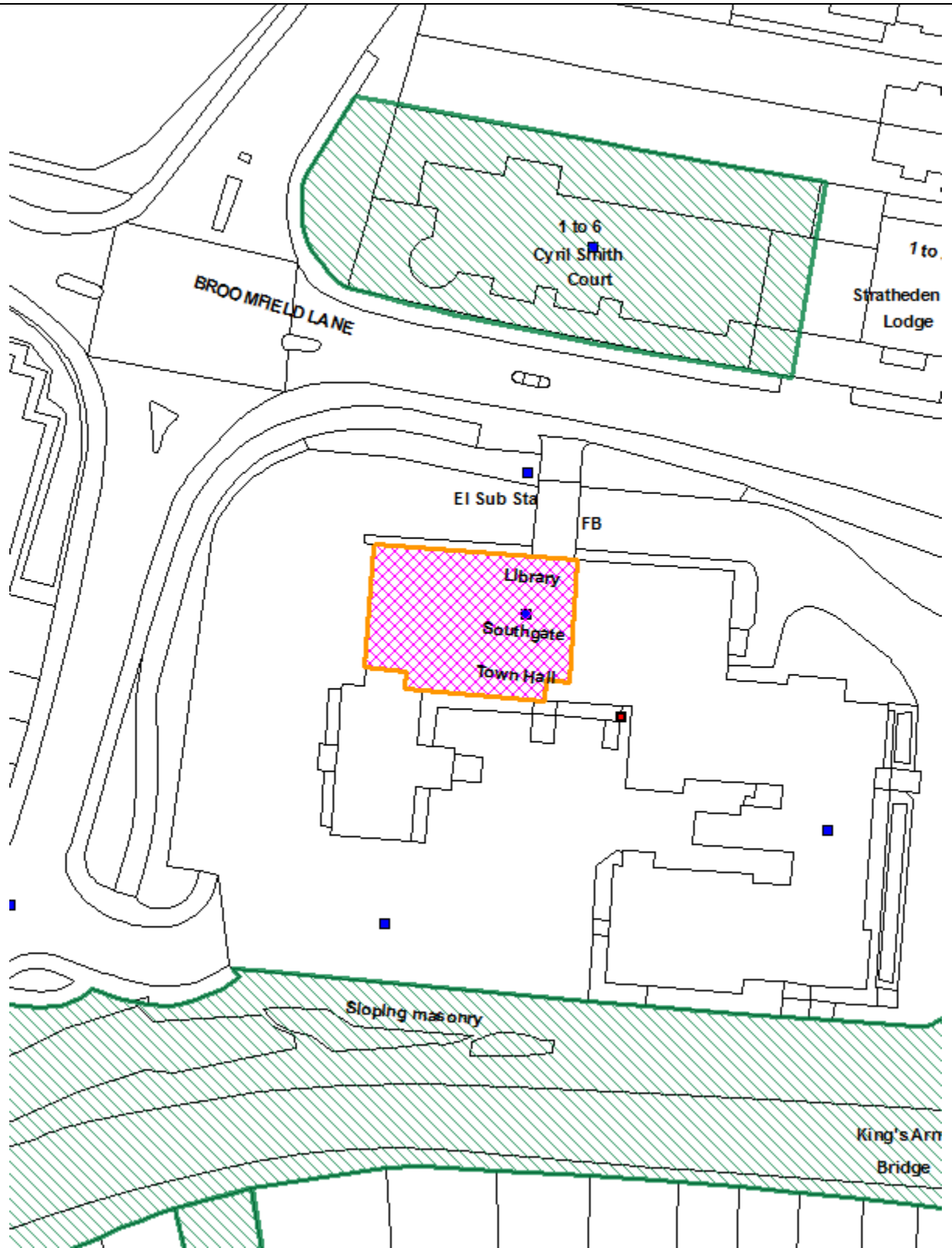
RECOMMENDATION:

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

Note for Members:

Although applications of this nature would normally be determined under delegated authority, the subject building is owned by the LB Enfield Council and as such the application is required to be determined by committee under the Councils scheme of delegation.

Ref: 16/02235/FUL LOCATION: Southgate Town Hall, 251 Green Lanes, N13 4XE,



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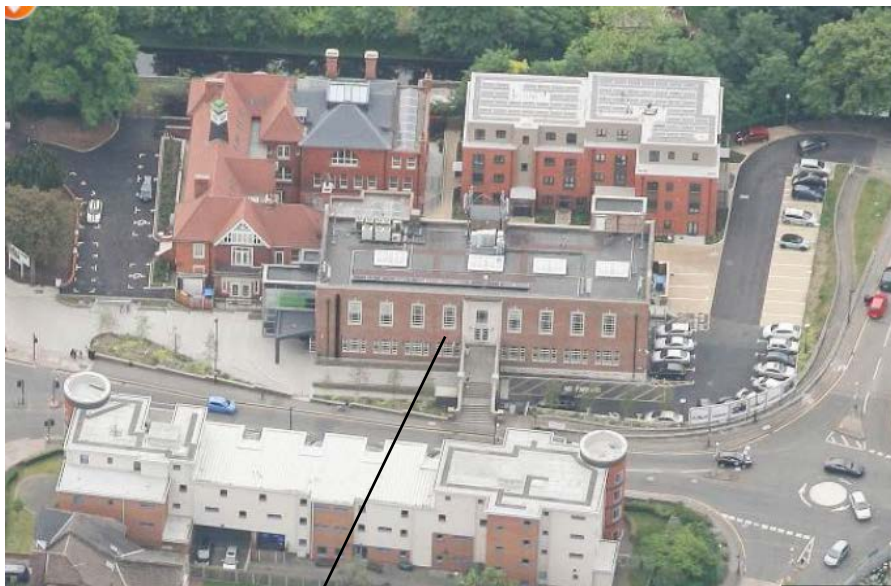
Scale 1:1250

North



1. Site and Surrounding

- 1.1. The subject building, known as Palmers Green Library, is a three-storey 1940s built library annexe and grounds located off Green Lanes. It forms part of a wider site of Southgate Town Hall which is currently undergoing a redevelopment containing two phases:
 - 1) First Phase: Refurbishment and re-organisation of the Library building to provide a modern library and health centre uses.
 - 2) First Part of Second Phase: conversion of the Town Hall from office use to provide 19 x residential units;
 - 3) Second Part of Second (Final) Phase: erection of a part 3 and part 4 storey block of 18 x residential units.
- 1.2. The application site specifically refers to the basement level and part of ground floor level of the subject building, with frontage facing Broomfield Land and Shapland Way. The unit is currently vacant.
- 1.3. The building has local, historical and architectural merit although it is not statutorily listed or part of a designated Conservation Area. The surrounding area is a mix of residential, community and commercial uses. Palmers Green district town centre is directly to the north of the site and includes a mix of convenience and comparison retail provision. A mix of residential housing developments of 2- 3 storeys in scale are located to the north, west and south.



application building

2. Proposal

- 2.1. Planning consent is sought for the proposed change of use from D1 (Doctor's Practice) to D2 (Gym), involving no external alterations to the subject building.
- 2.2. The D1 use was approved under the 2013 consent (Ref: P13-03626LBE) granted for sub-division of internal floorspace to provide library and health centre/doctors' surgery (D1) involving refurbishment of library and new extension. Since the library has been refurbished, the D1 use for the

application site has become lawful in perpetuity, although it has never been implemented on the site.

- 2.3. The proposed gym is proposed to service the centre of Palmers Green and the large residential area surrounding the site, offering affordable gym facilities for all type of user. Run by Fit4Less, the operation hours are proposed to be:
 - Monday to Friday: 6am - 11pm
 - Saturday: 7am - 10pm
 - Sunday and back holidays: 7am - 10pm
- 2.4. The council's Environmental Officer initially raised the concerns that a full assessment on its amenity impact in terms of noise and disturbance was unable to be carried out owing to the absence of an acoustic report. A time extension was subsequently given to the applicant to undertake the required Acoustic Report.
- 2.5. After the Acoustic Report had received, a re-consultation letter was sent out on 11/11/2016 to the neighbouring properties.

3. Consultations

Neighbours:

- 3.1. The application was referred to 8 surrounding properties (21 days expired on 30/08/2016), and 2 x objections were received, concerned:
 - Detrimental effect on the security and privacy of Prytaenum Court;
 - Inadequate parking;
 - Increase in traffic;
 - Increase in pollution;
 - Noise;
 - Out of keeping with character of area;
 - Over-development;
 - No enough information given: the plan does not contain 1) provision for parking; ii) the identity of the gym provider and iii) the proposed time frame for completion of the works;
 - Local people won't go to this gym, as they are unaffordable.
- 3.2. The above issues raised via the neighbouring consultation are assessed on Section 7 of the Report.

Internal:

- 3.3. Transport Team: The proposal contains insufficient information on the parking arrangements to confirm the development will not have a negative impact on the existing operation of the library and residential units, having regard to the existing need for parking on the site, and is therefore contrary to the London Plan Policy 6.13 and DMD Policies 16, 25, and 45.
- 3.4. The issues raised by the Transport Team are assessed on Section 7 of the Report.
- 3.5. Environmental Protection Team: no objection to the submitted Acoustic Report submitted on 28/10/2016 as there is unlikely to be a negative

environmental impact. 1 x condition limiting the operating hours is recommended.

3.6. *External:* None

4. Relevant Planning History

- 4.1. P13-03626LBE: Sub-division of internal floorspace to provide library and health centre/doctors' surgery (D1) involving refurbishment of building, 2-storey extension to the north east elevation to provide a lift shaft, glazed staircase enclosure and canopy to entrance, new windows and roof and revised car parking layout and associated landscaping. Approved 25-Feb-2014.
- 4.2. P13-01645LBE: Demolition of the west annexe of the library, erection of a 2-storey escape stairwell to south elevation and service entrance to the south west elevation. Approved 27-Aug-2013.
- 4.3. LBE/96/0026: Erection of new external lift shaft with entrance lobby at ground floor level. Approved 26-Nov-1996.

Planning History for Adjoining Sites within the Town Hall

- 4.4. P14-00285PLA: Planning consent was granted for conversion of office building to provide 19 residential units (comprising 9 x 1-bed and 10 x 2-bed self-contained flats) involving rear extension to lower and upper ground floor, first floor rear infill extension, replacement windows, re-instatement of 2 windows to the basement facing the east, 1 x door opening to replace window opening at basement level to each flat, removal of external fire escape staircase, demolition of existing rear extension and associated landscape works.
- 4.5. P14-00291PLA: Planning consent was granted for erection of a part 3, part 4-storey block of 18 residential units (comprising 6 x 1-bed, 9 x 2-bed and 3 x 3-bed self-contained flats) with balconies to front and rear and associated landscaping, at Land to the rear of Southgate Town Hall, 251 Green Lane

5. Relevant Policies

5.1. Core Strategy

CP24: The Road Network
CP25: Pedestrians and Cyclists
CP30: Maintaining and Improving the Quality of the Built and Open Environment

5.2. Development Management Document (adopted in November 2014)

DMD 16: Provision of New Community Facilities
DMD17: Protection of Community Facilities
DMD 25 - Locations for new retail, leisure, and office development (local shopping facilities)
DMD 27 - Angel Edmonton, Edmonton, Palmers Green, Southgate
DMD 37: Achieving High Quality and Design-Led Development
DMD 45 - Parking standards and layout (parking, design, car free aspects, car club, traffic flow)

DMD 47: Access, new roads, and servicing (pedestrians, cyclists, vehicular access, refuse, operations for nurseries)
DMD 48: Transport assessments, travel plans, servicing & delivery plans
DMD Appendix 5 - Commercial opening hours (on street parking, traffic generation)
DMD Appendix 7 - London Plan parking and Cycle standards
DMD Appendix 8 - Parking standards (parking dimensions)
DMD Appendix 9 - Road classifications

5.3. London Plan Consolidated with Alterations since 2011 (2015)

Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.4: Local Character
Policy 7.6: Architecture
Table 6.3 Cycle Parking minimum standards
Table 6.2 Parking standards

5.4. National Planning Policy Framework (NPPF)
Section 7): Requiring Good Design

5.5. Other Relevant Policy Considerations

Enfield Characterisation Study
Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

6. Main Issues to be Considered

6.1. In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), change of use from D1 to D2 does not constitute permitted development, hence requiring planning permission.

6.2. The subject building has an established use of D1 under health centre / doctor's surgery. Thus the proposal would result in a net loss of D1 floor space, required to comply with DMD17 (Protection of Community Facilities) of the council's adopted DMD.

6.3. The proposal would also involve the creation of a new community facility (gymnasium), which DMD16 (Provision of New Community Facilities) is also applied to.

6.4. Thus, the main issues to be considered in respect of this application are:

- Whether the proposed gym would be a suitable replacement community facility that meets community needs;
- Effective use of land;
- Acceptability of the scheme in terms of design and public accessibility;
- Impact on the neighbouring amenity;
- Impact on transport.

7. Analysis

Loss of community facility

- 7.1. DMD 17 states that the Council will protect existing community facilities in the borough and proposals involving the loss of community facilities will not be permitted unless:
- a) A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility; or
 - b) Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.
- 7.2. The submitted Statement explains that the approved use of GP Practice under the 2013 consent (Ref: P13-03626LBE) has been unable to be complemented, owing to the Doctors being pulled off. The premises have been vacant since.
- 7.3. In order to bring the premises back in use, the council's has then decided to approach a new bid for either Children's Nursery operators or health and fitness clubs. It is because that both uses are community based and would offer the same level of public provision and a good match for the space, as well as both uptakes would be the most economically advantageous tenders.
- 7.4. Section 5 (Community Facilities) of the DMD outlines that examples of community facilities include:
- Recreation, leisure, culture and arts facilities, including theatres
 - Libraries
 - Outdoor and indoor sports facilities
 - Schools and other educational and training institutions
 - Facilities for early years provision
 - Health facilities
 - Day centres vulnerable adults and carers
 - Community halls and centres
 - Places of Worship
 - Emergency service and policing facilities, accessible to the public
- 7.5. Thus, the proposed gym would fall in the examples of community facilities as set out in the DMD, and given the floor space, is considered to remain the same level of public provision and accessibility. Thus, the proposal is considered to be a suitable replacement facility and would adequately meet the requirements of DMD17.

Provision of new community facility

- 7.6. DMD16 requires that new community facilities will be only granted if the proposed development:
- a) Is demonstrated to have a community need;
 - b) Makes an efficient and effective use of land and buildings, and where appropriate, provides opportunities for co-location, flexible spaces and multi-use;
 - c) Is easily accessible to the community it is intended to serve by walking, cycling and public transport to reduce dependence upon private car transport;
 - d) Is designed to provide access for physically impaired users, in accordance with DMD 37 'Achieving High Quality and Design-Led Development';
 - e) Does not harm the amenities of neighbouring and nearby properties;

- f) Does not have a negative impact on the area in terms of the potential traffic generated.
- 7.7. The application site forms of part of the council's redevelopment of Southgate Town Hall which comprises of large residential development. The surrounding area is a mix of residential, community and commercial uses. As outlined in the submitted Planning Statement, the nearest fitness facility, Triangle Health Club, has now permanently closed, while Park View Health Club has moved to charge a higher monthly membership fee. The proposed gym is to service the centre of Palmers Green and the large residential area surrounding the site, offering affordable gym facilities for all type of users. Given local context, the proposal is considered to meet the community need, consistent with DMD16 (a).
- 7.8. The premises are currently vacant, and the proposal would bring the unit back in use, which would make an efficient and effective use of land, be compliance with DMD16 (b).
- 7.9. The application site is located within close proximity to Palmers Green Town Centre and has a PTAL rating at 4, which indicates the accessibility to the public transport is good. A site visit noted that there are a number of public transport links, including Bus Stop on Green Lanes: No121, 329, 629 and N29 services, and Palmers Green Train Station which is approximately 500m to the site providing direct access into London and surrounding stations on the Great Northern line. This would comply with DMD16 (c).
- 7.10. The proposal would involve no external alterations to the subject building. The entrance of the proposed gym can be directly accessed via the existing level access on the street level or the shared entrance with the newly refurbished library on the ground floor where provides access for physically impaired users. The gym is also proposed to install a disabled shower room. Thus, the proposal would comply with DMD 16 (d).

Impact on the neighbouring amenity

- 7.11. With regard to the neighbouring amenity, objectors raised the concerns that the proposal would generate an increased level of noise, pollution and disturbance to the detriment to the adjoining occupiers.
- 7.12. The applicant has submitted 'Gym Noise Impact Assessment', demonstrating that the following mitigation measures will be taken into account to mitigate the effect on noise:

Mitigation Summary	
Area	Action
Basement level	- Concrete floating floor underneath all free weight areas or... - Resilient layer of Sportec Tile, Sylomer SR42 and Sylomer SR28 if concrete floating floor is not possible.
Ground floor	- Concrete floating floor underneath all weight machines and/or free weight areas, if structurally viable. - Resilient layer of Sportec Tile, Sylomer SR42 and Sylomer SR28 if concrete floating floor is not possible. - Impact absorbers to be installed on all weight machines.

	- Isolation pads to be used on all treadmills.
Spin Studio	- Noise limiter installed and set to 88dB Leq. - 6mm secondary glazing pane to be installed 100mm from existing glazing OR removal of windows to be replaced with brickwork.
Studio	- Noise limiter to be installed and set to 93dB Leq.
Roof	- Acoustic barrier to be placed around condenser units.

- 7.13. The council's Environmental Officer was invited to comment on the Assessment and consider that the proposal would not adversely impact on the neighbouring amenity in terms of noise, disturbance and pollution. Officer also recommended a condition for limiting operating hours so as to minimise the impact on noise caused by air conditioning units at night. Subject to Condition, the proposal is not considered to adversely harm the neighbouring amenity of the adjoining occupiers, complying with DMD16 (e).

Transport Impact

- 7.14. The application site does not benefit from any allocated parking within the site boundary, and the proposal would not allocate any parking space to future users of the proposed gym, which was concerned by the council's Transport Team.
- 7.15. The same concerns were also raised under the original 2013 consent Ref: P13-03626LBE, which was noted in Case Officer's Report:

It is noted that the provision of 15 car parking spaces is unlikely to be sufficient for both uses (library and doctor's practice) without appropriate onsite controls in order to minimise the potential for overcrowding and vehicle conflicts. The principle of a "Pay and Display" regime as identified by the applicant may be acceptable, although no further details have been provided to demonstrate how this would overcome the aforementioned concerns. It is also suggested that the applicant should also consider other measures such as the installation of a ticket barrier and the introduction of a "Pay and Display" regime on Shapland Way in order to ensure sufficient parking capacity is maintained at all times.

Whilst it is acknowledged that there is potential for parking pressure within the site as well as the surrounding roads, based on the advice of the Transport Team, it is considered that further details of parking management can be secured via an appropriately worded planning condition.

- 7.16. Thus, despite that 15 x car parking spaces being allocated to the library and original approved health centre under the 2013 consent, parking pressure within the site was well acknowledged, and to minimise the potential for overcrowding and vehicle conflicts was advised via appropriate onsite control, or introduction of a 'Pay and Display' regime on Shapland Way. A condition

was then imposed for the submission of parking management to ensure sufficient parking capacity can be maintained at all times.

- 7.17. It is also important to point out that DMD16 requires that new community facility should be easily accessible to the community and is intended to serve by walking, cycling and public transport to reduce dependence upon private car transport.
- 7.18. The proposed gym is to serve the local community around the centre of Palmers Green and the large residential area surrounding the site and thus it is anticipated that a high percentage of users will walk or using public transport to the site given that the site is well served by public transport. Owing to the nature of business, the gym's users are also not anticipated to stay in the premises for long hours, and there is a public (pay and display) car park within 500m of the site located off of trade close.
- 7.19. In order to address the concerns raised by the Transport Team, a condition is recommended to request the submission of a parking management plan to be approved prior to the commencement of the scheme. The parking management plan should include details of how to manage future users' car parking, and it may include but not be limited to Pay and Display bays.
- 7.20. Subject to this condition, the proposal is not considered to give rise to unacceptable parking demand or increase traffic to a level that would have a negative impact on the existing operation of the library and residential units, hence complying with DMD 16 (f).
- 7.21. In light with the above assessment, the proposed D2 use under Gym at this location is considered acceptable, and would comply with DMD16.

8. Conclusion and recommendation

- 8.1. It is concluded that, subject to conditions, the proposal is not considered to adversely affect the amenity of the adjoining properties and would be compliance with the council's policies.
- 8.2. As such, approval is recommended, subject to the following conditions:
 - 1) Condition 1: Time limited permission
 - 2) Condition 2: Approved plans
 - 3) Condition 3: Restriction of Operating hours
The gym hereby permitted shall only open between the following hours:
 - Monday to Friday: 6am – 10pm
 - Saturday: 7am – 9pm
 - Sunday and back holidays: 7am – 9pm

Reason: In the interests of highway safety and to safeguard the amenities of nearby residential properties.
 - 4) Condition 4: Restriction of use within D2

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General

Permitted Development) (England) Order 2015, or any amending Order, the premises shall only be used as a gym and shall not be used for any other purpose within Use Class D2 or for any other purpose.

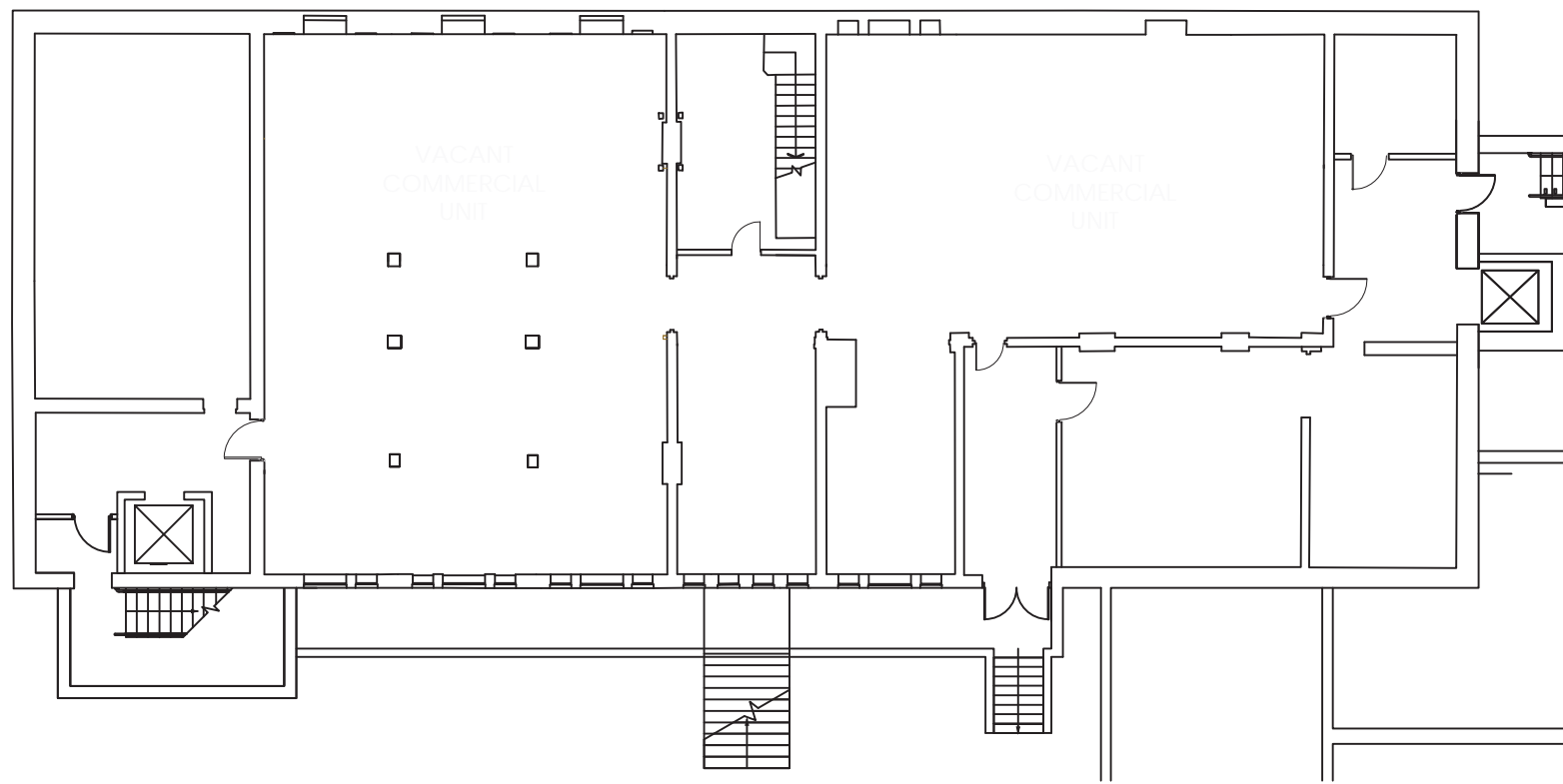
Reason: To prevent inappropriate uses.

Informative: This permission relates to the change of use only. Separate advertisement consent is required for the proposed signage.

5) Condition 5: Parking Management Plan

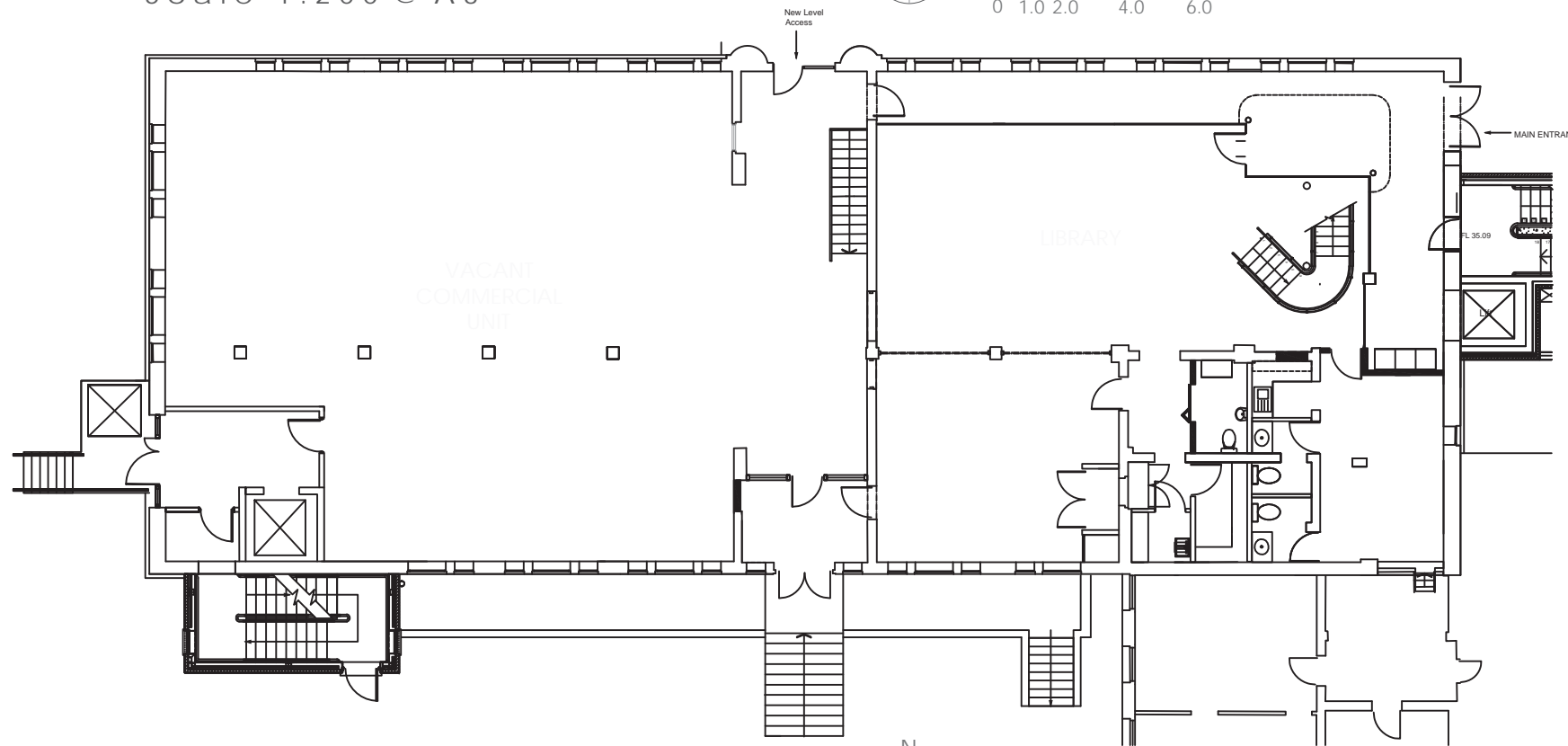
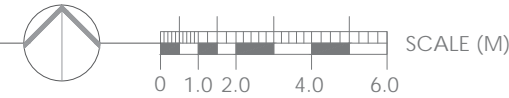
The development shall not be occupied until a car park management strategy has been submitted to and approved by the LPA and implemented in accordance with the approved details. It is essential that the strategy provides details of how to manage user's car parking, and it may include but not be limited to Pay and Display bays.

Reason: To ensure the proposed development will not have a negative impact on transport to the existing operation of the library and residential units.



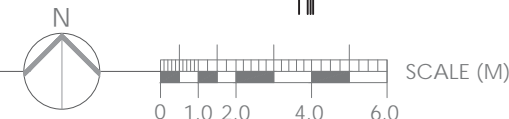
EXISTING BASEMENT PLAN

Scale 1:200 @ A3



EXISTING GROUND FLOOR PLAN

Scale 1:200 @ A3



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Amendments:
0: 16.02.2016 First Issue

Client: FIT4LESS - PALMERS GREEN
PETER GUNTER

Project: COMMERCIAL UNIT, PALMERS GREEN
LIBRARY, BROOMFIELD LANE,
LONDON, N13 4EY

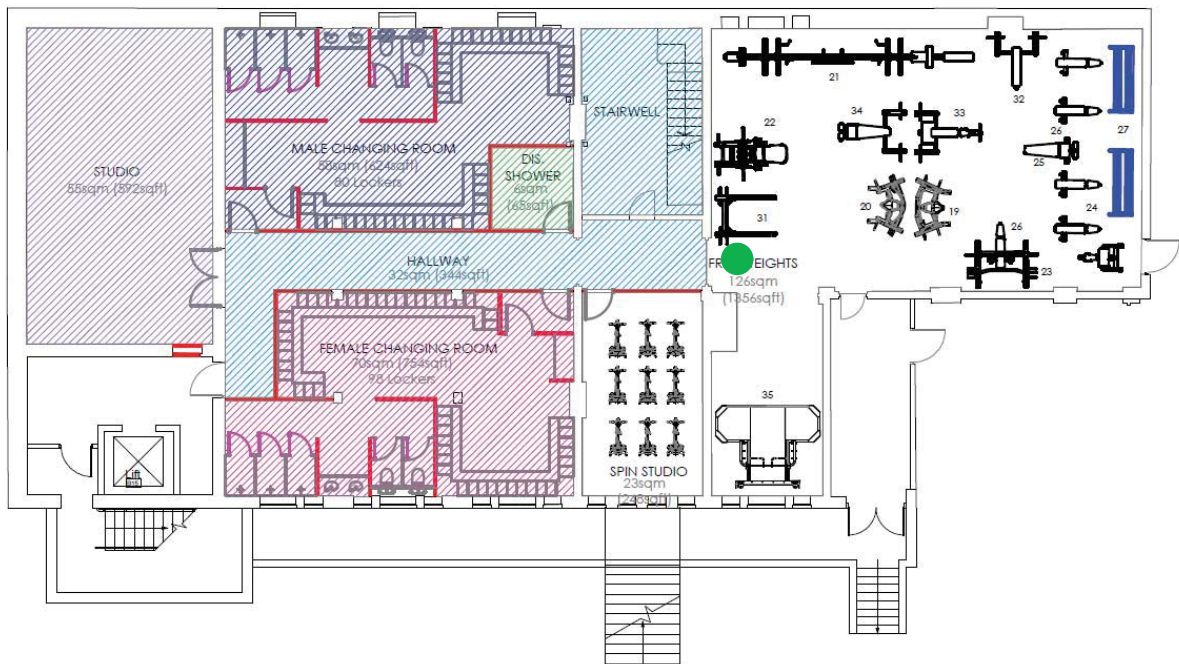
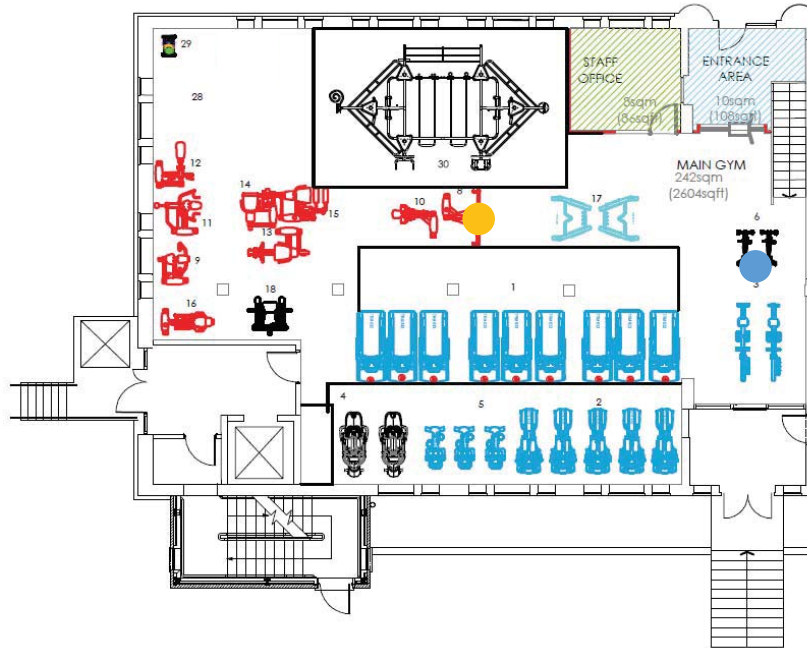
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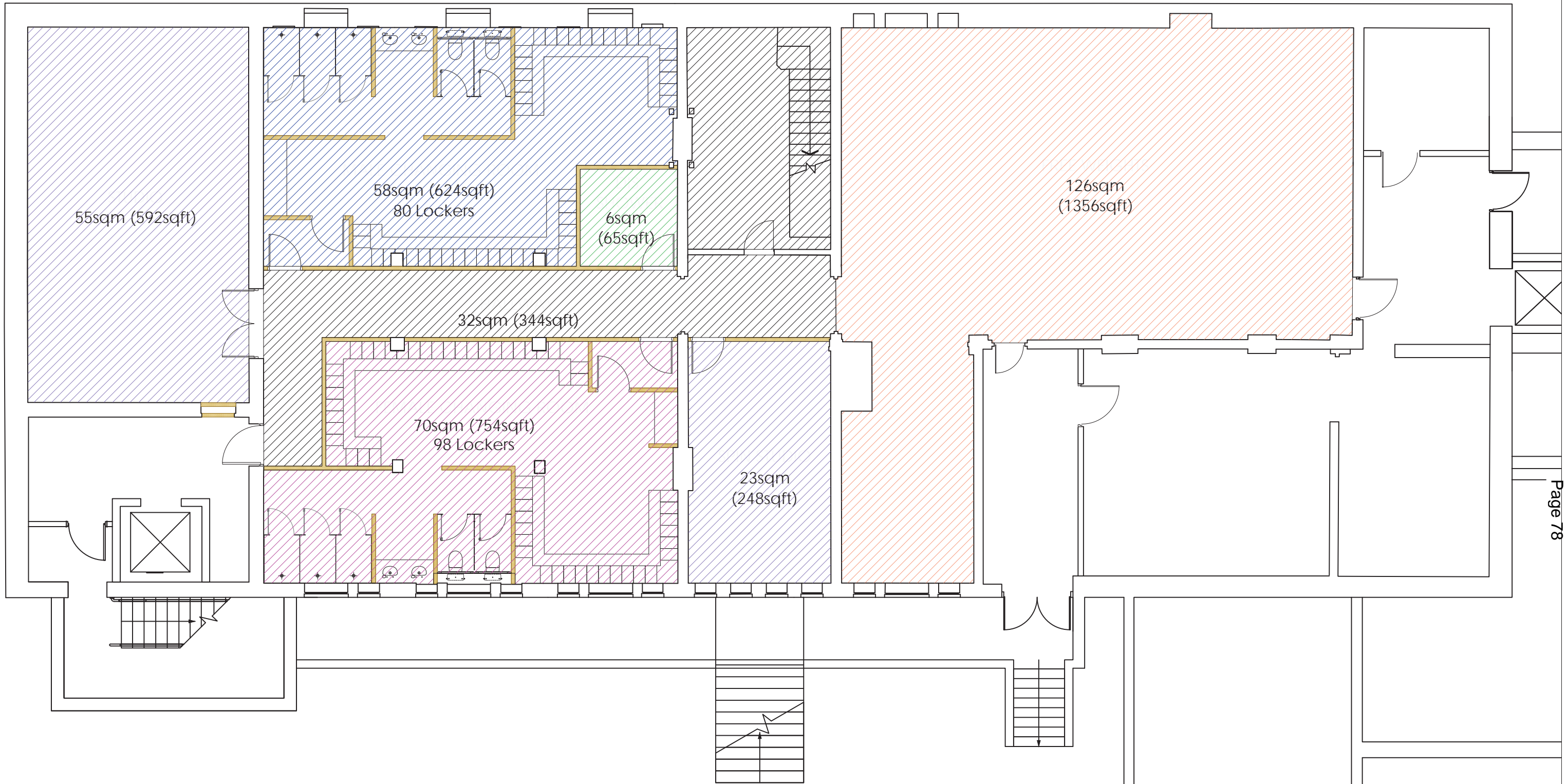
Drg.no: T13119 - 83 - 1101 Rev: 0

Title: EXISTING BASEMENT AND GROUND
FLOOR PLANS

Kettlebell Drop Locations

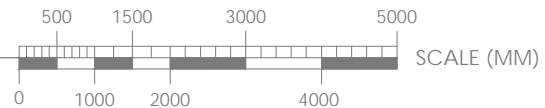


- D1 (Ground floor)
- D2 (Ground floor)
- D3 (Basement)



PROPOSED BASEMENT FLOOR PLAN

Scale 1:100 @ A3



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Amendments:
0: 16.02.2016 First Issue
A: 09.06.2016 Alteration to layout

Client: **FIT4LESS - PALMERS GREEN
PETER GUNTER**

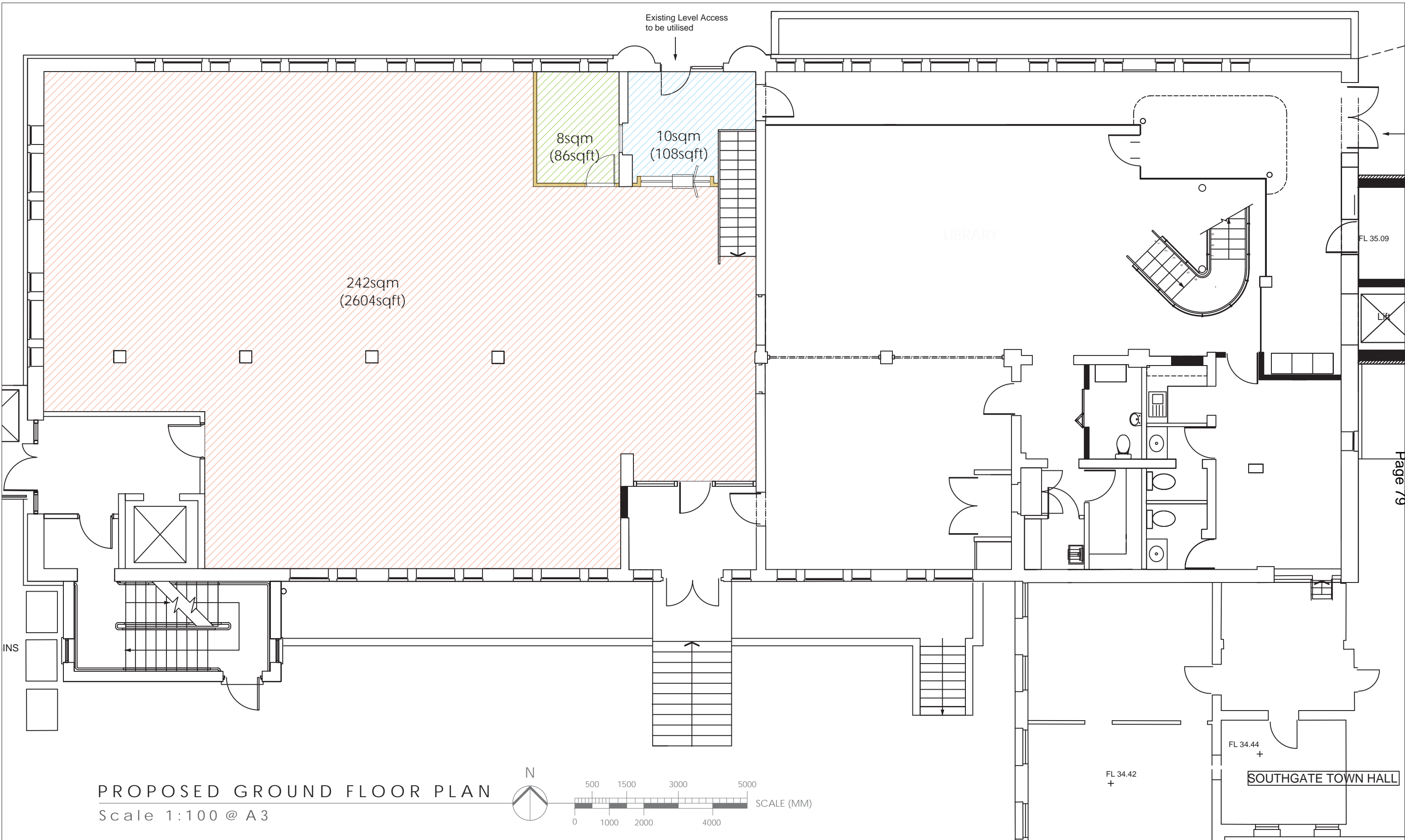
Project: **COMMERCIAL UNIT, PALMERS GREEN
LIBRARY, BROOMFIELD LANE
LONDON, N13 4EY**

Scale: 1 : 100 @ A3 Date: December 2015

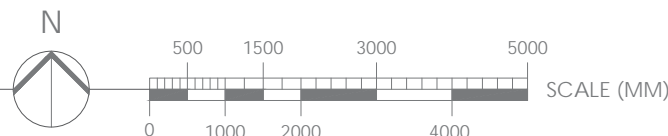
Drawn: RP Checked: RDW

Drg.no: T13119 - 83 - 1104 Rev: A

Title: **PROPOSED BASEMENT FLOOR PLAN**



PROPOSED GROUND FLOOR PLAN
Scale 1:100 @ A3



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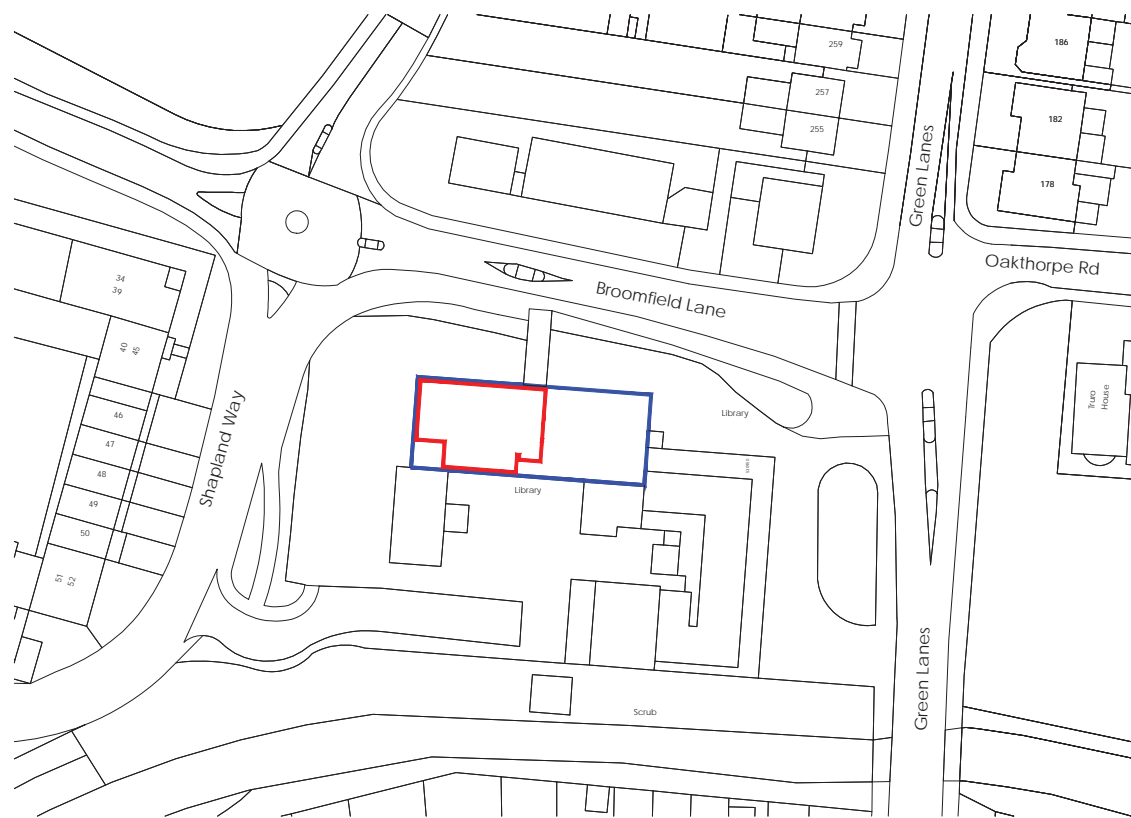
Amendments:
O: 16.02.2016 First Issue
A: 09.06.2016 Amendment to entrance note
B: 18.06.2016 Amendment to rear staircase

Client: **FIT4LESS - PALMERS GREEN
PETER GUNTER**
Project: **COMMERCIAL UNIT, PALMERS GREEN
LIBRARY, BROOMFIELD LANE
LONDON, N13 4EY**

Scale: 1 : 100 @ A3 Date: December 2015
Drawn: RP Checked: RDW
Drg.no: T13119 - 83 - 1103 Rev: B
Title: **PROPOSED GROUND FLOOR PLAN**

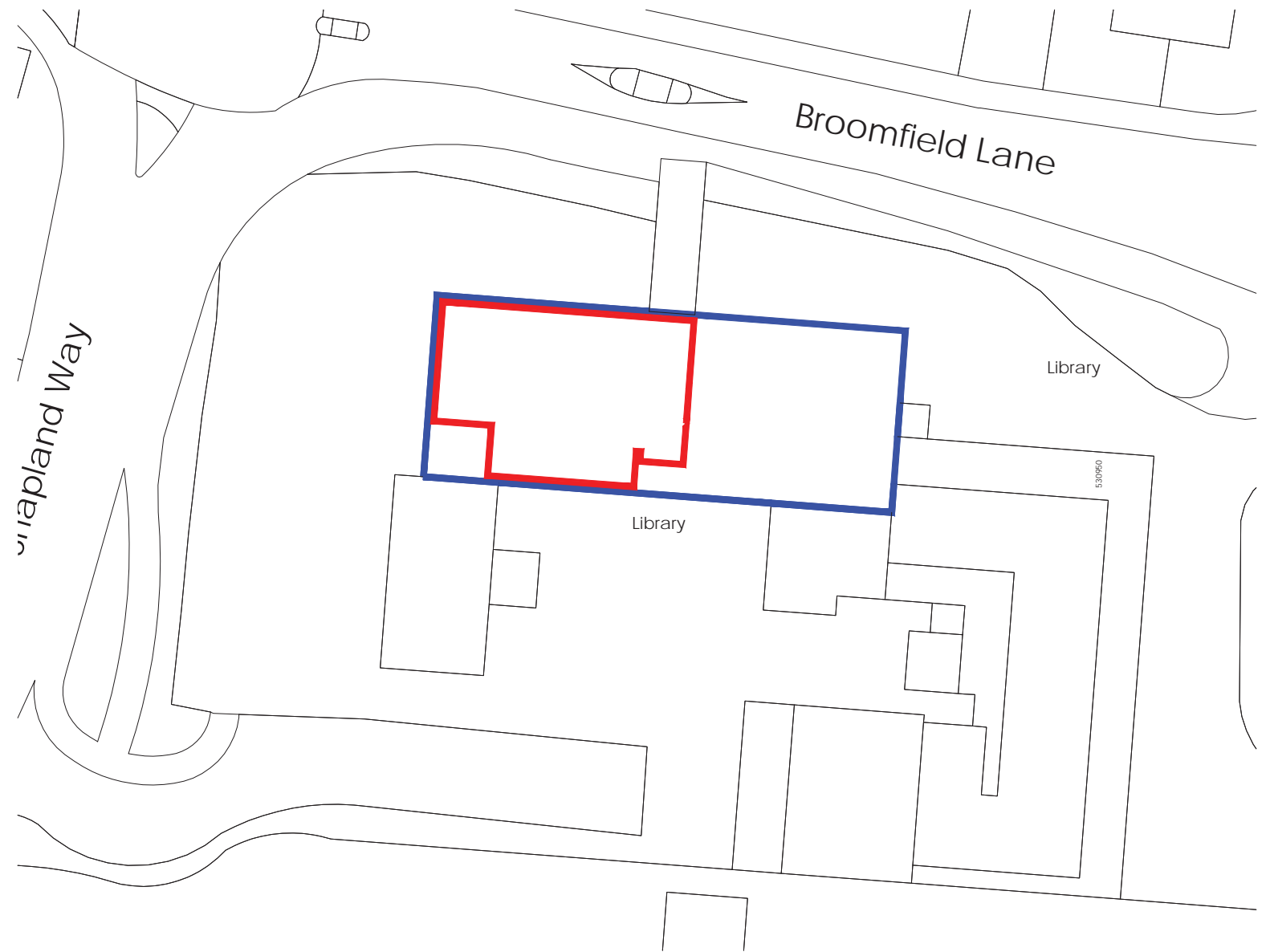
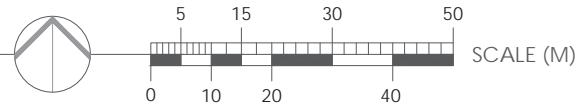
 Application Boundary At Ground Floor

 Site Boundary



SITE LOCATION PLAN

Scale 1:1250 @ A3



SITE BLOCK PLAN

Scale 1:500 @ A3



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Amendments:
0: 16.02.2016 First Issue

Client: **FIT4LESS - PALMERS GREEN
PETER GUNTER**

Project: **COMMERCIAL UNIT, PALMERS GREEN
LIBRARY, BROOMFIELD LANE,
LONDON, N13 4EY**

Scale: 1 : 500/1250 @ A3 Date: December 2015

Drawn: RP Checked: RDW

Drg.no: T13119 - 83 - 1100 Rev: 0

Title: **LOCATION AND BLOCK PLAN**

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20th December 2016

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms Kate Perry

Ward:
Highlands

Ref: 16/02210/FUL

Category: Full Application

LOCATION: 39 Drapers Road, Enfield, EN2 8LU,

PROPOSAL: Demolition of existing building and erection of a detached 3-storey building to provide supported living accommodation for up to 11 residents with learning and physical disabilities, alterations to vehicular access and provision of associated car parking to the front (Revised Drawings)

Applicant Name & Address:

Mr Savvas Michael
Buckworth Court
Holtwhites Hill
ENFIELD
EN2 0RR

Agent Name & Address:

Mr Andreas Charalambous
9 Louisa Street
London
E1 4NF
United Kingdom

RECOMMENDATION:

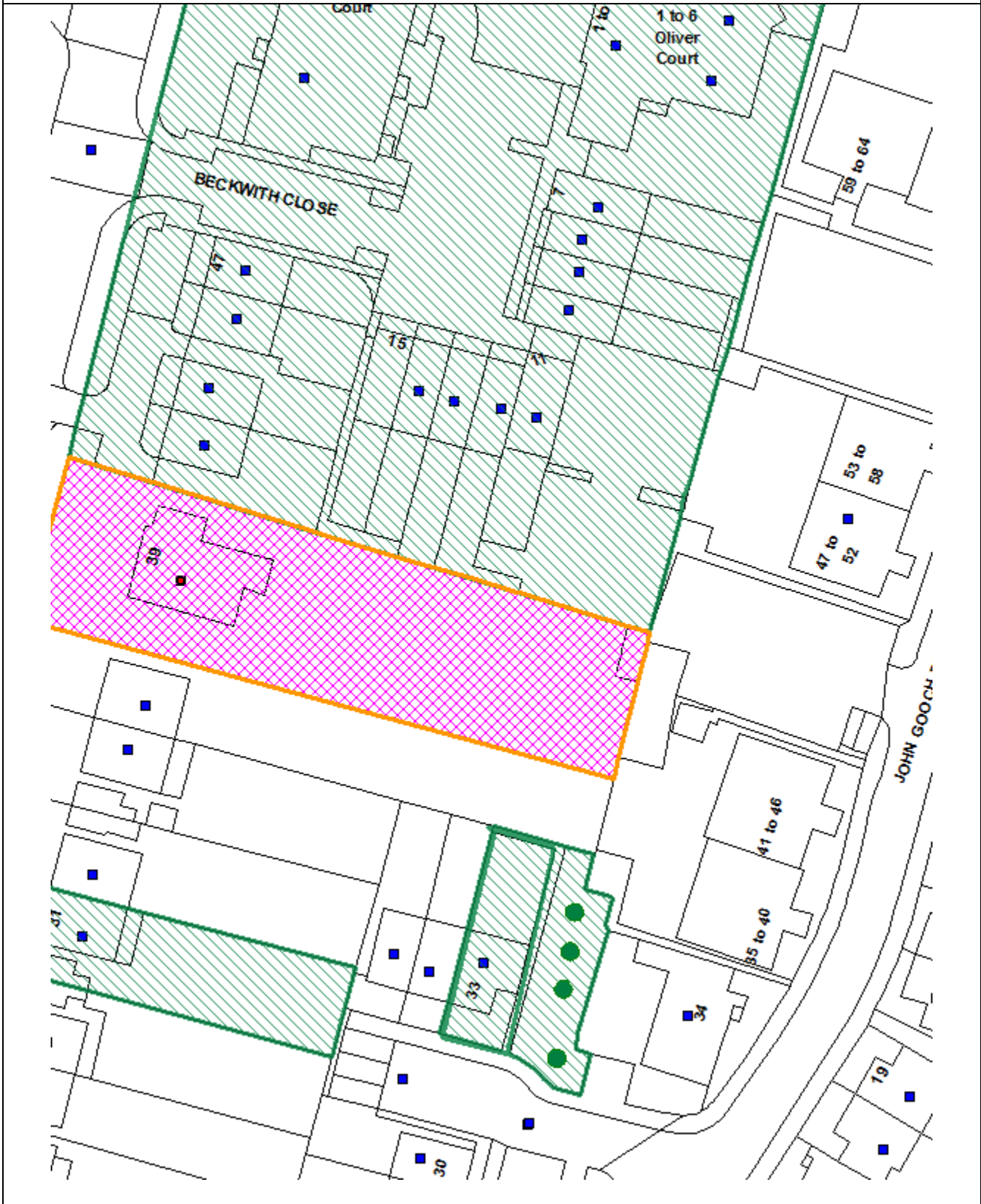
That planning permission be **GRANTED** subject to conditions.

Note for Members:

INTRODUCTION

For the information of Members this application was deferred from the Planning Committee meeting of 29 November 2016 at the request of Officers as a result of a failure to advise all interested parties that the matter was to be discussed at that meeting.

Ref: 16/02210/FUL LOCATION: 39 Drapers Road, Enfield, EN2 8LU,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The site is located on the eastern side of Drapers Road and comprises a detached two storey single family dwelling with hipped roof and two storey flat roof side and rear extensions.
- 1.2 The surrounding area is predominately residential in character dominated by two storey single family dwellings (mainly semi-detached and terraced houses) as well as two and three storey residential flats to the north.
- 1.3 The site does not contain a Listed Building and is not located within a Conservation Area.
- 1.4 On-site parking is provided by an integral garage and there is parking for approximately 5 cars on the front driveway of the property.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) rating of 2.

2.0 Proposal

- 2.1 The application proposes the demolition of the existing dwelling and the erection of a detached 2- storey (plus accommodation in the roofspace) building fronting Drapers Road including accommodation in the roof space and rear dormers. The building will provide supported living accommodation for up to 11 residents (use class C2), together with communal living areas and staff offices on each floor.
- 2.2 The proposed building would front on to Drapers Road and would be designed to reflect the appearance and scale of the existing semi-detached properties immediately to the south of the subject site. The building is proposed to be constructed of red bricks with a slate tile roof.
- 2.3 Six parking bays, two of which would be disabled bays, are proposed to the front of the site, accessed from a new 4.8m wide vehicular crossover from Drapers Road. Pedestrian access would be provided separately and located adjacent to the southern boundary of the site with number 37 Drapers Road.
- 2.4 In terms of staffing, 5 staff would be on site at all times. There would be three eight hour shifts within a 24 hour period.

3.0 Relevant Planning Decisions

- 3.1 14/04949/PREAPP
Proposed demolition of existing building and erection of two 2-storey buildings - Unit A (front) - provision of a facility for use as supported living for 12 residents with learning and physical disabilities with accommodation in roof space; Unit B (rear) - provision of 2 no. day care centres at ground floor level for up to 20 adults with learning and physical disabilities and provision of supported living facility on first and second floors for 12 residents with learning and physical disabilities.

Summary of advice given:

- Loss of family house accepted due to the provision of specialist accommodation for which there is an identified need (DMD 15). However,

intensity of development is excessive for suburban street.

- Development of garden land – would reject on this policy. Lack of street frontage.
- Lack of front door to front unit.
- Day centre use should be at front. Connection to surroundings.
- Excessive hard surfacing.
- Over development too much for site.
- Kitchens without windows.
- Lack of communal space.
- Some units only north aspect – not acceptable.
- Relationship with neighbours not acceptable – overbearing. Loss of privacy – side facing single aspect habitable room windows.
- Level of parking is an issue considering number of staff and residents/ day centre visitors. 6 spaces proposed and 2 for staff inadequate. Detail required on how other similar operations within the borough work. Distance of bins to highway.
- Tracking for minibus/ambulance required.
- Energy - 35% over building regs would be required.
- Green roofs required.

3.2 15/03367/FUL

Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in roof space, including rear dormers, to provide supported living accommodation for up to 12 residents, alterations to vehicular access and provision of associated car parking to the front (revised plans). Pending consideration – superseded by this application and will most probably be withdrawn once this application is decided.

3.3 Having regard to the planning history outlined above, it is noted that the proposed development has been significantly amended and reduced since the pre-application was originally submitted. Below is a summary of the amendments that have been made since the original submission:

- The original pre-application included an application for 2 buildings on the site connected by a glass link to provide supported living accommodation for 24 adults and 2 day care centres for 20 adults (a summary of the advice given can be seen at 3.2 above).
- The subsequent planning application (15/03367/FUL) was initially submitted as 2 buildings (one to the front and one to the rear of the site connected by a glazed link) to provide supported living accommodation for 16 residents and 2 day care centres for 20 residents.
- Negotiations with Officers reduced this proposal initially to 14 residents and then to 12 residents and removal of the day care aspect of the proposal. The reduced scheme was to be contained in one building to the front of the site and the rear building and glazed link were completely removed.
- Amendments to the front building included significant reduction of the large crown roof, removal of side and front dormers and reduction in the overall bulk, width and depth so that the 45 degree and 30 degree angles from neighbouring properties were respected.
- The applicants were advised that whilst the improvements to the scheme were noted it was to be refused as the overall width of development (16m) was considered out

of keeping with the character of the area and represented an excessive level of development on the plot. This suggested an over-intensive use of the site. This application has not been determined and it is anticipated that it will be withdrawn following the outcome of the current proposal.

- The current application was then submitted for 11 residents on site. The width of the building was reduced to 13.5m which reflects the width of the immediately neighbouring properties. This application has also been improved during the application process to reduce the number of rooflights, to re-arrange the internal layout so that all habitable rooms have primary front or rear facing windows and to remove rear facing balconies and to replace the balconies with a green roof.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

Traffic and Transportation raise no objection in principle subject to conditions.

4.1.2 Health and Adult Social Care

No objection and are supportive of the proposed development.

4.1.3 Environmental Health

Environmental Health raises no objection.

4.2 Public

4.2.1 Letters were sent to 61 adjoining and nearby residents. There have been 2 rounds of public consultation following minor revisions to the plans. The consultation periods ran between 21.6.2016 – 12.7.2016 and 10.8.2016 – 24.8.2016. Letters of objection were received from 20 neighbouring occupiers. Objections have been made on the following grounds (in summary):

- Development too high
- General dislike of proposal
- Inadequate parking
- Inadequate public transport provision
- Increase in traffic
- Loss of parking
- Loss of privacy
- Noise nuisance
- Out of keeping with the character of the area
- Overdevelopment
- Strain on existing community facilities
- Loss of light
- Noise nuisance
- Close to adjoining properties
- Conflict with Local Plan
- Inadequate access
- Increase in pollution
- Increase in noise from staff, visitors and deliveries e.t.c. Would be intrusive and

disruptive

- Design not in keeping
- Residential road which is not suited to a commercial venture
- Recent flats have already caused disruption
- Concern about high number of deliveries likely
- Road is busy and dangerous (there are no pedestrian crossings or traffic lights) and would be hazardous for residents
- Over-intensive use of the site
- Overcrowding
- Alternative sites such as the new Chase Farm development would be far more suitable
- Dormer windows would result in unacceptable overlooking
- Poor floor layout and cramped, poor living conditions for future occupiers – below recommended standards
- Poor floor layouts with bedrooms above living rooms etc
- Lack of amenity space for individual flats
- Poor natural light to units in top floor. Rooms have sloping roofs giving cramped, poor and inadequate living conditions
- Poor mix of units
- Will distress neighbours
- Increased activity will cause unacceptable harm
- Will operate 7 days a week 365 days a year
- Issues faced at other similar developments frequently involve the emergency services and the police – not appropriate in a road of family house with children
- Odour of constant cooking would be unacceptable
- Lack of soft landscaping to front of site

4.2.2 A petition with 86 signatories has also been submitted.

5.0 Relevant Policy

5.1 The London Plan

- 3.1 Ensuring Life Chances for All
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.11 Green roofs
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 6.3 Assessing the effects of development on transport capacity
- 6.9 Cycling
- 6.12 Road network capacity

- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting Particular Housing Needs
- CP7 Health and Social Care Facilities and the Wider Determinants of Health
- CP9 Supporting Community Cohesion
- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22 Delivering sustainable waste management
- CP25 Pedestrians and cyclists
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution

5.7 Development Management Document

- DMD3 Providing a mix of different size homes
- DMD6 Residential character
- DMD8 General standards for new residential development
- DMD9 Amenity space
- DMD10 Distancing
- DMD15 Specialist Housing Needs
- DMD37 High quality and design led development
- DMD45 Parking standards and layout
- DMD46 Vehicle crossover and dropped kerbs
- DMD49 Sustainable design and construction statements
- DMD51 Energy efficiency standards DMD53 Low and Zero Carbon Technology
- DMD58 Water Efficiency
- DMD68 Noise

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance
Technical Housing Standards – Nationally Described Space Standards
Monitoring Report and Housing Trajectory 2015

6.0 **Analysis**

- 6.1 In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), a change of use from C3 to C2 requires planning permission.
- 6.2 The proposed use would result in the loss of a single family dwelling and its

replacement with supported living accommodation for up to 11 residents. Therefore the proposal will need to comply with DMD 4 (Loss of Existing Residential Units) and DMD 15 (Specialist Housing Needs).

6.3 In consideration of this application, the proposed development would need to satisfy point b of DMD 4 where it can be demonstrated that it is to provide a community facility, where a specific need has been identified.

6.4 DMD 15 (Specialist Housing Needs) goes on to require that development proposals for specialist forms of housing would only be permitted if all of the following criteria are met:

a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;

b. The property is suitable for such a use and would not result in an over intensive use of the site

c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';

d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;

e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and

f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.

Principle of the Development

6.5 Having regard to the above, The National Planning Policy Framework and The London Plan seek to ensure that new development offers a range of housing choice, in terms of the mix of the housing sizes and types, taking account of the housing requirements of different groups and the changing roles of different sectors.

6.6 Policy 6 of the Council's Core Strategy sets out the Council's guiding principles for meeting particular housing needs, and states:

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

The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing

to meet particular needs, having regard to need and supply will be set out in the Development Management Document.

- 6.7 The current application is fully supported by the Council's Health and Adult Social Care department. They advise that the project has been commissioned in partnership with the Local Authority and is entirely consistent with Health and Adult Social Care departmental plans and commissioning strategies, to improve housing with care services for local people with disabilities.
- 6.8 They consider that the proposed building will provide good quality, self-contained accommodation designed in partnership with the Council's Integrated Learning Disability and Occupational Therapy Service to meet the specialist housing needs of adults with learning disabilities in the borough.
- 6.9 It will offer people with disabilities the opportunity to live independently in the community within an inclusive, non-discriminatory, enabling and supportive environment. With the right support and care in place, positive outcomes for people living within this proposed service will be maximised and lives can be improved.
- 6.10 In light of the above it is considered that there is an identified need for the development and the development is consistent with the requirements of DMD4 (b) and DMD15 (a).
- 6.11 However, regard must also be given to the impact of the development on the character of the area in terms of the attainment of an appropriate scale and design of development in relation to immediately neighbouring properties; the impact of the development on the residential amenities of neighbouring occupiers in terms of the intensification of the use of the site and associated noise and disturbance; the impact on the amenity of neighbours in terms of the size and design of the development and the impact on access to light, outlook and retention of privacy; the quality of the environment created for future occupiers; and the impact of the development on car parking and highway safety. Regard must also be given to the inclusion of energy efficiency measures to be provided in the development and the inclusion of Sustainable Urban Drainage Systems (SUDs)

Impact on Character and Appearance of Area

- 6.12 London Plan policies 7.1 and 7.4 set out the design principles that all boroughs should seek to ensure for all development proposals. The policies state that all development proposals should have regard to the local context, be of the highest architectural quality, which complement the local architectural character and be of an appropriate proportion, composition, scale and orientation.
- 6.13 Policy DMD8 sets out the 'General Standards for New Residential Development' (this policy is signposted by policy DMD15 as being relevant for development of this nature) and policy DMD37 sets out criteria for 'Achieving High Quality and Design-Led Development' and aim to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing.
- 6.14 In this regard, the design rationale for the new building has been to create a building

which reflects the immediately neighbouring pairs of semi-detached properties in terms of height, width, roof design and separation distances.

- 6.15 The development would reflect the domestic scale of the neighbouring residential properties and it is considered would not appear unduly dominant or visually intrusive in the street scene. The building effectively provided a 'stepping stone' between the flats to the north and the semi-detached single family dwelling houses to the south.
- 6.16 With regard to materials, brickwork and a tile roof are proposed. Further details on the proposed materials would be required should planning permission be granted. This would include detail on the proposed hard-surfacing materials and landscaping to ensure the selected materials appear compatible and contribute to the appearance of the street scene.
- 6.17 Overall, it is considered that the design of the proposed building is acceptable and would relate to the design and scale of the neighbouring residential properties.

Residential Amenity

Intensification of the Use

- 6.18 The application site is situated in a well-established residential area comprising a mix of single family dwelling houses and residential flats. The application site is currently occupied by a detached single family dwelling and the proposal would result in the significant intensification of the use of the site. Neighbouring residential occupiers have raised concern that this will be more akin to a commercial enterprise and inappropriate in a residential area. The new building would accommodate up to 11 residents as well as 5 support staff on site at all times (i.e. there would be 16 people occupying the building).
- 6.19 This is a notably greater intensity of use than is currently evident on site and will generate additional activity, movements (on and to and from the site) and noise which will undoubtedly have an impact of the residential amenities of neighbouring residential occupiers. However, the size of the site is such that it is considered capable of accommodating a greater intensity of use. A detached building is also proposed which will help to minimise the impact of the development. The number of proposed residents has been reduced significantly since earlier iterations of this scheme and, on balance, the intensity of use currently proposed is considered acceptable. Council policies specifically seek to integrate this type of use in to existing residential areas and to prevent the isolation of vulnerable adults. The Council's Environmental Health Department have not raised any objections to the proposed scheme when limited to 11 residents.
- 6.20 The applicants have also provided evidence of the ways in which the development would be managed in order to minimize the impact of the development on the amenities of neighbouring occupiers. The on-site staff will be there to monitor and intervene if/ when necessary and each resident will have an individual care plan which the staff will seek to follow and implement.
- 6.21 Overall, whilst it is fully acknowledged that the increased intensity of the use may be noticeable by neighbouring residential occupiers in certain instances, it is considered that with appropriate management, and given the identified need for the development, the proposal would not have an unacceptable impact on the amenities of neighbouring residential occupiers having regard to DMD 15 of the Development

Management Document.

- 6.22 It is noted the under the provisions of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) changes of use within and from Use Class C2 to a range of other uses may be permitted development subject to the prior approval of the Local Planning Authority. Given, the close relationship between the proposed development and existing residential properties alternative uses within and from Use Class C2 may not be appropriate. Therefore, it is recommended that a condition be attached to ensure that the development is only used as supported living accommodation and will require planning permission for any change of use.

Built Form

- 6.23 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 visual and residential amenity. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight and outlook. It also seeks to ensure that new developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment.
- 6.24 Given the scale, siting and design of the proposed new building, the occupiers likely to be most affected are No.37 Drapers Road and the immediately adjoining block of flats in Beckwith Close. To the rear of the site are numbers 41- 46 John Gooch Drive but these are substantially separated from the proposed building and the separation complies with the Council's distancing standards in relation to these properties. All other nearby dwellings would remain sufficiently physically removed not to be impacted to any significant extent.
- 6.25 No.37 Drapers Road is located to the immediate south of the application site. The proposed building would be set in 1.8m from the common boundary with this property compared to 5m existing. There are no primary habitable room windows in the flank elevation of number 37 Drapers Road and therefore the closer proximity to the common boundary will not have an unacceptable impact.
- 6.26 Furthermore, the submitted drawings demonstrate that the proposed development has been designed so that it does not breach a 45 degree or 30 degree angle from the nearest original habitable room windows at number 37 Drapers Road at either ground or first floor level and therefore the development will not result in an unacceptable loss of light or outlook and nor will it be overly dominant.
- 6.27 With regard to privacy, it is acknowledged that glazing in the new building could result in additional overlooking of the neighbouring site if not carefully considered. As a result, revisions have been made to the scheme to limit the impact. Rear facing balconies which were originally proposed have been removed and glazing in the flank elevations is now limited to secondary glazing only. Conditions will be attached should planning permission be granted that these remain obscure glazed and non-opening unless 1.7m above internal floor level. This will minimize the impact on the neighbouring occupiers. Given that this is a suburban residential environment where a certain level of overlooking must be expected, it is considered that, on balance, this element of the scheme is acceptable.
- 6.28 With regard to the impact on the immediately adjacent block of flats to the north, the proposed building would be set in from the common boundary with this property by 3.4m. There is only 1 small non-habitable room window in the flank elevation of the

neighbouring building and the new building would not have an unacceptable impact.

- 6.29 Furthermore, the building would not breach a 45 degree or 30 degree angle from the nearest rear facing ground or first floor windows at the neighbouring flats.
- 6.30 With regard to privacy, the existing flats have communal amenity space adjacent to the boundary with the subject property. This would be overlooked by the rear facing glazing. However, given this is communal and not private amenity space, this is not considered to be unacceptable and no worse than existing overlooking from the existing flats.

Quality of accommodation

- 6.31 There is no specific planning policy guidance in place that relates specifically to care home standards. There are bodies in place that regulate care home standards, most notably the Care Quality Commission (CQC). It should be noted that many of these standards clearly relate to operational arrangements which are controlled outside of the planning process, e.g. allowing visitors at reasonable times, varied dietary offers, appropriate staffing levels, maintenance, etc. The application is considered to be acceptable in this regard.
- 6.32 It is noted that the current proposal effectively proposed self-contained units to allow the maximum independence of the residents and as far as possible allow them to operate independently as they would in a traditional flat. However, communal areas are also available for residents to congregate should they wish to and areas allocated solely for staff and for the operational needs of the building are provided.
- 6.33 The proposal has been revised since the original submission to ensure that all habitable rooms have access to either front or rear windows to provide access to an acceptable level of natural light and ventilation. It is noted that this would be limited for the loft rooms as these would only have access to rooflight windows. However, on balance this is considered acceptable.
- 6.34 In terms of unit sizes, The London Plan specifies minimum Gross Internal Areas (GIA) for new residential units. 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. 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. In view of paragraph 59 of the NPPF and The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council also has due regard to the Nationally Described Space Standards.
- 6.35 Although this development is not for a traditional residential use and areas of communal living will also be provided, the above standards provide a guide as to the acceptable size and standard of accommodation to be provided.
- 6.36 The London Plan and the Nationally Described Space Standards require that for a 1 person flat the minimum GIA should be 39 sq.m (where a bath is provided) and should have 1sq.m built in storage. The units currently proposed would range between 29 sq.m and 34 sq.m. This is below the standards for fully self-contained flats. However, given the nature of the proposed use, the communal living areas provided, and the regularly shaped layouts of the proposed units, on balance, the size of the proposed units are considered to acceptably serve the needs of future

occupiers.

- 6.37 It is noted that point e. of DMD 15 requires that developments of this nature should be adaptable to change. They should meet the needs of the specific client groups but should also be flexible in case of a decline in demand. It is considered that the building as proposed, due to the limited size of the individual units, would not be suitable to immediate conversion to fully self-contained flats. However, subject to internal modification which would include the reduction in the number of individual units and the removal of communal areas it would be possible to convert the building to self-contained flats.

Amenity Space

- 6.38 There are no standards as to the required level of amenity space for this type of accommodation. However, minimum standards for self-contained flats are set out in DMD 9 of the Development Management Document (DMD). This policy requires that each 1 person flat should have 4 sq.m of private amenity space.
- 6.39 In this case, no private amenity space is proposed. However, the large rear garden would be available for use by residents' which is considered acceptable.

Access to nearby infrastructure and public services

- 6.40 Part F of policy DMD 15 requires that new developments of this nature should be well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities.
- 6.41 It is considered that the subject site is located in a predominantly residential area. The PTAL of the site is 2 which suggests relatively poor access to public transport. The applicant has provided a justification statement to demonstrate the facilities which would be available to residents' in close proximity to the site. These include:
- Public Transport: It is approximately 600m from Gordon Hill Railway station to the north. The W9 bus route also runs along Holtwhites Hill and stops at the junction of Drapers Road approximately 140m from the site. This route connects the site with Enfield Chase and Enfield Town. Additional bus services also run close to the site along Lavender Hill and The Ridgway.
 - Amenity: Enfield Lawn Tennis Club (approximately 320m); Our Lady of Walsingham & the English Martyrs Catholic Church (approximately 320m); there are 2 convenience shops adjacent to Gordon Hill Station (approximately 600m); Holtwhites Sports & Social Club (approximately 800m); Enfield Chess Club (approximately 800m); Local shops of Enfield Chase (approximately 950m); Hilly Fields Park (approximately 1.1km).
 - In addition, the Applicant would be able to provide access to the following 'drop-in' facilities within his Day Care Centre at Buckworth Court on Holtwhites Hill (approximately 950m):
 - a. Hydro therapy pool;
 - b. 3 sensory rooms;
 - c. Artificial lawn play area;
 - d. Cinema;
 - e. Arts and craft sessions; and

f. Computer sessions.

- Services: BMI The Cavell Hospital Middlesex (approximately 320m); Chase Farm Hospital (approximately 500m); 2 Dental Practises (approximately 640m); 5 GP Practises (within 1 mile); 5 Opticians (within 1 mile); A short bus journey from local community facilities and Enfield Central Library.

6.42 Having regard to these identified facilities, it is considered that the proposed site, whilst not having immediate access to a wide range of services, would be able to access a wide range of opportunities within the wider area which would adequately serve the needs of future residents.

Traffic Generation/Parking and Highway safety

6.43 Policy 6.3 of the London Plan is relevant in “assessing the effects of development on transport capacity”. This policy seeks to ensure that impacts of transport capacity and the transport network are fully assessed and that the development proposal should not adversely affect safety on the transport network. In addition, Core Policies CP24 and 25 and DMD policies 45, 46 and 47 are also relevant. Paragraph 32 of the National Planning Policy Framework is also applicable and advises that all developments that generate significant amounts of movement should be supported by a Transport Statement/ Assessment. The proposal falls outside the Travel Plan Statement requirement criteria as it is fewer than 50 units.

6.44 The Council’s Traffic and Transportation department have provided comments on this application and have not raised any objections to it. The proposal will involve the provision of 6 car parking spaces on site which will all be allocated for staff use. The new parking layout includes a new vehicle access and the vehicle tracking confirms that vehicles can access and egress the site in a forward gear. In addition, the council is keen to ensure an appropriate treatment of the area to the front of the building (landscaping, etc) and this level of parking allows for this to be achieved.

6.45 Residents’, due to the nature of the client group, would not own their own cars and therefore do not require any parking spaces. Visitors would park on-street which is acceptable as the site is not located within a Controlled parking Zone (CPZ). Traffic and Transportation advise that, due to the nature of the proposed use, visitors would mainly be expected in the daytime, so the use isn’t going to prejudice existing provision for residents. In addition, they advise that based on their experience at similar sites, visitor numbers would be low especially as only 11 residents are proposed.

6.46 Minibuses would be used to transport residents to and from the site. These would usually involve one pick up and one drop off a day. The minibus would stop on the road and would not require access to the site. Traffic and Transportation have advised that this would be acceptable.

6.47 In light of the above the proposed development is considered acceptable from a Traffic and Transportation point of view. Servicing can take place on street or off street, without any highway safety concerns. Cycle parking has been provided and is acceptable.

Sustainable Design and Construction

- 6.48 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO₂ reduction is required for new residential units. No energy statement has been submitted with this application but this can be required by condition.
- 6.49 In addition, water efficiency measures will need to be provided. Submitted details will need to 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. This will be required by condition.

Sustainable Urban Drainage (SUDs)

- 6.50 According to DMD 61, all developments must maximise the use of, and where possible retrofit, sustainable urban drainage systems (SUDS).
- 6.51 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.
- 6.52 The sustainable urban drainage strategy should include:
- A site plan.
 - A layout plan.
 - A topographical plan of the area with contours and overland flow routes together with details of what happens in exceedance events.
 - The footprint of the area being drained, including all buildings and parking areas.
 - Greenfield Runoff Rates for a 1 in 1yr event and a 1 in 100yr event plus climate change.
 - Storage volume.
 - Controlled discharge rate.
- 6.53 This will be required by condition.

Section 106 Agreement

- 6.54 The proposed application is for a C2 use and therefore there is no requirement to make a contribution towards S106.

Community Infrastructure Levy

- 6.55 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £20 together with a monthly indexation figure.
- 6.56 The current proposal has a net gain in additional floorspace of 253.58sq.m (492.58-239.00). The contribution required is therefore:

$253.58\text{sqm} \times \text{£}20 \times 272 / 223 = 6185.99$

Enfield CIL

- 6.57 On 1 April 2016, the Council introduced its own CIL. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water. The applicable CIL rate is £60 per square metre (Intermediate rate) together with a monthly indexation figure.
- 6.58 Enfield CIL is £18, 557.96
- 6.59 These figures are liable to change when the CIL liability notice is issued.

7.0 Conclusion

- 7.1 The proposed development would result in the creation of a well-designed purpose-built supported living facility, the principle of which is consistent with the Council's Development Plan policies and supported by the Council's Adult and Social Care department. Whilst it is acknowledged that the proposed development could lead to a greater impact upon the amenities of neighbouring occupiers, and in particular to the occupiers of the adjacent property at number 37 Drapers Road, on balance, it is considered that the benefits that would result from the new building would outweigh the harm caused.

8.0 Recommendation

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

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

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) the development shall only be used as supported living accommodation within Use Class C2 and for no other purpose whatsoever without express planning permission first being obtained.

Reason: In the interests of residential amenity and car parking and highway safety.

3. The development hereby permitted shall be occupied by no more than 11 residents and 5 members of staff at any one time.

Reason

To minimize the impact of the development on the occupiers of neighbouring properties and to ensure car parking provision complies with the Council's adopted standards.

4. 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.

5. 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

6. The development shall not commence until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

7. 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 Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

8. The development shall not be occupied until all redundant points of access to the site have been closed and the footway reinstated, and the new centrally located vehicular access has been constructed. The works shall be carried out at the developers expense.

Reason: To confine vehicle movements to the permitted points of access, to enable additional kerb-side parking to the roadway and to improve the condition of the adjacent footway

9. 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.

10. 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.

11. The development shall not be occupied until details of the siting and design 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.

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

12. The glazing to be installed in the flank elevations and roofslopes of the development shall be in obscured glass and fixed shut to a height of 1.7m 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 properties.

13. No development shall take place until a Sustainable Drainage Strategy has been submitted and approved by the Local Planning Authority.

A Sustainable Drainage Strategy must include the following information, and must conform to the landscaping strategy:

- a. A plan of the existing site
- b. A topographical plan of the area
- c. Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
- d. The controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate
- e. The proposed storage volume
- f. Information (specifications, sections, and other relevant details) on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan and the principles of a SuDS Management Train
- g. Geological information including borehole logs, depth to water table and/or infiltration test results
- h. Details of overland flow routes for exceedance events
- i. A management plan for future maintenance

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

14. Prior to occupation of the development approved, a verification report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interest of managing surface water runoff as close to the source as possible in accordance with adopted policy.

15. The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of the development and its services over Part L of the 2013 Building Regulations. The Energy Statement should outline how the reductions are achieved through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;

- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, the development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met.

16. Having regard to Condition 15 of this permission ('Energy Efficiency'), where it is demonstrated that it is feasible to employ low and zero carbon technologies, details of the selected technology / technologies shall be submitted to and approved in writing by the Local Planning Authority. Details shall be inclusive of:
- a. Any machinery/apparatus location, specification and operational details;
 - b. A management plan and maintenance strategy/schedule for the operation of the technologies; and
 - c. A servicing plan including times, location, frequency, method.

The renewable low and zero carbon technologies shall be installed in accordance with the approved details and operational prior to the first occupation of the development approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with adopted policy.

17. Before development commences details of the proposed green roof shown on drawing DRAP/16/P/06A shall be submitted to and approved in writing by the Local Planning Authority. The Green Roof shall be installed in accordance with the approved details.

Reason To ensure a satisfactory appearance and in the interests of Sustainable Development.

18. 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.

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

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

Directive

The construction of the vehicular access and the reinstatement of the existing access involve work to the public highway and this can only be undertaken by the Council's

Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed

LEGEND

- 1. Stone Coloured Cill & Lintel;
- 2. Dark Grey Aluminium Windows/ Doors;
- 3. Glass;
- 4. Slate Tiles;
- 5. Red Bricks;
- 6. 1.8m high timber privacy screen;
- 7. Lead sheet to cheeks;
- 8. Roof-lights;



Proposed Front Elevation - West
Scale 1:100



Obscure glazing to side facing first floor windows to bathrooms + kitchens

Proposed Side Elevation - North
Scale 1:100



Andreas + Buxton Associates
CHARTERED ARCHITECT AND INTERIOR DESIGNERS
9 Louisa Street London E1 4NF
t: 020 8371 6625 e:andreas73@me.com

Rev	Date
Planning Application	

Project
39 Drapers Road
Enfield EN2 8LU

Job Title
Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in the roof space to provide supported living accommodation;

Drawing Title
Proposed Elevations

Date
08.05.16

Scale:
1:100 @ A3

Drg. No.
Drap/16/P/08

Rev.
A



Proposed Rear Elevation - East
Scale 1:100

LEGEND

1. Stone Coloured Cill & Lintel;
2. Dark Grey Aluminium Windows/ Doors;
3. Glass;
4. Slate Tiles;
5. Red Bricks;
6. 1.8m high timber privacy screen;
7. Lead sheet to cheeks;
8. Roof-lights;



Proposed Side Elevation - South
Scale 1:100

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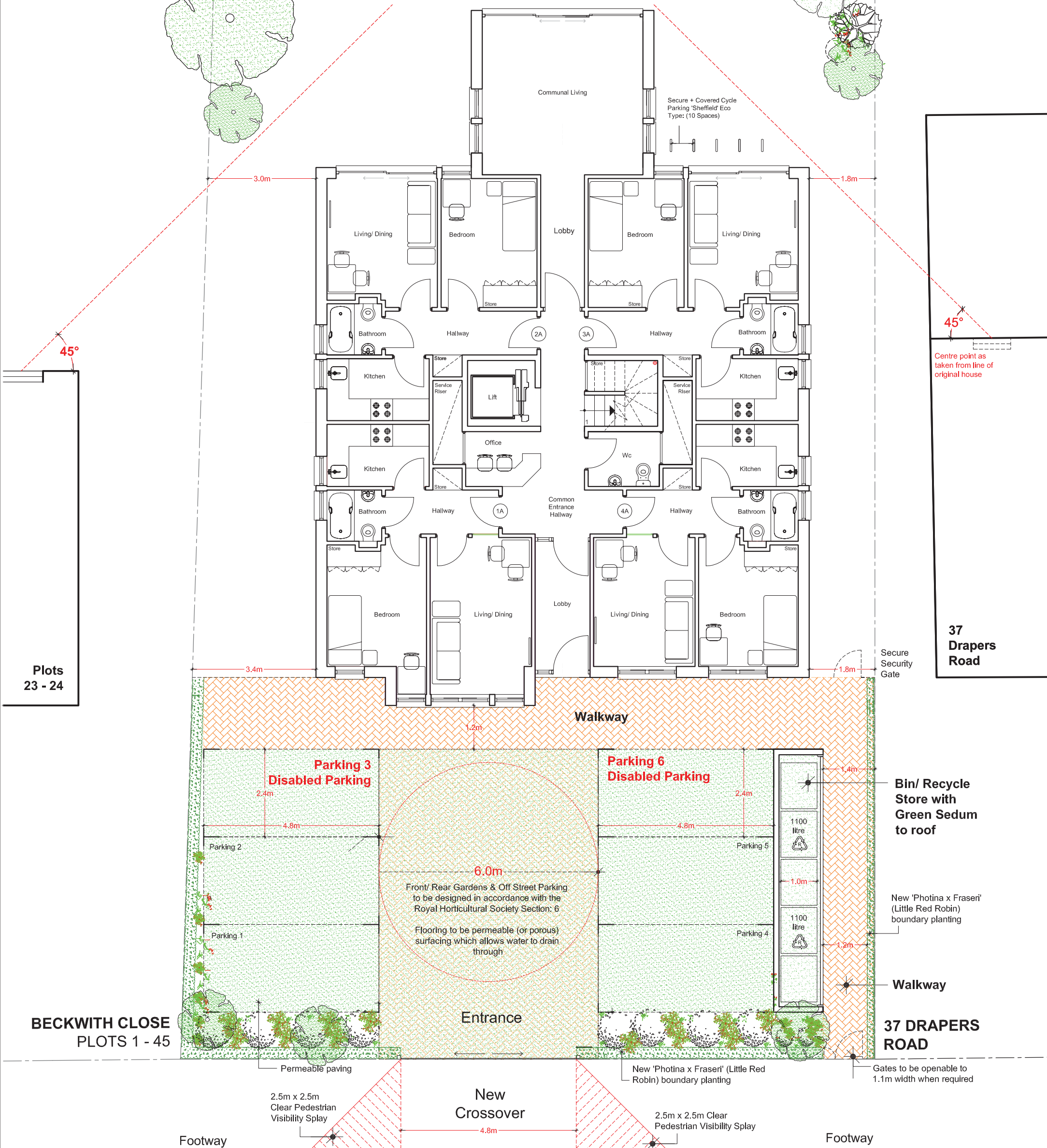
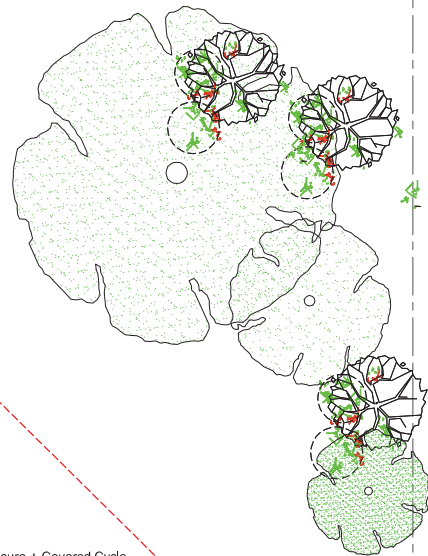
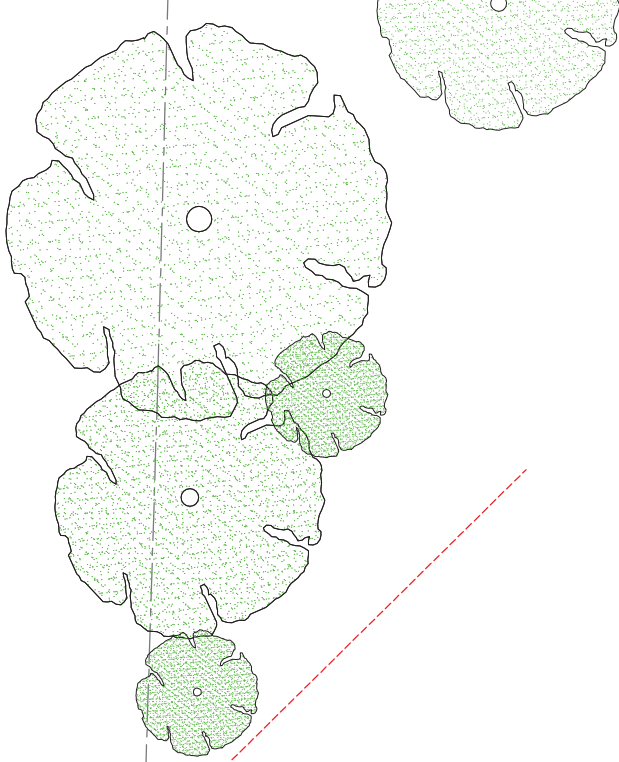
Date
08.05.16

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1:100 @ A3

Drg. No.
Drap/16/P/09

Rev.
A

Rear Garden



Plots 23 - 24

37 Drapers Road

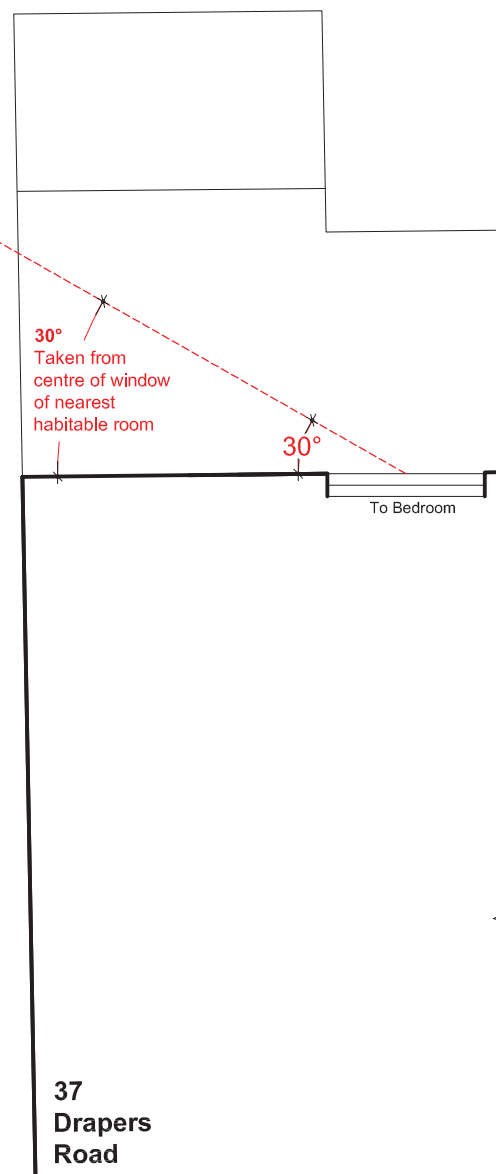
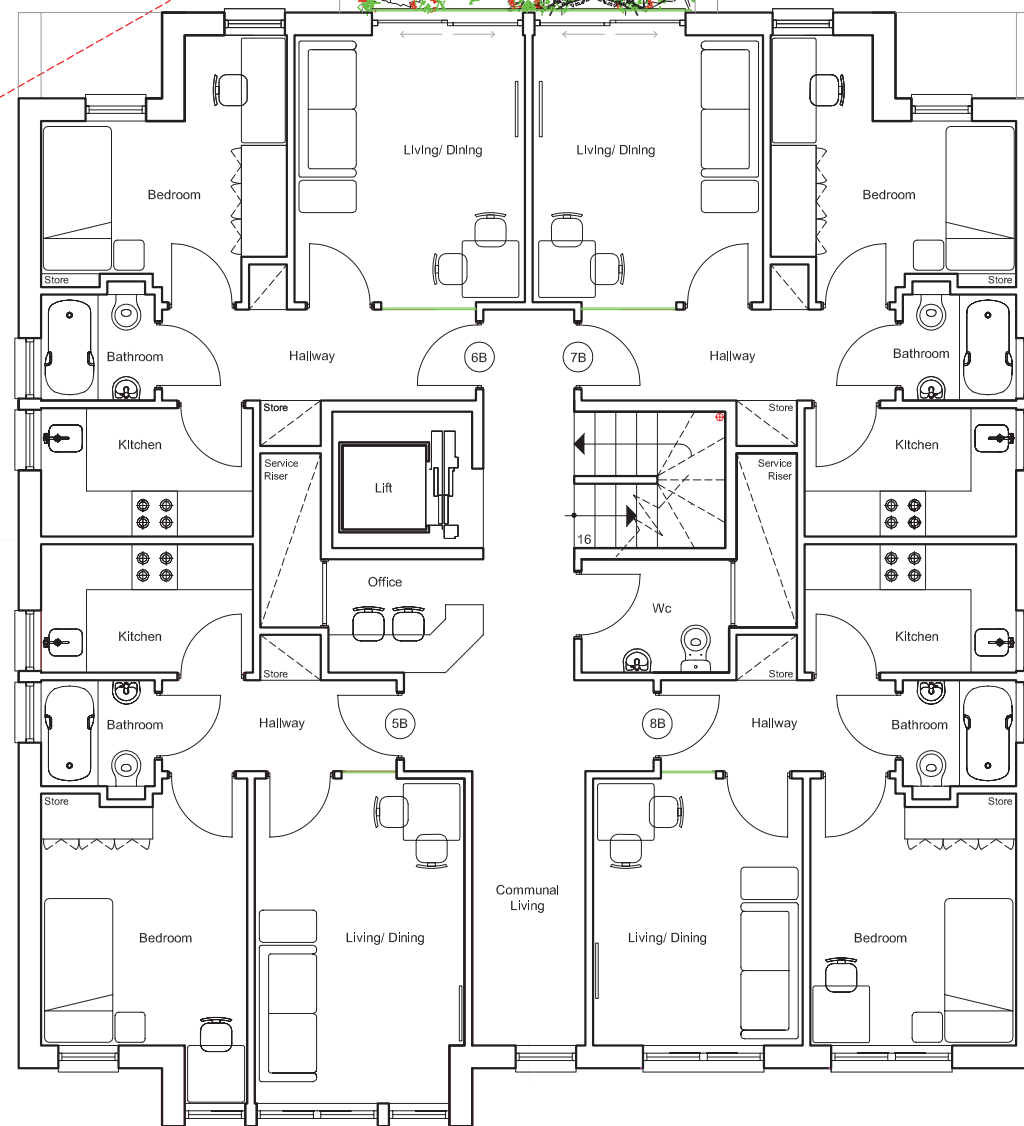
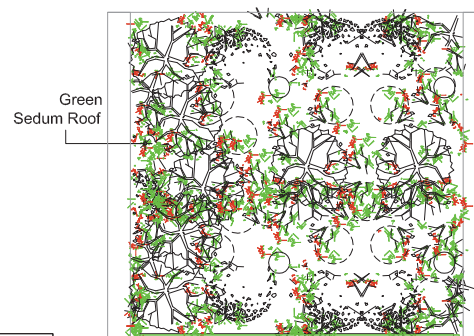
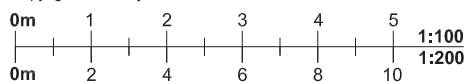
BECKWITH CLOSE
PLOTS 1 - 45

Bin/ Recycle Store with Green Sedum to roof
New 'Photina x Fraseri' (Little Red Robin) boundary planting
Walkway
37 DRAPERS ROAD
Gates to be openable to 1.1m width when required

Proposed Ground Floor Plan
Scale 1:100



Notes
 Report any discrepancies
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Plots
 23 - 24

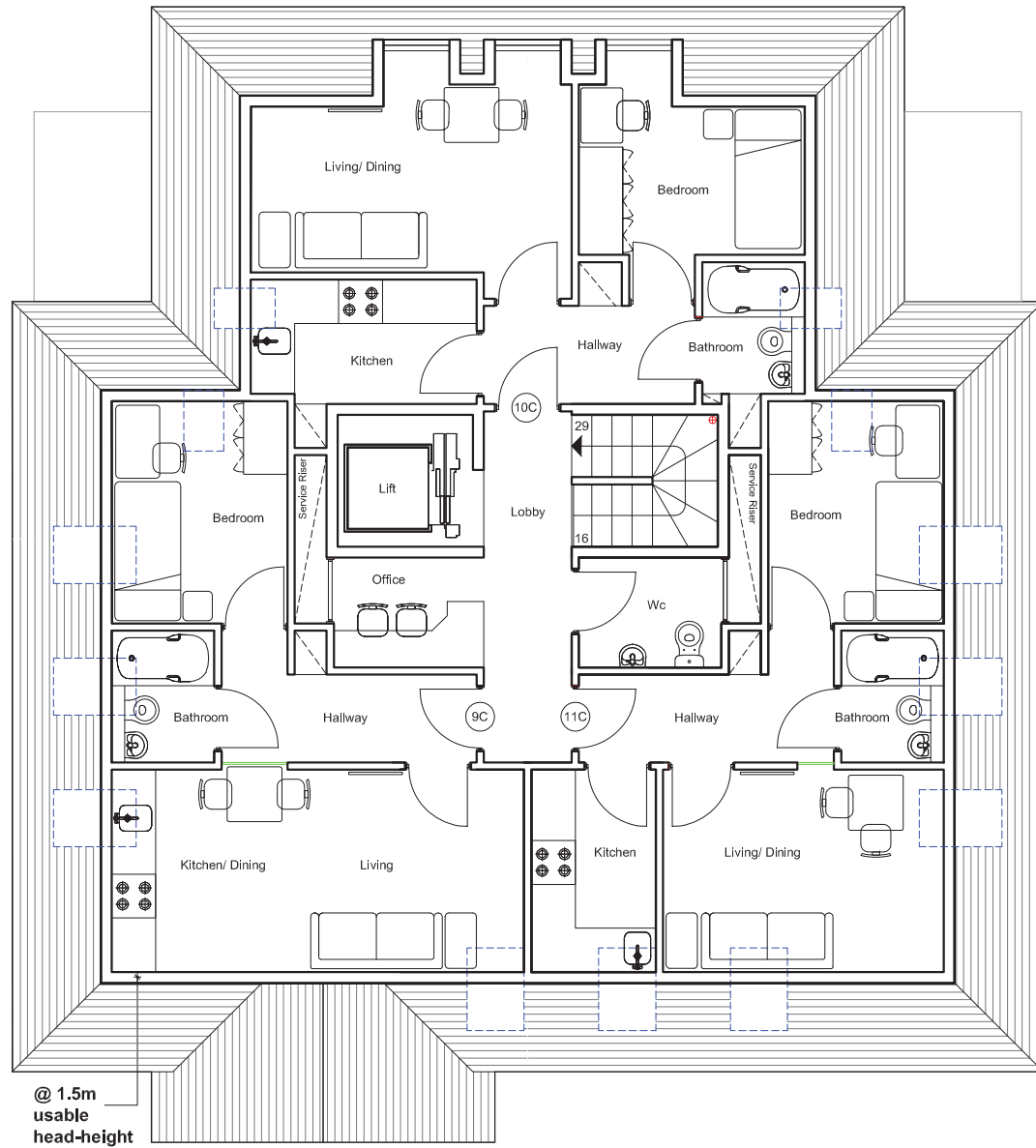
Proposed First Floor Plan
 Scale 1:100



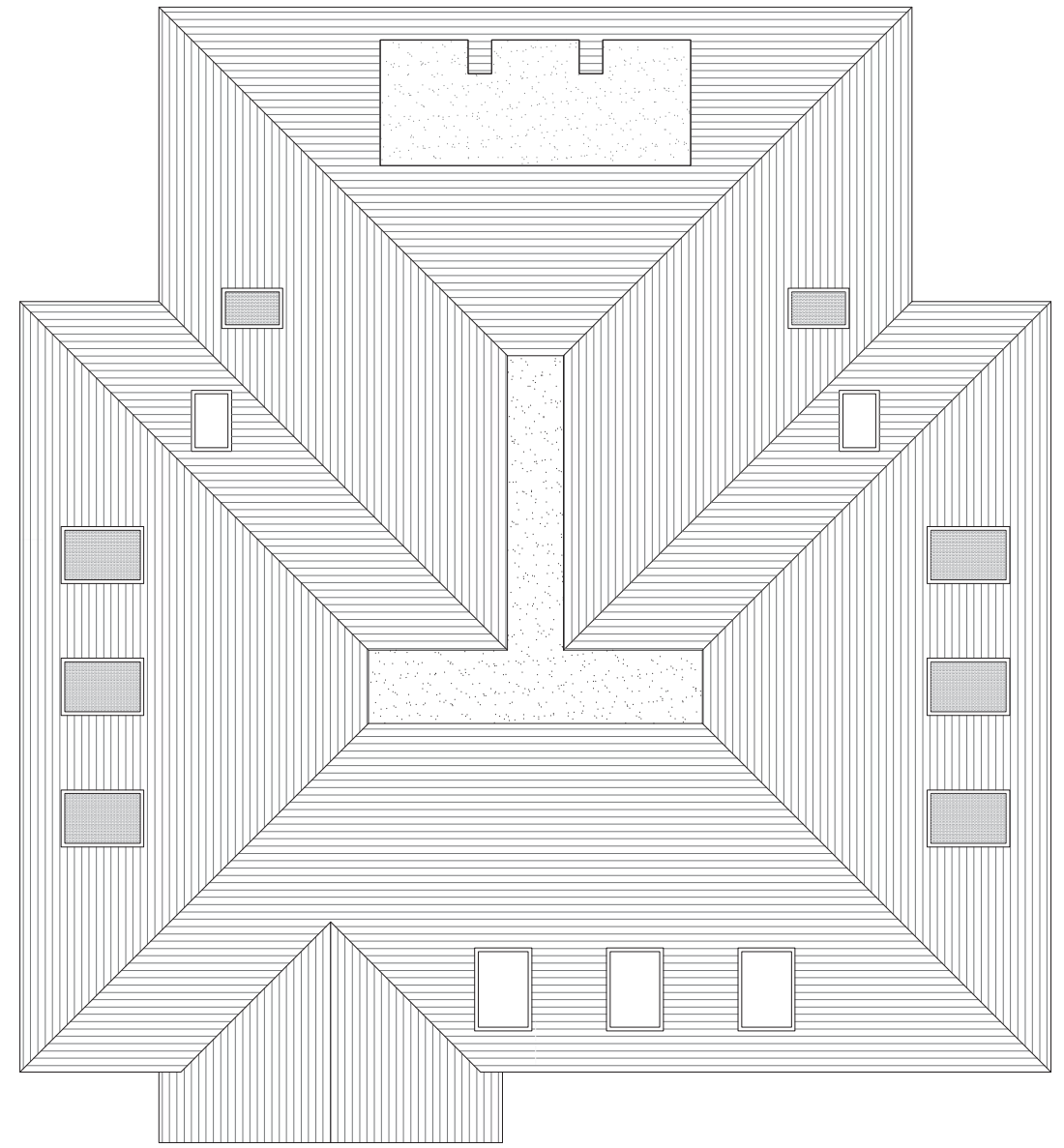
Andreas + Buxton Associates
 CHARTERED ARCHITECT AND INTERIOR DESIGNERS
 9 Louisa Street London E1 4NF
 t: 020 8371 6625 e: andreas73@me.com

Rev	Date	Project	Job Title	Drawing Title	Date	Scale:	Drg. No.	Rev.
		39 Drapers Road Enfield EN2 8LU	Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in the roof space to provide supported living accommodation;	Proposed First Floor Plan	08.05.16	1:100 @ A3	Drap/16/P/06	A

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Proposed Second Floor Plan
 Scale 1:100



Proposed Roof Plan
 Scale 1:100



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 t: 020 8371 6625 e: andreas73@me.com

Rev	Date

Planning Application

Project
 39 Drapers Road
 Enfield EN2 8LU

Job Title
 Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in the roof space to provide supported living accommodation;

Drawing Title
 Proposed Floor Plans

Date
 08.05.16

Scale:
 1:100 @ A3

Dwg. No.
 Drap/16/P/07

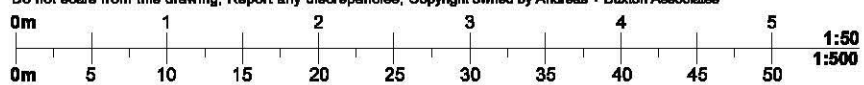
Rev.
 A



Proposed Site Plan (Scale 1:500)



Notes
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Rev.	Date	Project	Job Title	Drawing Title	Date	Scale	Drg. No.	Rev.
		39 Drapers Road Enfield EN2 8LU	Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in the roof space to provide supported living accommodation;	Proposed Site Plan	08.05.16	1:500 @ A3	Drap/14/P03	



Existing Drapers Road Elevation
NTS

Proposed Site



Proposed Drapers Road Elevation
NTS

Proposed Site

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t: 020 8371 6625 e: andreas73@me.com

Rev	Date

Planning Application

Project
39 Drapers Road
Enfield EN2 8LU

Job Title
Demolition of existing house and erection of a detached 2-storey building fronting Drapers Road with accommodation in the roof space to provide supported living accommodation;

Drawing Title
Existing & Proposed Front Elevation to Drapers Road

Date
08.05.16

Scale:
NTS

Drg. No.
Drap/16/P/04

Rev.

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LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th December 2016

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

Andy Higham
Andy Bates
Ms Maria Demetri

Ward:

Enfield Lock

Ref: 16/04879/FUL

Category: Full Application

LOCATION: 62 Cunningham Avenue, Enfield, EN3 6LA

PROPOSAL: Two storey side extension, involving the conversion of existing property into 1x 3 bed house and creation of 1x 2 bed house with associated hardstanding and landscaping.

Applicant Name & Address:

Mr C Varnavidies
CV Capital Ltd
62 Cunningham Avenue
Enfield
EN3 6LA

Agent Name & Address:

Mr A Faizolahi
6 Bournwell Close
London
EN4 0JX

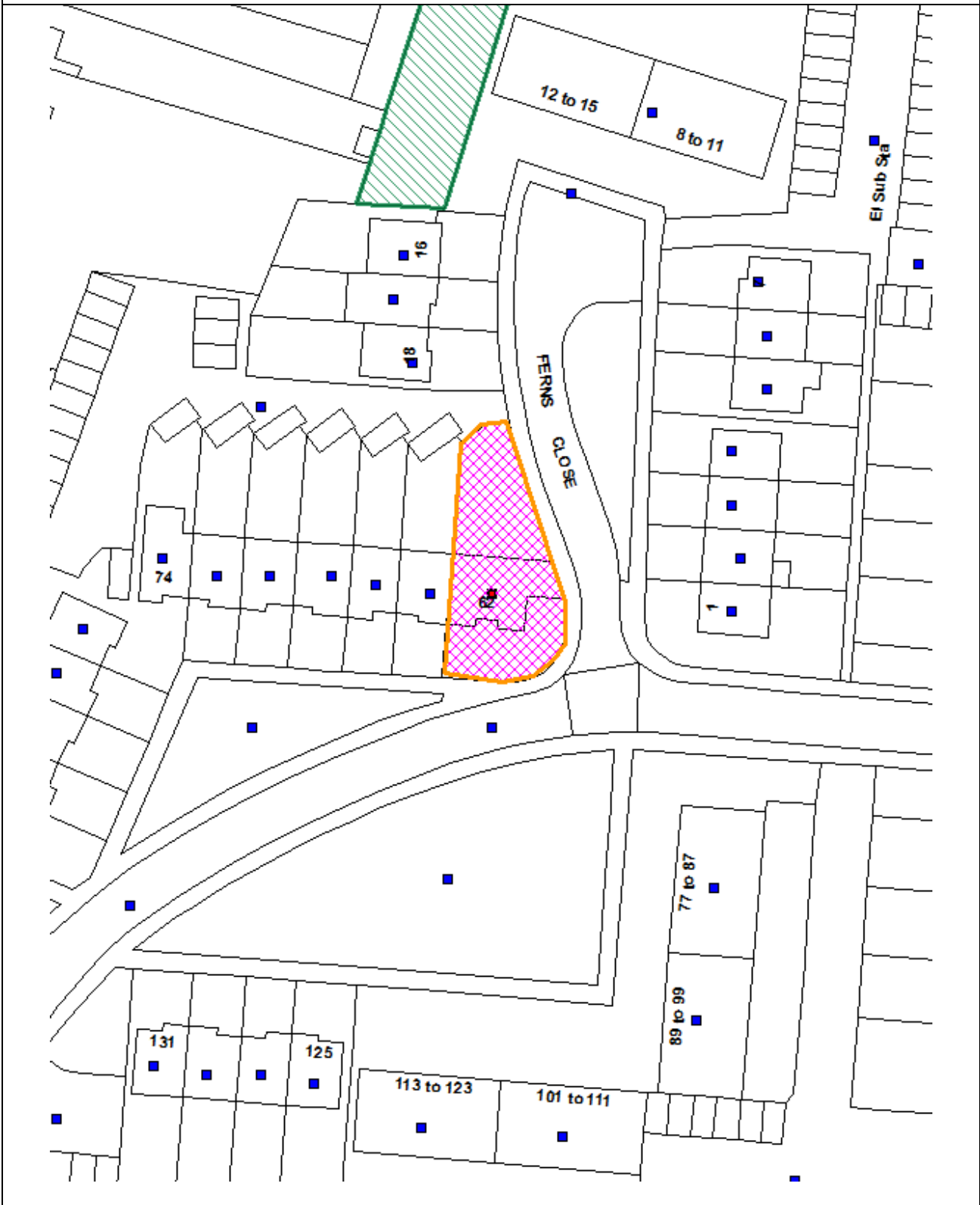
RECOMMENDATION:

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

Note for Members

Although applications of this nature would normally be determined under delegated authority, due to the level of public interest, this application is to be determined by the Planning Committee.

Ref: 16/04879/FUL LOCATION: 62 Cunningham Avenue, Enfield, EN3 6LA,



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Scale 1:625

North



1.0 Site and surroundings

- 1.1 62 Cunningham Avenue is an end of terrace dwelling house. It is also situated on a corner plot with Cunningham Avenue and Ferns Close. The property benefits from an established dropped kerb to the front of the site on Cunningham Avenue leading to a drive way and a single storey garage (approved in 1977). This garage is built up to the pavement. The property also benefits from a two storey side extension (approved in 1972). The two storey side extension makes the front of the property double fronted compared to the other terrace units in the parade. Along the side boundary is a low rise brick wall with a wooden fence above. Above the fence, along Ferns Close, a shed is visible as well as a hedge which is in the garden of number 62.
- 1.2 The property does not benefit from a garage to the rear of the site. However, there is a dropped kerb leading to an access road off of Ferns Close leading to garages to the rear of properties along Cunningham Avenue.
- 1.3 The site is not within a Conservation Area and it is not a Listed Building. In addition, there are no trees on the site which are covered by a Tree Preservation Order (TPO) and there are no trees on the site which are deemed worthy of protection.

2.0 Proposal

- 2.1 This proposal seeks permission for a two storey side extension, involving the conversion of the existing property into 1x 3 bed house and the creation of a 1x 2 bed house with associated hardstanding and landscaping.

3.0 Relevant planning decisions

- 3.1 In 1972 a two storey side extension was approved (TP/72/1245)
- 3.2 In 1977 a single store storey garage was approved (TP/77/1325).
- 3.3 16/04002/FUL

Two storey side extension, involving the conversion of existing property into 1x 3 bed house and creation of 1x 2 bed house with associated hardstanding and landscaping.

Refuse planning permission on the 26th October 2016. The reason for refusal was as follows:

1. The proposed two storey side extension, combined with the existing side extension, due to its minimal separation distance from the back edge of the pavement on the return frontage to its flank wall, its design, height and width, within a highly prominent corner location, would be a cramped and unduly dominant form of development that would appear significantly prominent within the street scene and result in demonstrable harm to the character and appearance of the application dwelling and surrounding area. The development would fail to accord with policy CP30 of the Core Strategy (2010), policies DMD8, DMD14 and DMD37 of the Development Management Document (2014) and the NPPF (2012).
- 3.4 ENF/16/1161

Enforcement case opened for the alleged illegal House of Multiple Occupancy (HMO) with no planning permission.

Pending consideration.

- 3.5 It is alleged that the dwelling house has been converted in to a House of Multiple Occupancy without planning permission. The investigation is ongoing and thus the case has not been closed. It has no relation with this current application. The current application has to be determined based on its submitted merits and the submission is as per the development description at the beginning of this Committee Report.

4.0 Consultation

4.1 Public

- 4.1.1 Thirty six (36) neighbours were notified directly by letter. Consultation ended on the 28th November 2016. Local Planning Authorities (LPA) are statutorily obligated to either erect a site notice or send letters to adjoining neighbours. In this regard, the LPA have undertaken their statutory duty. In total seven (7) letters/emails have been received, albeit some of the residents sent more than one letter/email. The residents are as follows:

- 64, 66, 68, 74 and 78 Cunningham Avenue and 2 and 5 Ferns Close (which was in one email).

- 4.1.2 One of these letters was sent to the MP Joan Ryan, who requested that the objection be taken into account when determining the application. In addition, the Head of Planning and Building Control has been in correspondence with residents about the scheme given the ongoing questions regarding the site in general. In summary the objections are as follows:

- The property is a HMO.
- Potential for a half way house.
- Parking issue.
- Dropped kerb not acceptable.
- Privacy implications.
- Lack of consultation with residents.
- Overlooking garden of existing residents.
- Building works are on going.
- Security issues.
- Issues regarding the architect/conflict of issue.
- Loss of light.

4.2 Petition

- 4.2.1 A petition with 37 signatures has been received from local residents opposed to a development. This petition was sent to the Ward Councillors. The signatures have been collated together by the Officer and amount to 37 signatures. It is however noted that this was the same petition sent for the previously refused application (reference 16/04002/FUL) and thus relates to a different application even though the issues raised in the two schemes are similar.

4.3 Residents Association

- 4.3.1 The Committee, which includes Cunningham Avenue and Ferns Close, have written an objection to the proposed scheme reiterating the objections of the neighbours and those who have signed the petition from the previously refused application. The objection relates to the lack of consultation (discussed above), the HMO at the property, privacy, drop kerbs, parking and issues with the title deeds of the property restricting development.

4.4 Discussions with residents

- 4.4.1 The Case Officer conducted a visit to the site and met with local residents (under reference (reference 16/04002/FUL) who expressed concerns with regards to the car parking situation along Ferns Close and Cunningham Avenue. The Officer confirmed that the Highways Authority need to be contacted to discuss the ongoing matter of parking. The residents also expressed concern about the two storey side extension given that others had not been approved in the area and if such an extension was approved, then the proposal would create a precedent in the area regarding corner plots.

4.5 Consultees

4.5.1 *Traffic and Transport*

No objection raised. The Officer has requested the imposition of two conditions, the first being details of cycles and the second being details of surface water drainage. This matter is discussed within the Committee Report.

4.5.2 *Thames Water*

No objection raised. No conditions required to be imposed, however, a standard informative is required to be imposed.

5.0 Relevant policies

- 5.1 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.2 The London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets

- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 3.14 Existing housing
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 Parking
- 7.4 Local character
- 7.6 Architecture
- 7.19 Biodiversity & access to nature

5.3 Core Strategy

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP20 Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP24: The road network
- CP30: Maintaining and enhancing the built environment
- CP36: Biodiversity
- CP46: Infrastructure contributions

5.4 Development Management Document

- DMD2 Affordable Housing for Developments of less than 10 units
- DMD3 Providing a Mix of Different Sized Homes
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development

DMD9	Amenity Space
DMD 14	Side extension
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD46	Vehicle Crossovers and Dropped Kerbs
DMD 49	Sustainable Design and Construction Statements
DMD 50	Environmental Assessment Methods
DMD 51	Energy Efficiency Standards
DMD 53	Low and Zero Carbon Technology
DMD 56	Heating and Cooling
DMD 58	Water Efficiency
DMD 61	Managing Surface Water
DMD 80	Trees on Development Sites
DMD 81	Landscaping

5.5 Other Relevant Policy

NPPF

NPPG

London Housing SPG

Nationally Described Space Standards

Enfield Characterisation Study

6.0 **Analysis**

6.1 Background

- 6.1.1 The previous application (16/04002/FUL) was refused because the extension at the property was to be built siting on the shared boundary to the rear of the site and was set off the shared boundary by 1.5m to the front (tapered boundary). It was considered that the lack of separation with the shared boundary combined with the existing two storey side extension was not acceptable. The current application demonstrates that the rear element of the extension would be 0.6m off of the shared boundary with the pavement and to the front, the extension would be set off the shared boundary by 2m. The differences between the separation distances is due to the tapered angle of the boundary with the pavement.

6.2 Principle

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

6.2.2 It should be noted that as there is an existing single storey side garage at the property the erection of a dwelling house in this location would not be defined as development in the garden of 62 Cunningham Avenue. Thus, policy DMD 7 "Development of Garden Land" within the Development Management Document (2014) is not applicable.

6.3 Visual amenity

6.3.1 Policy 7.4 of the London Plan, CP30 of the Core Strategy, DMD 8 and DMD 37 seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual amenity. DMD 14 sets out a criteria based approach to the distance between the return frontage of side extensions and the highway. The policy requires that side extensions must maintain a distance from the back edge of the pavement on the return frontage to the flank wall having due regard to the following:

- a. The need to maintain a direct relationship with the established building line and vista to the properties adjoining at the rear;
- b. The character of the local area;
- c. The bulk/dominance of the structure along the street frontage and its subordination in relation to the original dwelling;
- d. The need for adequate visibility splays; and
- e. The need to retain an adequate amount of amenity space

6.3.2 DMD8 and DMD14 seek to largely reiterate and strengthen the importance of appropriately located development, taking into account the nature of the surrounding area and ensuring development is appropriate in terms of scale, bulk and massing. Specifically, with regards to corner plot properties, DMD 14 reiterates the importance of these plots as they occupy prominent places along street frontages, therefore maintaining a separation from the pavement on such frontages will help to ensure that side extensions are not overly dominant.

6.3.3 Number 62 Cunningham Avenue is a corner plot, Ferns Close runs down the side of the dwelling house. The corner plots along Cunningham Avenue are generally open and spacious. The characteristic of these plots can be described as open and spacious with perimeter block typologies and recessed building lines affording well-proportioned front and rear gardens. Indeed, the relationship of the existing flank wall to the return frontage, clearly respects the forward building lines of properties lining Cunningham Avenue and is replicated consistently throughout the area,

emphasising the loose urban fabric and open suburban character of this section of north Enfield.

- 6.3.4 It is prudent to note that the wording of DMD 14 does not provide specific measurements regarding the expected separation between the flank elevation of an extension and the shared boundary with the pavement. It is considered that the proposal would be compliant with criteria a to e contained within policy DMD 14 and this is discussed below.
- 6.3.5 The extension would respect the building line of the terrace parade that number 62 sits within not only to the front elevation but also to the rear elevation. In this regard, the established building line is not disrupted, rather, it is respected. With regards to the vistas to the properties adjoining at the rear, the parade that number 16 to 18 Ferns Close sit in, is actually to the rear of number 64 Cunningham due to their siting on their plot. Thus in this regard, the vista to the properties to the rear are already obscured by their siting to the rear of number 64 Cunningham Avenue.
- 6.3.6 The extension would not be out of keeping with the character of the local area. Whilst it is acknowledged that the corner plots along Cunningham Avenue and Ferns Close remain relatively unaltered through two storey side extensions the width of the corner plots are not consistent, nor are their building lines. This is particularly apparent with number 1 Ferns Close and 60 Cunningham Avenue with number 1 Ferns Close siting further back from 62 Cunningham Avenue and number 60 Cunningham Avenue sitting far further forward than number 62 Cunningham Avenue. This is due to the curved nature of the road. Whilst this currently visually open corner plot would be eroded, it would not be eroded to the extent that it would harm the character of the local area given the non-uniformity established in the local area when the dwelling houses were originally erected.
- 6.3.7 The extension has not been designed to be subordinate to the original dwelling. It has been designed to continue the terrace parade in terms of its proportions to the front elevation and its actual built form. This is deemed to be acceptable as it does not unduly unbalance the terrace parade. Given its design, the bulk/dominance of the structure along the street frontage would not be notable as it is a continuation of the rhythm and pattern already established by the existing parade.
- 6.3.8 The fact that the boundary of the site is tapered and that Ferns Close is also tapered allows adequate visibility splays to be retained. If the boundary was at a 90 degree angle and the estate was uniform, then a 0.6m separation distance would be unlikely to be acceptable. The combined fact that the boundary is tapered, Ferns Close is tapered and the extension is set off the boundary to the front by 2m allows visibility splays to be retained.
- 6.3.9 Matters regarding amenity space are discussed within the Committee Report under the title "Amenity" where no objection is raised to this element of the scheme. Having due regard to the above, no objection is raised on visual amenities. It is considered prudent to impose a condition ensuring the materials match the existing dwelling house.

6.4 Housing mix and floor space

- 6.4.1 The Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger dwellings, particularly three and four bed houses. Additionally, the National Planning Policy Framework focuses on the delivery of housing including the provision of larger family units. The proposed unit is for the loss of a 4 bedroom unit and the creation of 1 x 3 bedroom dwelling house and 1 x 2 bedroom dwelling house. Although there is no desperate need within the Borough for 2 bedroom houses, this would not warrant a reason for refusal as there would still be the creation of a 2 bedroom dwelling house with separate amenity space. In addition, the loss of the 4 bedroom house and the creation of a 3 bedroom house would be deemed as acceptable as there would still be the retention of a family dwelling house. No objection is raised by virtue of policy 5 of the Core Strategy, as well as DMD5 of the Development Management Document.
- 6.4.2 The London Plan now contains minimum standards for the size of new residential accommodation that replaces the Councils Supplementary Planning Guidance. Below is a table showing the comparison of the proposed scheme and the minimum floor area required by the London Plan.

House	Type	GIA (based on measurement of plans) (sq m)	GIA – London Plan (sq m)
1	3b5p	78 sqm	93 sqm
2	2b3p over two storeys	72 sqm	70 sqm

- 6.4.3 It is acknowledged that the 3 bedroom dwelling house would fall short of the requirements of the London Plan. This however would be the original dwelling house that respects the pattern of the remaining terrace units along the parade. In this regard, no objection can be raised to this element of the scheme as it is reverting back to what it was before it became a 4 bedroom dwelling. With regards to the new two bedroom dwelling house, there is one double room at 14.4 sqm and the single bedroom is 9 sqm. The bathroom is 5 sqm. The dwelling house would be compliant with the Nationally Described Standards. In addition, it is noted that all habitable room windows have outlook either to the front or the rear of the site. Internally there is sufficient useable space and the dwelling house would be fully functional and fit for purpose. In this regard, no objection is raised.

6.5 Amenity Space Provision

- 6.5.1 Policy DMD 9 of the Development Management Document (2014) requires 38 sqm for each dwelling house. The Officer has reviewed the plans and has noted that the rear garden of number 62 Cunningham Avenue can be subdivided to provide in excess of 38 sqm of amenity space (49 sqm and 56 sqm for each dwelling house). In this regard, no objection is raised as the amount of space can be provided and it is both useable as well as private.

6.6 Residential amenity

- 6.6.1 Given the siting of the two storey side extension, there would be minimal harm to sunlight, daylight and outlook caused by the extensions to neighbouring properties. The window to be inserted in the flank elevation is to be obscure glazed and thus privacy would be maintained.
- 6.6.2 All windows in the rear elevation of the property would only have direct views into the rear garden of 62 Cunningham Avenue as well as the proposed dwelling house's new amenity area. The distance from the rear elevation of the extension to the shared boundary with 18 Ferns Close is some 18m which exceeds the requirements in DMD 10 which requires a separation distance of 11m between windows and side boundaries.

6.7 Highways

- 6.7.1 It is evident that highway issues are of concern to local residents in this case. There is to be no changes to the existing access into the site of 62 Cunningham Road. One car parking space is to be parked to the front serving the new dwelling house. This one car parking space would adhere to the requirements of the London Plan and no objection is raised.
- 6.7.2 In addition, there is to be no changes to the existing access to the rear of the site leading to the garages serving Cunningham Avenue. The property does not benefit from a rear garage currently. The existing means of enclosure and the hedge is to be removed to accommodate the car parking space. The one car parking space would adhere to the London Plan requirements. A condition is suggested to be imposed to ensure that these two car parking spaces can only be used by the private vehicles serving the dwelling houses.
- 6.7.3 The Agent has been asked to confirm that through the Title Deeds to the property, the applicant has a right of way over the access to the rear of the site and thus can use the rear of the property to park a vehicle as this is something queried by residents. This application is considered on the basis that he has this right, but for the avoidance of doubt, if the garage was not provided Transportation colleagues have confirmed that the single parking space could be provided safely in the locality on street. However, that is not what is envisaged here and the conclusion is that the proposal would not cause an unacceptable increase in demand to the extent that the application should be refused. Therefore, the application is not contrary to DMD policy 45 and London Plan policy 6.13.
- 6.7.4 Cycle and refuse have been demonstrated on the plan. The refuse siting is deemed to be acceptable as it is accessible to both residents and waste operators. The siting of the cycle provision is to the rear of the property and thus can be described as secured as only the future occupiers of the unit can access these cycle spaces. A condition would not be required to be imposed regarding cycling.

6.8 Biodiversity

- 6.8.1 There are no perceived ecological constraints to the proposed development. However, a new dwelling at this site presents an opportunity to improve the

sustainable natural drainage (SuDS) opportunities at this site and enhance the existing biodiversity value of the site post development. A condition linked to sustainable urban drainage systems and landscaping has therefore been imposed.

6.9 Section 106

- 6.9.1 On November 28th 2014 the Minister for Housing and Planning state announced, in a written ministerial statement, S106 planning obligation measures to support small scale developers and self-builders. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale developments containing 10 units or less with a gross area of no more than 1000 sqm.
- 6.9.2 In April 2015, the Government's new policy approach was challenged in the High Court by two Local Authorities (West Berkshire District Council and Reading Borough Council). The challenge in the High Court was successful and on 31st July 2015, Mr Justice Holgate quashed the Secretary of State's decision to adopt the new policy by way of written ministerial statement. As a consequence, paragraphs 12 to 23 of the Planning Obligations section of the National Planning Practice Guidance (NPPG) were removed.
- 6.9.3 The Government subsequently appealed the High Court decision. The Court of Appeal on the 11th May 2016 upheld the Government's position set out in the 28th November 2014 written ministerial statement; this reinstates the small sites exemption from paying S106 affordable housing and other tariff style contributions and also reinstates the vacant building credit.
- 6.9.4 The Court of Appeal found the written ministerial statement to be lawful; however in making the judgement the Court found that the statement should not be applied as a blanket exemption which overrides the statutory development plan and the weight given to the statutory development plan is a consideration to be made by the local planning authority.
- 6.9.5 The National Planning Practice Guidance was subsequently updated on the 20th May and paragraph 31 was added to the guidance to include the small sites exemption and vacant building credit. West Berkshire District Council and Reading Borough Council have until the 1st June 2016 to make an application to appeal the decision in the Supreme Court.
- 6.9.6 The London Borough of Enfield will no longer be seeking contributions for education on schemes which are 11 and below. However, it will be seeking affordable housing contributions on schemes which are 10 units or less which have a combined gross floor space of more than 1000sqm. This is in conjunction with the criteria stipulated within the Planning Practice Guidance. The proposal below 1000 sqm and thus would not require a S106 contributions towards affordable housing.

6.10 Sustainable development

6.10.1 New dwelling houses and refurbished dwelling houses would need to be designed to achieve the correct amount of CO2 savings, water efficiency measures and BREEAM ratings. Such details can be secured by way of a condition and thus no objection is raised to this element of the scheme.

6.11 Trees/hedges

6.11.1 The Tree Officer has raised no objection to the removal of the hedge to the rear of the site. This is because it would not be worthy of protection status. In addition, the Officer has advised that there is now an opportunity to prove a more aesthetically pleasing landscaping scheme to the front of the site which can also be linked to SuDS measures regarding surface water. Such details can be secured by way of a condition.

6.12 CIL

6.12.1 As of 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. In this instance the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule. The creation of a new dwelling house would be Mayor CIL liable in terms of the floor space of the extension at 34.89 sqm at a charge of £851.13.

6.12.2 As of 1st April 2016 Enfield Borough Council has been charging CIL. The proposal, which includes the creation of a new dwelling house through the increase in floor space by 34.89 sqm, would be Enfield CIL liable at a rate of £40 per square metre. The proposal would therefore be liable to pay £1,702.26.

7.0 Conclusion

7.1 No objection is raised to the proposed scheme as discussed within the Committee Report. The proposed development would not result in any demonstrable harm to residential amenity or the character and appearance of the existing dwelling or the surrounding area. The proposed extension has been designed to comply with adopted planning policies and is, therefore, an acceptable form of development. In addition, the proposal would be creating an additional dwelling house to be added to the Borough's Housing stock and would not result in highway safety issues.

8.0 Recommendation

8.1 It is recommended that this application be APPROVED subject to the following conditions:

1. C51A Time Limited Permission

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

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

2. C60 Approved Plans

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. C08 Materials to match

The external finishing materials shall match those used in the construction of the existing building at 62 Cunningham Avenue.

Reason: To ensure a satisfactory appearance in the area.

4. Energy

The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 19% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

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

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

5. SuDS

The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 100 year storm event allowing for climate change. The drainage

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

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

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

6. Water

Prior to occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day.

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.

7. EPC

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

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

8. Permitted development

Notwithstanding the provisions of Class A, B, C, D and E 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: In order to safeguard the amenities of neighbouring properties and visual amenity to the area.

9. Private vehicles

The parking areas 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 Development Management Policies and to prevent the introduction of activity which would be detrimental to amenity.

10. Landscaping

The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

- a. 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) to be planted;
- b. Plans showing retention of existing shrubs and trees;
- c. Soft plantings: including grass and turf areas, shrub and herbaceous areas;
- d. Enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- e. Hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and
- f. Any other landscaping feature(s) forming part of the scheme.

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

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

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, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

11. Means of enclosure

The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This shall include a means of enclosure no more than 0.6m in height to the front of the site. 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 regarding visibility.

12. BREEAM

Evidence confirming that the development achieves a BREEAM 2014 Domestic Refurbishment (or equivalent) rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- a. a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
- b. a post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and within 3 months of first occupation.

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

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

Informative

1. Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to

developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

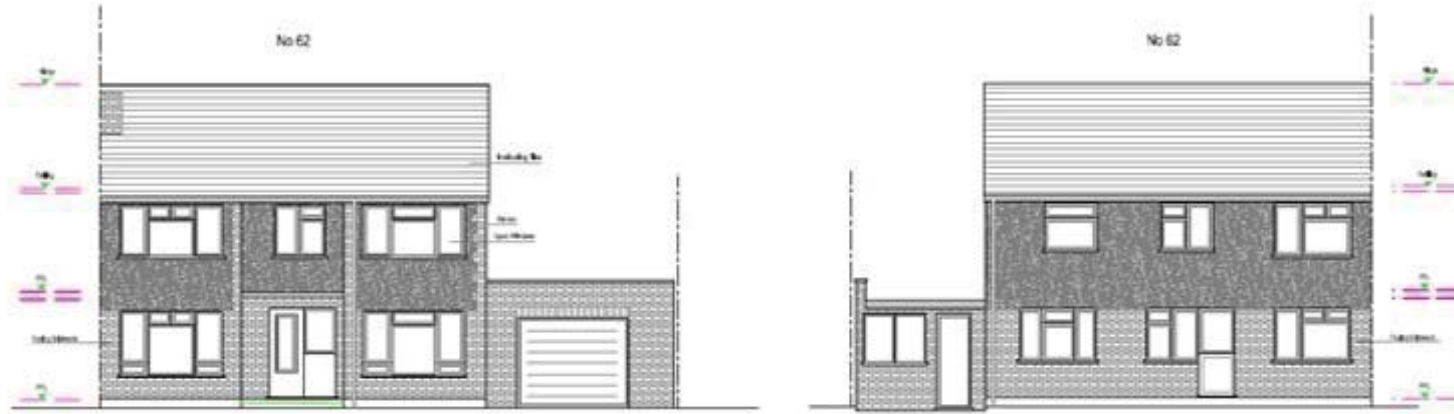
Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

2. Parking

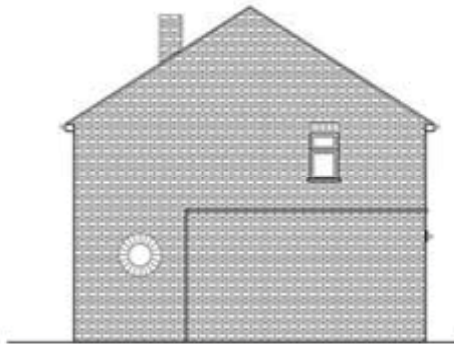
Planning permission has been granted on the basis that the off street car parking spaces provided, as shown on the plan(s), are permanently maintained.

Existing Elevations

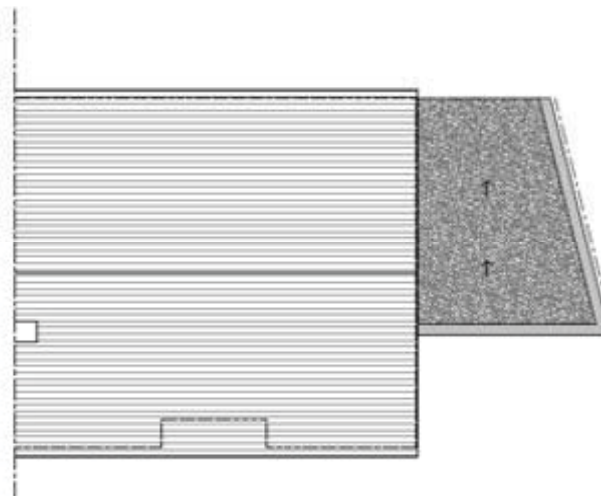


EXISTING FRONT ELEVATION

EXISTING BACK ELEVATION



EXISTING SIDE ELEVATION

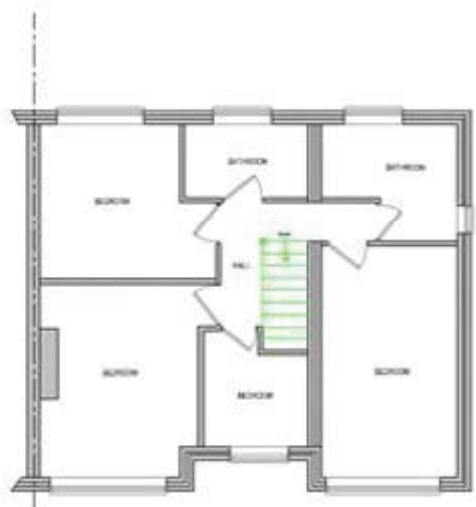


EXISTING ROOF PLAN

Existing floor plans and existing block plan – the single storey garage is built up to the shared boundary



EXISTING GROUND FLOOR



Existing Block Plan

Proposed Elevations



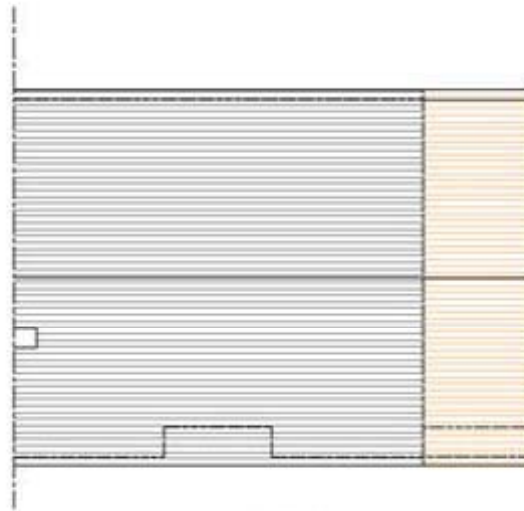
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

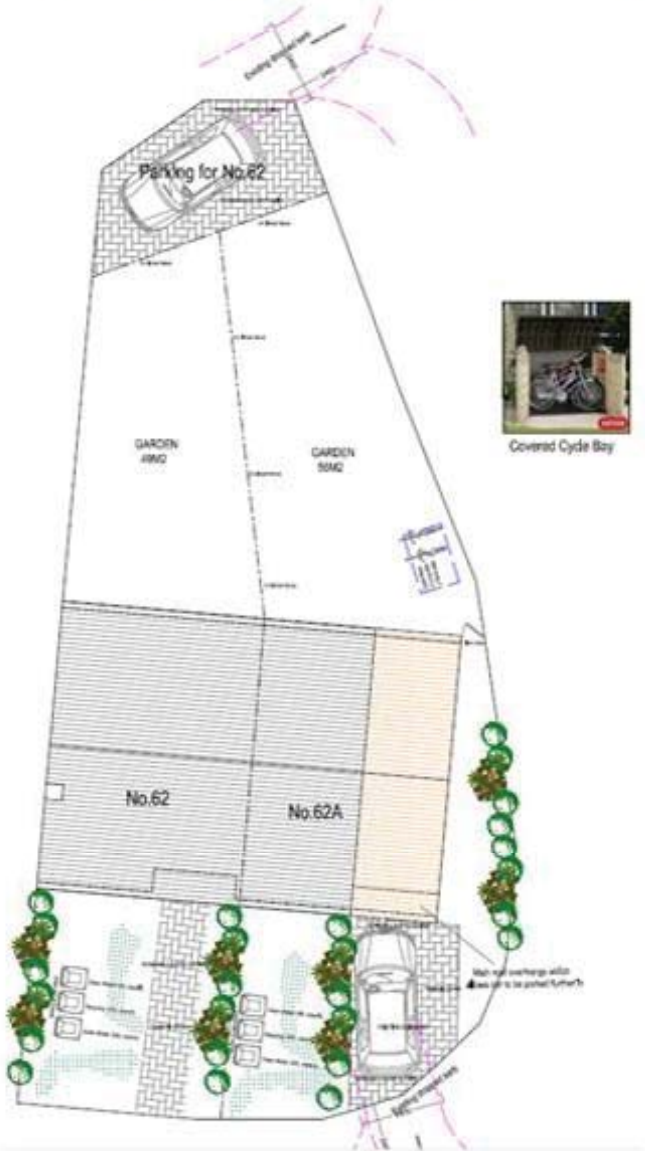


PROPOSED BACK ELEVATION



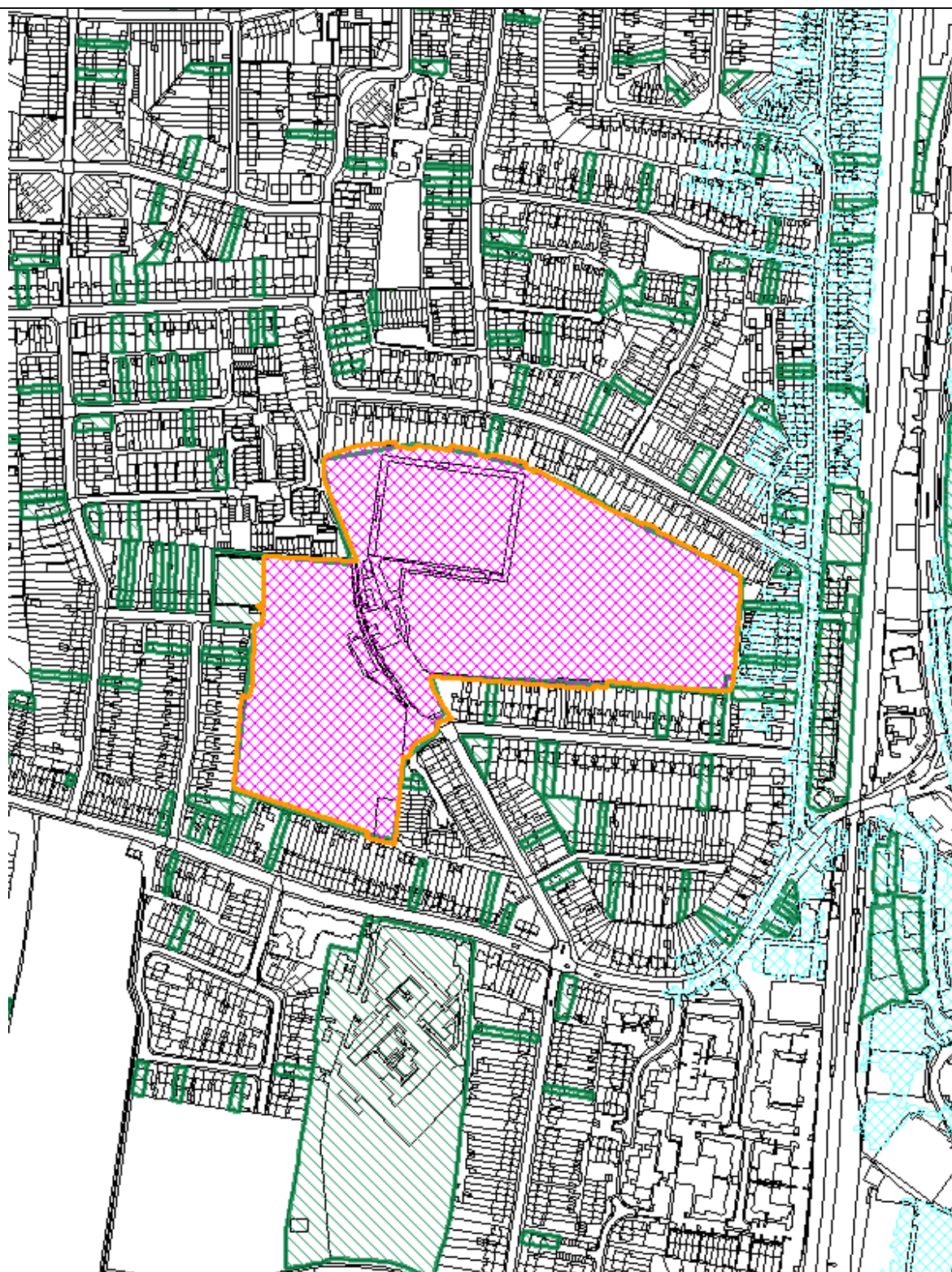
PROPOSED ROOF PLAN

Proposed Block Plan – the accesses demonstrated are existing and remain unchanged.



LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date : 20 December 2016
Report of Assistant Director, Planning, Highways & Transportation	Contact Officer: Andy Higham Sharon Davidson Mr Sean Newton	Ward: Enfield Highway
Ref: 15/01063/FUL		Category: Full Application
LOCATION: Brimsdown Sports Club, Goldsdown Road, EN3 7RP,		
PROPOSAL: Part retrospective application for the redevelopment of site to include demolition of existing club houses and ancillary structures, erection of a 2 storey club house with viewing deck incorporating changing rooms, staff and conference room, retention of existing turf pitch, additional stands to main pitch, alteration to ground levels, creation of 2x turf football pitches, 1x full size artificial football pitch and 4x multi use games areas (MUGAs), upgrading of access roads, increase in parking, flood lighting and landscaping.		
Applicant Name & Address: Brimsdown Sports Club, Goldsdown Road Enfield EN3 7RP		Agent Name & Address: Mr Duncan Paterson 106 3 High Street Precinct Egham Surrey TW20 9HN
RECOMMENDATION: The applicants have appealed to the Secretary of State against the non-determination of the application. As a result, it is only now possible for the Local Planning Authority to set out what decision it would have made as the matter now falls to the Secretary of State. That planning permission would have been REFUSED had the Planning Committee been in a position to make a decision.		

Ref: 15/01063/FUL LOCATION: Brimsdown Sports Club, Goldsdown Road, EN3 7RP,



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Scale 1:5000

North



INTRODUCTION

Members of the Planning Committee visited the site on Saturday 9th July 2016 following the decision to defer consideration of the planning application at the meeting on 28th June 2016. At the site visit Members looked at the southern boundary, western most-field and also walked up the public footpath that divides the site in two, as far as the proposed site of the new clubhouse.

A number of fundamental points of discussion were raised at the time which can be summarised as follows:

- the potential noise, and disturbance, that would arise from the more intensive use of the site.

- the proposed change in levels on the site, particularly towards the edge of the site and those parts closest to existing residential properties. A number of “pinch points” were identified where the development would be closest to existing residents.

There were also other areas where it was considered that further detail was needed in order to fully assess the overall impact of the development. These included:

- areas of the site where more planting to provide screening should be considered.

- treatment of the new access road to the car park that goes straight across the public footpath in the interest of public and highway safety.

At the subsequent July Committee meeting Officers stated that they had carefully considered the discussion that took place at the site visit and had done so in the context of the previous assessment that had occurred and which formed the basis of the report to Planning Committee on 28 June 2016. The approach previously had been that given the support in principle for a development of this nature on this site a number of more detailed points in connection with it could be conditioned with a view to seeking details that would hopefully help to mitigate some of the impacts that the more intensive use of the site would be likely to create.

However, it was considered at the July Committee that, partly in response to ongoing concerns that need to be dealt with at other sites, the details that were suggested as being required in a condition for future consideration should be submitted, and assessed, before a formal planning decision was made to allow full understanding of possible impacts.

The reasoning behind this stance was that it may be that some of the mitigation measures, particularly those required to ensure that noise nuisance arising from the development was minimised, would themselves be likely to have an increased impact on residents which should be considered as part of the development itself rather than be conditioned for future consideration.

Although some additional work and discussion has taken place since July the fundamental concerns remain. Furthermore, the fact that the applicants has chosen to appeal against non-determination means that the decision is taken out of the LPA's hands and it is now not possible to amend the current submission in any event.

As a result, Officers are now suggesting that, on balance, the Secretary of State should be informed that the application would have been refused as it is not clear that all impacts of certain key aspects of the development are satisfactorily dealt with at this stage. As explained above, given how fundamental some of these issues are it would not be appropriate to condition these aspects for consideration at a later stage. This view will be relayed to the Secretary of State as part of their overall considerations.

Site and Surroundings

- 1.1. The site is an existing sports ground located on the northern side of Green Street, accessed off Goldsdown Road.
- 1.2. Between the site entrance and the first of the single storey structures which form a series of clubrooms (Yalova FC and Bush Hill Rangers FC) and ancillary structures is an informal parking area. Immediately to the east of the site entrance and connecting Goldsdown Road with Carterhatch Road to the north, is a public footpath. The footpath bisects the site into an eastern and western side.
- 1.3. The eastern side (also known as "The Stadium Site") is occupied by the aforementioned clubrooms and the main playing pitch, located within the north-west corner. The remainder of this part of the site had been stripped of soil with large stockpiles of imported soil lying in various overgrown bunds.
- 1.4. Around the main pitch are four existing lighting columns and remnants of a covered stand on the northern side of the pitch and an uncovered, seated stand on the southern side. The player dugouts are located on the northern side of the pitch.
- 1.5. The western side (also known as "The Downs") has a single storey clubhouse facing towards a football pitch. Unlike the Stadium Site, the whole of this part of the site would appear to still be in use.
- 1.6. The site is surrounded by residential developments consisting of a mixture of semi-detached, terraced and purpose-built flats on Carterhatch Road to the north, Brimsdown Avenue to the east, Osborne Road to the south and Bowood and Mayfield Roads to the west.
- 1.7. On the southern side of Green Street is Durants Park where there are a number of pitches and MUGA.

2. Amplification of Proposal

- 2.1. Part retrospective application for the redevelopment of site to include demolition of existing club houses and ancillary structures, erection of a 2 storey club house with viewing deck incorporating changing rooms, staff and conference room, retention of existing turf pitch, additional stands to main pitch, alteration to ground levels, creation of 2x turf football pitches, 1x full size artificial football pitch and 4x multi use games areas (MUGAs), upgrading of access roads, increase in parking, flood lighting and landscaping.
- 2.2. As Members saw at their site visit ground levels have been altered through the stripping away of some soil and the unlawful importation of soil. Some of the imported

soil will be formed into bunds around the perimeter of the site and some will increase ground levels around the site generally.

- 2.3. The proposed new clubroom facilities will be sited nearer to the main pitch, approximately 40m north of the existing. Facilities to be provided will include:
- 10 changing rooms
 - Male/female toilet facilities
 - Visitor's lounge bar with kitchen, servery and storage
 - Meeting room / crèche
 - Gym
 - Various offices
 - Committee room
 - Conference room
 - Clubroom and bar
 - Partially covered balcony viewing area
- 2.4. Car parking will be provided for 254 vehicles, primarily located to the east of the access road, 14 minibuses and 100 bicycles.
- 2.5. The applicant indicates that it is anticipated that local schools, clubs and the wider community will have access to the proposed facilities.
- 2.6. Four new spectator stands are proposed around the main pitch. These will include two 30m long touchline stands (approximately 6.5m in height) and two 20m long goal line stands (approximately 6.5m in height).

3. Relevant Planning Decisions

- 3.1. There is an extensive planning history associated with the site. The most relevant are provided below:
- 3.1.1. Outline planning permission (ref: TP/98/1411) was granted with conditions on 21/12/1998 for a new sports pavilion (including changing facilities) and extension to existing changing facilities adjoining sports and social club. The pavilion building was sited on the field to the east of the main clubhouse.
- 3.1.2. Planning permission (ref: TP/95/0824) was granted with conditions on 12/03/1995 for the erection of a bowls club pavilion and changing rooms.
- 3.1.3. Planning permission (ref: TP/89/1352) was granted with conditions on 21/05/1990 for the erection of a bowls club pavilion and changing rooms.
- 3.1.4. Planning permission (ref: TP/06/0441) was granted on 27/04/2006 for an extension to existing seating area to provide 100 additional seats with installation of turnstile.
- 3.1.5. Planning permission (ref: TP/02/0319) was granted on 06/11/2003 for an extension to existing seating area to provide 100 additional seats with installation of turnstile.
- 3.1.6. Furthermore, since the appeal against non-determination on the site was made, a new application has been submitted, presumably in order to allow discussions to take place on that proposal whilst the current application continues along the appeal route.

4. Consultations

4.1. Statutory and non-statutory consultees

Environment Agency

4.1.1. The following has been advised:

- A bespoke environmental permit under the Environmental Permitting Regulations 2010 will be required because there is not currently enough information within the planning application submission to know if the proposed development can meet our requirements to prevent, minimise and/or control pollution and therefore establish whether or not the applicant will be successful in securing a permit for the proposed use.
- No objections are raised subject to the inclusion of various conditions to deal with contamination. This includes a remediation strategy, verification reports, surface water drainage, piling / foundations.

Environmental Health

4.1.2. Objections are raised to the proposal on the basis of the likely impact on residential amenity of people living nearby. In the absence of details it would not be possible to impose conditions in this case to secure noise and sound attenuation given the sensitivity of the issues. The matter is further explored in the discussion section below.

Sport England

4.1.3. It has been advised that there are no objections subject to the imposition of conditions relating to the construction and management of the artificial pitches and hours of use.

Greater London Authority (GLA)

4.1.4. The local planning authority is required to consult with the Mayor's Office where an application falls within one of the categories of potential strategic importance. Consultation with the Mayor's Office, is a two stage process, unless otherwise informed by the Mayor.

4.1.5. The stage one consultation response dated 12 August 2015 confirmed that the Mayor considers that the application does not raise any strategic planning issues and that the application can be determined without further reference to the Mayor.

4.1.6. The council is however reminded that electric vehicle charging points should be provided and should therefore be subject to a condition. A construction logistics plan should also be secured by condition. It is requested that a copy of the decision notice and any S106 agreement is sent to the Mayor.

SUDS Officer

4.1.7. The following has been advised and is expanded upon in the "Drainage" section of the Analysis below:

- There are no source control SuDS measures from the runoff from the club house and it's car park. There is therefore unrestricted runoff containing silts from the roof and hardstanding areas that encourage silting of the attenuation tank. This is not acceptable.
- 23 L/s discharge rate off site is acceptable based on the 1.5ha site area
- There has been no rationale behind the type of SuDS utilised in the drainage plan. Again, there is no source control SuDS measures (green roof, rain garden or permeable paving) utilised for the runoff generated by the club house and associated car park. There has been no reason given for the use of the tank as opposed to above ground SuDS measures such as ponds, detention basins etc.
- It was mentioned in the FRA that there is contaminated ground so full infiltration SuDS will not be used. However, partial infiltration can occur, and above ground SuDS (lined swales, basins, ponds) can be utilised.
- There are also no details of levels, cross sections and specifications of the drainage features.
- A detailed management plan is required, outlining the specific actions required to maintain the drainage features

Traffic & Transportation

4.1.8. It has been advised that no objections are being raised.

Tree Officer

4.1.9. It has been advised that there are a number of significant trees located around the boundary of both fields, particularly on the western field. No arboricultural reports have been submitted but it is likely that the construction of the bunds will have a detrimental effect on the root systems of the trees. Objects to the scheme.

4.2. **Public response**

4.2.1. Letters were sent to 359 adjoining and nearby residents in addition to statutory site and press publicity. As a result, 10 letters of objection have been received raising some or all of the following points:

Amenity Issues

- Loss of light to property on Bowood Avenue due to new stands
- Loss of privacy in north-west corner
- Current pitch is higher than gardens, players can look straight into garden
- Ground levels should be taken back to original to maintain privacy
- When matches are currently being played, unable to hold a conversation or hear tv / radio. This happens twice a week.
- Will the area encourage anti-social behaviour?
- Additional pitches with maximum of 88 players plus supporters will increase nuisance throughout week
- PA system currently too loud
- Floodlights installed in 2001 are supposed to be switched off by 22:15. This is contravened on numerous occasions. New lighting should have cut-off timer.
- lights from the playing fields will shine into my home and I have a young son who will need to concentrate on his studies without the distraction of noise and lights.

Highway Issues

- Increase in traffic
- Loss of parking
- Is it possible to have yellow lines on either side of entrance to cul de sac on Goldsdown Road to stop vehicles from blocking the road?

Other matters raised

- Impact on property values because most owners bought into a quiet road / field at the back.
- Will the development impact on potential to sell property?
- Since erection of perimeter fence around the pitch, strip of land between that and houses from No.203 to north-west corner has been neglected and only cleared when previous work started. Used as a dumping ground, attracting vermin. Would like assurance that maintenance will be carried out regularly.
- Cannot tell how mounds relate to floor levels.
- What type of asbestos was found in the soil? Was imported soil tested?
- Will perimeter fence around main pitch be replaced?
- What is the capacity of the new stands?
- Will the floodlights be the same height as the existing?
- Why will light pollution documents only be done after plans agreed?
- What are the hours of proposed use of the lights?
- Will the grounds be secured when not in use?
- Increased danger from flooding
- When will works commence?
- All of the plans in this application show the private access from Mayfield Road ending at the boundary between nos 29 and 27 Mayfield Road. The access road actually ends on the boundary between nos 25 and 23. This may just be an error on the plans but if the perimeter fencing followed the current line shown in red on those plans, it would cut off rear access to numbers 27 and 25 Mayfield Road.

5. Relevant Policy

5.1. The London Plan

Policy 3.5	Quality and design of housing developments
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.16	Waste net self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 5.19	Hazardous waste
Policy 5.21	Contaminated land
Policy 6.3	Assessing the effects of development on transport capacity

Policy 6.9	Cycling
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature

5.2. Core Strategy

CP9:	Supporting community cohesion
CP20:	Sustainable energy use and energy infrastructure
CP21:	Delivering sustainable water supply, drainage and sewerage infrastructure
CP22:	Delivering sustainable waste management
CP24:	The road network
CP25:	Pedestrians and cyclists
CP26:	Public transport
CP28:	Managing flood risk through development
CP30:	Maintaining and improving the quality of the built and open environment
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

5.3. Development Management Document

DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD66	Land Contamination and Instability
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD78	Nature Conservation
DMD79	Ecological Enhancements

DMD81 Landscaping

5.4. Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Practice Guidance
LBE S106 SPD
Enfield Characterisation Study
Community Infrastructure Levy Regulations 2010
North East Enfield Area Action Plan (NEEAP) (June 2016)

6. **Analysis**

6.1. **Introduction**

6.1.1. The principle of the re-use of the site for sporting activity is acceptable having regard to the existing use as a sports ground and the desire at national and local levels to protect and even enhance the provision of open space, sports and recreational facilities. The Council, therefore, is supportive of the development, in principle.

6.1.2. However, the overall acceptability of the scheme must be assessed against the additional impact that would arise from a much greater intensity of use of the site through enlarged clubroom facilities, parking facilities and additional sports pitches. Furthermore, given the constraints of the site, the possible impacts of the mitigation measures that are being envisaged in order to deal with the possible impacts must also be taken into account.

6.1.3. What is clear here is that the desire to retain the soil that has been deposited on the Sports Ground on the site has a fairly significant impact on the form of the development, most obviously in terms of the levels that are being proposed here. This when considered alongside the fact that the proposal would result in an increase in the intensity of the development that would take place on the new pitches, in terms of times and days of activities, means that although the principle of the use is supported the impacts of the development are considered to be beyond what might be considered to be acceptable.

6.2. **Impact on the Character of the Area**

Design

6.2.1. There is clear guidance on the approach to the matter of design. The NPPF (section 7) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development but Paragraph 59 of the NPPF confirms that design policies should “*avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally*”. Paragraph 60 further advises that “*decision should not impose architectural styles or particular tastes... [nor] stifle innovation, innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles... [although it is] proper to seek to promote or reinforce local distinctiveness*” while paragraph 61 advises that “*...decisions should address...the integration of new development into the natural, built and historic environment*”.

- 6.2.2. London Plan policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...”. Policy DMD 37 (Achieving High Quality and Design Led Development”) confirms the criteria upon which an application will be assessed. However, it also recognised there is a degree of subjectivity in the assessment of an acceptable design.
- 6.2.3. The proposed clubroom will be significantly larger than the existing as a result of consolidating the existing structures into one building and the desire to provide a facility to serve various other functions (as outlined above at para.2.3). The size of the proposed building is considered, on balance, appropriate to the application site. Subject to securing appropriate details of the materials, the proposed clubroom will deliver an enhancement to the site, compared to the existing facilities.
- 6.2.4. As mentioned above, the proposed layout is a more intensive use of the site. Although this is not without precedence, with aerial photographs as recent as 2013 showing five grass pitches (including the main pitch) on the Stadium Site and one on the Downs Site, only the main pitch was floodlit. The proposal here involves increasing the use of the pitches both in terms of days of the weeks and also times during the day, with the playing surface and the floodlights allowing fairly extensive use throughout the year. Obviously, from a point of view of enhancing the sporting offer available to residents, this is one of the benefits of the scheme, but it is also one of the key considerations when it comes to assessing likely impact.
- 6.2.5. A key thrust of planning guidance is to optimise the potential of a site to accommodate development and Officers understand this. However, the proposed layout needs to achieve this aim whilst still being sensitive to surrounding residential occupiers by maintaining sufficient distancing to boundaries and it is not certain that this can be achieved as expanded in this report.

6.3. **Impact on Neighbouring Properties**

Loss of Light / Outlook

Clubroom Facilities

- 6.3.1. The site is surrounded by dwellings fronting Mayfield and Bowood Roads to the west, Carterhatch Road to the north, Brimsdown Avenue to the west, and Osborne and Goldsdown Roads to the south. As the development proposal incorporates works of varying degree / scale over the entire 7.68 hectare site, each adjoining property will potentially be affected to varying degrees.
- 6.3.2. The proposed clubrooms will be significantly larger in terms of footprint and height than the various existing single storey structures. Moreover, it would be positioned approximately 40m north of the existing. At its nearest point, the proposed clubrooms will be sited approximately 15m from the common boundary with No.105 Bowood Road (25m between buildings) but this would be at an acute angle. In addition, replacement trees are proposed along the common boundary, which will help to screen the site.
- 6.3.3. Having regard to all of the above, it is considered that the proposed clubrooms will not unduly impact upon the existing residential amenity of the neighbouring occupiers with regards to loss of light and outlook.

Spectator Stands

- 6.3.4. The nearest dwellings to the west (Bowood Road Nos.107 to 117 odd) of the enlarged stand on the western end of the main pitch are sited between 38m (No.107) and 50m (No.117) distant. At this distance, it is considered that there will not be any detrimental impact on the existing amenity of those adjoining occupiers with regard to loss of light and outlook.
- 6.3.5. The nearest dwelling to the stand on the eastern end of the pitch is approximately 40m away from the nearest dwelling (No.235 Carterhatch Road). Given the level of distancing, being sited south of the properties fronting Carterhatch Road, and with only the 6m deep flank elevation facing those dwellings, there are no concerns with regard to loss of light and outlook.
- 6.3.6. The touchline stand on the northern side of the pitch will be approximately 32m away from the nearest dwellings fronting Carterhatch Road (Nos.211 to 223, odd). Moreover, those dwellings are located north of the site. It is therefore considered that there would be no impact in relation to loss of light and outlook to the aforementioned occupiers.
- 6.3.7. The touchline stand on the southern side of the pitch is approximately 65m away from No.105 Road and will only present its flank elevation towards that property. There are no concerns with regard to loss of light and outlook from this replacement stand.

Overlooking / Loss of Privacy / Distancing

Playing Surfaces

- 6.3.8. The development has involved the importation of a significant amount of soil which at present, are piled into various mounds around the site. Proposed plans show that ground levels will be raised and bunds will be formed around the perimeter of the site. This decision is one of the fundamental issues in terms of the future likely impact of what is proposed here, as it inevitably increases the scope of the development and the likely impact on people living nearby.
- 6.3.9. The main pitch will be raised approximately 1m, with the bund to the northern side rising approximately a further 0.5m. Neighbours on Carterhatch Road have advised that they currently experience some overlooking due the elevated ground level of the main pitch which will be made worse if pitches to the east of that are also provided at a higher level. Not only that, but it is here that the new pitch will be at its closest to the existing residential properties. Sections through the site indicate that there will be a fairly significant change in levels here with limited, or no, opportunities for any panting or screening to take place. This relationship with Carterhatch Road properties, in particular, is considered to be problematic.
- 6.3.10. Observations on site and spot height data would suggest that the existing main pitch is at a similar level to those properties. However, the existing spectator stand near to that northern boundary does include an uncovered section, which when standing at the top level, does offer some views towards those properties (where outbuildings do not prohibit this).
- 6.3.11. The applicants say that the main pitch cannot be lowered because of the need to provide a capping layer as a result of the historic use of the site as an industrial landfill. The existing situation must be acknowledged and although further screening

could potentially be provided along the entire length of the northern boundary it is considered unlikely that this, in itself, would provide acceptable mitigation. With regard to proposed stands, the details will need to be secured by condition and the design will need to ensure that there is no opportunity to overlook the properties to its rear.

- 6.3.12. The additional playing pitches (including MUGA) would sit approximately 1.5m above ground level to the properties fronting Osborne Road but would be sited between 30m and 40m from the common boundary. At this level of distancing, there should not be any direct overlooking and loss of privacy. Nevertheless if a proposal was recommended for approval it is considered that the landscaping proposed in the current iteration could be improved / strengthened along this boundary to further reduce any potential for overlooking, to provide a better visual setting and to contribute to the ecological enhancement of the site.
- 6.3.13. Properties to the east, along Brimsdown Avenue, are sited approximately 100m from the nearest MUGA (70m to their rear boundary) and would be separated by a large area of landscaped bunding. As mentioned elsewhere the bunding does seem to be included more to deal with the existence of soil on the site rather than as a response to particular need for such a feature to be included in this part of the site. . If it were to be treated appropriately it is considered, on balance, that the landscaping bund could be an acceptable feature on the site. The level of distancing involved together with the bund will not result in undue overlooking and loss of privacy to nearby occupiers. The existing car repair garage at Osbourne Road would not be impacted on by the bund (use of it would in any event be considered to be quite low) to such a significant degree so as to justify a refusal on loss of privacy grounds. Clearly commercial units are less sensitive than residential accommodation when it comes to these sorts of assessments.
- 6.3.14. It should also be noted that many of the adjoining residential properties have outbuildings at the end of their respective gardens, thus helping to further reduce any opportunity for overlooking and loss privacy.

Clubroom Facilities

- 6.3.15. A viewing deck, recessed into the roof, is proposed, which will wrap around the northern and eastern ends of the building. Due to its design and being primarily eastward facing towards the main pitch and MUGAs, does not raise any concern with regards to overlooking and loss of privacy to neighbouring residential occupiers.
- 6.3.16. At the northern end of the proposed viewing deck, a staircase projects out to provide a level access to the main pitch and down to the changing rooms. This element of the scheme should not lead to any undue overlooking or loss of privacy, however, to further help prevent this, it is considered that additional trees could be provided along the common boundary with those properties fronting Bowood Road. As advised elsewhere, this should be secured through the submission of a detailed landscaping scheme.
- 6.3.17. The proposals indicate that the existing belt of vegetation along the common boundary with properties fronting Bowood Road will be replaced. It is considered that additional trees could be provided, in particular along that part of the boundary to the rear of the main pitch, to further strengthen boundary screening but this would be the subject of a detailed landscaping proposal to be secured by condition.

6.3.18. The new clubhouse would be sited close to its nearest residential properties. In order to minimize impact rear-facing windows are proposed for the new clubroom however these all consist of rooflights. From cross-sectional drawings, the internal design of the building would not allow for any overlooking from these windows. Moreover, the orientation of the building to the nearest residential building would not lead to overlooking and a loss of privacy.

Noise

6.3.19. Paragraph 123 of the NPPF considers noise impacts of development. It confirms that policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

6.3.20 As explained above, the potential impact of the new development and the increase in the intensity of the use of the site is one of the key considerations here, given that the site is bounded on all boundaries by residential accommodation meaning that there are a large number of sensitive locations in close proximity to the proposed development. The Council's Environmental Health Officer (EHO) formally objects to the application.

6.3.21 In terms of the original acoustic report, its approach was broadly acceptable but it needed to be considered in the context of other similar examples of artificial football pitches to understand possible impact. The EHO comments that a very similar set of conclusions to the ones reached here had also been made by the acoustic report for the Power League site on the A10 and a similar height barrier to mitigate noise had been proposed. Members will be aware that at that site the Council received a high volume of noise complaints from residents whose properties backed on to the Power League site. In that case, the Power League site upgraded the height of its noise barrier from 2.4 metres to 4.8 metres, but even with the increase in barrier height there is still concern that the loss of amenity, in terms of noise and disturbance, for four or five residential properties is beyond what might be considered to be within acceptable limits.

6.3.22 In the original application for Brimsdown Sports and Social Club the acoustic report showed no noise barrier to the eastern boundary where three 5-a-side pitches were to be located. Articulating some of the concerns raised by Members earlier in 2016 when the item was deferred from Planning Committee Officers met with the applicant and his consultant and expressed concerns regarding the lack of barrier. The applicants indicated that they would be prepared to revise the proposal for the barrier to screen round the whole of the new pitches and there was also a suggestion that they could put a building around the 5-a-side pitches. However, these proposals would be subject to an analysis, which would include cost and scheme viability.

Obviously any measures that would mitigate the noise would be supported by the EHO, but the erection of barriers/buildings would still require an assessment on visual impact. The particular constraints of the site mean that large barriers or other structures could relate poorly to people living next to the site.

- 6.3.23 The use of the pitches was also discussed with the EHO and the model for use was presented as being different to a Power League site, with the use mainly schools and training academies. Hire of the pitches was stated as being only available when not in use by the aforementioned groups. Clarification of this is critical, but it does seem given the number of pitches and the length of time that they would be available for use (including the provision of floodlighting to allow matches to take place all year round and in the evening) that use at more sensitive times would be inevitable. No confirmation of the business model has been received including an indication of how much time the applicant expected to hire the pitches to the public. This will dictate the type of user and the EHO has confirmed that taking on board the experience at the A10 Power League, where distances between pitches and residents is similar (although there are more houses adjacent to the site here), noise is likely to be an issue, as is the intermittent shouting of the participants. The greatest concern associated with such sites is the short-term events, as these generally cause problems due to shouting during games and the use of PA systems. They stand-out well above the general noise levels. It is understood that the applicant is minded to proposed a noise control strategy involving signage and warnings, but the EHO remains unconvinced that this is likely to be successful in reducing nuisance. In the event that this development was to go ahead as proposed now it is likely that noise disturbance, and consequent complaints, would arise in the future, even when considering the historical use of the site.
- 6.3.24 The use of bunds is mentioned elsewhere and it is proposed that part of their role is to present themselves as acoustic barriers. It should be noted that proposed (and implemented) measures will not completely eliminate noise emanating from the use of the site and they do not overcome the concerns outlined by the EHO above. Having regard to the above, it is considered that the development would impact on the existing amenity of neighbouring occupiers with regard to noise and disturbance. The development is considered to fail to comply with Policy 7.15 of the London Plan, Core Policy 32, Policy DMD68 of the Development Management Plan.

Lighting

Playing surfaces

- 6.3.25 Given the sensitivities of the site, adjacent to residential dwellings, a lighting scheme should be designed to minimise the impact on these elements (light spillage / light trespass), whilst obviously providing the necessary level of lighting for functional use, and also having regard to existing lighting within the sports ground. For outdoor sporting provision, sports lighting can considerably extend the hours of use especially outside the summer months and is often critical to the viability of many facilities which rely on income from mid-week evening lettings to cover operating costs. Sports lighting is therefore essential if these sports facilities are to be used to their full capacity and justify the level of capital required to provide them. Without sports lighting, opportunities for sport would be significantly restricted. This is one of the main differences between the proposal now and what might have happened here in the past on the site, even at its most intensive period of use.
- 6.3.26 The existing site has four lighting columns around the main pitch. The development proposal will include:

- 4no. 15m high lighting columns around the main pitch
- 4no. 15m high lighting columns around the senior artificial pitch
- 18no. 8m high lighting columns around the 7no.5-a-side / MUGA pitches

6.3.27 With regard to the main pitch, although the proposed lighting columns will be taller than the existing (3m) and therefore more noticeable, modern directional floodlighting reduces the amount of light spillage beyond the immediate area. There should be no additional impact from the proposed replacement lighting columns around the main pitch.

6.3.28 Residents towards the eastern end of the site may notice more of an impact from the additional lights proposed for the senior training pitch and the 7no.5-a-side / MUGA pitches as this part of the site is currently undeveloped. However, the nearest facing windows to any of the additional 8m or 15 columns are approximately 56m distant. Retained and proposed trees (some atop bunds) will help screen some of the visual impact. It is considered however, that more could be achieved in terms of plantings but this could be subject to a more detailed landscaping condition.

6.3.29 Officers have previously considered that the submitted Lighting Assessment is poor as it does not provide much in the way of detail for the proposed floodlights. The examples contained within it do not match the heights of the masts to be used, which are themselves not uncommon. The only variable should be the specific site circumstances which are dependent upon topography, existing screening and distancing to light sensitive receptors. Notwithstanding the submitted Lighting Assessment, it is considered that it would be possible to provide the floodlighting of the proposed pitches that would not impact on neighbours amenity providing that further fact was undertaken. Full details of the proposed floodlights and impact from the chosen lights, (e.g. mitigation measures to further reduce spillage, number of lights per column, light hoods, wattage, illuminance plots etc) would need to be secured by condition in the event that a consent was forthcoming and the hours of use for the lighting will also be subject to condition.

6.3.30 No lighting is proposed around the junior pitch in the south-west corner of the site.

Car Parking Areas

6.3.31 Lighting will be required to provide a suitably safe environment for the car parking areas, with the main concern being the extensive parking proposed for the western part of the site. It has been indicated within the Lighting Assessment that low level bollard lighting will be used. This is a type of lighting solution is widely used and considered to be appropriate for light sensitive areas. The parking areas to the east of the retained public footway running through the site will raise no additional concern in terms of impact on neighbouring occupiers from lighting.

6.3.32 Details of the car park lighting scheme would have been secured by an appropriately worded condition in the event of a permission.

6.3.33 It should be noted that although the main car park will have its ground level raised by approximately 1m, the proposed perimeter bund along the western boundary will approximately be an additional 1.25m in height.

6.4 Traffic and Highway Considerations

Traffic Generation / Parking

- 6.4.34 Comparable sites (i.e. Power League) and associated trip generation data from the TRICS database have been used. The survey sites were chosen on the basis of similar operation, similar PTAL, scale of operation and nature of facilities. This approach is considered acceptable. However the assessment of visitor numbers / movements was weak and assumes a generally low, non-specific amount. The TA considers that the 254 parking spaces provided on site is more than adequate to cater for visitor parking although this excludes the anticipated level of parking / trip generation associated with visitors. The propensity for locally generated trips is good with this location and also considering the Site's extant use. With regard to DMD Policy 48, it is therefore considered that the trip generation is now considered sufficiently robust.
- 6.4.35 Access by pedestrians and cycles will need to be promoted because the site is located east of the A1010 Cycle Enfield proposals. It is therefore proposed that a condition or obligation is included to secure a PERS (Pedestrian Environment Review System) and CLoS (Cycle Level of Service) audit between A1010 and A1055 (including certain side routes, especially connecting to the Site). The Applicant will be required to contribute to identified and agreed improvements.
- 6.4.36 With regard to DMD Policy 45, parking provision should comply with the London Plan. It is noted that the anticipated level of parking is likely to be high given the site's intended use and comparatively low access to public transport (i.e. PTAL 2). The TA concludes that parking provision should be more than adequate for the purposes of the proposed development.
- 6.4.37 Cycle parking appears to be sufficient. All cycle storage will need to be secure, in a location with good natural surveillance and sheltered from the weather.
- 6.4.38 No swept-path analysis has been provided for either the access, parking or footpath crossing areas. The layout proposed appears to broadly accord with general design standards but had the application being recommended for approval the details would need to be finalised and secured through conditions or obligations.
- 6.4.39 Parking spaces will need to be reconfigured to suit minibus dimensions without obstructing movement around the site or jeopardising individuals' safety. Active and passive charging points should also be provided in accordance with London Plan and DMD Policy 45 requirements. These elements can be conditioned.

Access

- 6.4.40 The existing access location (in-out) is to remain similar to the existing, although with internal changes to facilitate the movement of pedestrians and cars. The existing footpath is being retained, and will continue on a largely unchanged alignment to the existing. Although it is noted that vehicles are proposed to cross the footpath in order to access the parking areas, it is also proposed that the design, configuration and operation of this interaction point will prioritise pedestrian movement.
- 6.4.41 Although the design appears to broadly accord with current standards, access for emergency services and coaches will need to be more fully demonstrated. As advised, swept path analysis will need to be undertaken and can be secured by condition.

6.4.42 Road Safety Audits will also be required as part of the detailed design, linked to potential s278 works where the proposed designs interact with public highway. This will also need to be secured by condition.

Servicing

6.4.43 The proposed waste collection arrangement broadly complies with current design standards and is therefore considered acceptable, although details will need to be secured by condition / obligation.

6.4.44 The main concern relates to the volume of construction related trips. It is noted that the proposed works and high volume of imported fill provide a longer term environmental over the existing state of the Site. The immediate access points to the Site are currently covered by 5T weight limits although loading access is permitted. Again, the temporary nature of construction traffic is noted.

6.4.45 The TA notes that construction traffic may be focused on times outside the operation of nearby schools – notably Brimsdown Primary School – this is supported. The proposed construction routing is considered acceptable, although the introduction of a residents' / school / business consultation group is very strongly recommended.

6.4.46 A car park management plan would be beneficial in order to minimise the risk of overspill parking to the surrounding residential streets where parking pressures can, and have been observed to, be high.

6.4.47 A Construction Management Plan has not been provided although it is acknowledged that reference is made to providing one should the development be approved. This would be secured by an appropriately worded condition in the event of a consent forthcoming in the future.

6.4.48 Having regard to the above, and subject to additional information for assessment, it is considered that the development would provide acceptable parking and servicing facilities having regard to Policy 6.13 of the London Plan, and Policy DMD45 of the Development Management Document.

6.5 Sustainable Design & Construction

Energy Efficiency

6.5.34 The London Plan confirms that non-domestic buildings in the period 2013-2016 should be looking to achieve a 35% improvement on 2013 Building Regulations. A detailed Energy Strategy will need to be provided to clearly set out how the scheme will achieve (or exceed) the target savings. This information will be required prior to development commencing because the overall appearance of the building can be detrimentally affected, depending upon the measures proposed.

Biodiversity / Ecology

6.5.35 Policy 7.19 of the London Plan ("Biodiversity and access to nature") requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Core Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites. Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.

- 6.5.36 The western sector of the site is predominantly playing fields in current active use. The eastern sector generally comprises land stripped of soil (now grown over), with stockpiles of stripped material, along with a car park, stadium in current active use and associated club house and other ancillary buildings. The two sectors of the Site are variably bordered by hedgerow / tree belt and other peripheral vegetation
- 6.5.37 The initial appraisal indicates that whilst the majority of the site generally comprises playing fields or cleared land of minimal ecological interest, there are specific areas of mainly peripheral habitat to be retained, which could provide suitable habitat for a number of statutorily protected and other notable species eg. badgers and reptiles. There could also be a possible presence of roosting bats in buildings and/or a small number of trees within and close to the site. Parts of the site are also suitable for use by breeding birds. These possibilities have been assessed within the submitted Report and it has been established that:
- there is no evidence of badgers;
 - there is no suitable habitat for Great Crested Newts;
 - some parts of the site (identified on the “Habitat Zonation Drawing”) could have the potential to provide habitat for the slow worm, grass snake and common lizard, therefore a herpetological survey may be required should development occur in these areas.
 - None of the existing buildings provide suitable habitat for bats. Some of the existing trees have the potential (albeit, low) to provide roosts.
- 6.5.38 Whilst some perimeter trees and hedgerow will be retained, a substantial number will be removed to enable the redevelopment of the site. Vegetation clearance should only be permitted outside of the bird nesting season or if unavoidable within the nesting season, only under the supervision of an appropriately qualified ecologist. Should planning permission be granted, a condition could be reasonably imposed to secure this.
- 6.5.39 With regard to enhancements, the Ecological Appraisal recommends that a Nature Conservation Management Plan is produced for all new and retained habitat, to include replacement planting as necessary, establishment maintenance, and a management strategy / monitoring. This also includes the provision of bird and bat boxes.
- 6.5.40 Notwithstanding the above, there has been no discussion on the provision of a biodiverse / green roof and living walls, which would also contribute to flood risk alleviation. There are green roof systems which would enable their provision on pitched roofs. The issue is whether this will be feasible at all but to not have any regard is considered unacceptable and contrary to DMD59, 61 & DMD79.
- 6.5.41 The recommendations contained within the Ecological Appraisal will be conditioned. In addition, a further condition will be imposed to investigate the feasibility of providing a biodiverse / green roof. As discussed above, a lighting condition will be imposed to ensure that any proposed lighting is sensitive to the surrounding environment. From an ecological perspective, this will include wildlife habitat.

Trees / Landscaping

- 6.5.42 An Arboricultural Assessment has not been provided. As currently proposed, the toe of the bund will be in close proximity to some retained trees. Increasing ground levels

around the base of a tree can potentially harm its long-term life expectancy, therefore it is recommended that where the bund finishes in close proximity to an existing tree, as a minimum it should be no nearer than the outer extent of the root protection area of the relevant tree. Conditions would need to be attached to any consent in order to secure a revised detailed layout plan, an arboricultural constraints plan, and a tree protection plan as the current submission does not include the level of detail required.

- 6.5.43 Having regard to the above, and taking on board the views of the Council's Tree Officer, the location and construction of the bunds around the perimeter of the site is likely to cause significant harm and damage, via compaction, soil level changes and other construction activities to the root systems of the trees around the perimeter which have significant amenity value and make many beneficial contributions to the locality and wider borough. This would be contrary to council policy DMD80. Concerns about the likely loss of existing trees needs to be considered in conjunction with the fact that, as mentioned elsewhere in this report, there is no approved scheme for enhanced planting/landscaping on the site.

Drainage

- 6.5.44 London Plan policies 5.12 and 5.13 requires the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policies DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that Planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 6.5.45 A Flood Risk Assessment / Sustainable Drainage Strategy has been submitted in support of the application. The Report concludes that the proposed development (within Flood Zone 1) is at a low risk of flooding. With regard to SuDS, infiltration based techniques are not considered appropriate due to site contamination issues.
- 6.5.46 Although the conclusions of the submitted Report are acknowledged, the points raised by the SuDS Officer are also noted. It is considered that a condition could be reasonably imposed to secure a drainage strategy and management plan to address the concerns of the SuDS Officer in the event that a consent was forthcoming.

Site Waste Management

Construction Waste

- 6.5.47 Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2031 (by 2026 as stated in FALP), creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2031. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition ("CE&D") waste of 95% by 2020.
- 6.5.48 In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans

to arrange for the efficient handling of CE&D. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.

- 6.5.49 Details of a construction waste management plan have not been submitted with the application. This detail can be secured through an appropriately worded condition.

Operational Waste

- 6.5.50 To understand the potential waste generation of the facility whilst in operation, a Waste Management Plan (“WMP”) should be provided detailing the waste minimisation proposals and the proposed strategy for dealing with waste generated from the use of the site. Whilst one has not been provided, a WMP can reasonably be secured by condition.

Contamination

- 6.5.51 Having regard to the existing use of the site as a nursery, and the former use as an orchard, consideration must be given to land contamination (London Plan policy 5.22 and DMD66). To enable an understanding of any potential contaminants and the likely impact on receptors from these former uses, a *Land Appraisal and Contamination Report* has been submitted.
- 6.5.52 The Report identifies that the site was previously used as an industrial landfill operated by Johnson Mathey between 1913 and 1958. As a result of this, near-surface contamination does exist, posing either a physical or chemical risk. A remediation strategy has been proposed which includes a 600mm capping layer, thickened to 1m because of the need to provide drains to a depth of 400mm to ensure adequate drainage of the playing surface.
- 6.5.53 Although capping could potentially result in landfill gas migration, it is considered that the risk from this is low due to the age and nature of the waste. However, the applicant had proposed to install perimeter monitoring points during the remediation phase to record existing levels of methane and carbon dioxide.
- 6.5.54 A quantitative risk assessment would have needed to be provided and an assessment on the risk to controlled waters. No development should commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment had taken place.
- 6.5.55 The importation of waste is governed by the Environment Agency’s Permitting Regime and as explained above at paragraph 4.1.1 further information is required by the Environment Agency on this particular point.

6.6 Employment and Training

- 6.6.34 Core Policy 16 of the Core Strategy confirms the commitment of the Council to promote economic prosperity and sustainability in the Borough through a robust strategy to improve the skills of Enfield’s population. One initiative is, through the collaboration with the Boroughs of Haringey, Broxbourne, Epping and Waltham Forest, to promote skills training for local people.
- 6.6.35 The Strategy will need to set out how the development will engage with local contractors / subcontractors, the number of trainees to be employed on site and the

number of weeks training will be provided. Details of a Local Employment Strategy could be secured by condition.

6.7 Community Infrastructure Levy

6.7.34 The development is not CIL liable as it is for a leisure / community use.

6.8 Section 106

6.8.34 Having regard to the contents of the content above, it is recommended that the Council should inform the Planning Inspectorate that they would have refused planning permission, had they been in a position to make a decision. Had permission been granted, the following obligations would have been sought:

- Securing the local sourcing of labour
- Securing the local supply of goods and materials
- Securing on-site skills training
- Entering into a s278 Agreement for associated highways works

6.9 Other Matters Raised

6.9.34 Boundary issues are a civil matter falling outside the planning consideration of any proposal, although the point made elsewhere about certain discrepancies in the site boundaries shown on certain plans here did need to be addressed.

7 Conclusions

7.4 Although it is acknowledged that the development proposal does make a more effective use of the site to provide additional sport, recreational and community facilities and the Council supports the proposal in principle, the constrained nature of the site in terms of the relationship with certain neighbours and the decision to remodel existing levels on site in order to deal with the amount of soil that has been dumped there means that the increased intensity in the use of the site would be likely to have an unacceptable impact on those people living nearby, both in visual terms and also in terms of noise, disturbance and nuisance. Furthermore, the loss of trees and the absence of replacement enhanced planting adds to the overall impact of the development.

7.5 It is evident that throughout the report that there are a number of issues that require further information to be submitted prior to development commencing (eg: Environment Agency comments, SuDs, lighting, Construction Management Plan) that it is considered to be conditioned for later consideration and assessment. However, there are certain other key, fundamental issues that it is considered cannot be put off for future consideration and in the absence of a clear understanding that those particular points can be dealt with in an appropriate way Officers feel that the development should not be approved. Therefore, taking all material planning considerations into account it is considered that the Secretary of State should be informed that the Council would have refused planning permission, had it been in a position to.

8 Recommendation

8.4 That planning permission would have been REFUSED for the following reasons:

1. The proposed development, having regard to its size, siting, design and relationship with surrounding residential properties, exacerbated by the levels on the site, would be likely to have an unacceptable impact on the visual impact of the locality, in terms of loss of privacy and outlook, having regard to Policies 7.1, 7.4 & 7.6 of The London Plan, Core Strategy Policies 30 and 37, as well as Policies DMD6, DMD8 and DMD37 of the Development Management Document.
2. The location and construction of bunds around the perimeter of the site would be likely to cause significant harm and damage, via compaction, soil level changes and other construction activities to the root systems of the trees around the perimeter which have significant amenity value and make many beneficial contributions to the locality and wider borough. Furthermore, the proposal fails to provide adequate replacement planting or enhanced screen planting to contribute to the overall mitigation of the increased impact of the proposed development. As a result, the proposal is contrary to the NPPF, NPPG, London Plan policies 7.19 and 7.21, Core Strategy policy cp34 and policy DMD80 of the Development Management Document.
3. In the absence of any measures to mitigate the likely impact from the proposed development, in terms of noise, disturbance and nuisance arising from the hours of use and the more intensive use of its size, given the location of pitches and proposed levels, it would be likely to have an unacceptable impact on the amenities of the locality, in general, and the residents living near to the site, in particular. As a result, the proposal would be contrary to policy CP32 of the Core Strategy, policy DMD 68 of the Development Management Document, as well as the advice in the NPPF.



AMENDMENTS:
ADDITIONAL NOTES ADDED IN RED AND PREVIOUS NOTES HIGHLIGHTED TO CLARIFY SITE PROPOSALS AND MATTERS FOR DETAIL DESIGN.

LEGEND:
 ● FLOODLIGHTING: SYMBOL INDICATES NOMINAL POSITION OF LIGHTING STANCHION INFORMATION IS BASED ON PRELIMINARY ASSESSMENT BY ABACUS LIGHTING LTD, SPECIALISTS IN SPORTS FIELD FLOODLIGHTING. THE LIGHTING WILL BE TO FA, AND OTHER RECOGNISED STANDARDS AS REQUIRED FOR FULL AND SAFE OPERATION OF FACILITIES. A DETAILED PROFESSIONAL PROPOSAL WILL BE SUBMITTED SHOWING FULL TECHNICAL SPECIFICATIONS OF EQUIPMENT AND CALCULATED LIGHTSPREAD DIAGRAMS TO DEMONSTRATE THAT LIGHT POLLUTION WILL BE STRICTLY CONTROLLED. A MANAGEMENT PROGRAM PROPOSAL WILL ALSO BE SUBMITTED TO DEMONSTRATE THE RESPONSIBLE MANAGEMENT OF SCHEDULES AND ROUTINES FOR SITE OPERATIONS.

⊕ TREES: SYMBOL INDICATES THE POSITION OF EXISTING TREES THAT ARE TO BE RETAINED UNDER THE PROPOSAL. THESE TREES ARE AS FOUND ON THE COMMISSIONED TOPOGRAPHICAL SURVEY OF THE SITE. THE INDICATED CIRCULATION ROUTES ON THE PROPOSAL DRAWINGS HAVE BEEN POSITIONED TO PROTECT THESE EXISTING TREES. THE PERCEIVED QUALITY AND NEED FOR RETENTION, AND ALL PROTECTION STRATEGIES TO BE EMPLOYED DURING SITE WORKS WILL BE SPECIFIED IN A SPECIALIST ARBORICULTURAL REPORT TO BE SUBMITTED FOR APPROVAL.

🌳 TREES AND LANDSCAPING: THIS SYMBOL INDICATES THE ZONING OF NEW TREES TO BE PLANTED. THIS REPRESENTATION IS PRESENTED AS INDICATIVE ONLY ON THIS DRAWING FOR THE BENEFIT OF GRAPHICAL CLARITY. THE LANDSCAPING PROPOSALS WILL BE FULL PRESENTED IN A SPECIALIST TECHNICAL LANDSCAPE ASSESSMENT AND PROPOSAL REPORT AND DRAWINGS FOR APPROVAL. IN ADDITION TO THE RETENTION OF EXISTING TREES AS INDICATED, THE PROPOSAL WILL ESPECIALLY INCLUDE THE PLANTING OF NATIVE SPECIES IN VARIOUS STAGES OF MATURITY IN A STAGGERED PATTERN ON AND AROUND THE PERIMETER BUNDLED AREAS. THIS WILL BE DEMONSTRATED TO PROVIDE ENHANCED LEVELS OF VISUAL AND AUDIAL PRIVACY TO THE SURROUNDING PROPERTIES, AND INITIATE AN ENVIRONMENT CONDUCTIVE TO INHABITING BY FLORA AND NATIVE WILDLIFE.

NOTE:
THE PREPARATION OF THIS DRAWING INCLUDED INFORMATION FROM EARLIER UNCHECKED DOCUMENTS
NO GUARANTEE OF ACCURACY IS GIVEN UNTIL A FULL DIMENSIONAL SURVEY IS COMPLETED
ALL EXISTING AND PROPOSED DIMENSIONS AND LEVELS MUST BE VERIFIED ON-SITE BEFORE COMMENCING WORK

PROPOSED DEVELOPMENT AT BRIMSDOWN SPORTS GROUND ENFIELD

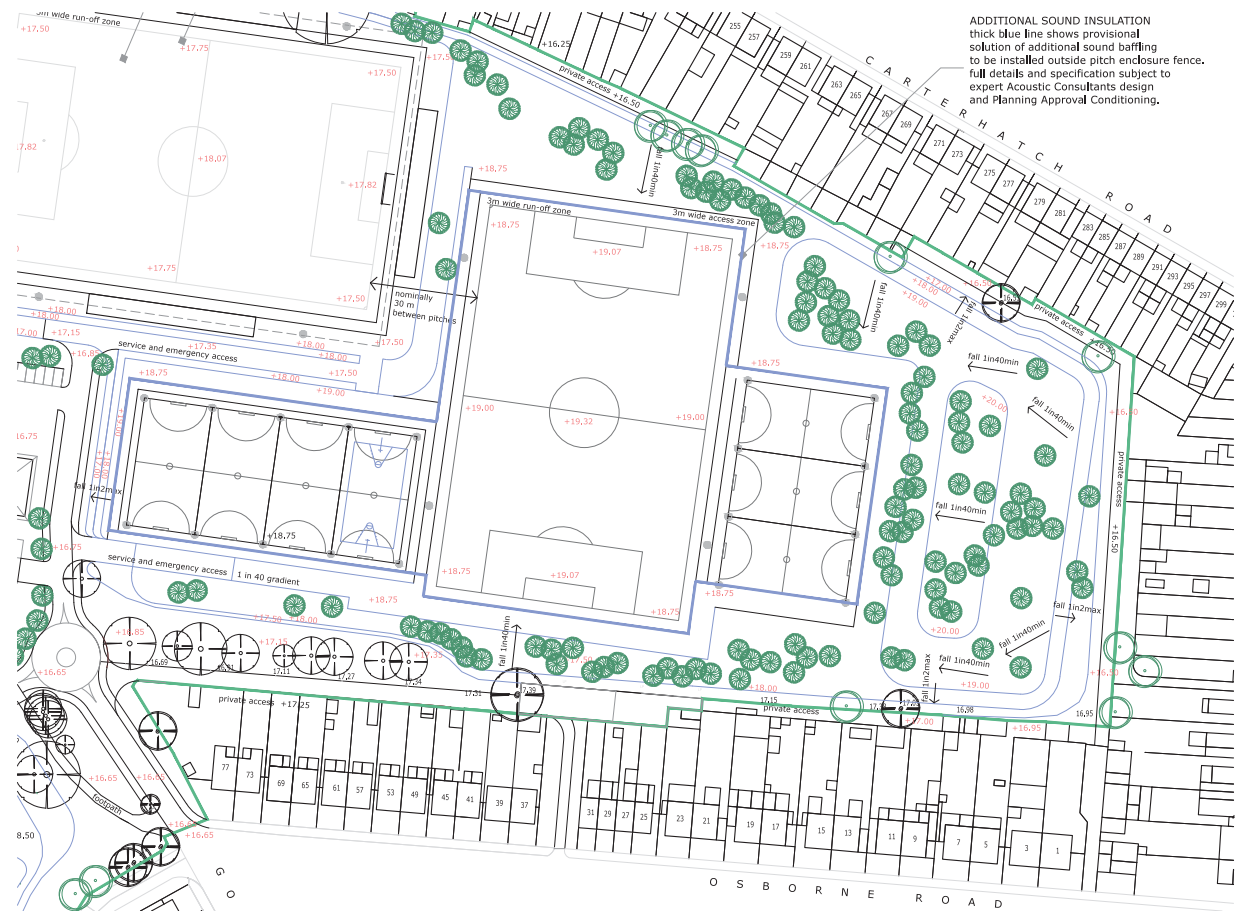
MCLAREN ASSOCIATES
architectural and design consultants

DRAWING TITLE
SITE ARRANGEMENT AS PROPOSED
SOUND ATTENUATION MEASURES

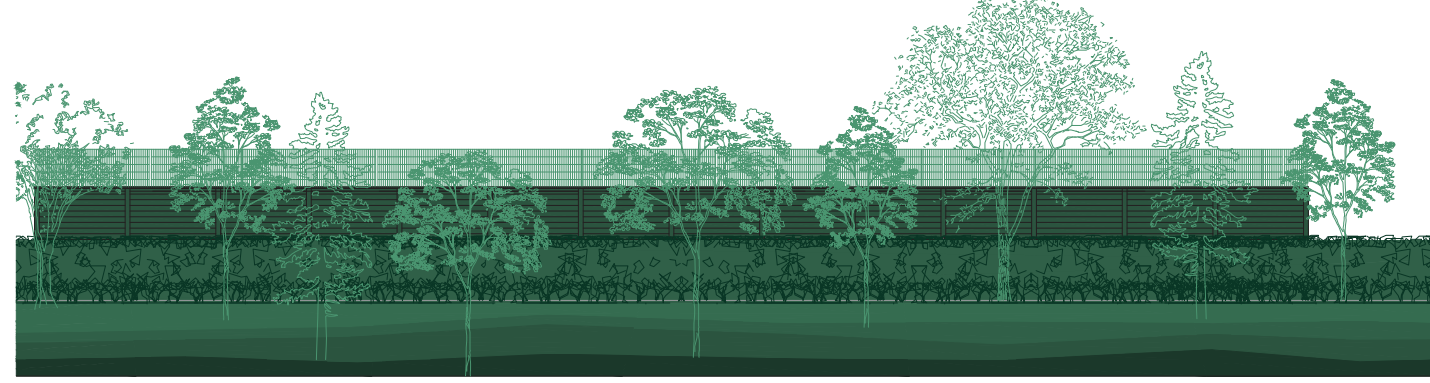
3 HIGH STREET PRECINCT, SUITE 106 - EGHAM - SURREY TW20 9HN

SCALE 1:1000 [A1]	DATE JULY 2016
DRAWN DP	CHECKED
JOB NUMBER 868	DRAWING NUMBER 126
REVISION A	

BRIMSDOWN SPORTS GROUND, ENFIELD



SITE ARRANGEMENT OF AREA UNDER DISCUSSION ON ACOUSTIC MATTERS:
SHOWING POSITION OF ACOUSTIC BARRIER AROUND MUGA COURTS.
SCALE 1:1000 (A1)



green rebound or enclosure fencing
200 x 50mm mesh, posts 3m centres

acoustic fencing, up to 3m high,
posts 2.4m centres,
timber facing boards,
colour to be agreed,
typically dark green or brown stained.

laurel hedging, up to 1.6m high.

grassed, contoured earth bank
with new and mature planting.

VIEW OF SCREEN INSTALLATION SHOWING TYPICAL LANDSCAPED ENVIRONMENT



green rebound or enclosure fencing
200 x 50mm mesh, posts 3m centres

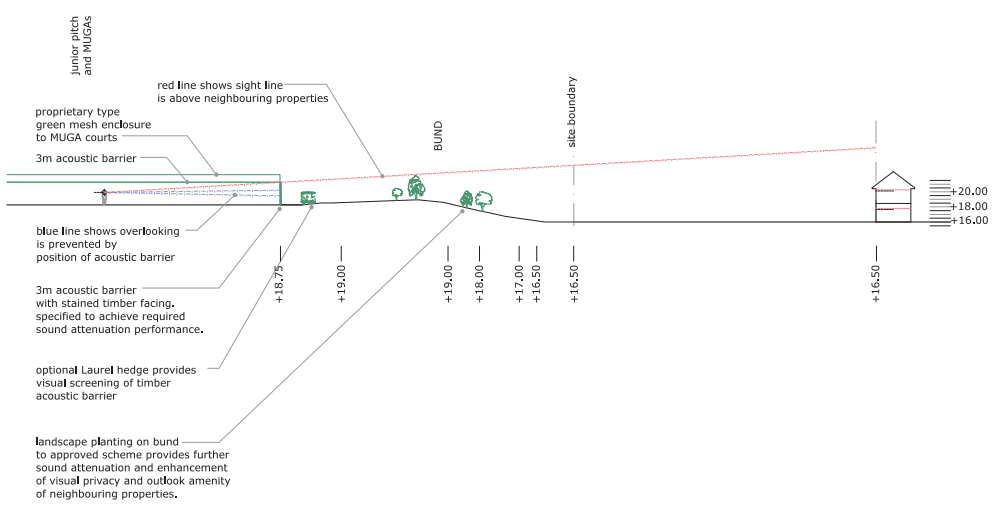
acoustic fencing, up to 3m high,
posts 2.4m centres,
timber facing boards.

typical dark green stain shown
alternative colours to specification,
to be screened with laurel hedge
see above

grassed, contoured earth bank
see planting scheme

VIEW OF SCREEN ASSEMBLY

VIEWS OF TYPICAL ACOUSTIC SCREENING UNDER DISCUSSION
SHOWING ACOUSTIC BARRIER OUTSIDE MESH ENCLOSURE AROUND MUGA COURTS.
SCALE 1: 100 (A1)



INDICATIVE VIEW FROM SITE SECTION E.E :
SHOWING ARRANGEMENT OF MUGA COURT ENCLOSURE AND ACOUSTIC BARRIER
WITH BUND LEVELS AND LANDSCAPE PRINCIPLES.

SEE DRAWING 868-601A FOR ALL SITE SECTION CONDITIONS
AND GENERAL ARRANGEMENT PLANS AND SECTIONS FOR FULL INFORMATION.
SCALE 1 : 1000 (A1)

AMENDMENTS:

LEGEND:



NOTE:
THE PREPARATION OF THIS DRAWING
INCLUDED INFORMATION FROM EARLIER UNCHECKED DOCUMENTS
NO GUARANTEE OF ACCURACY IS GIVEN
UNTIL A FULL DIMENSIONAL SURVEY IS COMPLETED
ALL EXISTING AND PROPOSED DIMENSIONS AND LEVELS MUST BE
VERIFIED ON-SITE BEFORE COMMENCING WORK

JOB TITLE
PROPOSED DEVELOPMENT AT
BRIMSDOWN SPORTS GROUND
ENFIELD

MCLAREN ASSOCIATES
architectural and design consultants

DRAWING TITLE
SITE ARRANGEMENT AS PROPOSED
SOUND ATTENUATION MEASURES

3 HIGH STREET PRECINCT, SUITE 106 EGHAM SURREY TW20 9HN

SCALE
1:1000, 1:100 (A1)

DATE
SEPTEMBER 2016

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DP

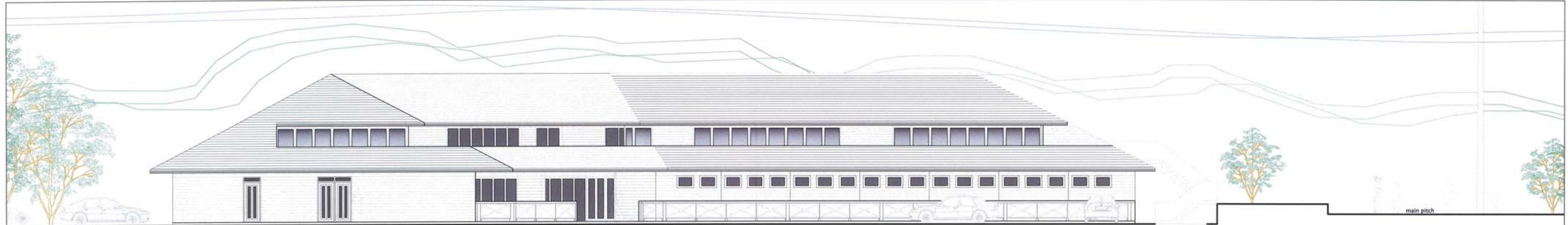
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JOB NUMBER
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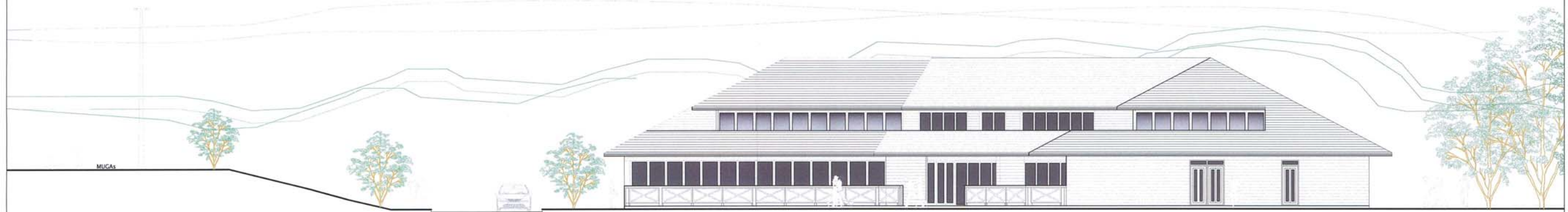
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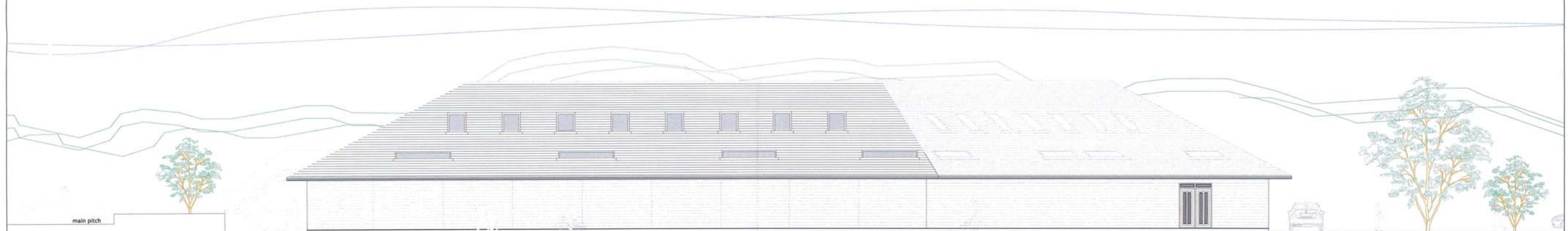
B R I M S D O W N S P O R T S G R O U N D , E N F I E L D



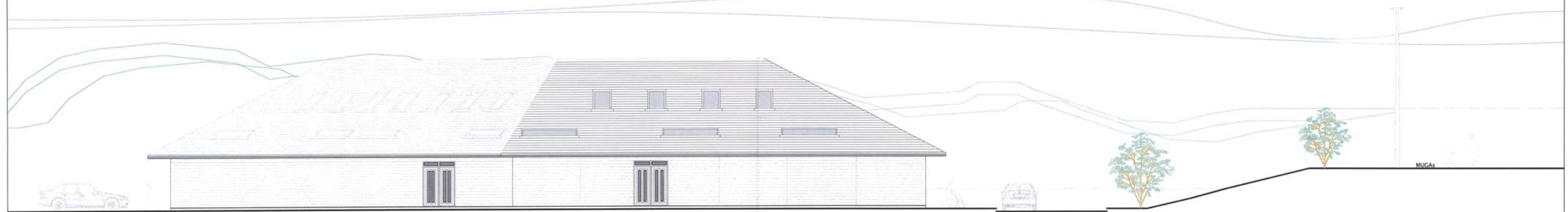
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BRIMSDOWN SPORTS GROUND, ENFIELD

MCLAREN ASSOCIATES
 architectural and design consultants
 1 THE STATION BUILDING, 100 CANAL STREET, LONDON, EC2A 4PU, UK
 TEL: 020 7460 1000 FAX: 020 7460 1001

PROPOSED DEVELOPMENT AT
 BRIMSDOWN SPORTS GROUND
 ENFIELD
 REPLACEMENT CLUBHOUSE AND FACILITIES BUILDING
 ELEVATIONS

1:100 (A1)	15/10/063/FUL	JANUARY 2015
868	108	.

MUNICIPAL YEAR 2016/17 REPORT NO. 170**COMMITTEE:**

PLANNING COMMITTEE

20.12.2016

REPORT OF:

Director - Regeneration and Environment

Contact Officers:

Robert Davy X2263

robert.davy@enfield.gov.uk

See Annexes 1 & 2

Isha Ahmed X3888

isha.ahmed@enfield.gov.uk

AGENDA – PART 1	ITEM 11
SUBJECT - S106 AGREEMENTS – MONITORING INFORMATION 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 2016 to 30 September 2016. 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 2016.

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.

2.2 That Planning Committee refers the Report and Annexes to the Local Plan Cabinet Sub Committee for information.

3. S106 MONITORING OVERVIEW

3.1 At 30 September 2016 there were 276 individual S106 agreements in the programme, containing approximately 970 heads of terms.

3.2 Funds have been received for 144 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 (at 30 September 2016)

Status	Total Amount (£)
Opening Balance at the start of FY 2016/17	7,868,325.74
Total Amount of S106 payments received in 2016/17 (at 30 Sept 2016)	1,529,019.35
In-Year Movements (1 April to 30 September 2016)	
• Sub-total of in-year movements	150,000.00
• Money moved to contingency	0.00
• Total amount drawn down in 2015/16	34,160.23
- Of which amount drawn down in Q1	34,160.23
- Total amount drawn down in Q2	0.00
Interest received	N/A
Closing balance as at 30 September 2016	9,101,282.46
Total available balance of which:	
• Earmarked/Committed to projects	1,616,513.81
• Allocated to department but not committed to a specific project	7,484,868.65
Including:	
S106 Contingency Fund	85,244.20
Pooled Carbon Fund Contributions	121,560.51
Closing balance as at 30 September 2016	9,101,282.46

3.3 As shown in Table 1 above, on 30 September 2016 the total available balance of S106 monies was £9,101,282.46 taking account of monies drawn down in Q1 and other movements.

3.4 Following closedown of the accounts for financial year 2015-16, an audit was undertaken and further adjustments were made to the year end figure were made. This reduced the figure of £8,089,318.91 (as reported to Planning Committee on 21 July 2016) to £7,868,325.74.

3.5 In the first six months of financial year 2016-17, the Council received £1,529,019.35 in S106 financial contributions from schemes where planning permissions were implemented. 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.

- 3.6 Significant amounts received so far this monitoring year include payments of £371,173.08 towards Affordable Housing and Education from 379 Cockfosters Road (P12/01695/PLA); £286,741.42 for Affordable Housing from 35 Camlet Way (14/02622/FUL) and the third and final Affordable Housing instalment of £133,000 from 43 Beech Hill (P12/00707/PLA).
- 3.7 In total, at 30 September 2016 the Council had received £961,439.76 for Affordable Housing during financial year 2016/17. This was consistent with performance over previous monitoring years, given the three year lifespan of a planning permission. However, receipts may reduce in the future following the order of the Court of Appeal dated 13 May 2016, which overturned a High Court decision in 2015 and therefore gave legal effect to the policy set out in the earlier Written Ministerial Statement of 28 November 2014. Officers determining planning applications can no longer seek contributions for Affordable Housing and other tariff-based contributions (such as those for Education) from developments of 10 units or less where the maximum combined gross floorspace is 1000 square metres or less.
- 3.8 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 there are 276 active S106 agreements in the programme as of 30 September. Of this total, there are 132 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 just over £11m could potentially be received by the Council in the event of all of the relevant planning permissions being implemented. 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 2016)

	Expected to be received once payment is triggered (£)
Education	2,849,963.15
Affordable Housing	6,589,156.48
Highways/ Traffic and Transportation	323,000
Health Care	1,092,976.00
Parks	161,502.00
Sustainability (carbon fund and air quality monitoring)	74,075.00
Employment and Training	0
Community Facilities	33,000.00
Public Art	30,000.00
Grand Total	11,153,672.63

4.5 However, given the Court of Appeal decision on 11 May 2016 (as referred to in Paragraph 3.7) the Council would no longer expect to receive all of the totals for Affordable Housing and Education.

4.6 Following receipt of legal advice on the status of its policy, the Council uploaded a statement to the website in June 2016 setting out that:

- **For planning applications submitted after 11 May 2016 which meet the above criteria:** The Council will no longer pursue S106 contributions for Education or Affordable Housing.
- **For planning applications submitted prior to 11 May 2016 where no decision has yet been reached:** The Council will no longer pursue S106 contributions for Education or Affordable Housing.
- **For schemes where the Council has resolved to grant planning permission subject to a S106 Agreement:** If the agreement has not yet completed, a contribution will no longer be requested.
- **Where the payment of the Education or Affordable Housing contribution is contested after the S106 agreement has been completed, but prior to the trigger for payment:** The Council will ask the applicant to make another planning application.
- **Where the Affordable Housing or Education Contribution is contested, but the S106 has been completed and the trigger for payment of the contribution has passed:** The applicant must make the contribution(s) regardless.

4.7 The position statement above is necessary in order for local planning policy to remain in conformity with the new national policy position. The national position is a material consideration and, as a consequence, officers can no longer apply full legal weighting to the Council's policy DMD1 (for sites of 10 units) or DMD2 for sites of 1-9

units) when considering whether or not Affordable Housing and Education contributions are due.

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

Financial Implications

- 5.1 The financial position as described in the report reflects the position as reported in the S106 monitor at 30 September 2016. 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 periodically. Amounts committed to projects including the nature of potential expenditure have been updated following advice from officers leading on individual schemes and every endeavour will be made to maximise the use of these S106 resources and minimise the use of Council resources and/or borrowing.

Legal Implications

- 5.2 By virtue of Section 106 of the Town and Country Planning Act as amended the Council may secure planning obligations which make development acceptable which would not be acceptable in planning terms. These obligations, which may be financial in nature, must be secured in accordance with the Regulations and the Council's Section 106 SPD. The planning obligations may be bi-lateral or unilateral in nature and the terms of the obligation dictate the manner in which any financial obligation held by the Council may be spent.

6. Background Papers

None.

Annex 1

S106 Monitoring Spreadsheet (September 2016). 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.

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Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE = Project Complete RED = DEADLINE PASSED OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee							
Edmonton																																				
St. Modwen Development	EDMONTON GREEN Land Shopping Centre TP/00/0500 TP/02/0400 TP/02/0400/1	Extension and new build to form accommodation for shopping (including food and drink uses and financial and professional services), leisure, offices and ancillary uses together with new access, servicing, parking and landscaping including a new bus facility.	18.09.00	Edmonton Green	Edmonton	769,204.00	20,000.00	13.05.10	Open Space Contribution means the provision of upgrading works to open spaces in the Edmonton Green Area.	Matthew Watts	PARKS	CT0167					£	-	£	-	£	-			£	-				HERS - Fore Street Enhancements - Complete						
							20,000.00	13.05.10	Landscaping Contribution for the provision of upgrading works pursuant to the Green Chain Policy	Matthew Watts	PARKS	CT0168					£	-	£	-	£	-			£	-			£	-				HERS - Fore Street Enhancements - Complete		
							20,000.00	07.04.10	Employment & Training Contribution the funding of employment and training initiatives related to the Edmonton Partnership Initiative	Mary O'Sullivan	BED	CT0169					£	-	£	-	£	-			£	-			£	-					Complete	
							200,000.00	07.04.12	Community Benefits Contribution the landscaping and improvement to the existing open space in the vicinity of the application site and the provision of a purpose built children's play area/community facility	Anna Loughlin	BED	CT0170					£	-	£	-	£	-			£	-			A200292		£	-			Complete.	
							200,000.00	07.04.12	Community Benefits Contribution the landscaping and improvement to the existing open space in the vicinity of the application site and the provision of a purpose built children's play area/community facility	Anna Loughlin	BED	CT0186																								Green Towers Refurb Complete.
							100,000.00	07.04.12	Community Benefits Contribution the landscaping and improvement to the existing open space in the vicinity of the application site and the provision of a purpose built children's play area/community facility	Matthew Watts	PARKS	CT0186																								Complete.
							9,204.00	5 years from the date of receipt	Community Benefits Contribution Revision to scheme secures additional monies through Deed of Variation for the creation or improvement of recreational/community provision or other amenity space within the vicinity of the Land	Anna Loughlin	BED	CT0150																								Complete.
							50,000.00	NO DEADLINE	Second CPZ Contribution On request of LBE	David Taylor	T&T																									
	150,000.00	01.03.10	Implementation of Controlled Parking Zone for a scheme to control off street parking in the Edmonton Green Area	David Taylor	T&T	CT0210																								Overpend to be transferred from contingencies at year end and cost codes to be closed.						
TOTAL						769,204.00	769,204.00						£	-	£	-	£	-	£	-	£	-	£	-						1,895.36						

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE or Partial Complete. RED = DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS.	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAT) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee											
IKEA Ltd	Land at Glover Drive N18 9Y3B66	Construction of two-storey non-food retail unit with ancillary uses, car parking, access works and landscaping together with employment development (B1, B2 and B8) all linked by a new spine road.	25.09.02	Upper Edmonton	Edmonton	1,035,850.00	60,000.00			Employment Scheme Implementation of the Employment scheme approval under clause 12.1 of the S106 Agreement	Mary O'Sullivan	BED	CT0141				£	-	£	-	£	-			£	-	A200318	£	-	-	-	Complete.								
							20,000.00		NO DEADLINE	Design and Landscaping Contribution to a piece of artwork to be commissioned by the Council within the vicinity of the Development	Sharon Strutt	REGEN	CT0142	-£	25,631.06						-£	25,631.06	£	-	£	-			£	-	A200309	-£	25,631.06	-	-	25,631.06	To be spent 16/17			
							245,000.00			Highways Improvements Landscape works along Meridian Way, traffic calming measures in the vicinity of the Property to safeguard the amenity of local residents, improvements to pedestrian access to the Property, including links with public transport, improvements to the cycle network.	Sharon Strutt	T&T	CT0152																		£	-	A200314	£	-	233,761.85	-	-	Complete	
										Highways Improvements Landscape works along Meridian Way, traffic calming measures in the vicinity of the Property to safeguard the amenity of local residents, improvements to pedestrian access to the Property, including links with public transport, improvements to the cycle network.	Nana Fletcher	T&T	CT0152	£	-	£	-	£	-				£	-	£	-					£	-	A200305	£	-	-	-	-	Complete.	
										Highways Improvements Landscape works along Meridian Way, traffic calming measures in the vicinity of the Property to safeguard the amenity of local residents, improvements to pedestrian access to the Property, including links with public transport, improvements to the cycle network.	Sharon Strutt	REGEN	CT0152	£	-	£	-	£	-				£	-	£	-					£	-	A200310			37,240.66	-	-	Complete	
									Industrial Land Contribution for measures as the Council considers appropriate to encourage industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	Sharon Strutt	REGEN	CT0166																			£	-	A200311	£	-	105,069.93	105,069.93	-	-	To be spent 16/17
									Industrial Land Contribution for measures as the Council considers appropriate to encourage industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	Sharon Strutt	REGEN	CT0166	£	-	£	-	£	-					£	-	£	-					£	-	A200300	£	-	-	-	-	Complete	
									Industrial Land Contribution for measures as the Council considers appropriate to encourage industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	Sharon Strutt	REGEN	CT0166	£	-	£	-	£	-					£	-	£	-					£	-	A200312	£	-	-	-	-	Complete	
		Industrial Land Contribution for measures as the Council considers appropriate to encourage industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	Alan Gardner	COMMUNITY SAFETY	CT0166	£	-	£	-	£	-					£	-	£	-					£	-		£	-	-	-	-	Complete								
		Industrial Land Contribution for measures as the Council considers appropriate to encourage industrial regeneration along the Lea Valley Corridor within the borough of Enfield, including without limitation industrial regeneration of the Montagu and Kenninghall Industrial Estates and the Harbet Road Industrial Area and environmental improvements along the length of Meridian Way and Mollison Avenue	Alan Gardner	COMMUNITY SAFETY	CT0166																				£	-		£	-	-	-	-	Complete							

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE = Project Complete, RED = DEADLINE PASSES, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee
							150,000.00		Sustainable transport plan To establish a sustainable Transport Plan approved by the Glover Drive Steering Group		T&T					£ -	£ -	£ -					£ -		£ -			-	Complete
							45,000.00	NO DEADLINE	Town Centre Management Towards the cost of town centre management activities within the borough of Enfield	Anna Loughlin	BED	CT0204				£ -	£ -	£ -					£ -		£ -			-	Complete
							non monetary		Car Parking Management Strategy Signage Scheme		T&T					£ -	£ -	£ -					£ -		£ -			-	Non Monetary Planning Obligations
TOTAL						1,035,850.00	1,035,850.00						-£ 25,631.06	£ -	-	-£ 25,631.06	£ -	£ -	-£ -	-£ -	-£ -	-£ -	-£ -			-£ 25,631.06	376,072.44	350,441.38	
							125,000.00	24.05.14	Public Transport Contribution Implementation of the Sustainable Transport Plan or other public transport improvements agreed with the Developer	Sharon Strutt/ Andrew Pringle	REGEN	CT0147					£ -	£ -					£ -	A200304	£ -			-	To be spent before end of 15/16
							120,000.00	25.05.09	Highway Improvements To fund traffic calming and traffic management works in the vicinity of the site, improvements to pedestrian and cycle links, landscaping improvements in the vicinity of the site	Eddie Gomez	T&T	CT0148				£ -	£ -	£ -					£ -	A200330 A200336	£ -			-	Complete
										Eddie Gomez						£ -	£ -	£ -					£ -	A200296 to be closed	ES1210	£ -		-	
										Eddie Gomez						£ -	£ -	£ -					£ -	A200247	ES0210	£ -		-	
								25.05.09	TO JOURNAL THE REMAINING AMOUNT TO CT0148	David Taylor	T&T	CT0231				£ -	£ -	£ -					£ -	A200296	£ -			-	Complete
TOTAL						245,000.00	245,000.00						£ -	£ -	-	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -			£ -	-	-	-
							439,979.00	21.09.15	Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0253				£ -	£ -						£ -		£ -			-	Complete
							95,204.00	21.09.15	Highways Contribution towards highways, footpaths and cycle paths improvements	Jonathan Goodson	T&T	CT0254												A200319 A200351	ES0206	£ -	5,000.00	5,000.00	Complete
							30,000.00	21.09.15	Pymmes Park Contribution To provide improvements in Pymmes Park	Matthew Watts	PARKS	CT0255				£ -	£ -						£ -		£ -			-	Complete
							5,011.00	NO DEADLINE	Supervision Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0256				£ -	£ -						£ -		£ -			-	
							non monetary		Employment & Training package a proposal for providing employment and training opportunities as part of the construction and operation of the scheme for local persons residing within the Borough Affordable Housing Travel Plan							£ -	£ -						£ -		£ -			-	Non-monetary planning obligations
TOTAL						570,194.00	570,194.00						£ -	£ -	-	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -	-£ -			£ -	5,000.00	5,000.00	

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North Middx University Hospital	North Middx University Hospital, Sterling way N18 1T7/02/0785	Demolition, refurbishment, alteration and extension of existing buildings together with new development for healthcare purposes including a creche, library, offices, clinics, consulting rooms and training centre. Provision of new infrastructure, including car parking for 698 vehicles, internal estate roads and landscaping together with identification of 1.95 hectares of land for residential purposes.	22.04.03	Upper Edmonton	Edmonton	174,000.00	18,000.00	24.07.12	CPZ Stage 1 for consultation and investigation with regard to the feasibility of bringing into effect a Controlled Parking Zone within the existing streets in the vicinity of North Middlesex University Hospital.	David Taylor	T&T	CT0212	£	-			£	-	£	-				£	-	A200270 to be closed	ES2074	£	-	-	Complete						
																												£	-	A200284							
																													£	-		A200286	ES0210	£	-		
													35,000.00		CPZ Stage 2 On request of Council														£	-						T&T confirmed Payment was not required	
													45,000.00	24.07.12	Road Contribution for provision of a controlled pedestrian crossing in the vicinity of the junction of Bull Lane and Bridport Road	David Taylor	T&T	CT0213	£	-			£	-	£	-				£	-	A200352 A200340					Complete
													61,000.00		Education Contribution intended to be expended by the Council upon the provision of school places within its area	Keith Rowley	EDU		£	-			£	-	£	-				£	-						
													15,000.00	24.07.12	Funding for pedestrian improvements to be used for the provision of measures on the highway to improve conditions for pedestrians between the land and Fore Street	David Taylor	T&T	CT0214	£	-			£	-	£	-				£	-	A200319					
						non monetary		Green Transport Plan Affordable Housing (45 Units)		T&T		£	-			£	-	£	-				£	-							Non-monetary planning obligations						
TOTAL						174,000.00	174,000.00					£	-	£	-	£	-	£	-	£	-	£	-														
Kennet Properties Ltd	Part of Deepthams Sewage works Pickets Lock Lane N18 9J/0244	Redevelopment of site for B1, B2, B8 uses and/or uses for waste reduction, recycling, processing, reprocessing and a Depot for parking and maintenance of cleaning/waste disposal vehicles, ancillary offices and other support services. (Outline)	02.06.00	Lower Edmonton	Edmonton	200,000.00	200,000.00	NO DEADLINE	Contribution towards regeneration issues at Innova Park For the purpose of assisting companies locating to and expanding within Phase 1 of the London Science Park at Innova Park	Anna Loughlin	BED	CT0227				£	-	£	-	£	-		£	-	A200246	CS0358	£	-			Complete						
GB Consortium Ltd	2 St Joseph's Rd N9 8RX TD/03/2327	Demolition of part of existing building, and redevelopment of site to construct a part two-storey, part three-storey, new Primary Health Care Centre incorporating a pharmacy and associated car parking.	24.04.04	Lower Edmonton	Edmonton	25,000.00	25,000.00	NO DEADLINE	Mitigating Impact on street parking contribution towards the cost of mitigating the impact of on street parking	Rachel Buck	T&T	CT0164	£	25,257.50		£	25,257.50	£	-	£	-		£	-	A200279	ES0210	£	25,257.50	25,078.54	179.16	Officers working with Health Centre to reduce parking and develop a travel plan with staff to explore sustainable travel options						

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Brixton plc	Great Cambridge Industrial estate, Lincoln Rd EN1 03/8837	Demolition of existing buildings and erection of three blocks of 16 units for B1 (B), (G), D2 and/or B8 uses (business, general industrial and/or storage/distribution uses) (total of 8928 sqm) with associated car, lorry and cycle parking.	16.01.04	Jubilee	Edmonton	234,625.00	3,000.00	NO DEADLINE	Highway Contribution for improvements within the vicinity of the land	David Taylor	T&T	CT0239	-£	2,850.40			-£	2,850.40	£	-					£	-	A200335	-£	2,850.40	-	2,850.40	-	-	Design work currently taking place, spend estimated to begin Q3 of 16/17						
							96,625.00		Works to Progress Way	N/A	T&T	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	Complete		
							135,000.00		Traffic Management Measures in Lincoln Road	N/A	T&T	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	Complete
							-		Green Travel Plan	Safa Ishaq/Rachel Buck	T&T	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-
TOTAL					234,625.00	234,625.00						-£	2,850.40	£	-	-	-	-£	2,850.40	£	-	£	-	£	-	£	-	£	-	£	-	£	-	5,703.80						
Edmonton Islamic Centre Almasjid	TP/05/0629 20-34 Raynham Road N18	Change of use of 2-storey offices and single storey factory to a mosque, and change of use of 4-storey factory to an education and community centre, together with the provision of 20 car parking spaces.	28.05.06	Upper Edmonton	Edmonton	7,000.00	2,000.00	NO DEADLINE	Works to site access in Wakefield Street	David Taylor	T&T	CT0193	£	-										£	-	A200290	£	-					Complete. Cost code to be closed at year end							
							5,000.00		Works on revised waiting restrictions	David Taylor	T&T	CT0194	£	-																£	-							Complete		
TOTAL						7,000.00	7,000.00						£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-					
Genesis Housing Association	289-291 Fore Street TP/08/0893	Redevelopment of site by the erection of 25 residential units in a part 4, part 5 storey block (4 x 1-bed, 17 x 2-bed, 4 x 3-bed, incorporating 10 units of affordable housing) with balconies to front and rear, roof terrace, landscaping, cycle and car parking and associated access to Fore Street.	07.08.08	Edmonton Green	Edmonton	75,992.00	30,000.00	28.10.21	Conservation Area Enhancements To undertake public realm improvements in the vicinity to address tree planting, street furniture, renewal, decluttering, sign rationalisation, footway resurfacing enhancement and access improvements.(Condition 20 of the planning permission)	Christine White	HERITAGE & CONSERV	CT0291	-£	31,596.95			-£	31,596.95	£	-	£	-	£	-	£	-	A200417	-	-£	7,296.95	-	-	7,296.95	-	-	Awaiting costings for revised scheme. Implementation scheduled for Spring 2016.				
							45,992.00	28.10.21	Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0292	£	-																								Complete		
TOTAL						75,992.00	75,992.00						-£	31,596.95	£	-	-	-	-£	31,596.95	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	7,296.95			
Euromix Concrete Ltd & NatWest	6 Morson Road (aka Units 2-7 Riverside Industrial Estate EN3 4NQ TP/10/1802	Change of use to concrete batching plant involving demolition of existing buildings and erection of a single storey detached workshop and office / staff block, associated machinery, cycle store, vegetated buffer strip with cycle path and provision of 7 car parking bays (OPTICON 3).	10.11.11	Jubilee	Edmonton	21,350.00	20,000.00	20.01.16	Columbia Wharf Contribution towards the enhancement of aquatic and bank habitats at Columbia Wharf	Sharon Strutt	REGEN	CT0293	-£	20,365.25			-£	20,365.25	£	-	£	-	£	-	£	-		-£	20,365.25	-	-	20,365.25	-	-	Project paused (Sept 15) due to staff changes. Likely to take place later in 16/17					
							1,350.00	NO DEADLINE	S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-																										
							non monetary		Cycle path Landscaping scheme River Walkway Programme of maintenance																															
TOTAL						21,350.00	21,350.00					-£	20,365.25	£	-	-	-	-£	20,365.25	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	20,365.25		
IRFAN OSMAN/ HAKKI & LINDA HAKKI	1a Towpath Road N18 3 QX TP/11/0907	Erection of a 2-storey warehouse building to provide 1512sqm of industrial floorspace.	23.03.12	Upper Edmonton	Edmonton	11,863.35	11,299.00	29.03.17	Carbon Dioxide Emissions towards the delivery of carbon dioxide emissions savings elsewhere within the borough required as a consequence of the development (details on S106)	Rob Singleton	STRATEGIC PLANNING AND DESIGN	CT0305 (see tab)																								Pooled carbon fund contributions				
							564.35		S106 Management Fee	Head of Service	CT0303 (see tab)	£	-																											
TOTAL						11,863.35	11,863.35						£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-			

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St Modwens	Unit 3-11, 13-23 North Sq, Edmonton Green Shopping Centre. TP/11/1341	Part demolition of ground floor and amalgamation of existing ground floor retail units nos. 3-11 North Square together with a part single, part 2-storey extension facing Herford Road to provide one overall retail unit (A1) comprising a total floorspace	22.02.12	Edmonton Green	Edmonton	45,000.00	40,000.00	NO DEADLINE	Carbon Dioxide Emissions towards the delivery of carbon dioxide emissions savings elsewhere within the borough required as a consequence of the development (details on S106)	Rob Singleton	Development Management	CT0305 (see tab)				£	-	£	-					£	-												
							5,000.00			Street Tree Contribution towards the provision of street trees within the vicinity of the land requires ad a consequence of development	Andy Robinson	T&T	CT0318	-£	5,072.90	-£	5,072.90	£	-	£	-					£	-	-£	5,072.90	5,036.90	-	36.00	Allocated towards planting of street trees within the vicinity of the development				
							non monetary			Shop Unit Strategy demonstrating how training opportunities and local employment for residents will be provided in the Shop Unit Construction Employment Strategy demonstrating how training opportunities and local employment for residents will be provided during construction	Anna Loughlin				£	-			£	-	£	-	£	-					£	-							
TOTAL					45,000.00	45,000.00						-£	5,072.90	£	-	-	-	-£	5,072.90	£	-	£	-			-£	5,072.90	5,036.90	-	36.00							
Cuckoo Hall Academies Trust	Woodpecker Hall Primary Academy knightingale Rd. N9 8BR TP/11/0925	Redevelopment of site by the erection of a single storey, 2 form entry primary school with associated hard and soft external play areas and car parking.	06.01.12	Jubilee	Edmonton	106,200.00	30,000.00	01.11.17	CCTV to provide CCTV coverage of the boundary of the scheme including Nightingale Rd	Alan Gardner	COMMUNITY SAFETY	CT0325	-£	34,358.95	-£	34,358.95								£	-	-£	34,358.95	-	30,886.85	Awaiting redesign of highway layout							
							70,000.00			Traffic Calming to provide the installation of traffic calming measures to include raised zebra crossings, speed humps and traffic tables	David Taylor	T&T	CT0327							£	-	A200350									40,276.01	-		Complete			
							3,000.00			Travel Plan + Fee	Safia Ishfaq/Rachel Buck	T&T									£	-	A200343														
							700.00			S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																								
							2,500.00			Waiting Restrictions to provide for revision of waiting restrictions in the vicinity including keep clear markings double yellow lines and zig zags Written Submission for Phased Development	David Taylor	T&T	CT0325	-£	34,358.95	-£	34,358.95	£	-											£	-	A200349	-£	34,358.95	3,000.00		Complete
							TOTAL						106,200.00	106,200.00						-£	68,717.90	£	-	-	-	-£	68,717.90	£	-	£	-			-£	68,717.90	43,276.01	-
Grandvale Limited	54-56 Elm Park Road, N21 TP/05/2277	Demolition of existing garages and erection of two 2-storey semi detached houses.	27.06.07	Bush Hill Park	Edmonton	2,720.00	2,720.00	NO DEADLINE	Highways Contribution towards widening of the footway	Anna Jakacka	T&T	CT0211	-£	2,997.99	-£	2,997.99								A200276	ES2074	-£	2,997.99	3,004.23	6.24	Scheme where monies are to be used still awaiting planning consent (Oct 2015)							
Dixy Chicken Co-op	185A Town Road London N9 0HL P12-00443PLA	Conversion of first floor into a self-contained 2-bedroom flat (RETROSPECTIVE).	16.04.13	Lower Edmonton	Edmonton	13,014.00	11,158.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-																	To be spent at New Avenue Estate project, Southgate. Planning application received 2016.						
							1,856.00			Education to provide additional educational facilities within the Borough required as a consequence of development	Keith Rowley	EDU	CT0337	£	-																					Balance spent on works at Prince of Wales school - Complete	
TOTAL						13,014.00	13,014.00						£	-																							

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Shabar Alibhai	23 Church Street, London N9 9DY PL2-02361PLA	Conversion of hotel into 4 self contained flats comprising 1 x 2 bed, 1 x 1 bed and 2 x studio flats involving rear dormer.	28.11.12	Hazelbury	Southgate	2,459.97	2,459.97	NO DEADLINE	Education to provide additional primary educational facilities within the borough required as a consequence of development	Keith Rowley	EDU	CT0338	£	-		£	-	£	-					£	-	£	-			Payments have been allocated and spent on the Primary Schools Expansions scheme - complete.						
						2,459.97	2,459.97	S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0338	£	-		£	-	£	-	£	-							£	-	£	-						
TOTAL						4,919.94	4,919.94					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-									
North Middx University Hospital Trust SOLD to Newlon Housing Association	Boiler House Watemill Lane London N18 1SA TD/11/0905	Redevelopment of site to provide 81 residential units (OUTLINE -All matters reserved).	16.12.11 DNV 23.07.13	Edmonton	Edmonton	292,850.00	9,000.00	Employment and Training Strategy + Fee in connection with the Scheme (Schedule 2 of the S106).	Anna Loughlin	BED	CT0361	£	9,070.47			£	9,070.47	£	-	£	-	£	-	£	-	£	9,070.47	9,006.15		64.32	DRAWDOWN OF ALL JOBSNET FUNDS WILL TAKE PLACE 16/17					
						9,000.00	9,000.00	Enfield Jobsnet to provide job brokering service by the Jobsnet Team to the residents of the scheme for 3 yrs after completion	Anna Loughlin	BED	CT0361	£	-		£	-	£	-	£	-							£	-	£	-				Money due on occupation		
						186,000.00	186,000.00	Education to provide additional educational facilities in Enfield	Keith Rowley	EDU	CT0358	£	-		£	-	£	-	£	-									£	-	£	-			Complete	
						50,000.00	50,000.00	Off site Highways Works Contribution towards improvements to highways, footpaths & cycle paths	David Taylor	T&T	CT0359	£	50,391.66		£	50,391.66	£	-	£	-									£	50,391.66	-	-	50,391.66	Balance to be spent on Cycle Enfield during 16/17.		
						5,000.00	5,000.00	Supervision of Highways Works to monitor impact of the FWW will have on existing highway structures (incl. Bull Lane)	Dominic Millen	T&T	CT0360	£	-		£	-	£	-	£	-									£	-	£	-			Money due on occupation	
						20,000.00	20,000.00	Open Space Contribution to monitor impact of the FWW will have on existing highway structures (incl. Bull Lane)	Matthew Watts	PARKS	CT0360	£	20,156.71		£	20,156.71	£	-	£	-									£	20,156.71	-	-	20,156.71	To be spent at Pyrammes Park during 16/17		
								Travel Plan	Safia Ishfaq/Rachel Buck	T&T	CT0361	£	-		£	-	£	-	£	-										£	-	£	-			Non Monetary Planning Obligations
						13,850.00	13,850.00	S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0361 (see tab)	£	-		£	-	£	-	£	-										£	-	£	-			
TOTAL						292,850.00	292,850.00					£	79,618.84	£	-	£	79,618.84	£	-	£	-	£	-	£	-	£	79,618.84	9,006.15		70,612.69						
Country Side Properties UK & LBE	Highmead Estate at Fore St. P12-02465PLA	Redevelopment of site to provide 4 commercial and 120 residential units (comprising a part 6-storey, part 8-storey block of 1092 sqm of commercial floorpace (A1 Retail, A2 Offices, A3 Restaurant and A4 Drinking establishments) at ground floor, 3 x 3-bed maisonettes, 45 x 1-bed, 33 x 2-bed and 17 x 3-bed flats with balconies to front and rear and 3 blocks of 5 x 3-storey, 4-bed terraced houses with balcony at second floor rear, 1 block of 6 x 3-bed part 2-storey, part 3-storey town houses with integral garages and sun terrace at second floor rear and 1 x 2-bed single family dwelling, a 3-storey block of 180 sqm of community space (D1 non residential institutions), vehicular access to Alpha Road, landscaping works and 28 car parking spaces and 137 cycle parking spaces and change of use of car park at Trolinger Place from public to private parking.	20.03.13	Upper Edmonton	Edmonton	395,048.66	50,000.00	Community Facilities Contribution for the provision of a community space to shell and core	Peter George	BED	CT0410	£	50,180.84			£	50,180.84	£	-	£	-	£	-	£	-	£	50,180.84	-		50,180.84	Payment due upon occupation of units					
						118,214.00	118,214.00	Education Contribution towards educational facilities required as a consequence	Keith Rowley	EDU	CT0353	£	-		£	-	£	-										£	-	£	-					
						10,000.00	10,000.00	Employment and Training Strategy and Fee towards monitoring the Employment Training Strategy by the Council	Anna Loughlin	BED	CT0355	£	10,170.71		£	10,170.71	£	-	£	-									£	10,170.71	10,098.59		72.12	DRAWDOWN OF JOBSNET FUNDS WILL TAKE PLACE DURING 16/17 FINANCIAL YEAR		
						9,000.00	9,000.00	Jobsnet contribution towards Jobsnet Team to provide job brokering service to tenants of commercial units for 3 years	Anna Loughlin	BED	CT0408 (See tab)	£	-		£	-	£	-	£	-									£	-	£	-				
						50,000.00	50,000.00	Open Space towards improvements and maintenance of St Johns Open Space	Matthew Watts	PARKS	CT0356	£	50,853.82		£	50,853.82	£	-	£	-									£	50,853.82	-	-	50,853.82			
						30,000.00	30,000.00	Public Art Contribution towards the provision of public art within 20m of the boundaries of the Upper Edmonton District Centre	Paul Everitt	CULTURAL SERVICES	CT0357	£	30,512.27		£	30,512.27	£	-	£	-										£	30,512.27	-	-	30,512.27	Will not be spent until Meridian Water is finalised	
						103,673.66	103,673.66	HIGHWAYS	David Taylor	T&T	CT0354	£	76,141.17		£	76,141.17	£	677.66											£	75,463.51	76,141.17	677.66			Highways are chasing an invoice from the contractors for this work.	
						10,000.00	10,000.00	Car Club Contribution payable to Zicron to enable Zicron to help provide a Car Club for the benefit of Residents and non-Residents.	Anna Jakacka	T&T	CT0404	£	2,013.87		£	2,013.87	£	-	£	-									£	-	£	-	2,013.87			
								Travel Plan Affordable Housing (24 units) Community Heating System	Safia Ishfaq/Rachel Buck	T&T	CT0361	£	-		£	-	£	-	£	-										£	-	£	-			
						14,161.00	14,161.00	Community Facility - contract/procure the construction of the Community Facility to at least a shell state in accordance with the Community Facility Specifications.	Peter George	BED	CT0361	£	-		£	-	£	-	£	-										£	-	£	-			
TOTAL						395,048.66	395,048.66					£	219,872.68	£	-	£	219,872.68	£	-	£	677.66	£	-	£	-	£	219,195.02	66,042.58		285,237.60						
SEORO Industrial Estates Limited	Land at Advent Way (Former Reality Site) London N15 3AH P12-03056PLA	development of site to provide 3 blocks of 16 industrial units for B1b, B1c, B2 and B8 use (7 units incorporating mezzanine office spaces), a 5-storey, 96-bed Hotel (C1 use) with restaurant, bar and conference room to ground floor, new access road, access and egress from Advent Way, associated car parking, 2.4m high palisade fence to boundary with sliding and swing gates to commercial units and drop barrier to Hotel and associated landscaping, lighting, plant and equipment and associated works.	18.08.13	Edmonton Green	Edmonton	102,352.00	TBC	Employment and Skills Strategy Local Labour Report Business and Employment Initiative Contribution in lieu of the provision of Local training or employment placements as set out in the Employment and Skills Strategy to be used towards Jobsnet	Anna Loughlin	BED	CT0361	£	-			£	-	£	-							£	-									
						TBC	Energy Strategy Contribution	Energy	Jeff Laidler	SUSTAINABILITY	CT0361	£	-		£	-	£	-											£	-						
						15,000.00	15,000.00	Footpath Contribution towards the cost of securing a footpath link to Meridian Way	Dominic Millen	T&T	CT0364	£	15,371.87		£	15,371.87	£	-	£	-									£	15,371.87	-		15,371.87	Awaiting information on works commencement		
						10,000.00	10,000.00	Greenways Contribution towards the cost of providing and maintaining non motorised routes (for pedestrians, joggers, cyclists and wheel chair users for health, rec, leisure and local journeys) and improvements to access at Angel Rd SW	Eddie Gomez	T&T	CT0366	£	20,156.71		£	20,156.71	£	-	£	-									£	20,156.71	-		20,156.71	Work completed Aug 2015. Money now expected to be drawn down in Q4 16/17		
						10,000.00	10,000.00	Landscape Contribution towards the cost of improving the landscape planting and biodiversity in the vicinity of the development	Matt Watts	PARKS	CT0365	£	10,078.35		£	10,078.35	£	-	£	-									£	10,078.35	-		10,078.35	WETLANDS SCHEME AT PYMMES PARK COMPLETED IN EARLY 2016, MONEY AWAITING DRAW DOWN (Q4 16/17)		
						10,000.00	10,000.00	Signage Contribution towards the cost of improving road signage in the locality	Dominic Millen	T&T	CT0366	£	-		£	-	£	-	£	-										£	-	£	-			Complete

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							50,000.00		Late Completion Penalty to be paid if the industrial units are not completed within 2 years of commencement to be applied towards the upgrading of the Eley Industrial Estate and on the provision of employment training initiatives in Fairfield	Anna Loughlin	BED		£	-		£	-	£	-						£	-		-	Due to be paid if the industrial units are not completed within 2 years of commencement		
							3,500.00		Travel Plan Travel Plan Monitoring Fee	Safiah Ishraq/Rachel Buck	T&T	CT0307 (see tab)	£	-		£	-	£	-	£	-				£	-	1,497.56	1,497.56	complete		
									Coach Parking Space Upper Lee Valley Heat Network	David Taylor	T&T		£	-		£	-	£	-	£	-				£	-		-	Non Monetary Planning Obligations		
							3,852.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-		£	-	£	-	£	-				£	-		-			
TOTAL						102,352	102,352						-£	45,606.93	£	-	-£	45,606.93	£	-	£	-	£	-	£	-	£	-	44,109.37		
Mr Ashin IP	246 Durants Road, Enfield EN3 7AZ	Subdivision of site and erection of a part 2-storey, 2-bed end of terrace single family dwelling with access to Durants Road and repositioning of existing access.	04.12.13	Ponders End		16,668.93		NO DEADLINE	Affordable Housing Contribution towards the off-site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes		£	-		£	-	£	-					£	-			To be spent at New Avenue Estate project, Southgate. Planning application received early 2016.			
							1,855.98		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	EDU	CT0379	£	-		£	-	£	-					£	-			Complete			
TOTAL						16,668.93	16,668.93						£	-	£	-	-£	4,862.91	£	-	£	-	£	-	£	-	-	-			
London Academies Enterprise Trust	The Nightingale Academy Turin Road, Edmonton, London N9 8DQ P12-01255PLA	Single-storey extension to sports hall to create a cafe and replacement door to north east elevation; construction of new student entrance to south east elevation and new visitors entrance to north west elevation; alterations to Learning Resource Centre comprising new glazing and cladding, mezzanine floor comprising 2 additional classrooms, replacement windows to north east elevations of main building and adjacent student entrance; erection of 3 free-standing canopies south of main building; new artificial sports pitch together with the provision of 10 floodlighting columns around it with fencing; provision of additional new car parking spaces along site access leading from Turin Road; extension of car parking area across eastern boundary of public open space together with alteration to layout of north and south car parks; construction of new footpath with new lighting across open space area; continued use of existing temporary fenced play ground area within open space area; provision of compensatory replacement new open space area on land adjacent to existing sports block facing St Josephs Road) together with new fencing, new pedestrian student entrance in to Academy from St. Josephs Road and alterations to access on Nightingale Road as well as new 3m high fencing to rear boundary backing onto properties in St. Marys Road, new hard surfacing and security gates.	12.02.2013	Jubilee	Edmonton	Not exceeding £15,000		NO DEADLINE	Exchange of Land	TBC	TBC					£	-						£	-							
									Provision of a Footpath	TBC	T&T					£	-							£	-						
									Lighting for the provision of sufficient lighting for the footpath to include £4,400 for the long term maintenance of the installed lighting referred to in para 5.2.11 in the agreement	Richard Booth	T&T	CT0398	-£	5,056.79		-£	5,056.79	£	3,246.00					£	-	A200411	-£	1,810.79		1,810.79	Awaiting information on works timetable
TOTALS						15000	£	15,000.00					-£	5,056.79	£	-	-£	5,056.79	£	3,246.00	£	-	£	-	-£	1,810.79	-	1,810.79			
Thames Water	Deephams Sewage Works Upgrade, Picketts Lock Lane Edmonton N9 0BA P14/026137UL	TBC	17.02.15			10005.94			S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)				£	-						£	-				Paid Feb 2015			
									Operational Phase Travel Plan	Anna Jakacka	T&T					£	-							£	-			no-monetary planning obligation			
									Operational Phase Travel Plan Contribution	Anna Jakacka	T&T					£	-							£	-			Payment due prior to implementation of the approved Operational Phase Travel Plan			
									Business and Employment Initiative contribution	Anna Loughlin	BED					£	-							£	-			Only payable if trainee places are not provided on site			
									Construction Phase Travel Plan Monitoring contribution	Anna Jakacka	T&T					£	-							£	-			Payable prior to implementation of the approved Construction Phase travel plan			
									Local Employment Strategy	Gavin Redman	BED					£	-							£	-			Non-monetary planning obligation			
									Construction Phase Travel Plan Monitoring contribution	Anna Jakacka	T&T					£	-							£	-						
						10,005.94	10,005.94						£	-	£	-	-£	-	£	-	£	-	£	-	£	-	£	-	0		
							52,962.39		Play equipment contribution towards the provision of play equipment in the retained publicly accessible open space	Matt Watts	PARKS	CT0489	£	-	-£	72,962.39		-£	72,962.39					£	-	-£	72,962.39				

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London Community Learning Trust	Ladysmith Road, Edmonton, Enfield London N18 2QR. 14/04/2015/FUL	Erection of a part single, part 2-storey 420 place primary school for pupils aged 4-11 years, provision of multi-use games area (MUGA), soft and hard surfaced play areas, associated landscaping, perimeter fencing and car and cycle parking accessed from Albany Road	19.10.2015	Edmonton Green	Edmonton	74,137.39	1,175		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-		£	-						£	-	£	-													
							20,000		Highways Contribution	David Taylor	T&T	CT0490	£	-	£	72,962.39	£	72,962.39								£	-	£	72,962.39				New receipt received on 21/09/2016 - awaiting project information						
						£ 74,137	£ 74,137						£-	-£145,924.78	-	-£145,924.78	£-	£-	£-	£-	£-	£-	-	-	-£145,924.78	-	-												
Maizelands Ltd and Arringford Ltd	Ponders End Industrial Estate East Duck Lees Lane Enfield EN3 7SP; P14-0206/PLA	Redevelopment of part of existing industrial estate involving demolition of existing units and erection of replacement industrial units totalling approx. 31,552sqm of floor space for B1, B2 and B8 uses	10.03.2016	Ponders End	Edmonton	166,840			Bridge Contribution	Mick Pond	T&T	CT0488	£-	-£75,894.23		-£75,894.23	£-	£-	£-	£-	£-	£-	£-	-	-	-£75,894.23	-	-		New receipt received on 21/09/2016 - awaiting project information									
							3,620		Master Travel Plan Monitoring Fee	David Taylor	T&T	CT0307 (see tab)	£-			£-													£-										
							9,600		S106 Monitoring Fee	TBC	Strategic Planning and Design	CT0303 (see tab)	£-			£-														£-									
							3,620		Unit Travel Plan Monitoring Fee	David Taylor	T&T	CT0307 (see tab)	£-			£-														£-									
						£ 166,840	£ 166,840						£-	-£75,894.23	£-	-£75,894.23	£-	£-	£-	£-	£-	£-	-	-	-£75,894.23	£-	£-												
Knan Aksu and Aylin Aksu	1 Harton Road, P14-0075/PLA	Conversion of existing store to provide 1 x studio involving erection of single storey rear extension with fencing amenity space at front.	30.10.14	Lower Edmonton	Edmonton	£	21,965		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)														£-				New receipt - awaiting project information									
						£	25,362		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																	£-										
						£	1,856		Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0487																		£-				New receipt - awaiting project information					
						£ 25,362	£ 25,362						£-	£-	£-	£-	£-	£-	£-	£-	£-	£-	-	-	£-	£-													
TOTAL FOR EDMONTON						£ 4,614,835.21	£ 4,614,835.21						£ 532,645.19	-£ 221,819.01	£ -	-£ 754,464.20	£ -	£ -	£ 30,119.02	£ -	£ -	£ -	£ -	£ -	-	-	-£ 724,345.18	£ 399,078.65	-£ 103,447.52										
Enfield North																																							
Knightspar Homes Ltd	Pumping Station at Hadley Rd EN2 8LA TP/10/1800	Conversion of existing pump house to provide 8 residential units comprising 4 houses (2 x 3-bed and 2 x 2-bed) and 4 flats (3 x 2-bed and 1 x 2-bed) together with conversion of basement to provide 4 parking spaces and 1 garage with access ramp and conversion of existing detached workshop and road store to a 2-bed single family dwelling and 6 car ports involving a single storey side extension.	07.12.11	Chase	Enfield North	269,659.80			Affordable Housing towards the provision of affordable housing in the borough as a consequence of the development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-										
							34,412.00		Education to provide additional educational facilities in Enfield	Keith Rowley	EDU	CT0326	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-		Complete						
							13,460.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-								
							1,000.00		Highways Fee and Cost of Works TBC	David Cowan	T&T	CT0332	-£	3,006.62		-£	3,006.62	£	-											£	-	A200334 A200363	-£	3,006.62	5,134.53	127.91	Complete. Remaining funds to be drawn down later on in FY 15/16.		
TOTAL						269,659.80	269,659.80						-£3,006.62	£	-	-£3,006.62	£-	£-	£-	£-	£-	£-	-	-	-£3,006.62	3,134.53	127.91												
Enfield Energy Centre Ltd	Brancroft Way, Brimsdown EL 93/0001	Construction of a combined cycle gas turbine electricity generating station.	16.02.97	Enfield Highway	Enfield North	910,000.00	240,000.00	Within 12 yrs of payment 01.05.12	Environmental Improvements in the vicinity of the Land (including but not limited to traffic and highways measures or works)	David Taylor	T&T	CT0047	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-		Complete								
									Environmental Improvements in the vicinity of the Land (including but not limited to traffic and highways measures or works)	Andrew Dodkins	T&T	CT0236	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	A200295 to be closed	£	-		Environmental Improvements. Improvements to outside Turkey Street Station are now complete. Code to be closed at year end			
							150,000.00		Air Quality Monitoring. Upgrading and maintaining air quality monitoring equipment in the locality of the development	Sue McDavid	REGULATORY SERVICES	CT0048	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	A200306	£	-		Complete			
									Air Quality Monitoring. Upgrading and maintaining air quality monitoring equipment in the locality of the development	Sue McDavid	REGULATORY SERVICES	CT0050	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	A200295	ES1218	£	-		Complete
							40,000.00		Street Lighting	David Taylor	T&T	CT0049	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-				Complete.		
									Economic Regeneration	Anna Loughlin	BED	TBC	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-				Complete.		
							180,000.00		Community Benefits For the general benefit of the area in the vicinity of the land or of its inhabitants	Matthew Watts	PARKS	CT0084	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-				Complete.		
			Community Benefits For the general benefit of the area in the vicinity of the land or of its inhabitants	Tina Heather	PARKS	CT0091	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-				Complete.								
			Community Benefits To provide a community facility within the vicinity	Matthew Watts	PARKS	CT0185	£	-		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-				Complete.								
TOTAL						910,000.00	910,000.00						£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-											

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							35,000.00		CPZ Contribution CSMK Additional sum for the implementation of the CPZ measures (On request of LBI)	David Taylor	T&T		£ -			£ -	£ -					£ -			£ -											
						53,000.00	53,000.00						-£ 2,521.58	£ -	-	-£ 2,521.58	£ -	£ -	£ -	£ -	£ -	£ -			-£ 2,521.58	13,189.24	10,667.66									
Magnacrest Ltd	5 45A Old Park road Enfield HIGHLANDS 04/1689 05/1730	Redevelopment by the erection of a three storey block of 22 x 2 bedroom and 1x3 bedroom flats, vehicular access and basement parking.	17.02.05	Highlands	Enfield North	25,000.00	25,000.00	5th anniversary of the first occupation (Sept 07) September 2012	Highways Contribution towards off site works to improve the highway in the vicinity of the land	David Cowan	T&T	CT0180	-£ 14,794.30			-£ 14,794.30	£ -	£ -					£ -	A200282 To be closed	ES2010	-£ 14,794.30	14,689.42	104.88	Magnacrest have breached the 106 Agreement for this scheme. Works carried out in default							
ADT Auctions Ltd	Great Cambridge Road 620/640 EN1 3RL 94/0484 SOUTHBURY	Change of use of existing motor vehicle auction and general industrial (B2) to motor vehicle auction centre including alterations to the access.	13.08.95	Southbury	Enfield North	3,000.00	3,000.00	NO DEADLINE	Environmental Improvements Contribution towards general environmental improvements within the area	David Taylor	T&T	CT0078	£ -	£ -		£ -	£ -	£ -	£ -	£ -	£ -	£ -	A200372		£ -		13.71	13.71	Complete							
CDS Ltd	59, Lockfield Avenue, EN3 00/1640 ENFIELD HIGHWAY	Redevelopment of site by the demolition of existing industrial unit and erection of new data centre (B2 use).	03.09.01	Enfield Highway	Enfield North	20,000.00	20,000.00	NO DEADLINE	Green Transport Contribution Towards the promotion of Green Transport Initiatives within the vicinity of the site and Brimsdown business area	Andy bell	EC DEV	CT0105	-£ 14,584.37	£ -		-£ 14,584.37	£ -	£ -	£ -	£ -	£ -	£ -			-£ 14,584.37	14,480.93	103.44	Awaiting further information								
Gazeley Properties Ltd	Retaining to G Park (former ISAB) Mollison Avenue Site Linked to TY/04/0448. TY/07/254	Erection of 3 buildings to provide a combined home deliveries (dot com) and express distribution centre (B8) with associated vehicular maintenance building, gate house, vehicle helling and washing facilities, van and staff parking, landscaping, service yard, service road, combined heating and power (chp) plant and associated infrastructure (including sprinkler tank, pump house, switch rooms, fuel tanks, compactor and back-up generator), with access to staff parking from Hertford Road and vehicular access to service area from Mollison Avenue.	23.11.10	Enfield Lock	Enfield North	128,777.00	45,000.00	NO DEADLINE	Jobson Local Construction Employment Strategy	Mary O'Sullivan	BED	CT0276					£ -	£ -						A200327		£ -			Complete							
							20,000.00		Cycle-Way towards implementation of sections of the greenways cycle scheme	Jonathan Goodson	T&T	CT0262	-£ 20,429.38					-£ 20,429.38	£ -	£ -										-£ 20,429.38		20,429.38	Awaiting project info and timetabling			
							15,000.00		Public Transport Contribution towards the installation or improvement of bus waiting facilities	David Taylor	T&T	CT0263	-£ 15,322.13					-£ 15,322.13	£ -	£ -											-£ 15,322.13		15,322.13	Indicative spend date FY16/17, cash to be used for bus stop accessibility work		
							3,000.00		Monitoring Fee for Travel Plan	Safiah Ishtiaq/Rachel Buck	T&T	CT0257							£ -	£ -	£ -									A200343		£ -			Complete	
							15,777.00		Green Travel Plan	Safiah Ishtiaq/Rachel Buck	T&T								£ -	£ -	£ -											£ -				
							25,000.00		Parking	David Taylor	T&T								£ -	£ -	£ -											£ -				
							5,000.00		Local Construction Employment Strategy Monitoring	Anna Loughlin	BED									£ -	£ -												£ -			
						128,777.00	128,777.00						-£ 35,751.51	£ -	-	-£ 35,751.51	£ -	£ -	£ -	£ -	£ -	£ -			-£ 35,751.51	-	35,751.51									

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND TO DATE - RISE TO PRESENT COMPLETE - RISE TO DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee									
Kilwood Estates Ltd and Long & Somerville	Land to the Rear of 453 Southbury Road, Enfield EN3 4HR TP/06/1912 SOUTHBURY	Demolition of existing building and mixed use redevelopment of part 2, 3, 4 and 5 storey buildings to provide 130 residential units (comprising 41 x 1 bed, 79 x 2 bed and 10 x 3 bed) together with 400 m2 of retail (Class A1), public and private amenity open space, children's play area, provision of surface and undercroft parking for 85 spaces with through vehicular access from Kingsway to Emilia Close. NOTE: Appeal decision reduced number of dwellings to 123 (comprising 34 x 1 bed, 65 x 2 bed and 24 x 3 bed). All units are affordable housing.	25.06.07	Ponders End	Enfield North	274,136.00	25,000.00	13,031.15	Environmental & Highway Contribution towards environmental and highways improvements in the vicinity of the site	David Taylor	T&T	CT0313	-£	23,373.30			-£	23,373.30	£	-				£	-	-£	23,373.30	-	23,373.30	UPDATE 12/11/16 - TO BE SPENT AT PONDERS END HIGH ST. START DATE MAY 2016								
							12,500.00		Car Club Contribution payable to City Car Club to enable City Car Club to set up and provide a Car Club for the benefit of Residents and non-Residents.	N/A	T&T	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-	£	-	City Car Club has declined to operate a car club. Funds will not be received.			
							161,636.00		Education Contribution in respect of the cost of provision by the Council of pre-school, primary and secondary education for children of the Residents	Keith Rowley	EDU	CT0312	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-	£	-	Complete
							75,000.00		CPZ Contribution in respect of the Controlled Parking Zone	N/A	T&T	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-	£	-
					274,136.00	274,136.00						-£	23,373.30	£	-	-£	23,373.30	£	-	£	-	£	-	£	-	-£	23,373.30	-	23,373.30									
Natalie Rahamin	Land rear of 71 Riverfield Road EN1 3DH TP/09/1418	Subdivision of site and erection of a detached 2-storey 2-bed house at side with associated car parking to front.	26.05.10	Town	Edmonton	Non monetary							£	-		£	-	£	-	£	-	£	-	£	-	£	-	-	£	-	non monetary planning obligations							
Blenheim Realty	86-90 Cress Drive, Enfield, EN3 5QD TP/10/0286		10.12.10	Turkey Street	Enfield North	60,377.00	25,000.00	NO DEADLINE	Open Space Contribution for improving open spaces and or play spaces within vicinity of the land	Matthew Watts	PARKS	CT0295	-£	1,797.38			-£	1,797.38					£	-		-£	1,797.38	-	1,797.38	To be used to cover overpend at St George's Field								
							2,500.00	14.11.16	Waiting Restrictions for appropriate waiting restrictions as may be required by the Highway Authority within the vicinity of the land	David Cowan	T&T	CT0296														£	-	A20051	£	-			Complete					
							32,877.00	NO DEADLINE	Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0297																								Complete		
					60,377.00	60,377.00						-£	1,797.38		-£	1,797.38								-£	1,797.38													
Lionsgate Properties	1-5 Coleman Parade and New River House, 6a Coleman Parade, 6-14 Southbury Road EN1 1Y TP/06/1430 SOUTHBURY	Construction of 191 residential units involving conversion and extension of New River House (block A) by the erection of a side extension to east elevation of 4th storey level and above, together with construction of three additional floors to total 13 stories providing 94 units and erection of 3 additional floors to total 6 stories providing 20 x 2-bed units together with installation of new shop fronts to ground floor commercial units and glazed link to New River House from 1st floor level and above, erection of a 9-storey block to the rear (block C) comprising 77 units (42 x 1-bed, 35 x 2-bed) with car parking on ground and 1st floor levels with 1st floor vehicular access to New River House; construction of sub-station to rear and provision of associated cycle parking.	17.10.07	Southbury	Enfield North	257,000.00	60,000.00	13.02.17	Public Realm Contribution for improvements to existing open spaces/recreational areas, landscaping and street furniture within the immediate vicinity of the development.	Matthew Watts	PARKS	CT0310																		Complete								
							157,000.00		Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0311																							Complete			
							40,000.00		Transport Contribution to upgrade bus stops located on Southbury Road adjacent to the land	David Taylor	T&T	CT0294	-£	46,593.62					-£	46,593.62									£	-	-£	46,593.62				To be put towards Cycle Enfield A110 route and spent during Q4 of 2016/17.		
					257,000.00	257,000.00						-£	46,593.62		-£	46,593.62								-£	46,593.62													
LBE & Legal & General Assurance Society Limited	Former car park 57 stockingswater Lane EN3 7YH TP/09/0028 ENFIELD HIGHWAY	Erection of single unit for use within Classes B1(c) (light industrial), B2 (general industrial) and B8 (storage/distribution), with ancillary office accommodation, associated loading bays, parking and access to Millers Lane via Delta works.	18.05.09	Enfield Highway	Enfield North	110,000.00	110,000.00	21.05.17	Riverside Walk Provision or improvement of the riverside walk adjacent to the land and associated landscaping	Andy Bell	IC DEV	CT0317	-£	42,968.78		-£	42,968.78								£	-	-£	42,968.78			Work started Sept 2015							
Mr and Mrs O'Sullivan	Land Rear of 29-31 Slades Hill TP/11/1270	Redevelopment of site to provide a part 2-storey, part 4-storey block of 9 self contained flats (6 x 3-bed & 3 x 2-bed) with roof terrace, balconies to front and rear and accommodation and parking in basement with access to Slades Hill.	04.03.11	Highlands	Enfield North	57,115.86	13,700.00	NO DEADLINE	Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0316																		Complete								
							43,415.86		Affordable Housing towards the provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)																										
						57,115.86	57,115.86																															
Origin Housing Ltd	18 Brimsdown Avenue Enfield EN3 5PZ, 1404654FLU	Redevelopment of site to provide a 3-storey block of 21 self contained flats (6 x 1-bed, 12 x 2-bed and 3 x 3-bed) with balconies to front and rear	23.09.2015	Brimsdown	Enfield North	64,165.86	520	NO DEADLINE	Business and Employment Initiatives Contribution	Gavin Redman	BED	CT0408 (see tab)																										
							13,986		Cycle Facilities Contribution	David Taylor	T&T	CT0470	-£	13,994.42				-£	13,994.42																	NO PROJECT IDENTIFIED		
							46629.58		Education Contribution	Keith Rowley	EDU	CT0469	-£	46,647.68					-£	46,647.68																		
							Non-monetary		Highway Works	Mick Pond	T&T																											
							3,030.28		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																										
					64,165.86	64,165.86						-£	60,642.10	£	-	-£	60,642.10	£	-	£	-	£	-	£	-	-£	60,642.10	-	-									
College of Haringey, Enfield & North London	Enfield College, 73 Hertford Road, EN3 5HA TP/10/1392 ENFIELD HIGHWAY	Erection of a detached training building with mezzanine floor, external training area and service yard, together with realignment of existing vehicular access and construction of new pedestrian access, associated external hard/soft landscaping.	15.08.11	Enfield Highway	Enfield North	21,300.00	100.00	16.04.17	1st Contribution for Street Parking Survey for roads that surround the development	David Taylor	T&T	CT0315	£	-													£	-	A20054	£	-	-	Complete					
							200.00		2nd Contribution for Street Parking Survey to undertake a second street parking survey on roads surrounding the development	David Taylor	T&T	CT0315	£	-																							Complete	
							20,000.00		2nd Contribution for Street Parking Survey for roads that surround the development	David Taylor	T&T	CT0315	£	-																								Non-monetary planning obligation
							1,000.00		Street Waiting Restrictions For costs of introducing necessary street waiting restrictions/extension of a controlled parking zone dependant on results from above	David Taylor	T&T		£	-																								
									S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-																								
					21,300.00	21,300.00						£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-							
Christian Action Housing	Former Bingo Hall, Burleigh Way TP/09/1112	Demolition of existing building and erection of a total of 6 commercial units and 42 residential units (21 units of which affordable housing) in two part 3 and part 4-storey blocks, comprising 10 x 1-bed, 17 x 2-bed, 15 x 3-bed, incorporating accommodation in roof space with front, rear and side dormer windows, pedestrian access to the Market Place.	19.03.10 25.01.11	Town	Enfield North	138,222.00	45,000.00	20.10.16	Landscaping Contribution towards enhancement of and access to open space and towards Council's biodiversity initiative	Matthew Watts	PARKS	CT0288	£	-													£	-	41,286.82	41,286.82	UPDATE 6.10.15 - WORK UNDERWAY. SCHEDULED TO COMPLETE IN EARLY 2016. MONEY TO BE DRAWN DOWN IN Q4 16/17							
							21,000.00		Parking Contribution to compensate for the loss of income from on street parking bays	David Taylor	T&T	CT0289	£	0.00																£	0.00	A200316	£	0.00	0.00	Complete		
							72,222.00		Education Contribution to provide educational facilities within the Borough	Keith Rowley	EDU	CT0290	£	-																								Complete
					138,222.00	138,222.00						£	0.00	£	-	-£	0.00	£	-	£	-	£	-	£	-	-£	0.00		41,286.82	41,286.82								
						131,329.00																								Complete								

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE = Project Complete, RED = DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee								
Origin Housing Limited and Origin Properties Limited	Former Co-Op Dairy Site, 19 Gilbert Street, Enfield, EN3 6PD TP/09/1539	Redevelopment of site to provide 62 residential units comprising 3 and 2 storey blocks of flats and terraced houses together with 62 car parking spaces, new access road and associated landscaping.	08.12.10	Turkey Street	Enfield North	303,329.00	50,000.00	24.06.16	Highways Contribution for consulting upon and providing a dedicated shared surface at one level at the Hertford Rd/Gilbert St junction	David Cowan	T&T	CT0271	-£	46,937.91			-£	46,937.91	£	-				£	A200405	-£	46,937.91	-	46,937.91	Consultation finished Dec 15. Cabinet report being prepared to approve works in Feb 2015.							
							32,000.00		Open Space/Play Space Contribution towards the improvement or provision of open space/play space facilities within the Borough requires as a consequence of the development	Matthew Watts	PARKS	CT0273	-£	10,924.50			-£	10,924.50	£	2,810.00	£	-						£	A200380 A200357	-£	8,114.50	16,984.92	8,870.42	UPDATE 6.10.15 - MONEY TO BE DRAWN DOWN BEFORE END OF FY15/16			
							15,000.00		Railing Improvements towards railing improvements in the vicinity of the land	Trevor Pennell	T&T	CT0274	-£	10,377.44			-£	10,377.44	£	-									£	A200407	-£	10,377.44	-	10,377.44	Consultation finished Dec 15. Cabinet report being prepared to approve works in Feb 2016		
							70,000.00		Traffic Calming Scheme for identifying, consulting and implementing a traffic calming scheme within the vicinity	David Cowan	T&T	CT0272	-£	69,336.53			-£	69,336.53	£	-	£	-								£	A200406	-£	69,336.53	-	69,336.53	Consultation finished Dec 15. Cabinet report being prepared to approve works in Feb 2016	
									Green Travel Plan	Safiah Ishfaq/Rachel Buck	T&T																										Non monetary
							5,000.00		Waiting Restrictions Affordable Housing (22 units)	David Taylor	T&T	CT0279	-£	5,105.56			-£	5,105.56	£	-	£	-								£	A200408	-£	5,105.56	-	5,105.56	Consultation finished Dec 15. Cabinet report being prepared to approve works in Feb 2016	
						303,329.00	303,329.00					-£	142,681.94	£	-	-£	142,681.94	£	2,810.00	£	-	£	-	£	-	£	139,871.94	16,984.92	-	122,887.02							
Cubit School Trust	1-3 Pitfield Way P12-01390/PLA	Erection of a temporary building to form a temporary primary school (Class D1) to accommodate up to 25 children.	14.08.12	Turkey Street	Enfield North	7,000.00	4,500.00	NO DEADLINE	One Way Working Scheme	Craig Gough	T&T	CT0339	-£	1,791.08			-£	1,791.08					£	A200348	-£	1,791.08	1,644.57	146.51	Work complete, funds to be moved to contingencies at year end								
							2,500.00		Waiting Restrictions In respect of the cost of provision by the Council of promoting a traffic management order to implement appropriate waiting restrictions within the vicinity of the Development and necessary signage.	Dominic Millen	T&T	CT0340	-£	1,820.12			-£	1,820.12	£	-	£	-							£	A200348	-£	1,820.12	1,935.04	114.92	Work complete, funds to be moved to contingencies at year end		
						7,000.00	7,000.00					-£	3,611.20	£	-	-£	3,611.20	£	-	£	-	£	-	£	-	£	3,611.20	3,579.61	-	31.59							
Thomes Ltd.	27 Chase Ridings - EN22 7QQ TP/11/0891	Demolition of existing dwelling and erection of a 2-storey block of 5 self contained flats (comprising 3 x 2-bed and 2 x 3-bed) with balconies to front and rear at first floor, rear dormers and off street parking at front.	06.02.11	Highlands	Enfield North	25,189.50	10,875.00	19.04.18	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-			£	-						Complete							
							13,115.00		Education Contribution for the provision of Education within the Borough	Keith Rowley	EDU	CT0341	-£	0.00			-£	0.00	£	-	£	-													Complete		
							1,199.50		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-			£	-	£	-	£	-															
						25,189.50	25,189.50					-£	0.00	£	-	-£	0.00	£	-	£	-	£	-	£	-	£	-	£	-								
Fairview New Homes Ltd.	Reservoir Drapers Rd. EN2 8LT TP/11/1419	Redevelopment of site by the erection of a total of 45 residential units comprising a 3-storey block of 20 flats (1 x 1-bed, 11 x 2-bed, 5 x 3-bed) with accommodation in roof space and front and rear dormers; a 3-storey block of 12 flats (1 x 1-bed, 6 x 2-bed, 2 x 3-bed); 4 x 3-bed semi detached 3-storey houses; a terrace of five 2 and 3-storey 3-bed houses; a terrace of 4 x 4-bed 2-storey houses with accommodation in roof space and rear dormers, together with associated access, car parking, amenity space and landscaping.	30.03.12	Highlands	Enfield North	264,839.00	251,561.00	25.10.22	Education Contribution towards the additional educational facilities required as a consequence of development	Keith Rowley	EDU	CT0328	£	-			£	-	£	-										Complete							
							TBC		Overage Assessment and Overage payment Assessment to be carried out by LBE	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-																	
							13,278.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-			£	-	£	-	£	-															
							non monetary		Affordable Housing (14 units) Highways Works and S278	TBC	T&T		£	-			£	-	£	-	£	-															Non Monetary Planning Obligation
						264,839.00	264,839.00					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-								
Wisechoise Limited	198 Gladbeck Way Enfield EN2 7JF P12-00362/PLA	Redevelopment of site to provide 3 x 2-bed single family dwelling with off street parking at front.	06.12.12	Grange	Enfield North	90,032.15	79,510.30	20.08.18	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)					£	-	£	-										To be spent at New Avenue Estate project, Southgate. Planning application received early 2016.							
							5,567.94		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	EDU	CT0348	£	-			£	-	£	-														Complete			
							4,953.91		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-			£	-	£	-																	
						90,032.15	90,032.15					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-								
Ruby Stamp	66 Lansbury Road Enfield EN3 5NN TP/11/1711	Subdivision of site and erection of a 2-storey and of terrace 3-bed single family dwelling and detached garage at rear.	11.12.12	Enfield Highway	Enfield North	30,315.65	21,965.00	20.08.18	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes		£	-			£	-	£	-																	
							6,907.00		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	EDU		£	-			£	-	£	-																	
							1,443.65		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-			£	-	£	-																	
TOTAL					30,315.65	30,315.65					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-									

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND TO DATE - RISE - Project Complete - RED - DEADLINE PASSED OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee								
Uplands Park Road Limited & Marfin Popular Bank Public Co Ltd	20 Uplands Park Road EN2 7PT/11/0496 HIGHLANDS	Redevelopment of site to provide a 2-storey block of 8 flats (4 x 2-bed and 4 x 3-bed) with rooms in roof with rear dormer, balconies to first and second floor at rear, rear conservatories and basement parking with access ramp. Agreement signed 20.06.11	20.06.11 07.02.13	Highlands	Enfield North	205,191.00	161,008.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-	£	-	£	-	£	-	£	-	-	To be spent at New Avenue Estate project, Southgate. Planning application received early 2016.							
							34,412.00		Education Contribution for the provision of Education within the Borough	Keith Rowley	EDU	CT0344	£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	Complete				
							9,771.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-		
						205,191.00	205,191.00					£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-							
Oasis Community Learning Limited	Innova Business Park 4 Kinetic Crescent EN3 7X1 TP/11/1650	Change of use of part ground floor from offices to an innovation and training centre for The Oasis Academy.	29.07.12	Enfield Lock	Enfield North	20,475.00	19,500.00	5 years from the date of receipt (04.10.18)	Financial Contribution towards the provision of a pedestrian crossing by way of a number of items specified in the Definitions section of the agreement.	Dominic Millen	T&T	CT0345	-£	20,196.27	-£	20,196.27	£	-	£	-	£	-	£	-	£	-	-£	20,196.27	-	20,196.27	Awaiting project information						
							975.00	NO DEADLINE	S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-		
						20,475.00	20,475.00					-£	20,196.27	£	-	-£	20,196.27	£	-	£	-	£	-	£	-	-£	20,196.27	-	20,196.27								
A.C. Nicholas Ltd & Lloyds Bank	Land between 36 and 37 Postern Green, Enfield NE2 7DE TP/11/0010	Erection of two 2-storey semi detached 3-bed houses with off street parking at front.	26.01.12	Highlands	Enfield North	10,500.00	10,000.00	NO DEADLINE	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-	£	-	£	-	£	-	£	-	-	To be spent at New Avenue Estate project, Southgate. Planning application received early 2016.							
							500.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-		
						10,500.00	10,500.00									£	-	£	-	£	-	£	-	£	-	£	-	£	-	-							
Darren Reginald Dowling	Land Adjacent to 62/64 Stainton Road, Enfield EN3 5JS TP/11/1252	Erection of a detached 2-storey, 2-bed single family dwelling with off street parking and vehicular access to Stainton Road.	26.03.12	Enfield Highway	Enfield North	21,633.36	20,603.20	NO DEADLINE	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-	£	-	£	-	£	-	£	-	-	To be spent at New Avenue Estate project, Southgate. Planning application received early 2016.							
							1,030.16		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-		
						21,633.36	21,633.36									£	-	£	-	£	-	£	-	£	-	£	-	£	-	-							
Johnson Matthey Plc	33, JEFFREYS ROAD, ENFIELD, EN3 7PW TP12.0280PLA	Erection of a two-storey detached analytical laboratory building to south of site with a furnace and extract flues to approx. height of 21m.	25.02.13	Enfield Highway	Enfield North	58,335.00	53,010.00	NO DEADLINE	Carbon Fund Contribution to be paid to the Council as contribution to the provision of a carbon fund in the Borough	Rob Singleton	Development Management	CT0305 (see tab)	£	-			£	-	£	-	£	-	£	-	A200410	£	-	£	-	-							
							non monetary		Employment and Training Owner to ensure that the main contractor for the Development shall use reasonable endeavours to employ four local apprentices	Anna Loughlin	BED		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-		
							2,000.00		Greenway Crossing Fee	Jonathan Goodson	T&T	CT0367	-£	2,015.77	-£	2,015.77	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-£	2,015.77	-	2,015.77	Awaiting project info		
							3,325.00		Travel Plan Monitoring Fee	Safia Ishfaq/Rachel Buck	T&T	CT0307 (see tab)			£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	Complete
					58,335.00	58,335.00						-£	2,015.77	£	-	-£	2,015.77	£	-	£	-	£	-	£	-	-£	2,015.77	-	2,015.77								
Notting Hill Home Ownership Limited and Notting Hill Housing Trust	25-29 and, 43-57, Telford Road, London, N13 P12-00165PLA	Demolition of existing properties and construction of 33 new residential units with associated car parking and amenity spaces, comprising Site A (25-29 Telford Road) erection of a part 2, part 3, part 4, block of 12 units (2 x 3-bed maisonettes, 3 x 1-bed flats, 7 x 2-bed flats) with access to Peversey Avenue; Site B (43-49 Telford Road) erection of a part 2, part 3, part 4 3-storey block of 15 units (3 x 3-bed maisonettes, 5 x 1-bed flats, 7 x 2-bed flats) with access to Beethill Road; Site C (51-57 Telford Road) erection of a part 2, part 3 3-storey block of 5 units (2 x 1-bed flats, 3 x 2-bed flats) with access to Beethill Road.	05.07.13	Southgate Green	Enfield North	119,366.00	80,643.00	Within 10 years of the receipt of payment (27.09.18)	Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0346	£	0.00	£	0.00	£	-	£	-	£	-	£	-	£	-	£	0.00	-	0.00	Complete						
							16,723.00		Open Space Contribution such improvements required to be carried out to maintain and/or enhance open space amenity as identified by the Council and necessary as a result of the development	Matthew Watts	PARKS	CT0347	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	A200381	£	-	£	-	Complete	
							N/A		Owners Construction Training Initiative	Anna Loughlin	BED		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-
							22,000.00		Community Facility/ Contribution to be provided on Site 11 pursuant to planning application P12-03179PLA.	Andrea Clemmons (TEC)	COMMUNITY SAFETY		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	If facility is not provided, the E22k contribution is due.
							13 10%		Affordable Housing Wheelchair units S278 agreement Car Park Management Plan	Sarah Carter	Development & Estates Renewal - Council Homes		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	non-monetary planning obligation
					119,366.00	119,366.00						£	0.00	£	-	£	-	£	-	£	-	£	-	£	-	£	0.00	-	-								
Notting Hill Home Ownership Limited	Relating to the development of Carterhatch Lane Depot 7 Malling Drive P13-Q1271PLA	Redevelopment of site for residential purposes to provide 150 residential units involving demolition of existing buildings and erection of 76 self contained units in five 4-storey blocks comprising Block A, (6 x 1-bed and 20 x 2-bed), Block B, (5 x 1-bed and 7 x 2-bed), Block D (2 x 1-bed and 6 x 2-bed), Block H (3 x 1-bed, 9 x 2-bed and 3 x 3-bed) and Block N (7 x 1-bed, 7 x 2-bed and 1 x 3-bed) and 14 single family dwellings in 2 part 2-storey, part 3-storey blocks of terraced houses comprising Block C - 10 x 4-bed, Block E - 7 x 3-bed, Block F - 10 x 3-bed, Block G - 2 x 3-bed and 5 x 4-bed, Block M - 7 x 4-bed and 12 x 2-bed, Block L (6 x 4-bed, Block J 6 x 4-bed and Block K - 9 x 4-bed, with associated refuse store, car and cycle parking, associated landscaping and highway works.	25.10.13 DOV 15.12.14	Chase	Enfield North	755,000.00	Non Monetary	Non monetary	Affordable Housing	Sarah Carter	Development & Estates Renewal - Council Homes		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	non-monetary planning obligation						
							Non monetary	Non monetary	Parking Management Plan	Dominic Millen	T&T		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	non-monetary planning obligation		
							Non monetary	Non monetary	Employment and Skills Strategy	Anna Loughlin	BED		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	non-monetary planning obligation
							664,000.00	Education Contribution to provide educational facilities within Enfield as a consequence of the development	Keith Rowley	EDU	CT0432	-£	1,600.48	-£	1,600.48	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-£	1,600.48	-	1,600.48	Payment received, awaiting project info. Complete	
							10,000.00	Highways & Greenways Contribution	Jonathan Goodson	T&T	CT0349	-£	10,078.35	-£	10,078.35	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	-£	10,078.35	-	10,078.35	To be used at New River Greenway, likely spend date Q4 of FY 16/17	
					755,000.00	755,000.00						-£	10,078.35	£	-	-£	10,078.35	£	-	£	-	£	-	£	-	-£	10,078.35	-	10,078.35								
						20,000.00		Play Space Contribution to provide additional off-site play space in the Borough of Enfield as a result of the development	Matthew Watts	PARKS	CT0433	-£	20,060.30	-£	20,060.30	£	-	£	-	£	-	£	-	£	-	-£	20,060.30	-	20,060.30	To be spent at Enfield Playing Fields during FY16/17.							

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - RISE or Project Complete - RED - DEADLINE PASSED OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee		
							20,000.00	Non monetary	Car Club Provision	Anna Jakacka	T&T																	non-monetary planning obligation			
							3,500.00	Within 10 years of the receipt of payment (12.02.2024)	Travel Plan Travel Plan Monitoring Fee	Safia Ishfaq/Rachel Buck	T&T		£	-		£	-	£	-						£	-		non-monetary planning obligation			
							37,500.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-		£	-	£	-						£	-					
TOTAL						755,000.00	755,000.00						-£	31,739.13	£	-	-£	31,739.13	£	-	£	-	£	-	£	-	-£	31,739.13	-	-	10,078.35
James Finbar O'Donovan	102 Green Street Enfield EN3 7HP P12-00618PLA	Demolition of part ground floor and first floor rear extension, increase in height of rear extension and subdivision of first floor flat into 2 self-contained bedsits involving new entrance at front.	23.01.13	Enfield Highway	Enfield North	1,717.16	1,031.40		Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0384 (see tab)	£	-		£	-	£	-						£	-	0	0	Pooled and used at New Avenue Estate Renewal, Southgate		
							603.99	10 years from the date of receipt (17.10.24)	Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	EDU	CT0384	£	-		£	-	£	-						£	-	0	0			
							81.77		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0383 (see tab)	£	-		£	-	£	-						£	-	0	0			
TOTAL						1,717.16	1,717.16						£	-	£	-	£	-	£	-	£	-	£	-	£	-	-	-	-	-	
Seedwell Ltd	The Rifles P11600, Ordnance Road, Land ad 4 Government Row, Enfield TP/05/0728 TP/06/2169/RENI ENFIELD LOCK	Redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 8 self-contained flats (comprising 4 x 2-bed, 3 x 1-bed, 1 x studio) involving single storey extensions, installation of 2 dormer windows to front, balconies at rear first floor level and front entrance ramp; erection of a terrace of eight 3 bed 2-storey houses; erection of a terrace of five x 3 bed 2-storey houses and erection of a detached 2-storey 4-bed house.	15.05.06 06.05.2011	Enfield Lock		86,000.00	36,000.00	No Deadline	Education Contribution	Keith Rowley	EDU	CT0380	£	-		£	-	£	-						£	-	0	0	Complete		
							50,000.00		Environmental Contribution towards general environmental improvements in the vicinity of the land	Matthew Watts	PARKS	CT0381	-£	49,451.53		-£	49,451.53						£	A200376	-£	49,451.53	-49,477		Awaiting project information		
TOTAL						86,000.00	86,000.00						-£	49,451.53	£	-	-£	49,451.53	£	-	£	-	£	-	-£	49,451.53	-	-	-	49,477.18	
John Burgess	388 Southbury Road, Enfield EN3 4JJ	Subdivision of site and extension to side of 388 Southbury Road to form 1 x 2-bed end of terrace house with off street parking at rear and vehicle access to side.	21.02.14	Ponders End	Edmonton	20,055.00	16,300.00	No deadline	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	Development & Estates Renewal - Council Homes	CT0384 (see tab)																	Complete		
							2,940.00		Mayoral Community Infrastructure Levy		TIL																		Complete		
							815.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN																		Complete		
TOTALS						20,055.00	20,055.00						£	-	£	-	£	-	£	-	£	-	£	-	£	-	-	-	-	-	
Kier Project Investment Ltd	Jasper Close - Seven housing sites P13-02590LBE	Erection of 18 residential units in 2 blocks	17.09.14	TBC (as per S106 Team)	TBC (as per S106 Team)	180,604.40	68,965.60	Within 5 years of receiving payment (Nov 2019)	Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0429			£	-									£	-	0	0	Money received, awaiting project information from lead officers		
							Non - monetary		Affordable Housing	Sarah Carter	Development & Estates Renewal - Council Homes				£	-											0	0			
							5,638.80		Childcare Contribution	TBC	TBC	CT0430	-£	5,657.50		-£	5,657.50						£		-£	5,657.50	-5657.5		Money received, awaiting project information from lead officers		
							106,000.00		Highways Contribution (see comments)	Jonathan Goodson	T&T	CT0390	-£	106,539.06		-£	106,539.06						£	A200392	-£	106,539.06	106000	-539.06	Money received, awaiting project information from lead officers		
TOTALS						180,604.40	180,604.40						-£	112,196.56	£	-	-£	112,196.56	£	-	£	-	£	-	-£	112,196.56	100,342.50	-	-	-	
Kier Project Investment Ltd	Parsonage Lane - Seven housing sites P13-02588LBE	Erection of 29 residential units in 4 blocks	17.09.14	TBC (as per S106 Team)	TBC (as per S106 Team)	254,267.30	182,216.27	Within 5 years of receiving payment (Nov 2019)	Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0477	-£	173,853.15		-£	173,853.15						£		-£	173,853.15	-173853.15		Awaiting payment, invoice issued		
							60395.56		Highways Contribution (see comments)	Jonathan Goodson	T&T	CT0391	-£	60,702.70		-£	60,702.70	£	57,200.00				£	A200393	-£	3,502.70	60395.56		Money received, awaiting project information from lead officers		
							Non-monetary		Employment (NOTE: This applies across the 7 small sites)	Anna Loughlin	BED				£	-							£		£	-	0				
							11,655.47		Childcare Contribution	TBC	TBC	CT0478	-£	11,662.49		-£	11,662.49						£		-£	11,662.49	-11662.49		Awaiting payment, invoice issued		
							Non-monetary		Affordable Housing	Sarah Carter	Development & Estates Renewal - Council Homes				£	-									£	-	0				
TOTALS						254,267.30	254,267.30						-£	246,218.34	£	-	0	-£	246,218.34	£	-	£	57,200.00	£	246,218.34	-£	189,018.34	-125120.08	0	-	
Kier Project Investment Ltd	Forty Hill - Seven Housing Sites P13-02587LBE	Demolition of existing building and erection of 1x block of 9 residential units	17.09.14	TBC (as per S106 Team)	TBC (as per S106 Team)	98,997.76	89,177.76	Within 5 years of receiving payment (Nov 2019)	Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0431	£	-		£	-								£	-			Money received, awaiting project information from lead officers		
							9,820.00		Highways Contribution (See notes)	Jonathan Goodson	T&T	CT0392	-£	9,869.92		-£	9,869.92						£	A200394	-£	9,869.92	-9869.92		Money received, awaiting project information from lead officers		
TOTALS						98,997.76	98,997.76						-£	9,869.92	£	-	0	-£	9,869.92	£	-	£	-	£	-	-£	9,869.92	0	-9869.92	-	
Kier Project Investment Ltd	Hotwhites Hill - Seven Housing Sites P13-02586PLE	Erection of 3 blocks of residential units	17.09.14	TBC (as per S106 Team)	TBC (as per S106 Team)	51,947.82	Non monetary	Within 5 years of receiving payment (Nov 2019)	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes																				
							25,000.00		Highways Contribution (see comments)	Jonathan Goodson	T&T	CT0393	-£	25,127.13		-£	25,127.13						£	A200395	-£	25,127.13	-25127.13		Money received, awaiting project information from lead officers		
							4,500.00		Play Equipment Contribution	TBC	PARKS	CT0479	-£	4,502.72		-£	4,502.72						£		-£	4,502.72					
							22,447.82		Education Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Keith Rowley	EDU	CT0476	-£	22,461.36		-£	22,461.36						£		-£	22,461.36					
TOTALS						51,947.82	51,947.82						-£	52,091.21	£	-	0	-£	52,091.21	£	-	£	-	£	-	-£	52,091.21	-25127.13	-	-	
Kier Project Investment Ltd	Lavender Hill - Seven Housing Sites P13-02583PLE	Erection of 1x residential block containing 12 flats	17.09.14	TBC (as per S106 Team)	TBC (as per S106 Team)	33,146.08	16011.8	Within 5 years of receiving payment (Nov 2019)	Childcare contribution	Keith Rowley	EDU	CT0436	-£	2,332.28		-£	2,332.28						£		-£	2,332.28			Money received, awaiting project information from lead officers		
							12,209.00		CCTV Contribution	Alan Gardner	COMMUNITY SAFETY	CT0397	-£	12,271.06		-£	12,271.06						£	A200390	-£	12,271.06	-12271.06		Money received, awaiting project information from lead officers		
							2600		Highways Contribution (see comments)	Jonathan Goodson	T&T	CT0394	-£	2,613.16		-£	2,613.16						£	A200391	-£	2,613.16	-2613.16		Money received, awaiting project information from lead officers		
							2,325.28		Education Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	TBC	EDU	CT0437	£	-											£	-	0		Money received, awaiting project information from lead officers		
							Non monetary		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes																		0		
TOTALS						33,146.08	33,146.08						-£	17,216.50	£	-	0	-£	17,216.50	£	-	£	-	£	-	-£	17,216.50	-14884.22	-	-	

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - RISE or Project Complete, RED - DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee							
Anglia Secure Homes (South East) Limited	Relating to Land at Warwick House 33 Eaton Road Enfield EN1 1NJ P12-01709PLA	Conversion of existing building into 36 residential units (comprising 9 x 1 bed, 24 x 2-bed and 3 x 3-bed) involving construction of a fourth floor with terraces to front and rear, formation of balconies to front, sides and rear, external cladding and replacement windows to all elevations and pedestrian access ramps to front and side.	26.02.13	Southbury	Enfield North	188,924.48	70,703.31	Within 10 years of the receipt of payment	Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	EDU	CT0383	£	-			£	-								£	-		0	Complete						
							non-monetary		Affordable Housing Provision (10 Units)	Sarah Carter	Development & Estates Renewal - Council Homes																			£	-		0			
							3,553.17		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																			£	-		0		
TOTALS					188,924.48	74,056.48						£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	0						
Salmon Harvester Properties Limited	Plot 1, Innova Park, Enfield, EN3 7XY TR101362	Redevelopment of site for industrial / warehouse purposes (OUTLINE with all matters reserved).	31.05.11	Enfield Lock	Enfield North	18,000.00	5,000.00	None Specified	Highways Contribution towards off site highways works and the implementation of waiting restrictions at junctions within the vicinity	David Taylor	T&T	CT0405	-£	5,469.23		-£	5,469.23									£	5,469.23		-5469.23	Awaiting project information						
							10,000.00		Landscaping Contribution in respect of provision of off site landscaping	Matt Watts	PARKS	CT0406	-£	10,938.46		-£	10,938.46													-£	10,938.46		-10938.46	UPDATE A 10.15 - MONEY TO BE USED AT ALBANY PARK		
							3,000.00		Travel Plan Monitoring fee for monitoring travel plan	Anna Jakacka	T&T				£	-															£	-		0		
TOTALS					18,000.00	18,000.00						-£	16,407.69	£	-	0	-£	16,407.69	£	-	£	-	£	-	-£	16,407.69		-16407.69								
Gpark Enfield LTD	Former ESAB Industrial Site Plot 2 Mollison Av. P12-002119PLA	Redevelopment of Plot 2 for up to 12,537m ² of B1, B2 and B8 use (OUTLINE - Access).				24,375.00	17,500.00	Within 8 years from the date of receipt	Greenway Cycle Network Contribution towards the implementation of sections of the Greenway cycle scheme to assist accessibility to the Land	David Taylor	T&T	CT0407	-£	18,446.86		-£	18,446.86							£	-	£	18,446.86			Will be spent FY17/18 on Cycle Enfield Hertford Road						
							875.00		Monitoring Fee for Greenway Cycle Network	David Taylor	T&T	CT0407																		£	-					
							3,500.00		Monitoring Fee for Travel Plan	Anna Jakacka	T&T				£	-															£	-				
							2,500.00		Monitoring Fee for Local Employment and Training Strategy	Anna Loughlin	BED	CT0408 (see tab)			£	-																£	-			
						non-monetary		Local Employment and Training Strategy to be agreed with Council as per criteria set in Schedule 4	Anna Loughlin	BED														£	-				Non-monetary planning obligation							
TOTALS					24,375.00	24,375.00						-£	18,446.86	£	-	0	-£	18,446.86	£	-	£	-	-£	18,446.86												
Peter Stemann Brooke, Nils Stemann Brooke, Jeffrey Stemann Brooke	213-219 Baker Street P12-01748PLA	Redevelopment of site involving demolition of existing building and erection of a four storey block comprising 2 retail units on ground floor (A1/A2) and 10 self contained flats	09.12.14	Chase	Enfield North	30,448.55	24,950.55	None Specified	Education	K. Rowley	EDU	CT0426	£	-												£	-		Awaiting allocation to a project							
							2,500.00		Highways	Mick Pond	T&T	CT0427	-£	2,508.25		-£	2,508.25												£	2,508.25		-2,508.25	Cannot be spent until development completes. Scheme still being built as of Jan 2016.			
							2,998.00		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)			£	-															£	-				
TOTALS					30,448.55	30,448.55						-£	2,508.25	£	-	0	-£	2,508.25	£	-	£	-	-£	2,508.25												
Royal Free London NHS Foundation Trust	Chase Farm Hospital The Ridgeway EN2 6UL 14104574/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)	23.10.2015	Highlands	Enfield North	TBC	66 units	within 10 years of date of receipt (Jan 2026)	Affordable Housing (66 units)	Sarah Carter	Development & Estates Renewal - Council Homes														£	-	£	-								
							To be calculated		Deferred Affordable Housing Contribution	Sarah Carter	Development & Estates Renewal - Council Homes																				£	-	£	-		
							30,000.00		Bus Stop Contribution	David Taylor	T&T	CT0460	-£	30,036.16		-£	30,036.16														£	-	-£	30,036.16		Money received 11 Jan 2016. New receipt, awaiting allocation to a project
							75,000.00		Lavender Hill Pedestrian Crossing Contribution	David Taylor	T&T	CT0459	-£	75,090.40		-£	75,090.40														£	-	-£	75,090.40		Money received 11 Jan 2016. New receipt, awaiting allocation to a project
							30,000.00		Gordon Hill CPZ Contribution	David Taylor	T&T			£	-	£	-														£	-	£	-		Payable prior to commencement of development of the primary school at a later point in the development cycle
							10,000.00		Chase Farm CPZ contribution	David Taylor	T&T	CT0458	-£	10,012.04		-£	10,012.04														£	-	-£	10,012.04		Money received 11 Jan 2016. New receipt, awaiting allocation to a project
							To be calculated		Childcare Contribution	TBC	TBC					£	-														£	-	£	-		Education and Childcare Contribution payable prior to commencement of development.
							1,200		Public Realm contribution	Matt Watts	PARKS					£	-														£	-	£	-		Payable prior to commencement of development of Parcel A on the site
							44,667		Pedestrian Movement Contribution	David Taylor	T&T	CT0461	-£	44,720.84		-£	44,720.84														£	-	-£	44,720.84		Money received 11 Jan 2016. New receipt, awaiting allocation to a project
							60,000		S106 Monitoring Fee	TBC	Strategic Planning and Design					£	-														£	-	£	-		
							To be calculated		Carbon Offset Contribution	Jeff Laidler	Sustainability					£	-														£	-	£	-		
							10,860		Travel Plan Monitoring Fee	David Taylor	T&T					£	-														£	-	£	-		
							See Comments		Business and Employment Initiative Contribution	Anna Loughlin	BED					£	-														£	-	£	-		Payable if placements are not provided on site
							To be calculated		Education Contribution	Keith Rowley	SCS					£	-														£	-	£	-		Education and Childcare Contribution payable prior to commencement of development.
							non-monetary		Car Club Management Plan	David Taylor	T&T					£	-														£	-	£	-		Non-monetary planning obligations
							non-monetary		Delivery and Service Plan	TBC	TBC					£	-														£	-	£	-		Non-monetary planning obligations
non-monetary	PERS Audit	David Taylor	T&T					£	-														£	-	£	-		Non-monetary planning obligations								
non-monetary	Primary Care reserve site plan	TBC	TBC					£	-														£	-	£	-		Non-monetary planning obligations								
non-monetary	Parking Permit restriction plan	Mick Pond	T&T					£	-														£	-	£	-		Non-monetary planning obligations								
non-monetary	Travel Plan	David Taylor	T&T					£	-														£	-	£	-		Non-monetary planning obligations								
TOTALS													-£	159,859.44	£	-	0	-£	159,859.44	£	-	£	-	-£	159,859.44											
Tarik Shekzade	159A Scotland Green Road Enfield EN3 4RB 15103006FUL	Conversion of the existing 1st & 2nd floor flat to 2 self contained flats	23.11.2015	TBC	TBC	TBC	TBC	TBC	Affordable Housing Contribution	Sarah Carter	Development and Estate Renewal	CT0304 (see tab)																								
									Education Contribution	Keith Rowley	EDU	CT0457	-£	604.53		-£	604.53														£	-	-£	604.53		
									S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)				-£	604.53																-£	604.53		
TOTALS																																				
Origin Housing Ltd	18 Brimsdown Avenue Enfield EN3 5HZ, 14104854FUL	Redevelopment of site to provide a 3-storey block of 21 self contained flats (6 x 1-bed, 12 x 2-bed and 3 x 3-bed) with balconies to front and rear	23.09.2015	Brimmsdown	Enfield North	64165.86	520	No Deadline	Business and Employment Initiatives Contribution	Gavin Redman	BED	CT0408 (see tab)																								
							13,986		Cycle Facilities Contribution	David Taylor	T&T	CT0470	-£	13,994.42		-£	13,994.42												£	-	-£	13,994.42				
							46,629.58		Education Contribution	Keith Rowley	EDU	CT0469	-£	46,647.68		-£	46,647.68													£	-	-£	46,647.68			
							Non-monetary		Highway Works	Mick Pond	T&T																									
3,030.28	S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																																

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - RISE or Project Complete. RED - DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee		
		road works.																													
							85,000.00	5th anniversary of payments. 01.04.09	Community Facilities Contribution			CT0089	£	-		£	-	£	-					£	-	£	-			Complete	
						110,000.00	110,000.00						£	-	£	-	£	-	£	-	£	-	£	-	£	-	7,954.45	7,954.45			
Jicams Holdings Ltd	Land at North Side of Highfield Rd, N21 3HE 10/0188	Redevelopment of land to the east of site to provide 3 blocks of 3 x 2-storey, 3-bed terraced houses with rear dormers and off street parking at front and new access to Highfield Road.	23.07.10	Cockfosters	Southgate	13,500.00	5,000.00		Landscaping Contribution for the provision of semi mature trees along the pavement frontage in between crossovers	Andy Robinson	T&T	CT0258	-£	1,894.78	-£	1,894.78	£	-	£	-	£	-	£	-	A200301	-£	1,894.78	1,881.34	13.44	balance for maintenance for trees	
							8,500.00	NO DEADLINE	Highways Contribution towards resurfacing of pavements in between vehicular crossovers together with the removal and reposition of any new street lighting	Trevor King	T&T	CT0259	-£	8,761.78	-£	8,761.78	£	-	£	-	£	-	£	-	A200347	-£	8,761.78	8,699.42	62.16	Ongoing legal issue with the developer. Highways want the developer to rectify poorly constructed footpaths and vehicle crossovers.	
						13,500.00	13,500.00						-£	10,656.56	£	-	£	-	£	-	£	-	£	-	-£	10,656.56	10,580.97	75.59			
							45,000.00	24.06.16	Education Contribution to provide educational facilities within Enfield as a consequence of the development	Keith Rowley	EDU	CT0266	£	-	£	-	£	-	£	-	£	-	£	-	£	-			Complete		
							15,000.00	24.06.16	Highway Improvement Contribution towards a list of works specified within the agreement	Jonathan Goodson	T&T	CT0267	-		£	-	£	-	£	-	£	-	£	-	A200345	£	10,650.92	10,650.92		Project underway	
							30,000.00	24.06.16	Open Space Contribution towards enhancement of and access to open space	Matthew Watts	PARKS	CT0268	-£	2,569.12	-£	2,569.12	£	-	£	-	£	-	£	-	A200358	£	14,213.86	22,029.89	36,243.75	Complete. Money to be drawn down later in FY15/16.	
Maze Inns Ltd and Bank of Cyprus	95 Bramley Road London N14 4EY TP/10/0028	Redevelopment of site to provide 25 residential units comprising 2 blocks of residential units, one 3-storey block to front of site incorporating 17 units (6 x 1-bed, 9 x 2-bed and 4 x 3-bed) with undercroft access to rear parking area, rooms in roof, balconies to first, second and third floor at front and rear and a 3-storey block to rear of site incorporating 8 units (2 x 2-bed, 4 x 3-bed and 2 x 4-bed) with balconies to first and second floor at front and rear, voltaic solar panels to main roof of both blocks and car parking for 21 cars.				264,000.00	174,000.00	06.06.28	Affordable Housing Contribution Towards improvements to or the provision of affordable housing within Enfield	Sarah Carter	Development & Estates Renewal - Council Homes	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-			To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016		
									S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-					
									Traffic Management Order Residents Travel Pack	Safia Ishfaq/Rachel Buck	T&T		£	-	£	-	£	-	£	-	£	-	£	-	£	-			Non Monetary Planning Obligation		
TOTAL						264,000.00	264,000.00						-£	2,569.12	£	-	£	-	£	-	£	-	£	-	-£	14,213.86	32,680.80	46,894.66			
Henry Homes/Myra Culverhouse	TP/09/1683 389 Cockfosters Road, EN4	Redevelopment of site to provide a detached 2-storey block of 6 flats (comprising 5 x 2-bed and 1 x 3-bed) with rooms in basement and roof, basement parking and access ramp and rear terrace/ balcony to ground, first and second floor levels.	24.06.10	Cockfosters	Southgate	10,000.00	10,000.00	NO DEADLINE	Highways Contribution towards construction of a centre island and associated footway works in Cockfosters Road	Michael Jhagros	T&T	CT0260	-£	0.00	-£	0.00	£	-	£	-	£	-	£	-	A200308	-£	0.00	-	0.00	Complete	
Leslie Properties Ltd	Cedar House, 698, Green Lanes, N21 WINCIMORE HILL TP/04/2117 superseded by TP/06/1275	Demolition of part of existing building and nursery and change of use of remaining building from offices to residential involving erection of a part 2-storey, part 3-storey extension to provide 4 x 2-bed flats, together with erection of a 3-storey block of 11 x two-bed flats at rear of site, with balconies and roof terraces, and provision of associated car parking with access via Highfield Road (amended scheme to Rd:TP/04/2117).	27.02.06	Winchmore Hill	Southgate	15,000.00	15,000.00	NO DEADLINE	Highways Contribution towards review of existing waiting restrictions in Highfield Road, improvement of the footways in Highfield Road, and any associated highways works	Michael Jhagros	T&T	CT0188	-£	9,544.94	-£	9,544.94	£	-	£	-	£	-	£	-	A200271	£S2074	-£	9,544.94	9,477.14	67.80	Complete. Money to be drawn down later in FY15/16
							20,000.00		Further CPZ Contribution for consulting upon and implementing revised parking controls within the CPZ	David Taylor	T&T				£	-	£	-	£	-	£	-	£	-	£	-					
							5,000.00		Initial CPZ Contribution Towards reviewing and assessing and monitoring the effectiveness of the existing CPZ scheme	David Taylor	T&T	CT0281			£	-	£	-	£	-	£	-	£	-	A200377	£	-	20.66	20.66	Complete	
Enfield Evangelical Free Church	67 & 79 Cecil Road, EN2 6JT TP/08/2020 GRANGE	Erection of replacement church comprising auditorium, coffee bar, crèche, and kitchen at ground floor, classrooms at first floor level and meeting rooms and offices at second floor level, together with associated car parking and vehicular access to Cecil Road. (Revised scheme).	30.07.10	Grange	Southgate	30,000.00	5,000.00	NO DEADLINE	Landscaping Contribution towards the implementation of a submitted landscaping scheme	Matthew Watts	PARKS	CT0280	£	-	£	-	£	-	£	-	£	-	£	-	£	-	5,069.32	5,069.32		MONEY TO BE USED TO INSTALL AN OUTDOOR GYM AT TOWN PARK WITH INSTALLATION COMPLETING BEFORE END OF 2015/16	
									Travel Plan	Safia Ishfaq/Rachel Buck	T&T		£	-	£	-	£	-	£	-	£	-	£	-	£	-					
									Highways Contribution for creation of a new access to the site, works to nearby streets, removal/repainting of road markings, reinstatement of carriageway and footway	David Taylor	T&T		£	-	£	-	£	-	£	-	£	-	£	-	£	-					
						30,000.00	30,000.00						£	-	£	-	£	-	£	-	£	-	£	-	-£	-	5,089.98	5,089.98			
Thomas William Parker and TV Parker (Palmer Green)	90/120 Green Lanes, London N13 5UP TP/09/0423 TP/09/0423/NM1	Erection of a total of 38 residential units comprising 10 x 1-bed, 13 x 2-bed, 15 x 3-bed incorporating 30 affordable housing units, and 268 sqm. Class A1-A5 use floorpace in a 3 and 5-storey building, involving car parking to rear with amenity decking over, accessed via Regents Avenue.	20.07.10	Palmer Green	Southgate	122,674.04	35,000.00	20.09.21	Open Space Contribution to be paid to the Council in respect of the provision of publicly available open spaces within a 5km radius of the land	Matthew Watts	PARKS	CT0283	-£	8,854.19	-£	8,854.19	£	-	£	-	£	-	£	-	A200359	-£	8,854.19	8,725.40	128.79	Work complete, money to be drawn down in Q4 FY 15/16	
									Affordable Housing (18 units)	Sarah Carter	Development & Estates Renewal - Council Homes		£	-	£	-	£	-	£	-	£	-	£	-	£	-					
						122,674.04	122,674.04						-£	8,854.19	£	-	£	-	£	-	£	-	£	-	-£	8,854.19	8,725.40	128.79			
							118,214.00	20.10.16 28.10.17	Education Contribution to be used for educational facilities required as a consequence of development	Keith Rowley	EDU	CT0285	£	-	£	-	£	-	£	-	£	-	£	-	£	-			Complete		
							50,000.00	20.10.16	Employment Strategy Contribution to increase employment and training for local workers in the construction of the development include the costs of operation of the Enfield Jobs Net	Mary O'Sullivan	BED	CT0286	£	-	£	-	£	-	£	-	£	-	£	-	A200331	£	-		Complete		
Shanly Homes Limited	Chase Side Works, Chelmsford Road, London, N14 4NP/10/1424	Redevelopment of the site to provide 53 residential units comprising 8 x 2-storey, 4-bed houses in two terraces with accommodation in roof space, an attached 5-storey block of 3 x 2-bed flats and a 3-storey block of 42 flats (9 x 1-bed, 10 x 2-bed, 23 x 3)	21.04.11 NOV 28.02.14	Southgate Green	Southgate	184,714.00	15,000.00	5 years of receipt of final overage payment	Highways Improvement Contribution towards the improvement of highways within the vicinity of the development	Mike Hoyland	T&T	CT0287	-£	23,464.63	-£	23,464.63	£	-	£	-	£	-	£	-	A200344	-£	23,464.63	23,298.19	166.44	Awaiting timetable for spend from lead officers.	
									Affordable Housing Units (11 Units)	Sarah Carter	Development & Estates Renewal - Council Homes		£	-	£	-	£	-	£	-	£	-	£	-	£	-					
							1,500.00	5 years of receipt of final overage payment	S106 Management Fee for OVERAGE	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-	£	-	£	-	£	-	£	-	£	-	£	-					
						184,714.00	184,714.00						-£	23,464.63	£	-	£	-	£	-	£	-	£	-	-£	23,464.63	23,298.19	166.44			
Banner Homes Central Ltd	Land at 80 Camlet Way, Barnet, EN4 0NX TP/11/0257 TP/08/1457/REN2 TP/11/0040	Erection of 1 x 4-bed detached house with basement and lightwell, 2 x front dormers to provide habitable rooms and erection of detached garage with associated access.	19.09.11	Cockfosters	Southgate	117,935.00	10,000.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-					
									Education to provide additional primary educational facilities within the Borough required as a consequence of	Keith Rowley	EDU	CT0298	£	-	£	-	£	-	£	-	£	-	£	-	£	-					
						117,935.00	117,935.00						£	-	£	-	£	-	£	-	£	-	£	-	-£	-					
Henry Homes	311B Chase Road EN14 TP/09/0969	Redevelopment of site by the erection of a 2-storey detached nursery building (class D1) with outdoor play area and associated parking.	28.06.10	Southgate	Southgate	6,000.00	6,000.00	NO DEADLINE	Highways Contribution To be used for 1. Marking out right lane Chase Road/Pickard Close 2. Promotion of traffic management order to provide works to implement revised waiting restrictions. 3. Footway alterations to Pickard Close	Jonathan Goodson	T&T	CT0277	-£	2,736.60	-£	2,736.60	£	-	£	-	£	-	£	-	A200299	£S1218	-£	2,736.60	2,736.60	Work completed Aug 2011. Awaiting info from Highways on their plans for this money.	
							85,337.00		Education towards the provision of early years/childcare education and for secondary school places within the area	Keith Rowley	EDU	CT0282	£	-	£	-	£	-	£	-	£	-	£	-	£	-			Complete		
							2,337.04		Open Space Contribution (UJ) towards improving natural play facilities at Broomfield Park and associated measures.	Matthew Watts	PARKS	CT0250	£	-	£	-	£	-	£	-	£	-	£	-	£	-					

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE or Project Complete, RED - DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee									
Beacon Securities Limited	483/499 Green Lanes London N13 4BS TP/09/1238 WINCHMORE HILL	Redevelopment of site by the erection of a part 2, part 3-storey block of 36 residential units (comprising 8 x 1-bed, 15 x 2-bed, 4 x 3-bed, 7 x 4-bed) incorporating 18 affordable units, with accommodation in roof space, roof terraces, balconies and dormer windows, together with provision of associated car parking and access to Green Lanes.	07.05.10	Winchmore Hill	Southgate	115,587.00	15,000.00	NO DEADLINE	Highways Contribution towards works to the public highway (Green Lanes) and associated measures to include costs associated as detailed on p17 of the agreement	David Taylor	T&T	CT0323	-£	11,453.19			-£	11,453.19	£	-	£	-	£	-	A200360		-£	11,453.19	13,243.80	1,790.61	To be used for Cycle Enfield and spent in FY17/18							
							15,000.00		Amenity Space Contribution towards improving natural play facilities at Broadfield Park and associated measures	Matthew Watts	PARKS	CT0324	-£	12,349.41			-£	12,349.41	£	-	£	-	£	-	-£	12,349.41							12,349.41		WILL FUND IMPROVEMENTS TO PLAY AREA IN ADVANCE OF 2016 GREEN FLAG INSPECTION. LEAD OFFICER TO SUPPLY DATES			
							250.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-		
									Affordable Housing (18 units)	Sarah Carter	Development & Estates Renewal - Council Homes		£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-		
TOTAL					115,587.00	115,587.00						-£	23,802.60	£	-	-£	23,802.60	£	-	£	-	£	-	£	-	-£	23,802.60	13,243.80	10,558.80									
Transport for London Hyder Consulting (UK) Limited	A406 Pinkham Way, N11 to Connaught Gardens N13 TP/06/2560	Proposed Safety and Environmental Improvement Scheme involving widening and/or realignment of existing carriageway including demolition of existing properties, improvements to the functions of the North Circular Road with Bounds Green Road, Telford Road/Wilmer Way, Bowditch Road and Green Lanes, modification of other junctions, the provision of new pedestrian crossings and dedicated cycle facilities, together with other ancillary works to the environment (fencing, lighting, landscaping).	11.03.08	Bowes Palmers Green Southgate Green	Southgate	45,000.00		NO DEADLINE	Proposed Safety and Environmental Improvement Scheme	Dominic Millen	T&T		£	-			£	-	£	-					£	-												
									Identification of Safeguarding line re: an intermediate scheme	Dominic Millen	T&T		£	-	£	-	£	-	£	-			£	-					£	-								
							45,000.00		Air Quality Monitoring Upgrading and maintaining air quality monitoring equipment in the locality of the development	Sue McLeod	REGULATORY SERVICES	CT0299	-£	34,850.77			-£	34,850.77	£	-	£	-	£	-	£	-	£	-	A200324		-£	34,850.77	34,603.57	-	247.20			
													-£	34,850.77			-£	34,850.77	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-
TOTAL					45,000.00	45,000.00						-£	34,850.77	£	-	-£	34,850.77	£	-	£	-	£	-	-£	34,850.77	34,603.57	-	247.20										
Bounds Properties Limited	Land at Maidstone Road and 10, Warwick Rd, London, N11 2TJ TP/11/0250	Redevelopment of site to provide 2 x 4-bed residential units involving a part 2-storey building with basement and front gables with flank windows, new vehicular access to Maidstone Road and new windows to side elevation of 10 Warwick Road at ground, first and second floor.	11.05.11	Bowes	Southgate	78,947.00	61,502.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-					£	-						To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016						
							13,115.00		Education Contribution to provide additional educational facilities within Enfield as a consequence of the development	Keith Rowley	EDU	CT0333		-	£	-	£	-	£	-			£	-					£	-					-	Complete. Will be moved to contingencies at the end of the year		
							4,330.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-			£	-					£	-								
													£	-	£	-	£	-	£	-			£	-					£	-								
TOTAL					78,947.00	78,947.00						£	-	£	-	-£	34,850.77	£	-	£	-	£	-	£	-	-£	34,850.77	34,603.57	-	247.20								
Opticream Ltd		Sub-division of site and erection of a single storey part lower ground single family dwelling with obscured glazed balustrade to roof and integral garage.	08.07.11	Cockfosters	Southgate	32,289.00	30,751.00	24.05.17	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)				£	-	£	-					£	-						To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016							
							1,538.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-			£	-					£	-								
TOTAL						32,289.00	32,289.00					£	-	£	-	-£	34,850.77	£	-	£	-	£	-	£	-	-£	34,850.77	34,603.57	-	247.20								
Anastasi Estates Limited	154 Palmerston Road, Bowes Park, Southgate London N22 8RB TP/10/1685	Conversion of single family dwelling into 3 self contained flats (comprising 1 x 2-bed, 1 x 1-bed and 1 studio) involving single storey rear extension, rear dormer and new external staircase and walkway at rear.	10.06.11	Bowes	Southgate	15,373.00	15,373.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-					£	-						To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016						
Farzana Quinlan	86 Lakeside Road London N13 4PR P12-01974PLA	Subdivision of site and erection of an attached one storey single family dwelling house at side (RETROSPECTIVE).	11.10.12	Winchmore Hill	Southgate	3,591.00	2,420.00	NO DEADLINE	Carbon Dioxide Emissions towards the delivery of carbon dioxide emissions savings elsewhere within the borough required as a consequence of the development (details on S106)	Rob Singleton	Development Management		£	-			£	-	£	-					£	-												
							1,000.00		Lifetime Homes Contribution Towards the upgrade of a development to Lifetime Homes standards elsewhere within the Borough required as a consequence of the development not meeting Lifetime Homes standards	Rob Singleton	Development Management	CT0331	-£	1,012.82			-£	1,012.82	£	-	£	-	£	-	£	-	£	-			-£	1,012.82	-	1,012.82		Awaiting scheme information		
							171.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN		£	-	£	-	£	-	£	-			£	-					£	-								
TOTAL					3,591.00	3,591.00					-£	1,012.82	£	-	-£	1,012.82	£	-	£	-	£	-	£	-	-£	1,012.82	-	1,012.82										
West East Business Services Limited	196 Whittington Road, London N22 8YL P12-00595PLA	Change of use at ground floor from A1 to C3 (1 bed flat).	26.11.12	Bowes	Southgate	3,836.69	603.99	NO DEADLINE	Education to provide additional educational facilities within the borough required as a consequence of development	Keith Rowley	EDU	CT0334	£	-			£	-	£	-					£	-						Complete						
							3,050.00		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-			£	-					£	-								
							182.70		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-			£	-					£	-								
TOTAL					3,836.69	3,836.69					£	-	£	-	-£	1,012.82	£	-	£	-	£	-	£	-	-£	1,012.82	-	1,012.82										
Ashwin & Jyotsna Gosai	133 Bowes Road Palmers Green London N13 4SB P12-00693PLA	Conversion of existing first floor maisonette into 2 x self contained flats (comprising of 1 x 1-bed and 1 x 2-bed) including mezzanine floor to second floor.	08.03.13	Bowes	Southgate	2,755.18	2,020.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-			£	-	£	-					£	-						To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016						
							603.99		Education to provide additional educational facilities within the borough required as a consequence of development	Keith Rowley	EDU	CT0336	£	-	£	-	£	-	£	-			£	-					£	-								
							131.19		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-			£	-					£	-								
TOTAL					2,755.18	2,755.18					£	-	£	-	-£	1,012.82	£	-	£	-	£	-	£	-	-£	1,012.82	-	1,012.82										
		Erection of 4 x 3-bed semi detached single family dwellings including					104,793.60		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	PLEASE SEE AFFORDABLE HOUSING TAB	£	-			£	-	£	-			£	-							To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016							

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE or Project Complete - RED - DEADLINE PASSED OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee							
Highways Works Limited	Land adjacent to site of Highways Works London N21 3HE TP/11/1009	rear dormer, front solar panels to roof, off-street parking to front and vehicle access, amenity space to rear with refuse and cycle storage.	22.03.12	Winchmore Hill	Southgate	112,793.60	2,304.32	NO DEADLINE	Highways Works Contribution towards necessary highway works including but not limited to replacement footway paving and the provision of replacement trees.	Howard Kennedy	T&T	CT0043	-£	2,377.01			-£	2,377.01	£	-	£	-	£	-	A20400		-£	2,377.01	-	2,377.01	to be spent on Cycle Enfield during FY 16/17					
							5,695.68		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-		£	-		-	-		
TOTAL					112,793.60	112,793.60						-£	2,377.01	£	-	-£	2,377.01	£	-	£	-	£	-	£	-	-£	2,377.01	-	2,377.01							
Higgins Homes PLC	Barowell Green Car Park Winchmore Hill, London N21 3AU P12-03189PLA	Erection of a total of nine self-contained residential units within two 3-storey blocks, comprising Block A: 4 x 3-bed and 2 x 2-bed units, and Block B: 3 x 2-bed units, with associated car parking, cycle storage, landscaping and amenity.	15.03.13	Winchmore Hill	Southgate	256,012.30	206,910.30	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							36,911.00																													
							12,191.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-	
TOTAL					256,012.30	256,012.30						-£	0.00	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	0.00	-	0.00						
Swaby and Beswell Limited Liability Partnership	The Bourne London N14 6QX P12-01160PLA	Erection of 1 x 3-bed detached and 2 x 3-bed semi detached single family dwellings each with garage and roof terrace, front dormers and rear dormer windows with enclosed terrace in roof and balconies to first floor rear, involving demolition of existing storage building.	07.01.13	Southgate	Southgate	155,517.69	20,273.88	NO DEADLINE	Education to provide additional educational facilities within the Borough required as a consequence of development.	Keith Rowley	EDU	CT0342	-£	0.00	£	-	-£	0.00	£	-	£	-	£	-			-£	0.00	-	0.00	Complete					
							127,838.30		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016
7,405.51		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-								
TOTAL					155,517.69	155,517.69						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					
Andreas Georgalli Drakou and Richard Tack	3 Wood Rise, Barnet London EN4 0LL P12-03198PLA	Subdivision of site and erection of 2 detached 2-storey 6 bed single family dwelling with rooms in roof with dormer windows and solar panels involving demolition of existing dwelling and outbuilding.	14.06.13	Cockfosters	Southgate	113,059.74	107,406.75	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							5,652.99		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-	
TOTAL					113,059.74	113,059.74						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					
Joseph Simon Davies and Marcel Irelli (Owners)	84 Ridge Avenue, London N21 2AU P13-00243PLA	Conversion of single family dwelling into 2 x self contained flats (1 x 2-bed and 1 x 4-bed).	04.07.13	Grange	Southgate	20,230.96	17,411.60	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							1,855.98		Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		Complete		
							963.38		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-	
TOTAL					20,230.96	20,230.96						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					
Joseph Simon Davies & Marcel Irelli	84 Ridge Avenue London N21 2AU P13-00243PLA	Conversion of single family dwelling into 2 x self contained flats (1 x 2-bed and 1 x 4-bed).	04.07.13	Grange	Southgate	20,230.96	17,411.60	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							1,855.98		Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0337	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-				
							963.38		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-	
TOTAL					20,230.96	20,230.96						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					
Ann Shuk-Chuen Tang	939-941 Green Lane London N21 2PB P12-01247PLA	Conversion of doctors surgery into 6 self contained flats (2 x 3 bed, 2 x 2 bed and 2 x 1 bed) with first floor rear extension, extension of hipped roof incorporating rear dormers and associated car parking to rear.	22.10.13	Grange	Southgate	36,215.78	34,404.99	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							1,810.79		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-			
TOTAL					36,215.78	36,215.78						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					
Sherrygreen Homes Limited	Land adjacent to 2 Fox Lane and rear of 2-36 Caversham Avenue, London N13 TP/10/1019	Construction of a new access road via Fox Lane and redevelopment of site to provide 9 single family dwellings comprising 8 semi-detached 3-bed houses and 1 detached 4-bed house with rear dormer together with associated car parking.	13.04.11	Winchmore Hill	Southgate	57,877.00	32,877.00	5 years from the date of receipt (April 2016)	Education Contribution towards provision of education in the borough	Keith Rowley	Development & Estates Renewal - Council Homes	CT0362	-£	0.00	£	-	-£	0.00	£	-	£	-	£	-			-£	0.00	-	0.00	Complete					
							25,000.00		Highways Contribution to improve highway safety to include additional warning restrictions, introduction of speed activated warning signs, contribution to green cycle routes and any other related highway safety measures.	David Cowan	T&T	CT0363	-£	25,548.95	-£	25,548.95	£	-	£	-	£	-	£	-	£	-	£	-			-£	25,548.95	-	25,548.95	to be spent on Cycle Enfield during FY 16/17	
TOTAL					57,877.00	57,877.00						-£	25,548.95	£	-	-£	25,548.95	£	-	£	-	£	-	-	-£	25,548.95	-	25,548.95	-	25,548.95						
Constantinos Agathangelou	259 Green Lanes N13 4XE TP/11/0521	Conversion of part of ground floor and first and second floors into 3 x flats (comprising of 2 x 1-bed and 1 x 2-bed flats) involving removal of side external staircase, together with installation of replacement windows to front and rear elevations.	20.12.11	Palmer's Green	Southgate	21,000.00	20,000.00	NO DEADLINE	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield.	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-		To be spent at New Avenue Estate Project, Southgate. A planning application is expected in early 2016				
							1,000.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)	£	-	£	-	£	-	£	-	£	-	£	-	£	-			£	-		-	-			
TOTAL					21,000.00	21,000.00						£	-	£	-	-£	0.00	£	-	£	-	£	-	-	-£	0.00	-	-	0.00	-	0.00					

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Constituency	Total financial obligation	Obligation Split	SPEND DEADLINE - RISE or Pre-set Complete, RED DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Team	CT ACCOUNT	16-17 Opening Balance	IN YEAR RECEIPTS	IN YEAR MOVEMENTS	CURRENT BALANCE Split - (includes in year receipts and movements)	SAP ACTUALS For Work Done ON A CODES 16-17	SAP COMMITMENTS ON A CODES 16-17	Quarter 1 Drawdown	Quarter 2 Drawdown	Quarter 3 Drawdown	Quarter 4 Drawdown	Total Drawdowns	Revenue Code	Revenue Cost Centre	Available Balance - After SAT Transactions	Other S106 Commitments (not yet on SAP) - SM	Available Uncommitted Amount - SM	Comments for Planning Committee																					
New Ladderswood LLP	Ladderswood Estate, Bounded by, Station Road, Palmers Road and Upper Park Road, London, N11 P12-0220PLA	Phased redevelopment of site involving demolition of existing buildings, construction of new roads and erection of a total of 517 self-contained residential dwellings, incorporating 148 affordable dwellings, comprising (Block A) a 6-storey block of 23 flats (8 x 1-bed, 12 x 2-bed, 3 x 3-bed); (Block B) a part 3, part 4-storey block of 10 flats (6 x 1-bed, 4 x 2-bed); (Block C) a part 3, part 4-storey block of 10 flats (6 x 1-bed, 4 x 2-bed); (Block D) a part 2, part 3-storey block of 11 flats (9 x 1-bed, 2 x 2-bed); (Block E) a 6-storey block of 28 flats (3 x 1-bed, 25 x 2-bed); (Block F) a part 5, part 6-storey block of 27 flats (11 x 1-bed, 16 x 2-bed); (Block G) a part 4, part 5-storey block of 28 flats (13 x 1-bed, 15 x 2-bed, 4 x 3-bed); (Block H) a part 4, part 5-storey block of 24 flats (10 x 1-bed, 11 x 2-bed, 3 x 3-bed); (Block I) a part 5, part 7-storey block of 26 flats (10 x 1-bed, 9 x 2-bed, 7 x 3-bed); (Block J) a part 6, part 7-storey block of 33 flats (18 x 1-bed, 15 x 2-bed); (Block K) a part 5, part 7-storey block of 31 flats (16 x 1-bed, 13 x 2-bed, 2 x 3-bed); (Block L) a part 3, part 6 storey block of 40 flats (18 x 1-bed, 25 x 2-bed, 2 x 3-bed); (Block M) a 6-storey block of 17 flats (5 x 1-bed, 12 x 2-bed); 81 x 3-storey terraced houses (66 x 3-bed, 15 x 4-bed); (Block P, Q & R) a part single, part 2, part 4, part 5, part 7, part 8-storey block comprising community centre and commercial use within classes B1(b)/B1(c) and 74 flats (36 x 1-bed, 25 x 2-bed, 12 x 3-bed, 1 x 4-bed) with basement parking; (Block V) a part 4, part 5, part 6-storey block comprising a 80-bed hotel and 21 flats (9 x 1-bed, 12 x 2-bed) with basement parking and commercial floorspace within classes B1(b)/B1(c); provision of energy centre below blocks A and K; installation of photovoltaic solar panels; construction of vehicular access to Palmers Road, Wald Place and Station Road; provision of associated car parking; construction of children's play area, provision of private and community amenity space, together with relocation of horsebox team from Upper Park Road, adjacent to Betspath House to south of the site within the communal amenity area.	14.02.14, DoV 16.03.15	Southgate Green	Southgate	2,401,693.42	112,000.00	To be committed within ten years of the date of receipt of payment	Childcare Contribution for accessible and affordable childcare facilities in the Borough to support the social and economic well-being of existing and new communities	TBC	EDU	CT0439	-£	8,021.69			-£	8,021.69						£	-	-£	8,021.69			Payment of contributions is phased. Awaiting allocation to a project																				
						20,000.00		CPZ Contribution to fund the consultation for and expansion of a controlled parking zone within the vicinity of the development	David Taylor	T&T	CT0440	-£	20,054.27				-£	20,054.27									£	-	-£	20,054.27			Update 3/11/15 - For spend in 16/17. No start date/project information yet available.																	
						1,138,863.20		Education to provide additional educational facilities within the Borough required as a consequence of development	Keith Rowley	EDU	CT0441	£	-					£	-									£	-	£	-			Payment of contributions is phased. Awaiting allocation to a project																
						936,976.00		Health Care Contribution for the provision of new or improved health care facilities and/or the support and/or the subsidy of healthcare facilities and	Shahid Ahmed	PUBLIC HEALTH	CT0442	-£	73,197.91					-£	73,197.91									£	-	-£	73,197.91			Payment of contributions is phased. Awaiting allocation to a project																
								Job Loss Contribution for the relocation of the existing business	Gavin Redman	BED	CT0408 (see tab)	£	-					£	-									£	-	£	-																			
								Business and Employment Initiative in lieu of provision of 10 Local training or employment placements to be applied towards Jobnet	Gavin Redman	BED		£	-					£	-										£	-	£	-																		
								Open Space Enhancement Contribution in lieu of provision of 10 Local training or employment placements to be applied towards Jobnet	Matt Watts	PARKS	CT0438	-£	23,964.80						-£	23,964.80									£	-	-£	23,964.80			Payment of contributions is phased. Awaiting allocation to a project															
								Traffic and Greenway Improvement Contribution for the relocation of the existing businesses	David Taylor	T&T	CT0486	-£	30,000.00						-£	30,000.00									£	-	-£	30,000.00																		
								Heating Supply Network	TBC			£	-					£	-										£	-	£	-																		
								Employment and Training Initiative	Gavin Redman			£	-					£	-										£	-	£	-			non-monetary planning obligation															
								Travel Plan	Anna Jakacka			£	-					£	-										£	-	£	-																		
								Highways - S278				£	-					£	-										£	-	£	-																		
		Delivery and Service Plan				£	-					£	-										£	-	£	-																								
		S106 Management Fee	Head of Service	STRATEGIC PLANNING & DESIGN	CT0303 (see tab)	£	-					£	-										£	-	£	-																								
						2,401,693.42	2,690,593.42						-£	125,238.07	-£	30,000.00			-£	155,238.67	£	-	£	-	£	-	£	-	-£	155,238.67																				
Adventure Forest Ltd	Trentpark Cockfosters Rd. EN4 9PS TP111F346	Construction of high wire adventure course within Church Wood to the south and south east of Trent Park cafe and car park, with associated equipment, reception cabin and shelter.	14.02.13	Cockfosters	Southgate	4,000.00	1,000.00	No Deadline	Highway Works Contribution Towards the cost of preparing the specification, Highway Works Design and carrying out the Highway works	Mick Pond	T&T	CT0378	£	-			£	-								A200376	£	-		£53.40 overspent.																				
						3,000.00		Green Travel Plan Monitoring Fee To cover the Council's costs incurred in monitoring the travel plan	Safiah Ibtifaq	T&T	CT0307 (see tab)																																							
						TBC		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																																							
						non-monetary		Highway Works Traffic and Parking Survey Methodology programme of surveys to establish the impact of the proposed development	David Taylor	T&T																																								
						non-monetary		Green Travel Plan	Safiah Ibtifaq	T&T																																								
						4,000.00	4,000.00					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-																	
Bounds Properties Ltd	Land at Maidstone Road and 10 Warwick Rd N11 2TJ P13-02643PLA	Subdivision of site and conversion of existing 2 x dwellings into 4 x flats (comprising of 2 x 2-bed and 2 x 3-bed) together with associated private amenity space, cycle and car parking.	29.08.14	Bowes	Southgate	35,397.56	30,000.00	No Deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)																		£	-		Awaiting allocation to a project																	
						3,711.96		Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0443																								£	-		Awaiting allocation to a project												
						1,685.60		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																										£	-												
						35,397.56	35,397.56					£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-																	
Arsen (UK) Limited	54-56 Elm Park Road, London N21 2HS P13-00992PLA	Erection of 5 self-contained flats (2x1 bed, 2x2 bed, 1x3 bed) with balconies to front and side	22.08.14	Winchmore Hill	Southgate	87,135.81	60,951	within 10 years of date of receipt	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	Development & Estates Renewal - Council Homes	CT0304 (see tab)																				£	-		2nd payment overdue and passed to legal															
						11,828		Education to provide additional educational facilities within the Borough	Keith Rowley	EDU	CT0446																										£	-		2nd payment overdue and passed to legal.										
						10,000		Highways Contributions	David Taylor	T&T	CT0412	£	9,276.11					-£	9,276.11			£	4,266.72				£	4,266.72	A200412	-£	5,009.39				Awaiting information on dates from lead officer															
						4,357		S106 Monitoring Fee	Head of Service	STRATEGIC PLANNING AND DESIGN	CT0303 (see tab)																											£	-											
						87,135.81	87,135.81					-£	9,276.11	£	-	-£	9,276.11	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-															
Shiny Star Nursery Limited	109 North Circular Road London N13 5EL	Demolition of existing building and construction of a terrace 3 x 3-bed single family dwellings with rear dormers, off street parking to front, cycle parking, landscaping, amenity space and boundary fencing.	12.05.14	Palmers Green	Southgate	2,583.00	2,460.00	No Deadline	Highways Improvement Contribution towards the cost of altering the traffic order and provision of double yellow lines at the junction of the North Circular Road and Ulster Gardens	David Taylor	T&T	CT0425	-£	2,468.14			-£	2,468.14																	£	-	-£	2,468.14		Awaiting allocation to a project										
						123.00		S106 Management Fee	Head of Service	STRATEGIC PLANNING & DESIGN	CT0303 (see tab)																																							
						2,583.00	2,583.00					-£	2,468.14	£	-	-£	2,468.14	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-	£	-															
Origin Properties Limited (Owner)	Relating to the development of 109 Station Road, London N11 1 QH	Redevelopment of site to provide a part 5, part 6 storey block of 44 residential units (comprising 14 x 1 bed, 26x2 bed and 4 x3 bed self contained flats and 1 x3 bed maisonette) with balconies and sun terraces to front, side and rear, bin and cycle storage and plant rooms at ground floor and associated landscaping.	11.09.15	Southgate	186,231.40			To be spent OR committed within 10 years from date of receipt	Affordable Housing - 18 dwellings (10% wheelchair accessible, of which 11 will be shared ownership and 7 affordable rent)	Sarah Carter	Development & Estates Renewal - Council Homes																									£	-													
								S278 - Bus Stop relocation and Highways works	Dominic Millen	T&T																															£	-								
								Business and Employment Initiative Contribution means contribution required as noted in 7.9.3 to 7.9.5 of the SPD in lieu of the provision of local	Anna Loughlin	BED																																		£	-					
								Car Club	Dominic Millen	T&T																																			£	-				
								Controlled Parking Contribution to fund the consultation for and expansion of a CPZ in the vicinity of the development.	Dominic Millen	T&T	CT0452	-£	5,010.57																																£	-	-£	5,010.57		Awaiting allocation to a project
								Education - towards the cost and provision of educational facilities and childcare in the Borough required as a consequence of development.	Keith Rowley	EDU	CT0448	-£	100,010.49																																	£	-	-£	100,010.49	
		Parking Restriction Contribution towards the cost of alterations to the current parking restrictions at the northern end of the site	Dominic Millen	T&T	CT0449	-£	3,006.30																																		£	-	-£	3,006.30		Awaiting allocation to a project				
		PEPS Audit and Greenways Cycle Enfield - detailed list of obligations included in P9 of S106 agreement	Dominic Millen	T&T	CT0450	-£	75,158.20																																			£	-	-£	75,158.20		Awaiting allocation to a project			

Developer	Site address and Planning Reference	Development Description	Date Agreement Signed	Ward	Total financial obligation	Obligation Split	SPEND DEADLINE - BLUE = Project Complete RED = DEADLINE PASSED, OR APPROACHING WITHIN 12 MONTHS	Details of Obligations	LEAD OFFICER	Dept	Team	Receipts to date (excluding accrued interest)	Balance Sheet	Expenditure up to current Financial Year (awaiting interest calculations)	CT ACCOUNT	tk recon	NEW S106 (May 2013)	Trigger point for payment / Comments
Edmonton																		
LBE & Hillview Industrial Developments Limited	Unit 6 Riverside Industrial Estate, Monson Road, Enfield EN3 4NQ PONDERS END TP/08/0293	Construction of estate road and erection of 3 x 2-storey blocks comprising 27 business units for use within classes B1(c), B2 and B8 (light industrial, general industrial and storage / distribution uses) with associated landscaping, car parking, and access.	27.04.09	Ponders End	40,000.00	40,000.00	20.01.2016	Highway Improvement Works Works to Monson Road to include (but not limited to) the: <ul style="list-style-type: none"> * Implementation of revised loading/unloading and parking restrictions * Provision of new signage * The installation of measures to assist cyclists and pedestrians 	David Taylor	R&E	T&T	0						Building control database has been checked. No sign of development commencing. <u>Developer has confirmed that works have not started on the site.</u>
London Industrial Partnerships Limited	44-47 East Duck Lees Lane & 3-4 PONDERS END Industrial Estate PONDERS END 06/1264	Part redevelopment and part refurbishment of site to provide 35 units for B1 (Business), B2 (General Industry) and B8 (Storage / Distribution) uses incorporating mezzanine floors, associated car parking, access and landscaping.	13.06.07	Ponders End	15,000.00	15,000.00	5th anniversary of payment	Installation of Woodscape Furniture in area edge red on Plan No. 2 or such other location in the Brimsdown Business Area	TBC	R&E	T&T	0						Kier Properties confirmed works have not commenced on site. <u>No further planning details have been submitted to development management since Nov 2007.</u>
Kuan Leng, Parritt Leng	TP/07/0631 57 Fore Street Edmonton LOWER EDMONTON	Demolition of existing buildings and erection of a part 3-storey, part 9-storey block (total height 29.5m) comprising two retail units on ground floor (520 sqm, Class A1 use) and 24 residential units above (22 x 2-bed, 2 x 3-bed) with associated basement cycle and car parking accessed via Grove Street.	12.12.07	Upper Edmonton	66,000.00	30,000.00	NO DEADLINE	Education £20,744 primary education and £15,848 secondary education	Keith Rowley	S&CS	EDU	0						No planning details have been submitted to development management. Building control database checked. No sign of development commencing.
				Upper Edmonton		36,000.00		All works necessary to form pedestrian and safety improvements in the vicinity of the site to be carried out by the Council at or in the vicinity of the junction of Fore Street and Grove Street as described in the Fourth Schedule of the Agreement	David Taylor	R&E	T&T	0						
TOTALS					66,000.00	66,000.00						0	0	0	0	0	0	
Country Side Properties UK & LBE	Highmead Estate at Fore St. N18 2SL LBE/10/0037	Redevelopment of site to provide 4 commercial and 120 residential units (comprising a part 6-storey, part 8-storey block of 1092 sqm of commercial floorspace (A1 Retail, A2 offices, A3 Restaurant and A4 Drinking establishments) at ground floor, 3 x 3-bed maisonettes, 45 x 1-bed, 33 x 2-bed and 17 x 3-bed flats with balconies to front and rear and 3 blocks of 5 x 2-storey, 4-bed terraced houses with balcony at second floor rear, 1 block of 6 x 3-bed part 2-storey, part 3-storey town houses with integral garages and sun terrace at second floor rear and 1 x 2-bed single family dwelling, a 3-storey block of 180 sqm of community space (D1 non residential institutions), vehicular access to Alpha Road, landscaping works and 28 car parking spaces and 137 cycle parking spaces and change of use of car park at Trafalgar Place from public to private parking.	30.03.12	Upper Edmonton	267,214.00	50,000.00	Within 10 years of the receipt of payment	Community Facilities Contribution for the provision of a community space to shell and core	TBC	TBC	TBC	0						All payments are due on commencement of development. This permission is not going to be implemented as a more recent application has been submitted, approved under which works are about to start on site.
				Upper Edmonton		118,214.00		Education Contribution towards educational facilities required as a consequence	Keith Rowley	S&CS	EDU	0						
				Upper Edmonton		10,000.00		Employment and Training Strategy and Fee towards monitoring the Employment Training Strategy by the Council	Anna Laughlin	R&E	BED	0						
				Upper Edmonton		9,000.00		Jobsnet contribution towards Jobsnet Team to provide job brokering service to tenants of commercial units for 3 years	Anna Laughlin	R&E	BED	0						
				Upper Edmonton		50,000.00		Open Space towards improvements and maintenance of St Johns Open Space	Matt Watts	R&E	PARKS	0						
				Upper Edmonton		30,000.00		Public Art Contribution towards the provision of public art within 200m of the boundaries of the Upper Edmonton District Centre	Lorraine Cox	R&E	CULTURAL SERVICES	0						
				Upper Edmonton		14,161		Travel Plan & Car Club Affordable Housing (24 units) Community Heating System	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	14,161						
TOTALS					267,214.00	267,214.00						0	0	0	0	0		
Kedco Harward Ltd	Yard Gibbs Rd., Montagu Ind. Est. TP/09/1862	Use of site as an industrial facility for the production of renewable energy from waste timber involving extension to existing building, new pump house, substation and condensers with associated works and formation of a new exit to Gibbs Road.	19.04.12	Edmonton Green	70,000.00	5,000.00	Within 10 years of the receipt of payment	Travel Bond In the event that the Travel Plan does not meet set targets to use for traffic and parking surveys etc	David Taylor	R&E	T&T	0						Prior to commencement of development. No planning details have been submitted to development management. Building control database checked. No sign of development commencing.
				Edmonton Green		30,000.00		Air Quality Contribution for monitoring air quality in the local area	Sue McDavid	R&E	REGULATORY SERVICES	0						
				Edmonton Green		35,000.00		Infrastructure Delivery Fund to assist small companies with costs of infrastructure to enable them to connect to a supply of heat energy Energy Travel Plan	TBC	R&E	TBC	0						
TOTALS					70,000.00	70,000.00					0	0	0	0	0	0		
Currie Motors Limited and Gursal Aksu	293-303 Fore Street, London N9 0PD TP/11/0627	Change of use from car sales and service workshops to a banqueting suite with a single storey rear extension, first floor extension to provide ancillary offices and enclosure to existing first floor car park and access ramp with new pedestrian access and external staircase at front, 2 retail units and cafe with community hall at rear, alterations to rear fenestration and reconfiguration of car park layout (PART RETROSPECTIVE).	01.06.12	Edmonton Green	3,700.00	non monetary	NO DEADLINE	Lease for Parking Area	TBC	R&E	T&T							Prior to signing the S106
				Edmonton Green		non monetary		Details for lighting, parking, surfacing and access		R&E	T&T							
				Edmonton Green		3,000.00		Travel Plan + fee	David Taylor	R&E	T&T							
				Edmonton Green		700.00		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							
TOTALS					3,700.00	3,700.00					0	0	0	0	0	0		
				Edmonton Green				Construction Employment Strategy to submit a draft strategy to the Council and implement as approved by the Council	Mary O'Sullivan	R&E	BED							

St Modwens Properties Plc	Edmonton Green Shopping Centre The Broadway N9 0TZ TP/10/0859	Erection of a 4-storey building comprising a 73 bed hotel (Class C1).	14.12.10	Edmonton Green	Non monetary	non monetary	NO DEADLINE	Hotel Employment Strategy to submit a draft strategy to the Council and implement as approved by the Council and work with Enfield Jobsnet to promote recruitment of residents within a reasonable travelling distance to the Hotel (accounting for at least 90%)	Mary O'Sullivan	R&E	BED									Non financial planning obligations are being pursued.		
				Edmonton Green				Recruitment Report to submit to Enfield Jobsnet prior to occupation	Mary O'Sullivan	R&E	BED											
London Academies Enterprise Trust	The Nightingale Academy Turin Road, Edmonton, London N9 8DQ PT2-01259PLA	Single storey extension to sports hall to create a cafe and replacement door to north east elevation; construction of new student entrance to north west elevation; alterations to Learning Resource Centre comprising new glazing and cladding, mezzanine floor comprising 2 additional classrooms, replacement windows to north east elevations of main building and adjacent student entrance; erection of 3 free-standing canopies south of main building; new artificial sports pitch together with the provision of 10 floodlighting columns around it with fencing; provision of additional new car parking spaces along site access leading from Turin Road, extension of car parking area across eastern boundary of public open space together with alteration to layout of north and south car parks; construction of new footpath with new lighting across open space area; continued use of existing temporary fenced play ground area within open space area; provision of compensatory replacement new open space area on land adjacent to existing sports block (facing St Josephs Road) together with new fencing, new pedestrian student entrance in to Academy from St. Josephs Road and alterations to access on Nightingale Road as well as new 3m high fencing to rear boundary backing onto properties in St. Marys Road, new hard surfacing and security gates.	12.02.13	Jubilee	Not exceeding £15,000	Not exceeding £15,000	NO DEADLINE	Exchange of Land	TBC	PROPERTY	TBC									Not to occupy development until the transfer of the Blue Land in consideration of the Council transferring the Green Land to the Academy at nil costs.		
				Jubilee				Provision of a Footpath	TBC	R&E	T&T											The Academy to construct a footpath on the Black Hatched Land in strict accordance with the Councils specification relating to design in accordance with the construction programme (annex)
				Jubilee				Lighting for the provision of sufficient lighting for the footpath to include £4,400 for the long term maintenance of the installed lighting referred to in para 5.2.1 in the agreement	TBC	R&E	T&T											
Turkish Bank UK Limited & Hamdullah Erpolat	Land at 2, 3 & 4 Princes Road N18 3PR	Variation of condition 12 of TP/07/1029 to increase capacity from 250 to 500 people.	05.08.13	Edmonton Green	350.00	350.00	NO DEADLINE	to keep site available for use of parking in connection with the use of the function hall at 4 Princes Road for events with an attendance of more than 250 people unless and until planning permission is obtained.		R&E	T&T											
				Edmonton Green				S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN											Upon Completion, Received.
TOTALS					350	350																
Barclays Bank Plc & Sarah & David Studman	26 Woodstock Crescent, London N9 7LY	ation of No 26 Woodstock Crescent and rear outbuildings to allow redevelopment comprising 1 x 3-bed detached single family dwelling with rear dormer and a row of 4x 3-bed town houses with associated parking and landscaping.	21.08.13	Jubilee	80,041.40	45,629.40		Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes									On occupation of the first housing unit		
				Jubilee				Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	K.Rowley	S&CS	EDU						Y	On occupation of the first housing unit				
				Jubilee				S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							On commencement of development				
TOTALS					84,043.47	84,043.47																
Sirocco Investments Ltd	159 & 159a Silver Street London N18 1PY	Conversion existing house in multiple occupation (HMO) into 6 flats comprising 4 x studio and 2 x 1-bed self contained flats (RETROSPACTIVE).	2.9.13	Haselbury	37,247.05	34,265.40	Within 5 years from the date of receipt of payment	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes									Prior to commencement of development		
				Haselbury				Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	K.Rowley	S&CS	EDU						Y	Prior to commencement of development				
				Haselbury				S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							On completion of the agreement				
TOTALS					37,247.05	37,247.05																
Segro Properties Limited (Owner)	Phase 2 Navigation Park, Morson Road EN3 4NQ, P12-02641PLA	Redevelopment of site by the erection of 19,000 sq.m. of buildings within use classes B1c/B2 and B8, together with car parking, service areas, landscaping, access roads, plant and ancillary offices. (Outline - all matters reserved)	30.09.13	Ponders End	3,925.00	tbc	Within 10 years from the date of receipt of payment	Employment and Skills Strategy Local Labour Return Business and Employment Initiative Contribution in lieu of the provision of Local training or employment placements as set out in the Employment and Skills Strategy to be used towards Jobsnet	Anna Loughlin	R&E	BED									E&SS to be submitted prior to commencement. LLR to be submitted prior to occupation. If LLR fails to demonstrate owner has provided a min. of one local employment or training placement per training week.		
				Ponders End				Travel Plan Monitoring Fee	Anna Jakacka	R&E	T&T							Y	Payment due prior to commencement of development, submission plan is due prior to occupation			
				Ponders End				S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							On completion of agreement				
TOTALS					3,925.00	3,925.00																
National Grid Twenty Seven Limited & National Grid Gas plc	Relating to the development at Former Gas Works, National Grid Site, Willoughby Lane N17 0RY	Temporary stockpiling of London Clay for a period of 24 months on eastern side of the site.	28.11.13	Upper Edmonton	700.00	Non Monetary	No deadline	West Development To submit for approval baseline levels survey of site & to dismantle gas holders by no later than 15 May 2015												Prior to commencement of the West Development		
				Upper Edmonton				East Development To submit for approval baseline levels survey of site & to dismantle gas holders by no later than 15 May 2015										Prior to commencement of the East Development				
				Upper Edmonton				S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						TBC If paid					
TOTALS					700.00	700.00																
IKEA Properties Ltd	Land at Glover Drive London N18 3HF; P12-01399PLA	Development of extension to the west of the building to provide 3,929 sq m of floorspace with overhead car parking, together with extension to existing mezzanine to provide additional 1,193 sq m of additional floorspace.	17.07.2015	Edmonton	3,431.40	3,431.40	No deadline	Travel Plan Monitoring Fee	Anna Jakacka	R&E	T&T									PAID 17.07.15		
								Travel Plan	Anna Jakacka	R&E	T&T							Due prior to commencement. Development should not commence until Travel Plan has been approved by the Council (in consultation with TTL).				

Samantha Walsh, Ozcan Hassan and Index Capital Ltd	68 Westmor Road Enfield EN3 7LF, P14-01201PLA	Erection of detached 1-bed bungalow with off street parking at front	30.07.2015	TBC	11,273.49	10,669.50		Affordable Housing	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								
						603.99		Education Contribution	Keith Rowley	S&CS	EDU								
					11,273.49	11,273.49													
A.C. Nicholas Ltd	10 Ridgemoor Gardens, EN2 8QL, P13-01833PLA	Redevelopment of site to provide 7 residential units comprising a part 3-storey, part 2-storey block of 5 self contained flats	31.07.2015	TBC	224,636.60	188,198.76	No deadline	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								50% due on or prior to commencement; 50% due on completion of the 4th residential unit
						25,740.86		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU					Due in full on or prior to commencement			
						10,696.98		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN					Due in full on or prior to commencement			
					224,636.60	224,636.60													
G.A Shepherd Investments	81 St Marks Road, Bush Hill Park Enfield EN1 1BJ	Conversion of ground floor retail to a 1-bed self-contained flat involving new windows to front and entrance door to the side elevation.	16.04.14	Bush Hill Park	11,000.00	10,475.00	No deadline	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes							On commencement of development	
				Bush Hill Park		525.00		S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN					Upon completion. TBC if paid			
					11,000.00	11,000.00													
					451,343.22	451,343.22													
Nicon Developments Limited	1-24 River Bank London N21 2AA	Formation of third floor involving extension to roof and dormer windows to all elevations to provide 2 x 2-bed self contained flats. 3-storey rear extension to provide lift shaft and installation of french doors and Juliet balconies to rear of all four blocks to provide a total of 8 additional residential units.	13.05.14	Bush Hill Park	221,096.23	175,720.00		Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								Prior to commencement of development
				Bush Hill Park		14,847.84		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU					Prior to commencement of development			
				Bush Hill Park		20,000.00		Highways and Transport Contribution towards the cost of providing junction protection, extending footway from Green Lanes to River Bank, maintaining and improving Greenways (see S106 for further detail)	David Taylor	R&E	T&T					Prior to commencement of development			
				Bush Hill Park		10,528.39		S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN					Prior to commencement of development			
					221,096.23	221,096.23													
					672,439.45	672,439.45													

Enfield North

Sanjiv Shanil Shah	16 Chase Hill Enfield EN2 8DQ TP/11/1739	Subdivision of site and erection of a part 2 storey, 3-bed semi detached single family dwelling.	12.10.12	Highlands	35,671.36	25,040.00	Within 5 years from the date of receipt of payment	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes	0						Payments are due upon commencement of development. No planning details have been submitted and Building Control database checked. Information suggests that works have not commenced. Applicant has been contacted for an update.	
				Highlands		2,126.00		Mayoral CIL		TL	TL	0							
				Highlands		6,907.96		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU	0							
				Highlands		1,597.40		S106 Monitoring	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	1,597			CT0303		PAID		
					35,671.36	35,671.36													
Ozcan Hassan & Samantha Walsh	76 Park Road Enfield Middlesex EN3 6LP TP/11/0548	Erection of 1 x 4 bed attached single family dwelling with amenity space.	26.06.12	Enfield Lock	30,162.00	28,625.00	Within 5 years of the date of payment	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes							Payment due and is being pursued - new index linked invoice for £32,522.43 sent on 16/02/15. Parked for now due to associated Property Services & land ownership issues - awaiting a steer from Legal Dept	
						1,537.00		S106 Monitoring Fee	Sarah Carter	R&E	STRATEGIC PLANNING AND DESIGN					Payment received June 2012			
					30,162.00	30,162.00													
Cuckoo Hall Academies Trust	Enfield College Site, The Ride, Enfield EN3 7DY P12-01762PLA	Redevelopment of land at rear of Enfield College involving demolition of The Ride College building and relocation of metal storage container to provide a detached 2-storey building for a 2-form entry Primary Academy (420 pupils) and Nursery school (30 pupils) with ground floor canopy and first floor balconies to east elevation, first floor terrace and ground floor canopy to west elevation, canopy to main entrance south of site, soft and hard play areas to north of site, formation of an access road, 17 car parking spaces, drop off / pick up lane, associated landscaping works and alterations to existing vehicular access to The Ride.	06.12.12	Enfield Highway	57,400.00	50,000.00	Within 5 years of the date of payment	Travel Plan Monitoring fee for monitoring travel plan	Anna Jakacka	R&E	T&T								Prior to occupation. Invoice has been issued, payment is being pursued.
				Enfield Highway		3,500.00		Details of Employment and Training Package	Anna Loughlin	R&E	T&T					Prior to occupation			
				Enfield Highway		non monetary		Details of Landscaping Scheme	Matt Watts	R&E	PARKS					Within one month of commencement of development			
				Enfield Highway		non monetary		Details of Access Arrangements	David Taylor	R&E	T&T					Prior to occupation			
				Enfield Highway		non monetary		Interim Travel Plan.	David Taylor	R&E	T&T					Prior to occupation			
				Enfield Highway		non monetary		Update Interim Travel Plan to the Travel Plan (including surveys compatible with TRACE and show baseline figures for travel behaviour refer to clause 3.4 for further details)	David Taylor	R&E	T&T					No later than 2 months prior to the intended first date of occupation for the Interim Travel Plan. Main Travel Plan expected within 3 months of first occupation.			
					57,400.00	57,400.00													
						3,900.00	NO DEADLINE	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							PAID	

Scottish Widows Unit Funds Limited	232 Great Cambridge Road Enfield EN1 1TY P12-01895PLA	Demolition of existing unit and erection of two retail units with associated car parking and servicing area.	07.01.13	Southbury	30,948.75	29,475.00	NO DEADLINE	Carbon Fund Contribution to be paid to the Council as contribution to the provision of a carbon fund in the Borough	Rob Singleton	R&E	Development Management								All payments are due on commencement of development. _ Carbon Contribution should be index linked.	
						1,473.75		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	-1,474					CT0303		NOTE THERE ARE TWO S106's - signed 07.01.13 and 20.03.13. All money has been received for the 20.03.13 agreement	
TOTALS					30,948.75	30,948.75			Head of Service											
Kypros Nicholas & Jetspan Limited	106 12 Old Park Road and Garages Adjacent to 41-51 Calshot Way EN2 7BH TP/11/0338	Redevelopment of site to provide 14 residential units in 2 x 2-storey blocks (Block A 3 x 3-bed and 4 x 2-bed and Block B 5 x 2-bed and 2 x 3-bed self contained flats) with basement parking, access from Old park Road and Calshot Way, terraces to first and second floor at front side and rear and accommodation in roof spaces with dormer windows to front and rear.	29.02.12	Grange	236,912.00	34,412.00	Within 8 years from the date of receipt	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAAASC	Development & Estates Renewal - Council Homes								Prior to commencement of development to pay to the Council 35% of the AH contribution. The remaining 65% to be paid within 28 days of the 7th market housing unit being sold.	
				Grange				Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU									Payment due prior to commencement of development. Unlikely to be implemented, as new application granted permission and S106 signed.
				Grange				Overage (threshold in S106)	Sarah Carter	HHAAASC	Development & Estates Renewal - Council Homes									
				Grange				Waiting Restrictions in accordance with Schedule 2 to be used for the design and implementation of any such waiting restrictions in Calshot Way or in the vicinity of the vehicular access to the Land as shown in the Application	David Taylor	R&E	T&T									
TOTALS					236,912.00	236,912.00														
Barclays Bank & Bank of Scotland PLC	1 Crescent Road and 33 Waverley Road, Enfield EN2 7BN TP/10/0473	Redevelopment of site to provide a 3-storey block of 9 self contained flats (comprising 7 x 2-bed and 2 x 4-bed) involving accommodation in roof with dormer windows to front and side and a roof terrace, balconies to all sides and basement parking with access to Crescent Road.	17.01.2012	Grange	13,115.00	13,115.00	15 years from the date of receipt	Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU								Payment is due on commencement of development. No details have been submitted, emailed agent to confirm status.	
Roger Ian Dudding	Dudrich Mews, Drapers Road EN2 8LU P13-0321PLA	Conversion of roof space into 1 x 2 bed self contained flat.	28.02.2014	TBC	27,318.35	24,161.50		Affordable Housing Contribution	Sarah Carter	HHAAASC	Development & Estates Renewal - Council Homes								INVOICE SENT 03.09.2015	
						1,300.87		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN								INVOICE SENT 03.09.2015	
						1,855.98		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Head of Service	S&CS	EDU									INVOICE SENT 03.09.2015
TOTALS					27,318.35	27,318.35														
London Community Learning Trust	Ladysmith Road, Edmonton, Enfield London N18 2QR. 14/04205/FUL	Erection of a part single, part 2-storey 420 place primary school for pupils aged 4-11 years, provision of multi-use games area (MUGA), soft and hard surfaced play areas, associated landscaping, perimeter fencing and car and cycle parking accessed from Albany Road	19.10.2015	Edmonton	74,137.39	52,962.39		Play equipment contribution towards the re-provision of play equipment in the retained publicly accessible open space	Matt Watts	R&E	PARKS									Due prior to commencement date
						1,175		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN								PAID 15.10.2015	
						20,000		Highways Contribution	David Taylor	R&E	T&T									Due prior to commencement date
TOTALS					74,137.39	74,137.39														
HP Investments Ltd	100 High Street N14 6BN 15/04472/FUL	Demolition of existing decked car park & erection of 90 room Hotel.	05.08.2016	Southgate	46,615.00	10,000.00		CPZ Consultation Contribution	David Taylor	R&E	T&T									All due on or before the commencement date (£44,740)
						15,000.00		CPZ Implementation Contribution												
						2,500.00		Parking Control Contribution												
						10,000.00		Parking Surveys Contribution												
						7,240.00		Travel plan monitoring fee				Anna Jakacka	R&E	T&T						
						1,875.00		S106 Monitoring Fee				Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						
TOTALS					46,615.00	46,615.00														
HP Investments Ltd	365 Herford Road, London, N9 7BN 15/05291/FUL	Conversion of existing medical practice (Use Class D1) to office (Use Class A2) at ground floor level and 1 x studio flat (Use Class C3) at first floor, involving a single storey front extension to incorporate a new shop front, new entrance to flank elevation and associated cycle parking	09.08.2016	TBC	4,000.00	3,205.53		Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal									
						603.99		Infrastructure Contribution	TBC	R&E	TBC									
						190.48		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
TOTALS					4,000.00	4,000.00														

381 Cockfosters Road LLP	381 Cockfosters Road Enfield EN4 0JS P14-02203PLA	Redevelopment of site and erection of a new block of 9 flats (comprising of 1 x 3 bed, 6 x 2 bed and 2 x 1 bed).	16.08.2016	Cockfosters	£336,233.37	336,233.27		Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal							Payable in 2 installments of £168,116.63 and £168,116.64
					336,233.37	336,233.27												
Shanly Homes Ltd and Nicon Developments	1 Coombehurst Close EN4 0JU 16/00211/FUL	Demolition of the existing dwelling and erection of 8 apartments with associated access, basement parking, manoeuvring, landscaping and ancillary facilities	17.08.2016	Cockfosters	339,640.46	289,056.41		Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal							50% (£144,528.21) due on or prior to commencement. Remaining 50% (£144,528.20) due on or prior to occupation of development
						35,055.76		Infrastructure Contribution	TBC	R&E	TBC				Due in full on or prior to occupation.			
						15,528.29		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN				Monitoring fee payable on or prior to commencement			
					339,640.46	339,640.46												
Southgate London Properties Ltd, Hampshire Trust Bank PLC	309 Chase Road Southgate N14 6JS 16/01133/FUL	Construction of 2 x additional floors to building to provide 5 x 2-bedroom residential units; additional cycle parking and refuse storage.	15.09.2016	Southgate	350.00	350.00		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							due on date of signing the undertaking
						non monetary		Parking Permit restriction	David Taylor	R&E	T&T				non-monetary contribution			
					350.00	350.00												
Magic Living Ltd	2a/2b Park Avenue London N21 2UH; 15/04736/FUL	Demolition of existing warehouse and erection of a part 3, part 4 storey block to provide 14 flats (comprising 4x3bed, 7x2 bed, 3x1 bed flats), with associated cycle/refuse storage and landscaping.	19.09.2016	Edmonton Green	33,611.20	9,333.24		Cycle Infrastructure Improvement	David Taylor	R&E	T&T							ALL CONTRIBUTIONS DUE ON OR BEFORE COMMENCEMENT DATE. For cycle infrastructure improvements on Park Road between the railway bridge and Fore Street, and on Fore Street between Brettenham Rd and Park Avenue
						3871.76		Highway Works	Mick Pond	R&E	T&T				ALL CONTRIBUTIONS DUE ON OR BEFORE COMMENCEMENT DATE. For the removal of the redundant vehicle crossover, provision of a new vehicle crossover and the associated footway reinstatement and repairs to the existing footway			
						15,000		Pedestrian Environment Improvements	David Taylor	R&E	T&T				ALL CONTRIBUTIONS DUE ON OR BEFORE COMMENCEMENT DATE. For improvements to the pedestrian environments in the access to Silver Street station, Park Road leading to Fore St and the junction of Park Avenue with Park Road			
						3,620		Travel Plan Implementation Monitoring Fee	David Taylor	R&E	T&T				ALL CONTRIBUTIONS AND TRAVEL PLAN MONITORING FEE DUE ON OR BEFORE COMMENCEMENT DATE.			
						1,786.20		S106 Monitoring Fee	Head of Service	R&E	T&T				PAID 19/09/16			
						TBC		Car Club Payment	David Taylor	R&E	T&T				£278.50 for each dwelling which does not join the Car Club - payment level will be calculated at a later date			
											33,611.20	33,611.20						

Anglia Secure Homes (South East) Limited	Relating to Land at Wenlock House 33 Eaton Road Enfield EN1 1NJ P12-01709PLA	Conversion of existing building into 36 residential units (comprising 9 x 1-bed, 24 x 2-bed and 3 x 3-bed) involving construction of a fourth floor with terraces to front and rear, formation of balconies to front, sides and rear, external cladding and replacement windows to all elevations and pedestrian access ramps to front and side.	26.02.13	Southbury	70,703.31	Within 10 years of the receipt of payment	Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU								Index-linked amount of £73,073.41 paid 6 July 2014
				Southbury	114,868.00		Overage (Threshold)	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								On completion of the sale of the last of no more than 21 Market Housing units the owner is to serve on LBE the Sale Notice, then LBE carries out Overage Assessment and serve Overage Payment Notice (p16)
				Southbury	non monetary		Affordable Housing Provision (10 Units)	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes - STRATEGIC PLANNING AND DESIGN								
				Southbury	3,353.17		S106 Monitoring Fee	Head of Service	R&E	PLANNING AND DESIGN		-3,535			CT0303			PAID
TOTALS				188,924.48	188,924.48													
Tenpin Limited	3 Dearsley Road, Enfield EN1 3RR 06/1588 SOUTHURBY	Change of use from nightclub to ten pin bowling and family entertainment centre	22.01.08	Southbury	25,000.00	Within 5 years of the date of receipt of payment	Footway Contribution For improvements to the footway in Southbury Road, Crown Road and or Dearsley Road or within the vicinity of the land	David Taylor	R&E	T&T	0							Payment due on or before Implementation. Change of use application granted in 2010 for change of use from nightclub to non-food retail for which planning details are being submitted to Development Management.
				Southbury	10,000.00		Public Transport improvements to existing bus stops on the Tell road network in the vicinity of the land	David Taylor	R&E	T&T	0							
					25,000.00	25,000.00					0	0	0	0	0			
Seedwell Ltd	The Rifles PH 600, Ordnance Road, & land adj 4 Government Row, Enfield TP/05/0728 TP/06/2169/RENI ENFIELD LOCK	Redevelopment of site for residential purposes (totalling 23 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 8 self-contained flats (comprising 4 x 2-bed, 3 x 1-bed, 1 x studio) involving single storey extensions, installation of 2 dormer windows to front, balconies at rear first floor level and front entrance ramp; erection of a terrace of eight 3 bed 2-storey houses; erection of a terrace of five x 3 bed 2-storey houses and erection of a detached 2-storey 4-bed house.	15.05.06 06.05.2011	ENFIELD LOCK	36,000.00	NO DEADLINE	Environmental Contribution towards general environmental improvements in the vicinity of the land	Matt Watts	R&E	PARKS	0							Money received in 2013/14. Scheme now approaching completion (9/4/15) - this must be moved from New Obs tab as it already appears on the finance monitor.
				ENFIELD LOCK	50,000.00		Open Space Contribution	Matt Watts	R&E	PARKS	0							
					86,000.00	86,000.00					0.00	0.00	0.00	0.00	0.00			0.00

Bertram Okereke	79 Ferndale Road Enfield EN3 6DJ TP/11/1561	Erection of a part 2-storey, 3-bed detached single family dwelling with rear dormer, off street parking at front and access to Ferndale Road.	05.07.12	Enfield Lock	8,320.00	7,020.00	NO DEADLINE	Affordable Housing Contribution towards the off site provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes	0							Payment is due prior to commencement of development. No planning details have been submitted and Building Control database checked, information suggests that works have not commenced. Agent confirmed that the site has been sold on, waiting call back from new owner's solicitors.				
				Enfield Lock		1,300.00		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	-1,300	0	0	0	0	0	0	0	0	0	0	PAID
TOTALS					8,320.00	8,320.00						-1,300	0	0	0	0	0	0					
LBE & Hettiarachige Dissanayake & Marc Dissanayake Limited	Former Merryhills Library/Clinic Enfield Road, Enfield EN2 7HL TP/08/1951 HIGHLANDS	Redevelopment of site by the erection of a detached 3-storey building to provide a new group practice Doctors Surgery on ground floor and 14 x 2-bed flats on first and second floors with balconies to both sides at first and second floor level.	20.01.09	Highlands	25,000.00	25,000.00	Within 3 years from the date of receipt.	Highways Works fee towards cost of preparing the specification		R&E	T&T	0							No further planning details have been submitted since 2009. Developer confirmed that planning permission has not been implemented yet.				
Adventure Forest Ltd	Trentpark Cockfosters Rd. EN4 0PS TP/11/1825	Construction of high wire adventure course within Church Wood to the south and south east of Trent Park cafe and car park, with associated equipment, reception cabin and shelter.	14.02.13	Cockfosters	4,000.00	1,000.00	NO DEADLINE	Highway Works Contribution Towards the cost of preparing the specification, Highway Works Design and carrying out the highway works	Mick Pond	R&E	T&T	0							PAID 30/4/2014				
				Cockfosters		3,000.00		Green Travel Plan Monitoring Fee To cover the Council's costs incurred in monitoring the travel plan	Safiah Ishfaq	R&E	T&T	0									PAID 30/4/2014		
				Cockfosters		TBC		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	0										PAID	
				Cockfosters		non-monetary		Highway Works Traffic and Parking Survey Methodology programme of surveys to establish the impact of the proposed development	David Taylor	R&E	T&T	700				CT0303							28 days prior to the first survey being carried out. Results to be submitted to Council within 10 working days of completion of each survey If applicable, on demand from the Council
				Cockfosters		non-monetary		Green Travel Plan	Safiah Ishfaq	R&E	T&T												Within 8 months of commencement of the use. Travel plan being pursued and update has been urgently requested.
0					0	0	0					700	0	0	0	0	0	0					
Dora Savva and Krpu Kakalov	783 Hertford Road, EN3 6QU TP/11/1825	Redevelopment of site to provide 9 self contained flats and 1 commercial unit within 2 x 2-storey blocks with rooms in roof and dormer windows. 1 Block fronting Hertford Road comprising 62sqm of commercial floor space at ground floor and 3 x 2-bed self contained flats and 1 block to the rear comprising 2 x 3-bed, 2 x 2-bed and 2 x 1-bed self contained flats and off street parking to side / rear.	23.03.12	Enfield Lock	51,450.00	22,196.52	NO DEADLINE	Affordable Housing Contribution towards provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes	0								All contributions are to be paid on the Commencement date Although no planning details have been submitted. Building Control database shows an initial site notice application. Invoice has been issued, payment is being actively pursued.			
				Enfield Lock		16,803.48		Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU	0											
				Enfield Lock		10,000.00		Green Way Contribution towards the provision of green way cycle paths within the Borough	Steve Jaggard	R&E	T&T	0											
				Enfield Lock		2,450.00		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN	0											
0					0	51,450.00	51,450.00					0	0	0	0	0	0	0	0				
Magnacrest Ltd	Land at 28 and 28a Slades Hill Enfield EN2 7EE TP/10/0491	Redevelopment of site to provide a part 2-storey, part 4-storey block of 9 self contained flats (6 x 3-bed & 3 x 2-bed) with roof terrace, balconies to front and rear and accommodation and parking in basement with access to Slades Hill.	04.03.11	Highlands	13,115.00	13,115.00	NO DEADLINE	Education Contribution towards the provision of educational facilities within the Borough required as a consequence of the scheme	Keith Rowley	S&CS	EDU	0							0	Payment due on or before commencement of development. Developer has confirmed that works have commenced on site and an invoice has been issued. Payment is being pursued. UPDATE 09.04.15 - Funds need to be internally transferred from the 14,689 which Enfield owes Magnacrest Ltd (see Finance Monitor tab scheme at 5 and 5A Old Park Road)			
Leonard Cheshire	Arnold House 66, The Ridgeway Enfield TP/04/1378 HIGHLANDS	Redevelopment of site for residential purposes. (Outline application - means of access, siting and landscaping) Agreement signed 8.11.06	08.11.06	Highlands	35,000.00	35,000.00	Within 5 years of the date of receipt of payment	River Walkway & Cycle Path to construct and provide the use of the public highway in perpetuity. On completion of the above to provide public access to the River Walkway within one month of receiving notice from the Council.	David Taylor	S&CS	EDU								Payment due prior to commencement of development. No sign of development commencing applicant confirmed no works have started on site.				
J Browne Properties UK, Santander & Volkerhighways Limited	Land at Edison Road Enfield EN3 7BY P12-01186PLA	Change of use to a highways maintenance depot including the storage and recycling of utility excavation materials, the storage of primary aggregates, concreting batching, parking of vehicles and the erection of storage bays, weighbridge, site control office and welfare facilities.	24.06.13	Enfield Highway	0.00	non monetary	NO DEADLINE	Programme of Maintenance		R&E	T&T								Within 9 months of commencement of development				
				Enfield Highway		non monetary		Lanscaping Scheme At developers own cost		R&E	T&T									Prior to commencement of development for approval in writing			
				Enfield Highway		non monetary					T&T										Within 9 months of commencement of development		
TOTALS					#REF!	#REF!																	
Managing trustees of Enfield Evangelical Free Church	The Emmanuel Centre 145 Baker Street EN1 3JR	Demolition of existing building and erection of 6 self-contained flats (6 x 1-bed) in a 3-storey block with associated car parking.	01.10.13	Town	100,667.63	92,250.00	Within five years from the date of payment	Affordable Housing Contribution towards provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes									Prior to commencement of development			
						3,623.94		Education Contribution to provide educational facilities within Enfield as a consequence of the development	Keith Rowley	S&CS	EDU										Prior to commencement of development		
						4,793.69		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN											On commencement of development	
TOTALS					100,667.63	100,667.63																	
				Cockfosters		21,810.58		Affordable Housing Contribution towards provision of affordable housing in the borough	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes												

TOTALS						25,362.03	25,362.03	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS			
Enoch Elijah Jehasophat Williams and Fiona Bartel-Ellis	Strathmore, Bloomfield Avenue P13-02487PLA	Conversion of existing store to provide 1 x studio involving erection of single storey rear extension with fencing amenity space at front.	16.10.14	TBC	Non-monetary	N/A	No deadline	non-monetary (see notes)									Y	See Clause 5 of agreement. Only Clause in S106 covers subletting, leasing or other disposal of the unit. No monitoring fee payable		
TOTALS						N/A		TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS			
Fairview New Homes (Cheques Way) Ltd	Cherry Blossom Close/Chequers Way N13 6HQ, P14-00271PLA	Conversion of existing store to provide 1 x studio involving erection of single storey rear extension with fencing amenity space at front.	26.09.14	Palmer's Green	395,009.52	93570.90	5714.74	275,000.00	20,723.88	Within 5 years of receiving payment	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes				Y	payable on or before first occupation of development	
											Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN					Payable on or before commencement date	
											Open Space Land Contribution	Matt Watts	R & E	PARKS					PAID - Ex gratia payment	
											Education	Keith Rowley	S&CS	EDU					Payable on or before commencement date	
TOTALS						395,009.52	395,009.52	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS		
Conel Ltd, Sandcroft Properties and Galveston Investments S.A.	Tower Point, Sydney Road, Enfield EN2 6SZ TP/04/2540	Conversion of existing store to provide 1 x studio involving erection of single storey rear extension with fencing amenity space at front.	29.09.14	Grange	214,968.00	30,000	11,236	Non-monetary	50,000.00	Within 10 years of date of payment	Traffic and Transportation	David Taylor	R&E	T&T					Y	payable prior to commencement date
											Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						Payable on or before commencement date
											Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						12 units
											Open Space Land Contribution	Matt Watts	R & E	PARKS						payable prior to commencement date
											Education	Keith Rowley	S&CS	EDU						Payable prior to commencement date
TOTALS						214,968	214,968	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Huseyin Eren and Ismigul Eren	588 Hertford Road Enfield EN3 5SX. P13-00025PLA	Erection of 5 self-contained flats (2x1 bed, 2x2 bed, 1x3 bed) with balconies to front and side	08.07.14	Turkey Street	18,595.50	17,710	885.50			No deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						Due on or prior to commencement date. Index-linked.
TOTALS						18,595.50	18,595.50	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Rox Developments Ltd & Capital Land Ltd	Land at Freshfield Drive London N14 4PL P14-022291/FUL	Erection of 3 storey building, comprising 7 residential units	06.03.15	Bowes	124,482.22	112533.55	4,662		7286.67	No deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						Due on or prior to commencement
											Greenway and Cycle Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	David Taylor	R&E	T&T						Due on or prior to commencement
											S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						Due on or prior to commencement
TOTALS						124,482.22	124,482.22	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Evergreen Associates	55-57 Chase Side, London N14 5BU; P13-03434PLA	Erection of 3rd floor to existing building, to provide 2 flats	27.02.15	TBC	50,946.59	44,808.60	3,711.96		2,426.03	No deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						All obligations are due on or prior to commencement
											Education	Keith Rowley	S&CS	EDU						
											S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						
TOTALS						50946.59	50946.59	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Secretary of State for Communities and Local Government	Relating to the development at Middlesex University, Queensway, Enfield EN3 4SA	Conversion of existing building to an eight form secondary academy with a 480 pupil sixth form	24.02.15	TBC	42,556.40	6,125	33,000		3,431	No deadline	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						Due prior to commencement
											Sustainable transport contribution	Anna Jakacka	R&E	T&T						Due prior to commencement
											Travel Plan Management Fee	Safiah Ishfaq	R&E	T&T						Due prior to first occupation
TOTALS						42,556.40	42,556.40	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Kyriacos Antoniou, Victoria Smith and Investec Bank	381 Cockfosters Road, Enfield EN4 0JS; P14-02203PLA	Redevelopment of site and erection of a new block of 9 flats	09.03.15	Cockfosters	538,238.93	512,608.51			25,630.42	No deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						Due in 3 instalments as follows: Payment 1 (£205,043.41) is due on completion of sale or letting of the 2nd flat. Payment 2 (£153,782.55) is due on completion of sale/letting of the 4th dwelling; Payment 3 (£153,782.55) due on completion of sale/letting of 6th dwelling.
TOTALS						538,238.93	538,238.93	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Telida Limited and Galveston Investments S.A	Truro House, 176 Green Lanes, N13 TP/08/2244	Restoration and repair of Truro House as a single family dwelling, conversion of Coach House to a single family dwelling involving demolition of existing workshop and external alterations, together with erection of a total of 25 residential units	02.09.14	Palmer's Green	11,200.00	1,200.00	10,000.00			No deadline	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						Invoice sent 21.04.15, money received 30.04.15
											Highways Contribution	David Taylor	R&E	T&T						invoice sent 21.04.15, money received 30.04.15 and paid against CTO411
TOTALS						11,200.00	11,200.00	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Peachwalk Properties Ltd	10 Park Road Edmonton N18 2UQ, 14/02/467/FUL	Erection of a four storey block comprising 18 self-contained flats (7 x 1-bed, 7 x 2-bed, 4 x 3-bed) with balconies, amenity area, associated access via Park Road and surface car parking.	29.05.15	Edmonton Green	115,291.00	55,613.00	7,326.00		44,852.00		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						Due on or prior to commencement date
											Cycleways contribution	David Taylor	R&E	T&T						Due on or prior to commencement date
											Education	Keith Rowley	S&CS	EDU						Due on or prior to commencement date
											Waiting and Loading Restriction Contribution	David Taylor	R&E	T&T						Due on or prior to commencement date
TOTALS						115,291.00	115,291.00	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
Michael William George Percy and Michael Edward Percy	797-799 Great Cambridge Road Enfield, P13 - 02887PLA	Subdivision of site and erection of 4 x 4-bed terraced single family dwellings with front and rear dormers and balustrades to first floor rear, amenity space and boundary fencing with undercroft parking	20.05.15	Southbury	50,158.49	47,769.99	2,388.50			No deadline	Affordable Housing	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes						50% due on or before commencement date (£23885.00)
											S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN						Due in full on or before commencement date.
TOTALS						50,158.49	50,158.49	TOTALS			TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	

Thomas Wren Homes Ltd (2) Thomas Wren and Margaret Wren (3) Barnett Waddingham Trustees (1980) Ltd	Woodcroft Sports Ground 14/04651/FUL	Conversion of existing store to provide 1 x studio involving erection of single storey rear extension with fencing amenity space at front.	02.06.15	Southbury	457,966.53	436,158.60	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield required as a consequence of development	Sarah Carter	HHAASC	Development & Estate Renewal								Prior to commencement of development	
						21,807.93	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
TOTALS						457,966.53	457,966.53												
Tottenham Hotspur Academy (Enfield) Ltd	Myddleton Farm, Bulls Cross, Enfield EN2 9HE, 14/03915/FUL	Development to provide a 45-room player lodge with ancillary facilities in conjunction with the adjacent Tottenham Hotspur FC Training Centre	16.06.15	Chase	1,050.00	1,050.00	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
TOTALS						1,050.00	1,050.00												
Wellingco Ltd, Emil and Robert Baruch	91 Wellington Road, Enfield EN1 2PW. P14-0079PLA	Conversion of care home to 8 self contained flats (2x4 bed, 3x2bed, 2 x1bed and 1 studio), rear extension, 1 side dormer and rearrangement of forecourt to provide 5 parking spaces	14.08.2015	Bush Hill Park	91,884.95	55,712.08	Affordable Housing Contribution as a contribution to the provision of affordable housing in the Borough of Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes									All monies due on date of signing the S106. Monitoring Fee paid. Invoice to be sent for remaining contributions
						4,375	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
						30,297.87	Education to provide additional educational facilities within the Borough of Enfield	Keith Rowley	S&CS	EDU									
						1,500.00	Greenways contribution to be paid to the Council as a contribution to the provision of all planned Greenway routes within 500m radius of the site	David Taylor	R&E	T&T									
TOTALS						91,884.95	91,884.95												
PPR Central Maze LLP and M & D Entertainment Ltd	The Maze Public House 7 Chase Side London N14 5BP 14/04779/FUL	Demolition of rear of public house, replacement with a four storey extension and alterations to provide an enlarged public house and 8 flats (3x1 bed, 4x2 bed, and 1x3 bed)	27.08.2015	Southgate	3,996.00	3,996.00	Cycle Facilities towards improvement of cycle facilities in the area	David Taylor	R&E	T&T								Due on or prior to commencement date	
TOTALS						3,996.00	3,996.00												
Origin Housing Ltd	18 Brimsdown Avenue Enfield EN3 5HZ, 14/04854/FUL	Redevelopment of site to provide a 3-storey block of 21 self contained flats (6 x 1-bed, 12 x 2-bed and 3 x 3-bed) with balconies to front and rear	23.09.2015	Brimsdown	64165.86	520	no deadline	Business and Employment Initiatives Contribution	Gavin Redman	R&E	BED								
						13,986		Cycle Facilities Contribution	David Taylor	R&E	T&T				CT0408				
						46629.58		Education Contribution	Keith Rowley	S&CS	EDU				CT0470				Paid 5/2/16
						Non-monetary		Highway Works	Mick Pond	R&E	T&T				CT0469				Paid 5/2/16
						3,030.28		S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN				CT0303				Paid to Legal 23 Sept 2015
TOTALS						64165.86	64165.86												
Mong Ngar Liu and Albert Liu	Spencer House Brettenham Road Edmonton N18 2EU, P13-00876PLA	Conversion of existing building and addition of 2nd floor extension with terrace area to provide 7 x flats (comprising 1 x 1 bed, 3 x 2-bed, and 3 x 3-bed).	28.09.2015	Edmonton	28,334.20	26,984.95	Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal								on or before first occupation	
						1,349.25	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
TOTALS						28,334.20	28,334.20												
Tzouvanni Properties Ltd	3A Chase Side, Southgate N14 5BP. 14/03710/FUL	Conversion of offices on first and second floors to 2 x 1-bed and 1 x studio flats	28.07.2015	Southgate	non-monetary	non-monetary	Parking permit restrictions	David Taylor	R&E	T&T								Obligation satisfied - developer called 23/10 and provided notice of occupation.	
TOTALS																			
Dacol Ltd	Trent Boys School, 120 Cockfosters Road, Barnet EN4 0DZ 14/04825/FUL	Construction of a two-storey building at the rear of the site for residential use (configured as two semi-detached houses) and associated parking layout, enclosure and landscaping	20.11.2015	Cockfosters	3,897.56	3,711.96	Education Contribution	Keith Rowley	S&CS	EDU									
						186	S106 Monitoring Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN									
TOTALS						3,897.56	3,897.56												
Notting Hill Housing Trust	1-23 Telford Road and 233-237 Bowes Road N11 2RA (Aka Site 14)	Demolition of existing properties and construction of 33 new residential units with associated car parking and amenity space, comprising Site A (25-29 Telford Road) erection of a part 2, part 3, part 4, block of 12 units (2 x 3-bed maisonettes, 3 x 1-bed flats, 7 x 2-bed flats) with access to Pevensy Avenue; Site B (43-49 Telford Road) erection of a part 2, part 3, part 4-storey block of 15 units (3 x 3-bed maisonettes, 5 x 1-bed flats, 7 x 2-bed flats) with access to Bexhill Road; Site C (51-57 Telford Road) erection of a part 2, part 3-storey block of 6 units (3 x 1-bed flats, 3 x 2-bed flats) with access to Bexhill Road.	18.12.2015	Bowes	246,142	30,000	No deadline	Community Infrastructure Contribution	TBC										Payable if the developer does not deliver the Community Facility on Site 11
						114,160		Education	Keith Rowley	S&CS	EDU								
						5,000		Air Quality	Robert Oles	R&E	DM								
						3,000		Highways Contribution	David Taylor	R&E	T&T								
						50,000		Highway research works contribution	David Taylor	R&E	T&T								
						30,000		Open Space	Matt Watts	R&E	PARKS								
						10,657		S106 Monitoring Fee	Head of Service	R&E	Strategic Planning & Design								
						3,325		Travel Plan Monitoring Fee	Anna Jakacka	R&E	T&T								
						246,142													
						TOTALS						246,142	246,142						
Castlehaven Developments, Betsy and Bella LLP and Mark Silver	240 A and B Chase Side, London N14 4PL P13-01668PLA	Conversion of property into 4 self contained flats comprising 2 x1 bed and 2 x 2 bed involving single storey rear extension, extension to roof at side involving side dormer windows	06.09.2013	Southgate	37,016.42	34,045.75	Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal								Due on or before commencement	
						1,207.98	Education Contribution	Keith Rowley	S&CS	EDU								Due on or before commencement	
						1,762.69	S106 Monitoring Fee	Head of Service	R&E	Strategic Planning and Design								Due on date of signing S106	
TOTALS						37,016.42	37,016.42												
Marios Shambouros, Nicholas Apostolou, Philip Apostolou and Peter Tessras	1 Queens Avenue London N21 3JE, 15/00703/FUL	Conversion of part of existing building to form 5 self-contained flats (comprising 2x1-bed, 2x2-bed and 1x studio) including alterations to roof, creation of roof terrace and balcony and associated landscaping	07.01.2016	Southgate	3,846.85	2,997	No deadline	Cycle Facility Improvements	David Taylor	R&E	T&T							Due on or prior to commencement	
						849.85		S106 Monitoring Fee	Head of Service	R&E	Strategic Planning and Design								Due on date of undertaking
TOTALS						3,846.85	3,846.85												
David John Powley	The Oak, 144 Firs Lane, London N21 2PJ P12-02294PLA	Demolition of former dwelling and construction of a detached single storey building to provide a Medical Centre.	12.01.2016	Southgate	30,700	30,000	No deadline	Highways Contribution	David Taylor	R&E	T&T								
						700		Monitoring Fee	Head of Service	R&E	Strategic Planning and Design								
TOTALS						30,700	30,700												
Connoisseur Developments Limited, Jane Maitland, Antos and Christopher Koumis	16-18 Hazelwood Lane Palmers Green London N13 5EX	Erection of a part 2, part 3 storey block of 11 self contained residential units	03.12.2015	Palmers Green	50,341.00	37,028.04	No deadline	Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal								All due on date of undertaking. Payment received 7 Dec 2015
						9,600		Carbon Offset Contribution	Robert Singleton	R&E	DM				CT0304				
						3711.96		Education	Keith Rowley	S&CS	EDU				CT0305				
						1,000		Monitoring Fee	Head of Service	R&E	Strategic Planning & Design				CT0468				
TOTALS						50,341.00	50,341.00												
Robert Gruszczyka and Joanna Gruszczyka	324 Alma Road Enfield EN3 7RS 15/04485/FUL	Conversion of the existing house into 1 x3 -bed and 1 x 1-bed self contained flats including conversion of the existing garage to a habitable room	25.01.2016	Ponders End	2,100.00	2,000	No deadline	Affordable Housing	Sarah Carter	HHASC	Development and Estate Renewal							Due on or prior to completion of the agreement	
								Monitoring Fee	Head of Service	R&E	Strategic Planning								Due on date of signing

Twigmarket Limited and Barclays Bank	Trent Park Golf Course Bramley Road London N14 4UW TP/11/1413	Remodelling of the first hole of the golf course involving change to ground profile, to accommodate the construction of 10no. five-a-side floodlit all weather football pitches, a chipping green and a mini golf area, together with environment improvement works, revised car park layout and pedestrian access, and provision of office, reception and changing facilities within the existing and partially implemented club house extension.	7.09.12	Cockfosters	3,700.00	No Deadline	Interim Travel Plan	Safiah Ishfaq	R&E	T&T							Prior to occupation	
				Cockfosters			Full Travel Plan - See Schedule 2 for details. Penalty included if full travel plan objectives and targets are not met.		R&E	T&T					Within 6 months of occupation			
				Cockfosters			Travel Plan Monitoring Fee	Rachel Buck/Safiah Ishfaq	R&E	T&T					Within 28 days of commencement of development			
				Cockfosters			S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING & DESIGN								
TOTALS					3,700.00	3,700.00												
Simon James Ewin and Lavinia Anne Lapidus	Vacant Land Springbank London N21 1JH P13-03641PLA	Erection of 2 x 4-bed detached single family dwellings with rooms in roof and rear dormers, doors and balustrades to rear and side at first floor level and off street parking at front.	23.05.14	Southgate	128,508.06	No deadline	Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes							Prior to commencement of development	
				Southgate			Education to provide additional educational facilities within the Borough necessitated by the development	Keith Rowley	S&CS	EDU					Prior to commencement of development			
				Southgate			S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN					Prior to commencement of development			
TOTALS					128,508.06	128,508.06												
Daybrook Properties & Loft Park Limited	Old Park House Old Park Road N13 4RD P13-00751PLA	Construction of 3 self contained units within existing roof space	3.06.14	Palmer's Green	50,350.00		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								
							Education to provide additional educational facilities within the Borough necessitated by the development	Keith Rowley	S&CS	EDU								
							S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN								
TOTALS					50,350.00	50,350.00												
Globecastle Limited	Bramford Court High Street London N14 6DH P13-02345PLA	Construction of 5 additional residential units (3x2bed, 2x1 bed)	13.06.14	Southgate	130,272.45		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								
							Education to provide additional educational facilities within the Borough necessitated by the development	Keith Rowley	S&CS	EDU								
							S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN								
TOTALS					130,272.45	130,272.45												
Alpa Shah and Amit Shah	1 Gerrards Close London N14 4RH 15/02/16/FUL	2 storey side extension to create 2 self-contained flats	07.03.2016	Southgate	50,554.52		Affordable Housing Contribution as a contribution to the provision of affordable housing in Enfield	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								
							Education to provide additional educational facilities within the Borough necessitated by the development	Keith Rowley	S&CS	EDU								
							S106 Management Fee	TBC	R&E	STRATEGIC PLANNING AND DESIGN								
TOTALS					50,554.52	50,554.52												
Origin Properties Limited (Owner)	Relating to the development of 109 Station Road, London N11 1 QH	Redevelopment of site to provide a part 5, part 6 storey block of 44 residential units (comprising 14 x 1 bed, 25x2 bed and 4 x3 bed self contained flats and 1 x3 bed maisonette) with balconies and sun terraces to front, side and rear, bin and cycle storage and plant rooms at ground floor and associated landscaping.	11.09.15	Southgate	186,231.40	To be spent OR committed within 10 years from date of receipt	Affordable Housing - 18 dwellings (10% wheelchair accessible, of which 11 will be shared ownership and 7 affordable rent)	Sarah Carter	HHAASC	Development & Estates Renewal - Council Homes								
							S278 - Bus Stop relocation and Highways works	Dominic Millen	R&E	T&T								
							Business and Employment Initiative Contribution means contribution required as noted in 7.9.3 to 7.9.5 of the SPD in lieu of the provision of local training or employment placements as set out in the Employment and Skills Strategy.	Dominic Millen	R&E	T&T								
							Car Club	Dominic Millen	R&E	T&T								
							Controlled Parking Contribution to fund the consultation for and expansion of a CPZ in the vicinity of the development.	Dominic Millen	R&E	T&T			CT0452					
							Education - towards the cost and provision of educational facilities and childcare in the Borough required as a consequence of development.	Keith Rowley	S&CS	EDU			CT0448					
							Parking Restriction Contribution towards the cost of alterations to the current parking restrictions at the northern end of the site	Dominic Millen	R&E	T&T			CT0449					
							PERS Audit and Greenways Cycle Enfield - detailed list of obligations included in P9 of S106 agreement	Dominic Millen	R&E	T&T			CT0450					
Travel Plan Monitoring Fee	Dominic Millen	R&E	T&T			CT0451												
					3,850.00		S106 Management Fee	Head of Service	R&E	STRATEGIC PLANNING AND DESIGN							PAID 14.09.2015	
TOTALS					190,081.40	190,081.40												