

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 21 November 2023

Report of

Director of Planning & Growth,
Brett Leahy

Contact Officers:

Case Officer: David Maguire
Planning Decisions
Manager: Claire Williams

Category

RE4 –
development by
Enfield Council

Ward

Bush Hill Park

Councillor Request

N/A

LOCATION: Caretakers House, Raglan Primary School, Wellington Road
Enfield, EN1 2RG

APPLICATION NUMBER: 23/02813/RE4

PROPOSAL: Change of use from vacant site manager dwelling (Class C3) to young people's care home (Class C2), involving raising the roof height with new roof on existing single storey rear extension, additional windows at side elevations and refurbishment.

Applicant Name & Address:

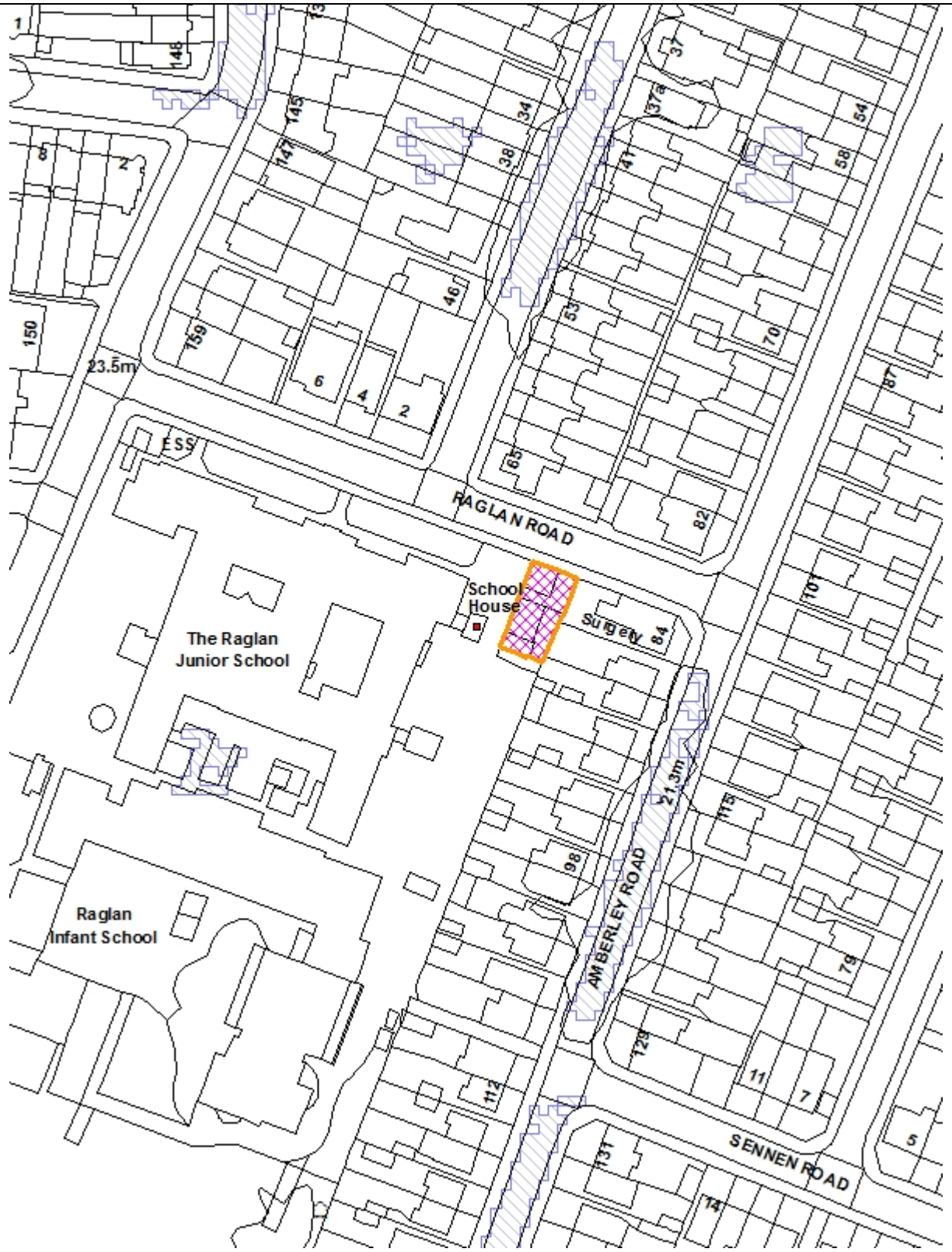
Ramasasi Ramasubramanian,
Head of Access to Resources,
Integrated Services
Enfield Council

Agent Name & Address:

Sam Neal
Enfield Council

RECOMMENDATION:

1. That the Head of Planning and Building Control be authorised to GRANT planning permission subject to conditions.
2. That the Head of Planning and Building Control be granted delegated authority to agree the final wording of the conditions to cover the matters in the 'Recommendation' section of this report.



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North



1.0 Note for Members:

- 1.1 Although an application of this scale and nature would normally be determined under delegated authority, the application is reported to Planning Committee for determination because it is made by Enfield Council.

2.0 Executive Summary

- 2.1 The applicant seeks planning permission to change the use of a vacant caretaker's house (class C3) beside Raglan Junior School, to provide a young persons' residential care home (class C2), which would provide permanent accommodation for 3 children and a sleep-in office space to accommodate one adult staff member at any one time. The proposal incorporates changing the pitched roof of the existing single storey rear extension and installing a flat roof instead, which is slightly higher than the existing extension roof. There would also be changes to doors and windows in the flank elevations.

- 2.2 The scheme is considered acceptable for the following reasons:

- 1) There is an identified need for this form of accommodation in the Borough.
- 2) It would provide a good quality of accommodation for the occupants.
- 3) There is no identified adverse impact on neighbouring residential amenity.
- 4) There are no identified adverse effects on highway safety or traffic generation.

3.0 Recommendation

- 3.1 That the Head of Planning and Building Control be authorised to GRANT planning permission subject to the following conditions:

- 1) 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 s51 of the Planning & Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

1081-002; 1082-A010; 1082-A100; 1082-A150; 1082-A110; 1082-A200;
1082-A210; 1082-A500; 1082-A501; 1082-A510; 1082-A511; 1082-A520;
1082-A521; 1082-A530; 1082-A531.

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

- 3) All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building, unless otherwise specified in the approved plans and documents.

Reason: To safeguard the appearance of the premises and the character of the immediate area.

- 4) The development shall not be occupied until details of the siting and design of one long-stay, secure, covered cycle parking space and one short-stay cycle parking

space, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

5) The flank window proposed to the ground floor bathroom and the rooflight in the single storey rear extension shall be in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

6) Prior to the occupation of the development, an Energy Statement confirming the CO₂/yr (using SAP 10) reduction over Part L of Building Regulations (2021) shall be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall follow the GLA's Energy Assessment Guidance, the 'be lean, be clean, be green' reduction hierarchy set out in the London Plan (2021) and aspire to achieve a 35% reduction over Part L of Building Regulations (2021). This should include a detailed feasibility analysis of renewable energy technologies, including assessment of heat pumps as a feasible option for the building.

The renewable energy technologies included in the Energy Statement shall be incorporated into the development and installed in accordance with the recommendations of Energy Statement prior to first occupation of the development and retained 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 DMD 51 of the Enfield Development Management Document 2014.

7) Prior to first occupation, details of the internal consumption of potable water shall be 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 for the residential uses. 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 Policies CP21 of the Core Strategy (2010) and DMD 58 of the Development Management Document (2014).

8) Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority.

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 in the London Plan and the NPPF.

Informative: It is recommended that the applicants apply for permission for a dropped kerb to the front of this property to ensure that cars do not illegally cross the footway to access the driveway.

- 3.2 That the Head of Planning and Building Control be granted delegated authority to agree the final wording of the conditions to cover the matters in the 'Recommendation' section of this report.

4.0 Site and Surroundings

- 4.1 Caretakers House is a vacant residential dwelling situated on Raglan Road, beside the entrance to Raglan School and near the junction with Amberley Road. The property has been vacant since November 2019. The applicants state that the property is historically linked to Raglan School, for the use of the site manager and their family. The building is a Council owned property, not available for purchase or rent on the open market. It is a two-storey, three-bedroom house, built in red brick, with a front facing gable and a single storey rear extension, see photos 1 and 2 below. The property has a driveway, although it is noted there is no dropped kerb to provide vehicular access to the driveway. The property benefits from outdoor amenity space to the front (a lawn measuring approximately 28 sqm) and at the side (a yard measuring approximately 36 sqm), and it backs onto the school playground. The building is not listed, and it does not lie in a Conservation Area. The application site is located within Flood Zone 1.



Photo 1 – Front elevation of property.



Photo 2 – Birds eye view of subject property and surroundings

5.0 Proposal

- 5.1 The applicant seeks planning permission to change the use of the property from a C3 residential dwelling for use as a C2 residential institution to provide care and permanent accommodation for three children, plus a sleep-in office space for one adult staff member. The children to be accommodated will be between 10 and 17 years old.
- 5.2 The proposal incorporates changing the pitched roof of the existing single storey rear extension and installing a flat roof instead, which is set approximately 0.45 metres higher than the existing extension roof at its far end, with the extension spanning the full width of the back of the building. Furthermore, an existing doorway, in the side elevation facing the school, would be bricked up and a timber framed window would be inserted into the side wall of the single storey extension, as a bedroom window. On the other flank wall of the extension, an existing door would be replaced and upgraded, and a new timber framed window would be inserted as a bathroom

window. A skylight would also be inserted into the flat roof of the extension, above a ground floor bedroom.

6.0 Relevant Planning History

6.1 None.

7.0 Consultation

7.1 Public

Seven neighbouring properties were notified directly by letter and the consultation period ended on 29th September 2023.

One representation has been received. In summary, concerns are raised regarding:

- The form of the building being unsuitable for the accommodation of three children.
- A lack of private amenity space.
- Development is too high.
- Concern around safety and security of future occupants
- Concern regarding overlooking
- Concern regarding noise
- Concern linked to a perception of increased anti-social behaviour, following the change of use.

Officer response: The matters raised will broadly be assessed in the analysis section of the report. The applicants state that the proposed accommodation will provide a family home setting for three children in which each child will have their own bedroom. They state that, 'In recent years there has been a move away from large residential homes for looked after children and these smaller, domestic, family-style homes are not uncommon'. Furthermore, in response to the concern regarding the potential for on-site anti-social behaviour, the applicants note that the rules and regulations governing the management and operation of children's homes are very thorough, with a high adult to child ratio. They state that, 'this is a family home for young people' and that, 'many looked after children and young people need a stable and safe home in a family setting, and to be treated with compassion and understanding for them to achieve their potential and to go on to live happy and fulfilling lives.'

7.2 Internal and third-party consultees

Environmental Health officers have no objection. They have no concerns regarding air quality, noise, or contaminated land.

Traffic and Transportation officers comment that pedestrian access is considered suitable and on-site vehicle parking is to be retained, however they note that no formal vehicle crossover is currently provided and highlight that it is illegal to drive over a pavement without a dropped kerb. They note that compliant cycle parking is required in line with the London Plan (2021).

Metropolitan Police Designing Out Crime Officers have raised no objection but they have recommended that Secure By Design standards are met by the applicants.

Enfield Children and Family Services –The scheme is part of two projects to create additional capacity in Enfield for residential children’s homes placements.

8.0 Relevant Policies

8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

8.2 National Planning Policy Framework (2023)

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

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

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

8.3 The London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies are considered relevant:

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- D1 London's form, character, and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D6 Housing quality and standards
- D11 Safety, security, and resilience to emergency
- D12 Fire safety
- D14 Noise
- H12 Supported and specialised accommodation
- S2 Health and social care facilities
- SI12 Flood risk management
- SI13 Sustainable drainage
- T2 Healthy streets
- T5 Cycling
- T6 Car parking

8.4 Local Plan - Overview

Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan (2021). Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

Core Strategy (2010)

- 8.5 The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable. The following policies are considered relevant:

- 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
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP28 Managing flood risk through development
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP36 Biodiversity

Development Management Document (2014)

- 8.6 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following policies are considered relevant:

DMD3 Providing a mix of different sized homes
DMD4 Loss of existing residential units
DMD5 Residential conversions
DMD6 Residential character
DMD8 General standards for new residential development
DMD9 Amenity space
DMD11 Rear extensions
DMD15 Specialist housing needs
DMD16 Provision of new community facilities
DMD37 Achieving high quality and design-led development
DMD38 Design process
DMD45 Parking standards and layout
DMD46 Vehicle crossovers and dropped kerbs
DMD47 Access, new roads and servicing
DMD51 Energy efficiency standards
DMD56 Heating and cooling
DMD58 Water efficiency
DMD59 Avoiding and reducing flood risk
DMD60 Assessing flood risk
DMD 61 Managing surface water
DMD 68 Noise
DMD79 Ecological enhancements
DMD81 Landscaping
DMD Appendix 7 London Plan parking and cycle standards

8.7 Other Material Considerations

National Planning Practice Guidance (NPPG, 2023)
London Plan Housing, Supplementary Planning Guidance (2016)
Enfield 'Waste and Recycling Storage' Planning Guidance (2019)
Community Infrastructure Levy Regulations 2010 (as amended)

8.8 Enfield Local Plan (Reg 18) 2021

The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

As the emerging Local Plan progresses through the plan-making process, the draft policies within it will gain increasing weight, but at this stage it has relatively little weight in the decision-making process.

9.0 Assessment

- 9.1. The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore,

paragraph 11 (c) of the NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

9.2 The main issues arising from this proposal to consider are:

1. Principle of development
2. Character and appearance
3. Impact upon the amenity of neighbours
4. Quality of accommodation
5. Transportation, parking and refuse
6. Energy efficiency and sustainability

Principle of development

9.3 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy CP 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. There is greatest need in the Borough for family sized housing with 3+ bedrooms, however the Borough requires housing of all sizes.

9.4 Policy DMD4 aims to resist the loss of residential dwellings and particularly family homes (with 3 or more bedrooms), and states that development will only be permitted if there is no net loss of residential floorspace as a result of the redevelopment. The scheme would result in the loss of a C3 family dwelling. However, the proposal is a change of use to a children's care home that would still provide residential accommodation, albeit with care to children in need of care, and this would be in accordance with Policy DMD4. A children's care home is a use that is appropriate in a residential area and it has also been demonstrated that there is a need for the care home in the borough. Consequently, no objection is raised based on policy DMD4.

9.5 Policy DMD 15 sets out that specialist forms of housing will be permitted where it meets a specific set of criteria which this scheme meets and will be discussed further below. Policy H12 of the London Plan (2021) states that the delivery, retention and refurbishment of supported and specialised housing which meets an identified need should be supported. Accommodation for young people with support needs is identified by this policy as a form of supported and specialised housing. The development would meet an identified need in the borough. The scheme would be appropriate in terms of its location and design. It would also not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or residential amenity. Consequently, no objection is raised based on policy DMD15 and Policy H12.

9.6 In the submitted design and access statement, the document states that, 'the site was identified by Enfield Council as being suitable for use as a young people's care home after a comprehensive review of their property portfolio in response to the shortage of spaces for care homes for young people in the borough.' Furthermore, 'The Enfield Placement Sufficiency Strategy 2021-2026 identifies the need to provide local residential placements and commits to providing Enfield-commissioned residential homes'. The proposed capital funding for this care facility was reported to Cabinet in April 2023 as part of an 'Enfield Children's Homes Project Investment'. This report noted that the demand for residential provision is likely to increase in future years due to increasing numbers of children and young people in the care system which will, in turn, generate increased numbers in residential care. The

Council have also determined an approach to ensure that looked after children will have access to specialised local care provision which will help to facilitate the right outcomes for children and young people.

- 9.7 Given this, the proposal is considered to meet an identified need for this form of specialist accommodation and the proposed development is deemed acceptable in principle, subject to further planning considerations as outlined below.

Character and appearance

- 9.8 Policy DMD6 provides standards for new development with regard to scale and form of development, housing quality and density. Policy DMD8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. Policy DMD11 covers requirements regarding the scale and design of rear extensions. DMD37 encourages achieving a high quality and design led development, which is reiterated within policies D4 and D8 of the London Plan (2021).
- 9.9 The proposed alteration to the form of the existing single storey rear extension, to add a flat roof, rather than a pitched roof, is accepted. The proposal does not increase the depth of the existing rear extension, and the proposed maximum height would be under 3 metres, in accordance with policy DMD11. No objection is raised with regards the bricking up of an existing side door, using bricks to match the appearance of the existing bricks, and the insertion of a small ground floor flank windows on either side of the rear extension. It is recommended that the bathroom window and the roof light above the bedroom is obscure glazed, for the benefit of the privacy of future occupants. A condition would be attached to any permission to ensure that the materials to be used resemble, as closely as possible, in colour and texture, those of the existing building. Overall, no objection is raised in relation to the character and appearance of the proposed development.

Impact upon the amenity of neighbours

- 9.10 The revised height of the extension is policy compliant, new windows would be at ground floor level and the bedroom roof light would provide internal daylight rather than outlook. Furthermore, the ground floor bathroom window on the flank elevation facing toward neighbouring occupiers, and the roof light, would be obscure glazed. The external alterations proposed would not harm the amenity of neighbours with regard to loss of light, overlooking or loss of privacy. The property would accommodate three children and the applicants have stated that the ratio of staff will be based on the needs of a young person, but that a 1:1 resident to staff ratio is expected. Therefore, the proposed use of the building is not considered to be significantly more intensive than the use of the building as a family dwelling. Environmental health officers are satisfied that the proposed use of the building would not generate noise that would be harmful to the amenity of neighbours. Given this, the proposal is considered to acceptably safeguard the amenity of neighbours.

Quality of accommodation

- 9.11 Bedroom 1 is on the ground floor, and it would have a gross internal area of circa 10 sqm, which is acceptable for a bedroom for single person occupancy. It would have a side window providing natural light, ventilation and outlook. This flank window should not be obscure glazed as some outlook from the bedroom is necessary. A skylight will also be installed, which will enhance the quality of natural light in the room. At

first floor level, bedrooms 2 and 3 are also acceptably sized and they would have windows providing a good quality of natural light, ventilation and outlook. There would also be a good-sized living room, kitchen and dining area.

- 9.12 Environmental health officers have raised no objection in relation to the impact of noise on future occupants of the house.
- 9.13 The applicants suggest that the proposed office / study space would also have a bed for a member of staff, to be used on rotation. The applicants state that there will always be at least one member of staff awake at night and this room may be used for staff to rest but not as a dedicated bedroom, as such. On this basis, and with the room used for sleep on an occasional and temporary, rather than on a constant and permanent basis, officers raise no concerns as this facility is necessary to provide the required level of care to the young people who will be served by the proposed development.
- 9.14 Policy DMD 9 states that private dwellings with three bedrooms for up to four-person occupancy should have minimum private amenity space of 23 sqm. Although the property does not have a garden to the rear, officers are satisfied that the amenity space to the side which measures approximately 36sqm would be sufficient in terms of quantity and quality. It is also acknowledged that the front garden measures approximately 28sqm.
- 9.15 Metropolitan Police Designing Out Crime officers have recommended that the development achieves compliance with the relevant Secure By Design Guide. Specific measures which the police suggest are implemented include the installation of robust main doors meeting recommended security standards and the installation of an audio-visual entry system and security lighting. Furthermore, they refer to fire safety standards and the installation of internal fire doors and smoke alarms, which will also need to be installed in accordance with building regulations, which is a matter for building control. An informative would be attached to any permission to encourage the applicant to seek advice of the Metropolitan Police Service Designing Out Crime officers.

Transportation, parking and refuse

- 9.16 Traffic and Transportation officers have stated that, while they understand the sensitivity of the site, providing compliant cycle parking can be done discreetly as per cycle parking provided for typical residential developments.
- 9.17 As per the London Plan (2021), for C2 land uses, the following cycle parking provisions are required:
- Long stay (staff): 1 space per 5 FTE staff.
 - Short stay (visitors): 1 space per 20 bedrooms.
- 9.18 Given this, it is expected that one secure cycle parking space is provided for the site, as well as one short stay space to the front of the site. Cycle parking provisions should be provided in line with London Cycle Design Standards (LCDS) Chapter 8. Long stay cycle parking should be provided in a secure unit which is covered.
- 9.19 The required secure long stay cycle parking provisions could be provided behind the existing / proposed fenced area, where the bin storage is to be provided. Short stay cycle parking could be provided to the front of the building, within the front garden

area. Therefore, the provision of compliant cycle parking will be required by condition, prior to the occupation of the development.

- 9.20 Officers suggest that, were planning permission to be granted, the applicants should apply to the Crossovers team for a dropped kerb to serve this driveway, in order that this off-street car parking space can be used, an informative will be attached to any permission.
- 9.21 No objection is raised in relation to the proposed provision of refuse and recycling bins.

Sustainability and energy efficiency

- 9.22 Officers would expect new dwellings to meet up-to-date standards regarding sustainability, energy efficiency and water consumption. A facility designed to provide accommodation and care for children should also be expected to meet London Plan (2021) standards regarding sustainability, energy efficiency and water consumption. Therefore, the submission of a suitable Energy Report will be required by condition. The renewable energy technologies included in the Energy Statement shall be incorporated into the development and installed in accordance with the recommendations of Energy Statement prior to first occupation of the development and retained thereafter. Furthermore, prior to first occupation, details of the internal consumption of potable water shall be 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.

10.0 Community Infrastructure Levy (CIL)

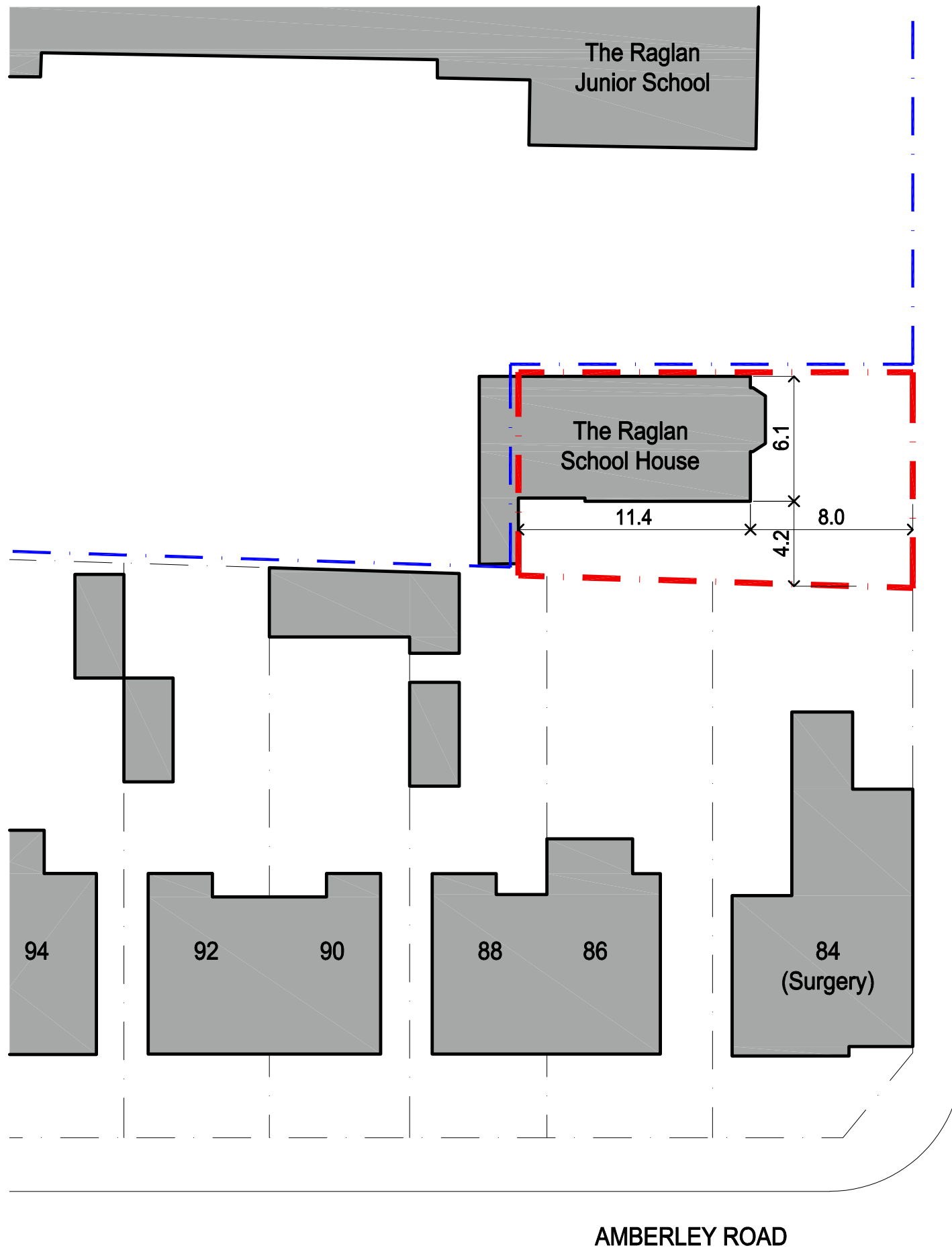
- 10.1 The proposed development would not be liable to pay CIL at borough or mayoral levels.

11.0 Public Sector Equalities Duty

- 11.1 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

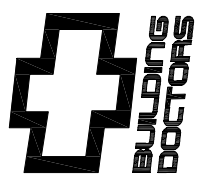
12.0 Conclusion and Recommendation

The proposed development would meet an identified need in the Borough for staffed, permanent accommodation for children in care. Subject to the measures to be secured by condition, the development would provide an acceptable quality of accommodation and would not harm the amenity of neighbours. Having regard to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development, it is considered that the benefits of development would outweigh any harmful impacts. Therefore, when assessed against the suite of relevant planning policies, it is considered that planning permission should be granted subject to conditions.



RAGLAN ROAD

AMBERLEY ROAD



Architect @
Buildingdoctors.co.uk
Office: 29, N21 1HS
020 3833 1000
RIBA

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Date	Amendments	Ve.	In.

Project	Raglan House	
Revision	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction	<input type="checkbox"/> Tender

Title	Block Plan Existing
Client	Enfield Council

1082 - A010

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1:250

0 M 1 M 2 M 3 M 4 M
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A3

ISSUE 02

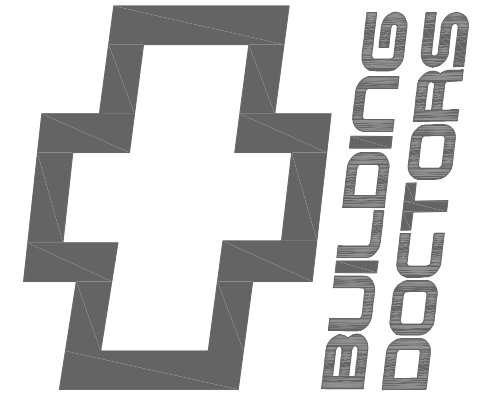
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DWG No.	DWG Name	DWG Scale	
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1082-A100	Existing Ground Floor plan	1:50@A3	/ /
1082-A150	Existing Garden plan	1:50@A3	/
1082-A200	Existing First Floor plan	1:50@A3	/ /
1082-A500	Existing Side Elevation	1:50@A3	/
1082-A510	Existing Front Elevation	1:50@A3	/
1082-A520	Existing Side Elevation	1:50@A3	/
1082-A530	Existing Rear Elevation	1:50@A3	/
1082-A110	Proposed Ground Floor plan	1:50@A3	/
1082-A210	Proposed First Floor plan	1:50@A3	/
1082-A501	Proposed Side Elevation	1:50@A3	/
1082-A511	Proposed Front Elevation	1:50@A3	/
1082-A521	Proposed Side Elevation	1:50@A3	/
1082-A531	Proposed Rear Elevation	1:50@A3	/

Recipient		F: Pdf	D: dwg	P: Paper
Client	Enfield Council	F	F	
Job Files	Building Doctors LTD	F	F	
Building Cntrl				
Structural				
Approval Sig.				
M&E				
Contractor				
QS				

PLANNING

Do Not Use These Drawings for Construction
Until Local Authority Gives Approval



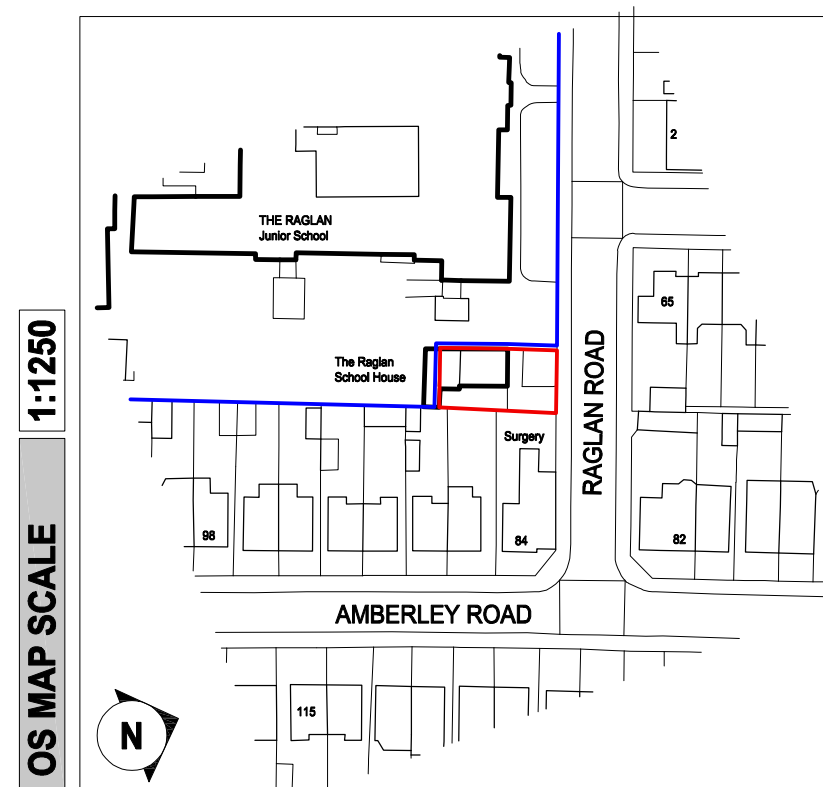
RIBA # 020 3833 1000
architect@building-doctors.com

Project
Raglan House
Raglan Road
London Enfield
EN1 2NS

ISSUE SHEET

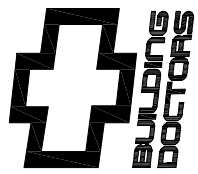
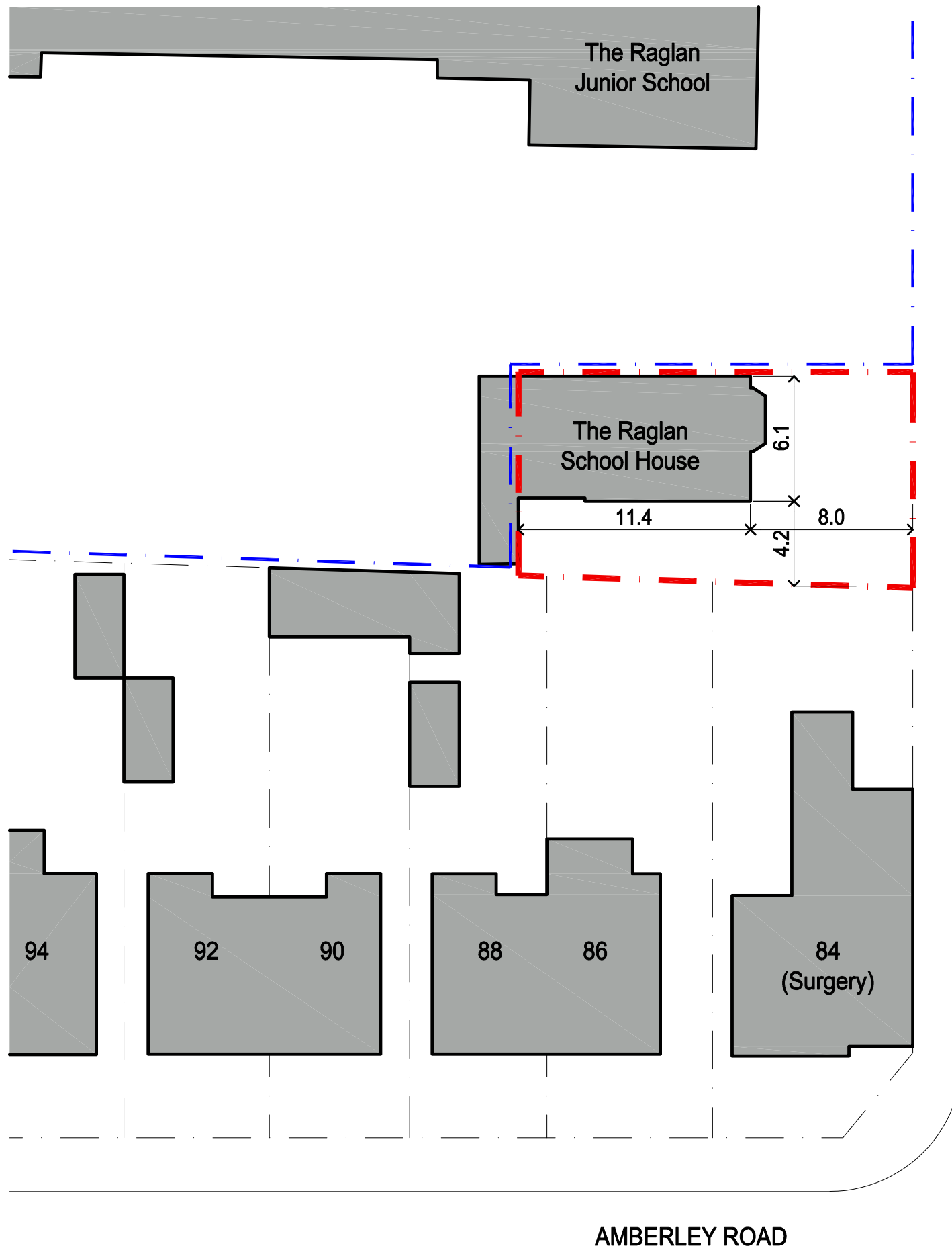
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client
Enfield Council



Revision Preliminary Approval
Referencing Tender Construction

no. & rev.
1081 - 002



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Date	Amendments	Ve.	In.

Project	Raglan House	
Revision	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction	<input type="checkbox"/> Tender

Title	Block Plan Existing
Client	Enfield Council

1082 - A010

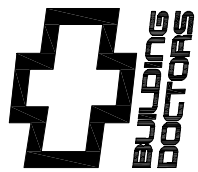
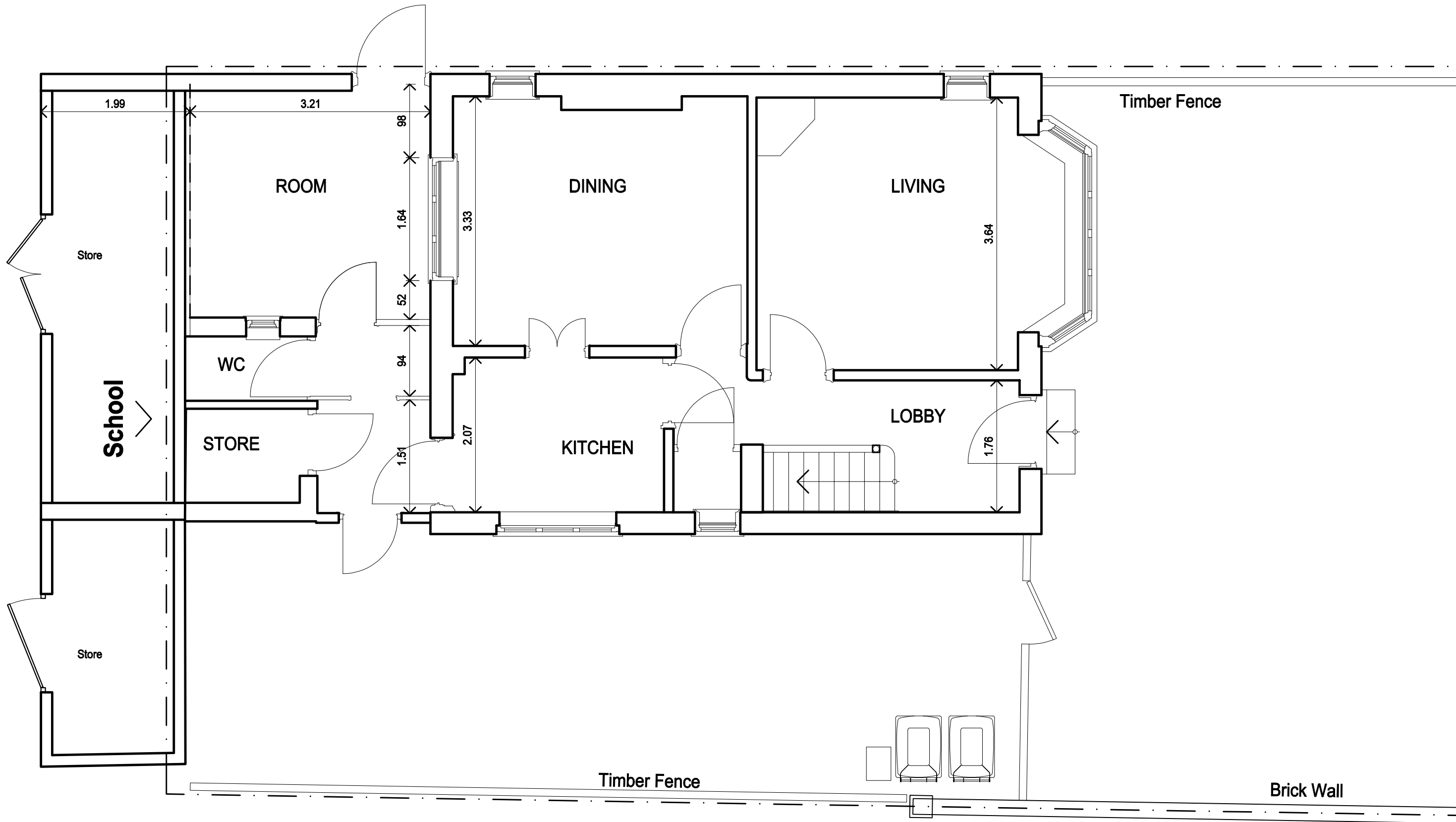
0 M 2.5 M 5 M 7.5 M 10 M

1:250

0 M 1 M 2 M 3 M 4 M

1:100

A3



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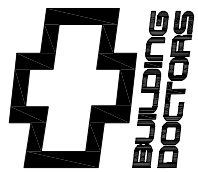
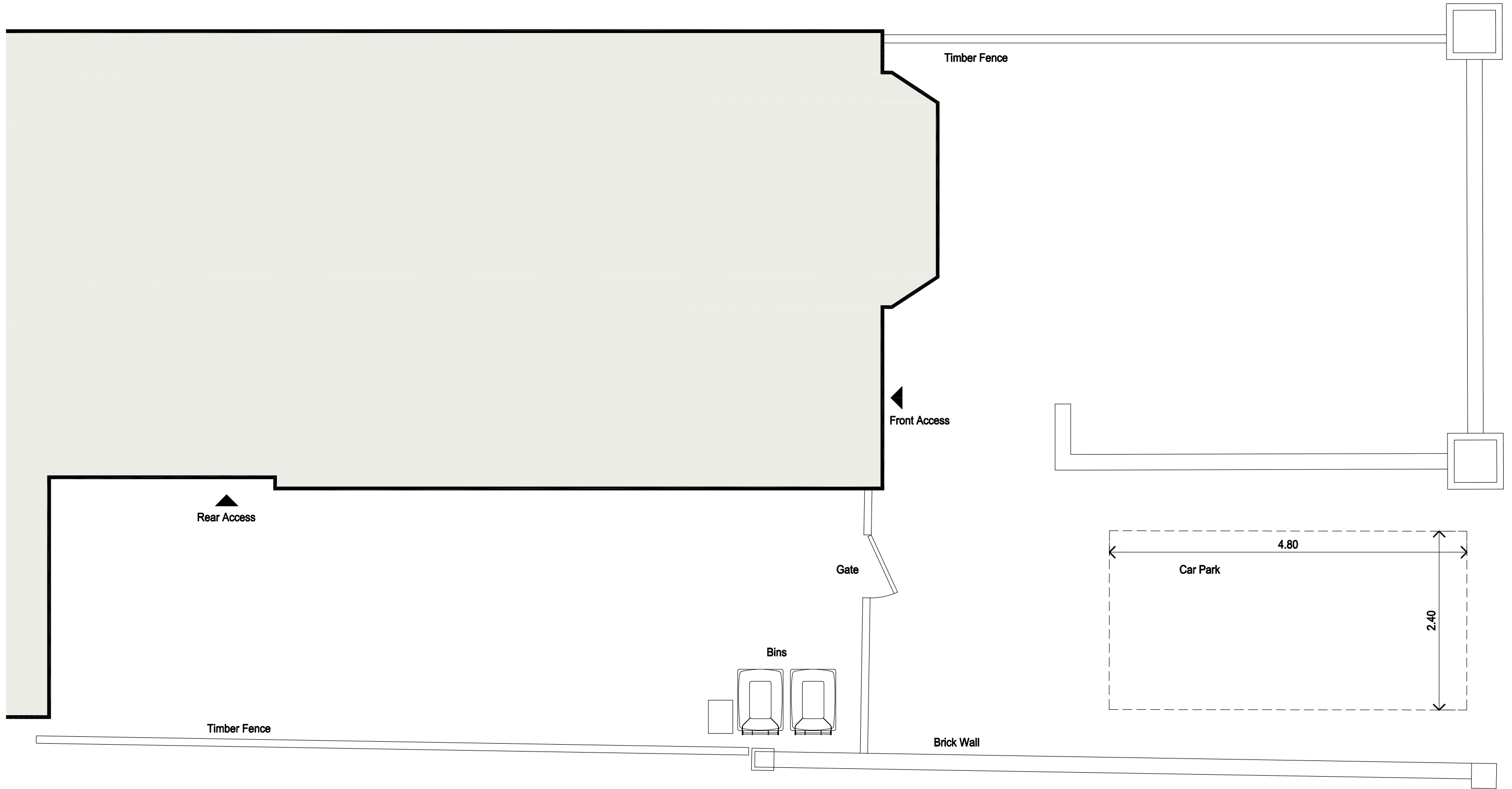
Revision	Project
<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval <input type="checkbox"/> Construction <input type="checkbox"/> Tender	Raglan House

Title	Client
Ground Floor Plan Existing	Enfield Council

1082 - A100

1:50
 0 M 0.5 M 1 M 1.5 M 2 M
 1:100
 0 M 1 M 2 M 3 M 4 M
 1:50

A3



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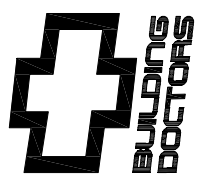
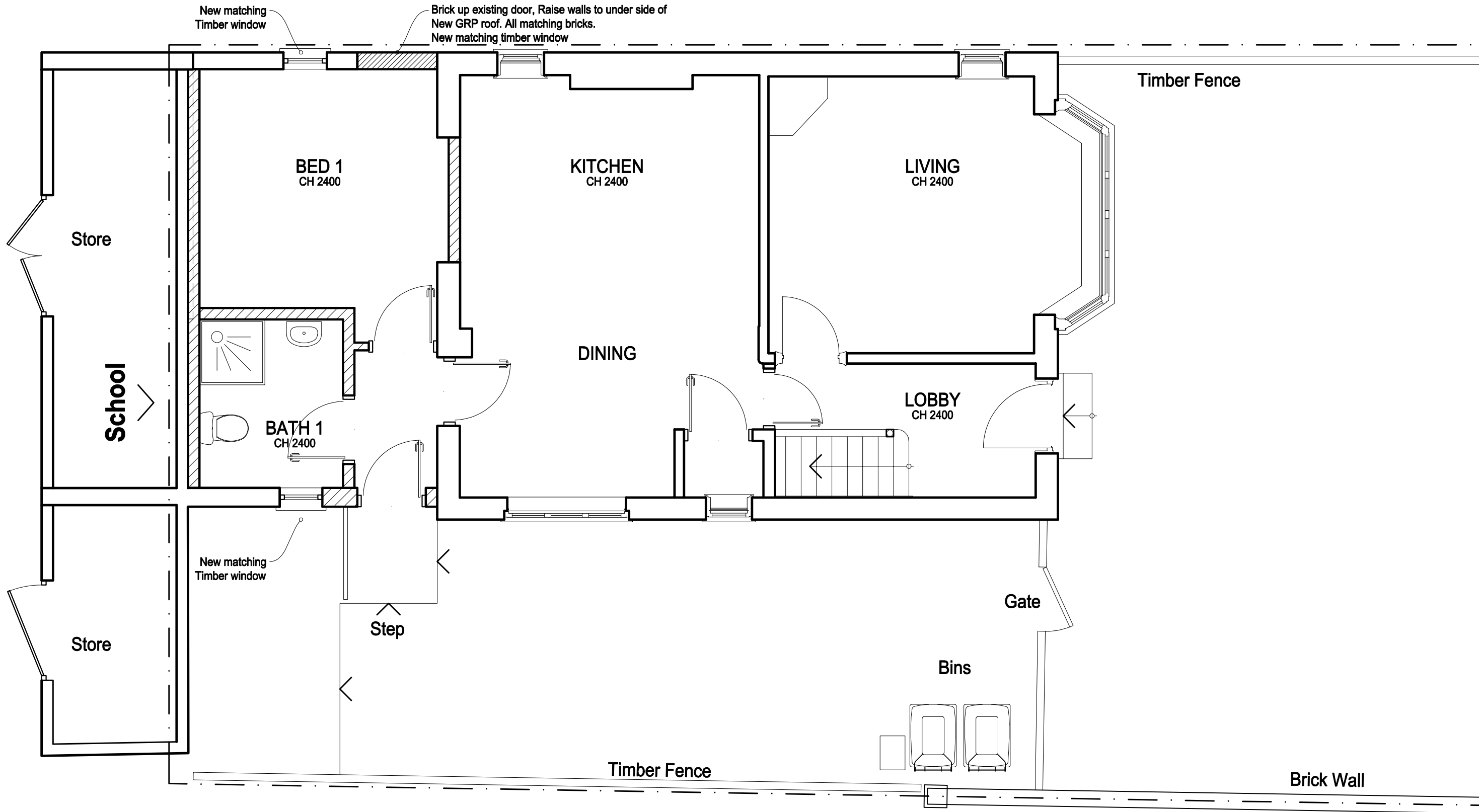
Date	Amendments	Ve.	In.

Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title Garden Plan Existing
 Client Enfield Council

1082 - A150

1:50 1:100 1:50 **A3**



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Date	Amendments	Ve.	In.

Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title Ground Floor Plan Proposed
Client Enfield Council

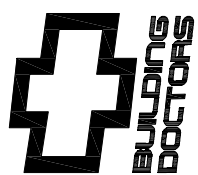
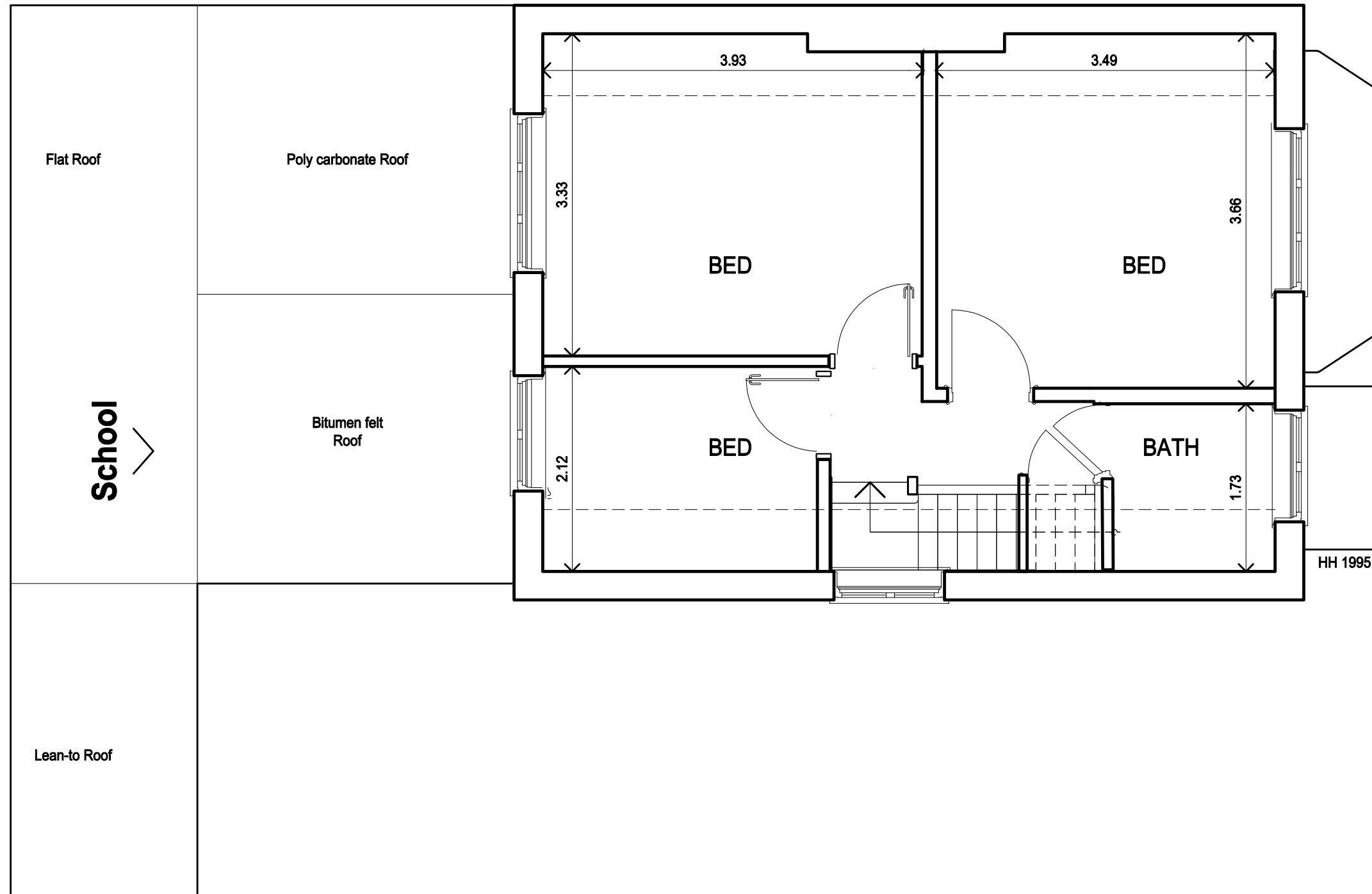
1082 - A110

0 M 0.5 M 1 M 1.5 M 2 M
1:50

0 M 1 M 2 M 3 M 4 M
1:100

1:50

A3



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Date	Amendments	Ve.	In.

Revision	Project
<input type="checkbox"/> Preliminary <input type="checkbox"/> Construction <input type="checkbox"/> Approval <input type="checkbox"/> Tender	Raglan House

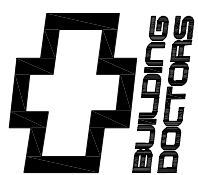
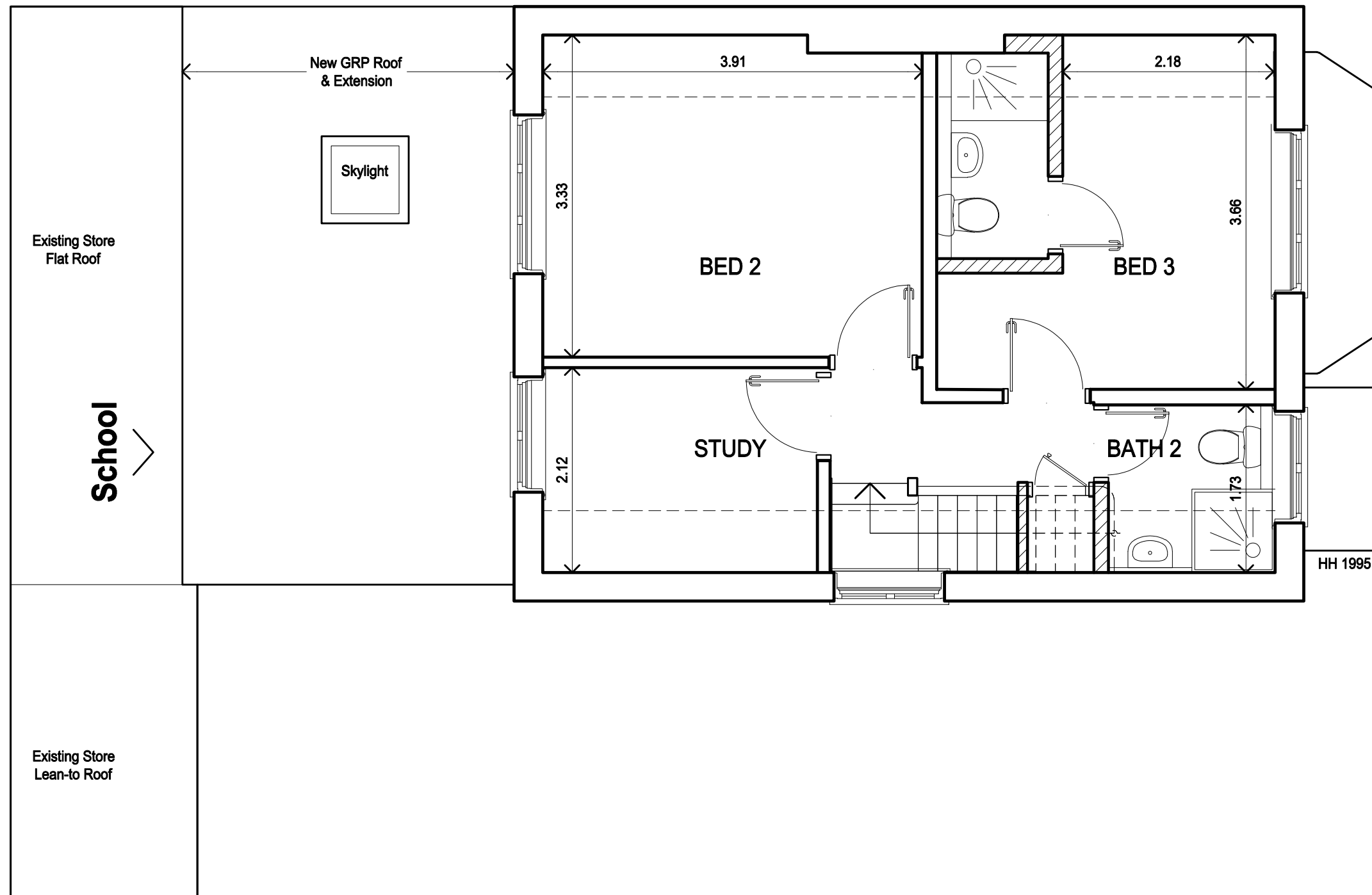
Title	Client
First Floor Plan Existing	Enfield Council

1082 - A200

1:50 1:50

1:100 1:50

A3



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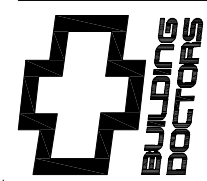
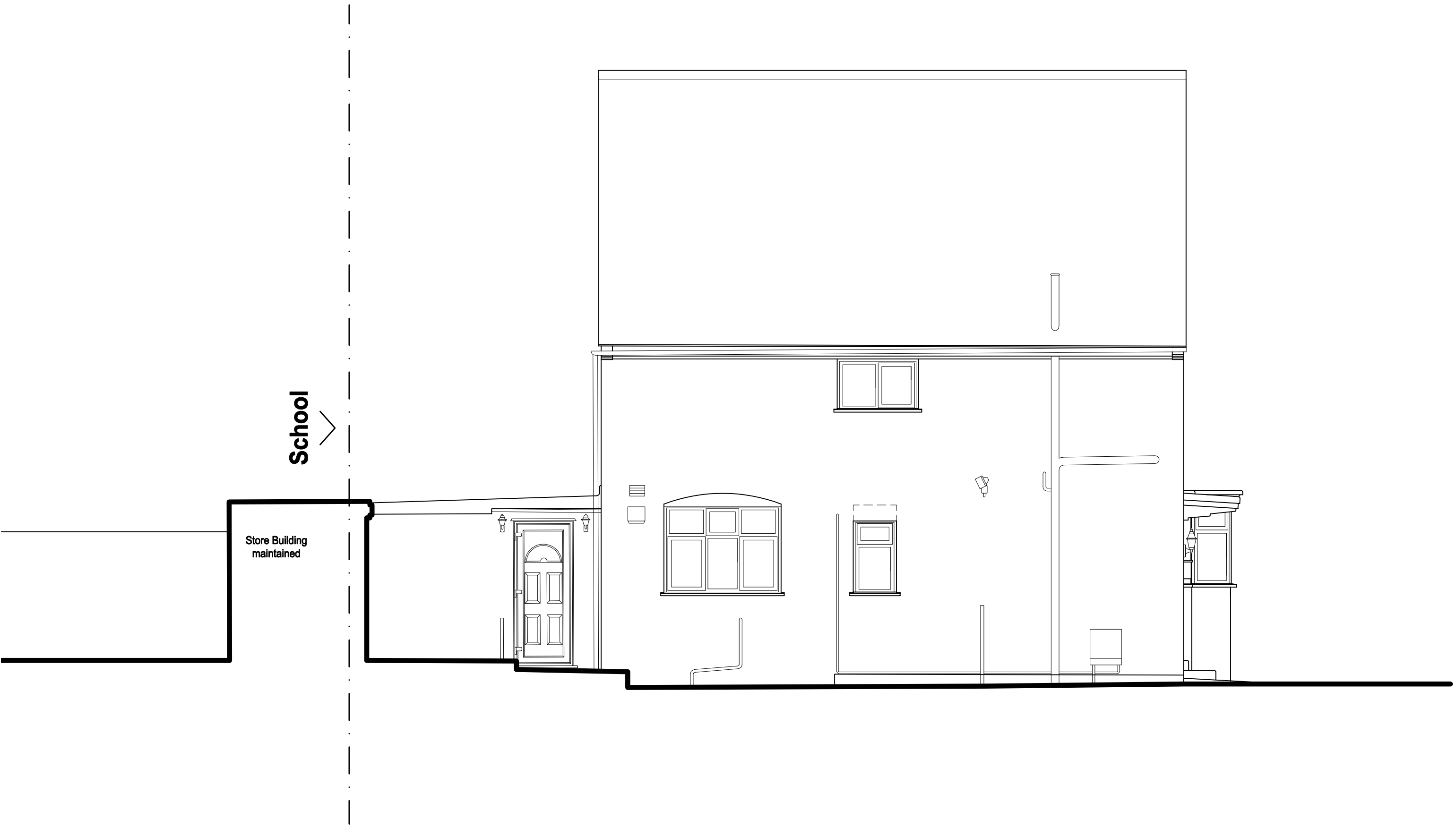
Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	First Floor Plan Proposed
Client	Enfield Council

1082 - A210

1:50 1:100

A3



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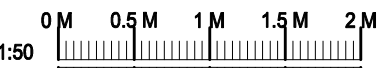

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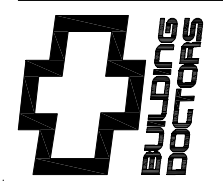
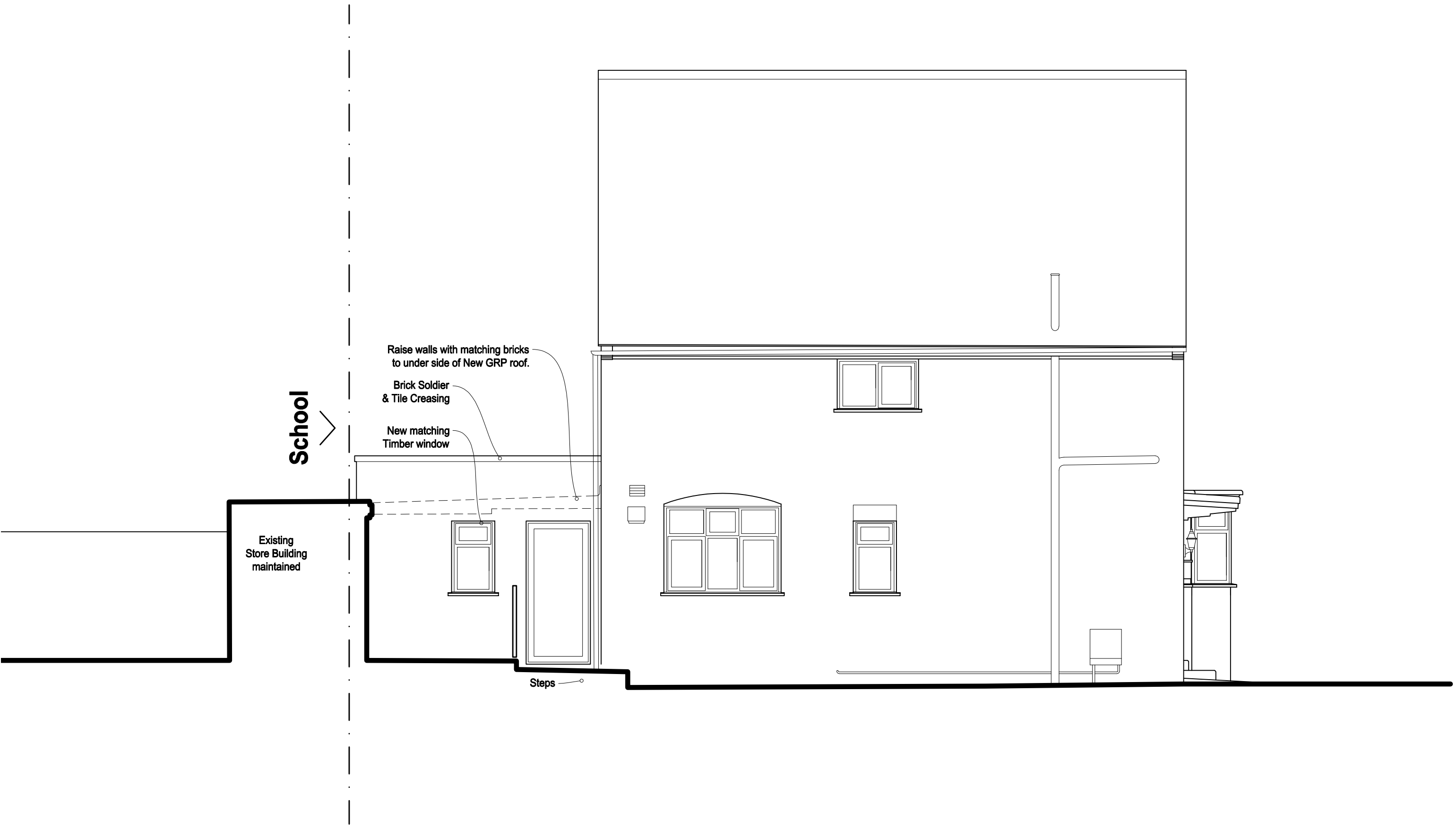
Project	Revision	Referencing
Raglan House	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Client
Side Elevation Existing	Enfield Council

1082 - A500

1:50  1:100  1:50

A3



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Date	Amendments	Ve.	In.

Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

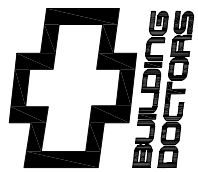
Title	Side Elevation Proposed
Client	Enfield Council

1082 - A501

1:50 1:50

1:100 1:100

A3



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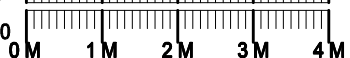
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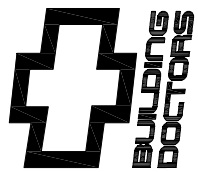
Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Front Elevation Existing
Client	Enfield Council

1082 - A510

1:50  1:100 

A3



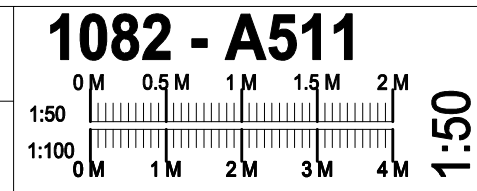
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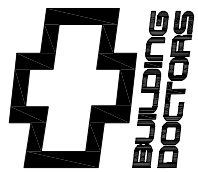
Date	Amendments	Ve.	In.

Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Front Elevation Proposed
Client	Enfield Council



A3



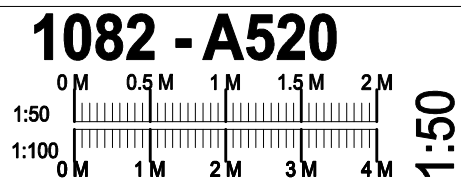
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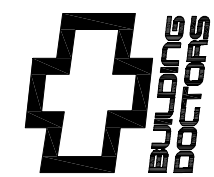
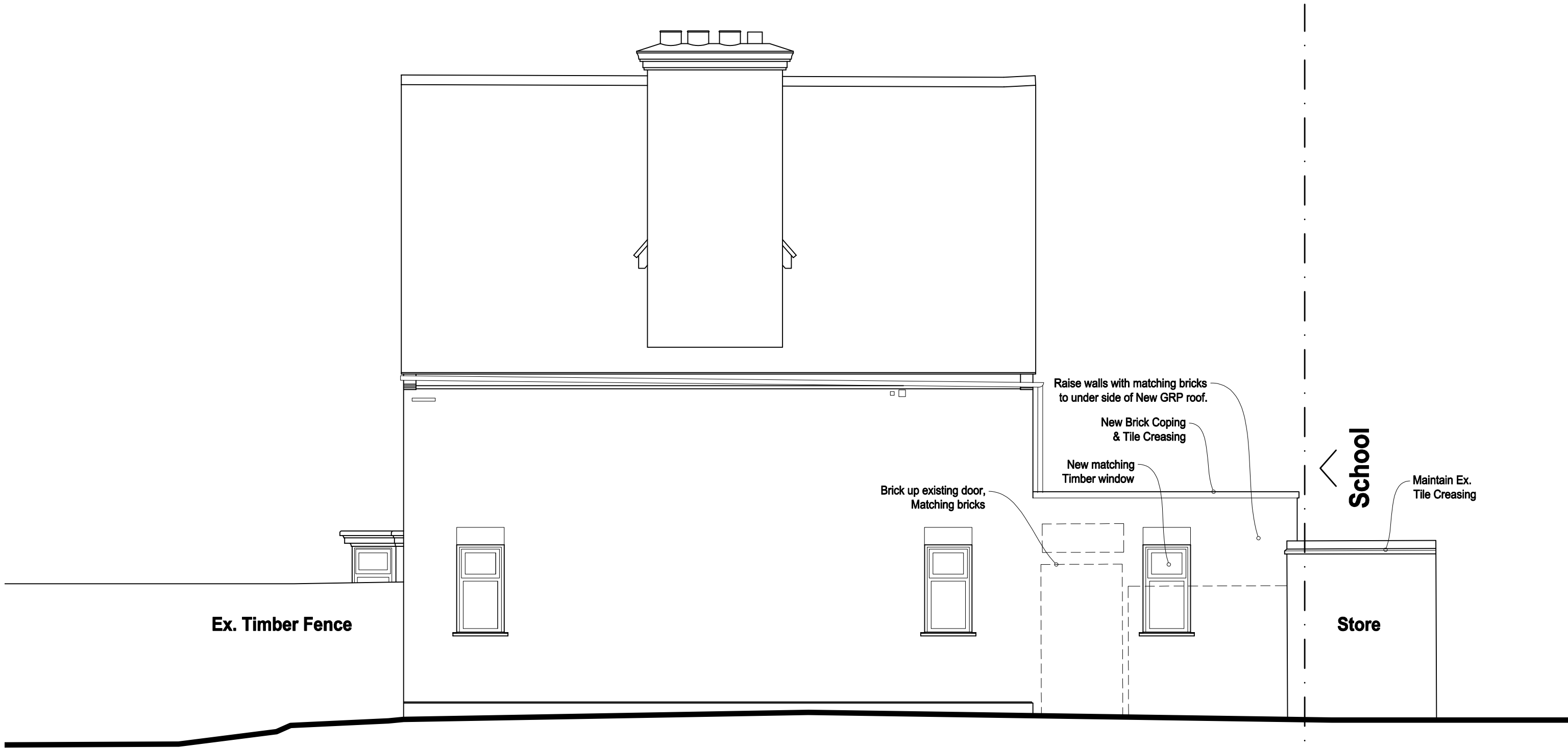
Date	Amendments	Ve.	In.

Project	Raglan House	
Revision	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction	<input type="checkbox"/> Tender

Title	Side Elevation Existing
Client	Enfield Council



A3



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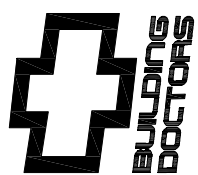
Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Side Elevation Proposed
Client	Enfield Council

1082 - A521

1:50  1:100  1:50

A3



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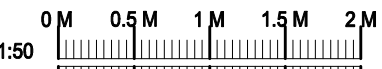

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Date	Amendments	Ve.	In.

Project	Revision	Referencing
Raglan House	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Client
Rear Elevation Existing	Enfield Council

1082 - A530

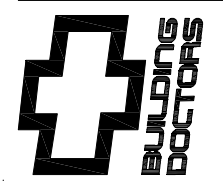
1:50  1:100  1:50 **A3**



Raise walls with matching bricks to under side of New GRP roof.

Existing Store Roof

Existing Store Building



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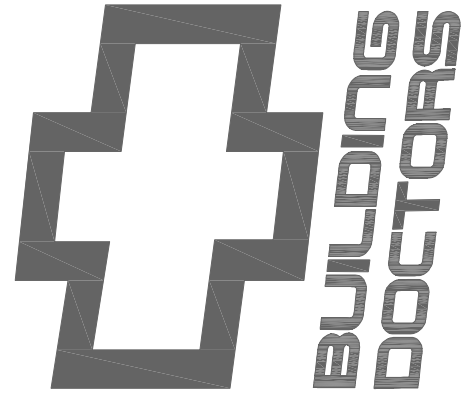
Date	Amendments	Ve.	In.

Project	Raglan House
Revision	<input type="checkbox"/> Preliminary <input type="checkbox"/> Approval
Referencing	<input type="checkbox"/> Construction <input type="checkbox"/> Tender

Title	Rear Elevation Proposed
Client	Enfield Council

1082 - A531

1:50  1:100  1:50 **A3**



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architect@building-doctors.com

Project
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no. & rev.

1081 - 002

OS MAP SCALE 1:1250

