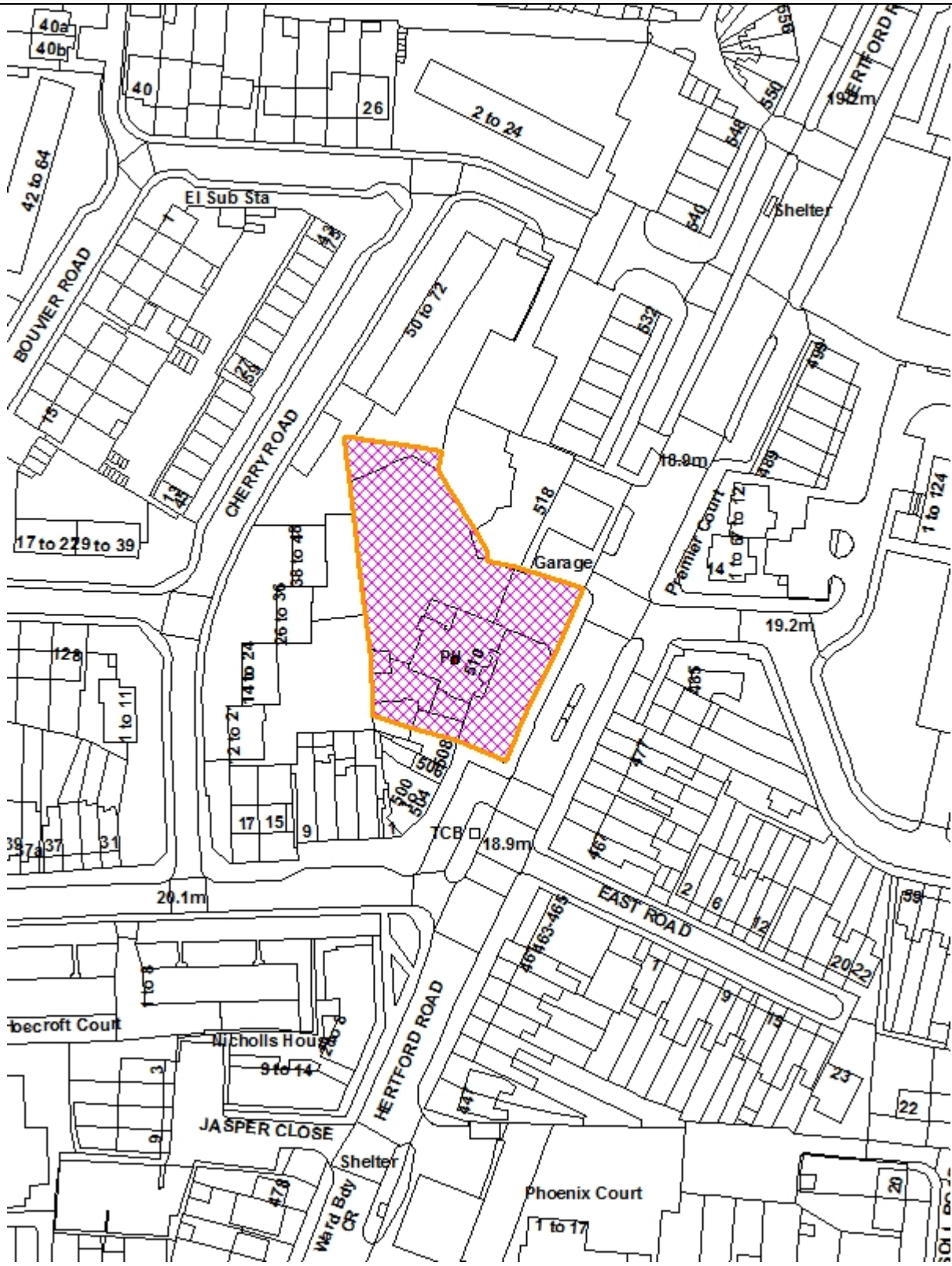


PLANNING COMMITTEE	Date: 4th June 2024	
Report of Head of Planning & Building Control – Karen Page	Contact Officers: Planning Decisions Manager - Sharon Davidson Case officer-Tendai Mutasa	Category Full Planning Application & Listed Building Consent
Ward – Carterhatch	Councillor Request - No	
LOCATION: 510 Hertford Road, Hertford Road, Enfield, EN3 5SS		
APPLICATION NUMBER: 20/02628/FUL and 20/02629/LBC		
<p>PROPOSAL: Part redevelopment of site to provide 7 additional residential units (16 in total) and 2 x retail units involving demolition of existing building at side, refurbishment of existing building involving retention of A3 unit at ground floor, internal and external alterations to provide 4 self-contained flats, erection of 3 detached buildings involving a part 3, part 4-storey block at side incorporating a retail unit on ground floor and 2 self-contained flats with balcony /terraces at rear, a part 3 part 4-storey block at side incorporating a retail unit on ground floor and cycle store to the rear with 6 self-contained flats with balcony /terraces to front and rear and a 4-storey block at rear incorporating 4 self-contained flats with balcony / terraces to front, refuse store to rear, off street car parking and associated landscaping.</p>		
Applicant Name & Address: Kemal Kaya Mapeforce Ltd 510, Hertford Road Enfield EN3 5SS		Agent Name & Address: Mr Murat Aydemir Intelliarch Ltd 47 Eversley Park Road London N21 1JJ



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Scale 1:1250

North



RECOMMENDATION:

1. That planning permission be **GRANTED** with conditions and S106 Agreement for Sustainable Transport Contribution.
2. That Listed Building consent be **GRANTED** with conditions.
3. The Planning Decisions Manager be granted delegated authority to finalise the wording of the Section 106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

1 Note for Members:

- 1.1 The application is reported to the Planning Committee for determination as it is a major development, involving more than 10 residential units in accordance with the scheme of delegation.

2 RECOMMENDATION

- 2.1. That planning permission be **GRANTED** with conditions and S106 Agreement for Sustainable Transport Contribution.
- 2.2. That Listed Building consent be **GRANTED** with conditions.
- 2.3. The Planning Decisions Manager be granted delegated authority to finalise the wording of the Section 106 Agreement and agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

Full Planning Permission Conditions

1. Time limited permission
2. Approved Plans
3. Materials
4. Enclosure
5. Refuse New Builds
6. Levels
7. Cycle New Builds
8. Section M4(2) Category 2: Accessible and Adaptable Dwellings
9. Water efficiency
10. Energy New build
11. Updated Energy Statement
12. Sustainable Drainage Strategy
13. Sustainable Drainage Verification Report
14. Non-Road Mobile Machinery (NRMM)
15. Remediation
16. Contamination
17. Secure by Design Guide
18. Vehicle Access reinstatement of redundant crossings
19. Control of proposed gate to ensure access for servicing and delivery vehicles

20. Surfacing Materials
21. Details of shopfronts/signage zone for commercial units
22. Sample panels of all external materials – to show brick bond, mortar mix, pointing profile
23. Prior to commencement of the development the 'Glazed Building' identified on plan "1062-05 Rev D" shall be removed from site.
24. Secure by design
25. Electric vehicle charging points
26. Landscaping details
27. Biodiversity enhancements
28. Use Class restriction for commercial units Class E (a)
29. Opening hours – commercial units
30. Obscure glazing
31. Overheating Risk Assessment
32. BREEAM
33. No plant and machinery to be affixed to external facades of buildings
34. Access and car parking arrangement to be in place prior to occupation of any dwelling
35. Parking management plan
36. Minimum number of disabled bays
37. Hard and Soft Landscape
38. Construction Management Plan

Listed Building Conditions

1. Time
2. Plans
3. Remedial Works
4. Scaled drawings
5. Window Details
6. Section/Elevations of building
7. Rainwater Goods
8. Sample Bricks
9. Schedule of internal material
10. Method Statement for the conservation of exterior brickwork of Block B
11. Refuse Listed Building
12. Cycle Listed Buildings

Informatives

- a) In aiming to satisfy the secure by design condition the applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk
- b) All works to the highway ie the construction of the vehicular access and the reinstatement of the existing access(es), will need to 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.

3 Executive Summary

- 3.1. The **Full Planning Application** seeks permission for the provision of 7 additional residential units (16 in total including in the Listed Building) comprising (a mixture of 1 bed, 2 bed, 3 bed and 4 bedroom units) and 2 x retail units.
- 3.2. 10% wheelchair accessible units, totalling 2No. 3bed flats at ground floor with private gardens.
45. no Cycle stores to the rear, amenity spaces, refuse stores to rear, 10 off street car parking and associated landscaping.
Vehicle access to the buildings would be via Hertford Road.
Pedestrian access into the site is provided to the front of the Restaurant in line with existing cross over, keeping pedestrian and vehicular movement segregated.
- 3.3. The **Listed Building Consent** application also includes the removal of some unauthorised works. There is a pergola at the front which will need to be removed to pave way for the works. The land to the front of the site is Council owned and the applicants are in the process of acquiring this land. There is a separate process for the applicant to go through to secure the land which does not prevent the grant of planning permission.

The **Listed building** application will seek alterations to the external and internal of the building and works to the curtilage of the building. The ground floor restaurant will be retained.

- The works to the **Listed Building** are to remove the two small extensions to the eastern side of the Listed Building.
- Existing air condition units are to be removed and relocated underneath the existing staircase.
- The existing railings and security railing to the window will be removed.
- The disabled ramp is to be removed and relocated to the front and the doorway that is been formed for this ramp will be converted back to a window.
- The front seating is to be fully removed and converted back to a driveway.
- Remove all satellite dishes and the air conditioning units and fit them in one communal area to the roof.
- Removal of signs.

- Internal re-configuration of the residential units and reduction from 9 units to 4 units.

3.4. The scheme is considered acceptable for the following reasons:

- a) The proposal would provide sixteen dwellings ranging from 1 bedroom flats to 4 bedroom house which would contribute to the Borough's housing stock.
- b) The quality of accommodation exceeds the minimum standard in accordance with the London Plan.
- c) The proposal would not have a detrimental impact on the character and appearance of the wider street scene although it would harm the Listed Building.
- d) The proposal would not negatively impact the amenities of the neighbouring residential properties.
- e) There would be no adverse effect on highway safety or traffic generation.
- f) Although outweighed by the heritage harm, the scheme delivers a number of heritage benefits which assist with the overall 'balancing act'.

4 Site and Surroundings

- 4.1. The site is located on the west side of Hertford Road. It contains a Grade II Listed three-storey building and a number of outbuildings. The ground floor is currently used as a restaurant. A lawful development certificate was issued for use of the upper floors and outbuildings as nine self-contained studio units.
- 4.2. The surrounding area comprises of a mix of commercial properties on the ground floor and residential above. To the north of the site is a petrol filling station to the Hertford Road frontage; to the south is a terrace of buildings ranging in height between 2 and 3 storeys and occupied for commercial purposes on the ground floor and ancillary and/or residential accommodation on the upper floors. To the west are 3 storey blocks of flats fronting Cherry Road
- 4.3. The subject site has a PTAL score of 4a.
- 4.4. There are no protected trees on site.
- 4.5. Currently the site is accessed from Hertford Road and there is an existing unauthorised pergola at the front owned by the applicants used to provide additional seating for the restaurant and that sits on land in Council ownership.
- 4.6. A curtilage listed outbuilding to the rear has been demolished without consent.

4.7. The site is not located in a Conservation Area.



5 Proposal

- 5.1. This report covers two applications, one for planning permission for the development as a whole and second for Listed Building Consent for the physical works that are needed to the listed building to facilitate the development together with retrospective consent for the demolition of a curtilage listed building.
- 5.2. Planning permission is sought for the erection of 4 new blocks of accommodation to accommodate a total of 12 new flats and two retail units at ground floor. The blocks range between 3 and 4 storeys. The application includes the reconfiguration of the access arrangements to the site, including the demolition of the existing pergola to the frontage of the listed building. A single point of vehicle access is proposed through to the rear of the site, providing access to 6 parking spaces and a turning head. Additional parking is provided through the extension of the service road to the site frontage in place of the existing pergola. The application also includes works to the Listed Building to remodel the upper floor accommodation to replace the existing 9 studio units with 4 x1 bed self-contained flats. A ground floor extension is proposed to the side of the Listed Building.
- 5.3. Listed Building consent is sought for the internal alterations necessary to remodel the upper floor, the proposed ground floor extension and some of the additional works to remove unauthorised works and to remove some plant and equipment affixed to the building.

6 Relevant Planning History

- 6.1. 15/03178/LBC – Conversion of upper floors and building at side to provide 9 studio flats (RETROSPECTIVE).– Granted - 10.12.2015.
- 6.2. 15/04049/CEU – Nine self-contained studio flats.– Granted 08.12.2015.
- 6.3. TP/05/1089 - retention of single-storey 1-bed unit at side - refused 19/9/2005.
- 6.4. TP/05/1086 & LBC/05/0018 - conversion of residential accommodation above the public house into a house of multiple occupation (retrospective) approved 12/8/2010.

7 Consultation

Statutory and non-statutory consultees

- 7.1. Transportation – No objection raised subject to conditions and legal agreement.
- 7.2. Secure by Design – No objection subject to conditions.
- 7.3. Trees – No objection raised.
- 7.4. Suds Team – No objection subject to conditions.
- 7.5. Sustainability Officer – No objection subject to conditions.
- 7.6. Heritage Officer – Objection raised see Heritage section of the report.
- 7.7. Urban Design Officer – No objection raised.

Public consultation

- 7.8. Twenty two (22) adjacent properties were notified of the application through letters. A site notice has been displayed and a notice published in the press. No objections were received at the time of writing this report.

8 Relevant Planning Policies

- 8.1. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to 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. For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document (2014); and The London Plan (2021).

National Planning Policy Framework (NPPF) (MHCLG, 2023)

- 8.3. 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.
- 8.4. In relation to achieving appropriate densities Paragraph 128 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5. Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

Housing Delivery Test / Presumption in Favour of Sustainable Development:

- 8.6. The NPPF sets out at Paragraph 11 a presumption in favour of sustainable development. For decision taking this means:
- (c) approving development proposals that accord with an up-to date development plan without delay; or
 - (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (7); or
 - (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.7. Footnote (8) referenced here advises "This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites....; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years."
- 8.8. In summary, the presumption in favour of sustainable development applies in two situations – where a Council is unable to demonstrate a five-year housing land supply, and when a Council fails to achieve 75 per cent or more in the Housing Delivery Test.
- 8.9. Enfield Council currently fails against both criteria – and is therefore subject to the most severe government sanctions which impact the Council's consideration of housing-led planning applications.
- 8.10. The Council's recent housing delivery has been below our housing targets. This has translated into the Council being required to prepare a Housing Action Plan and being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test.
- 8.11. In 2022 Enfield delivered 2270 of the 3098 homes target, this equates to 73% of the target and as a result continues to be placed into the "presumption in favour of sustainable development" category.
- 8.12. This is referred to as the "tilted balance" and the NPPF states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan.

- 8.13. Under the NPPF paragraph 11(d) where the most important development plan policies for the application are deemed to be 'out of date', planning permission should be granted. That does not mean out of date policy can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be given weight by the Planning Committee when undertaking their assessment taking account of the "tilted" balance that applies. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

London Plan (2021)

- 8.14. The London Plan together with Enfield's Local plan forms the Development Plan for this application. It 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 of the London Plan are considered particularly relevant:

Policy GG2 - Making the Best Use of Land

Policy GG4 - Delivering the Homes Londoners Need

Policy GG6 - Increasing Efficiency and Resilience

Policy D1 - London's Form and Characteristics

Policy D2 - Delivering Good Design

Policy D3 - Inclusive Design

Policy D6 - Housing quality and standards

Policy D8 – Public Realm

Policy D10 - Safety, security and resilience to emergency

Policy D12 – Fire Safety

Policy D14 – Noise

Policy H1 - Increasing Housing Supply

Policy H4 Delivering Affordable Housing

Policy H6 Affordable housing tenure

Policy HC1 Heritage conservation and growth

Policy H2 - Small Sites and Small Housing Developments

Policy H10 – Housing Size Mix

Policy G5 – Urban Greening

Policy G6 - Biodiversity and Access to Nature

Policy SI5 - Water Infrastructure

Policy SI7 - Reducing Waste and Supporting the Circular Economy

Policy SI12 - Flood Risk Management

Policy SI13 - Sustainable Drainage

Policy T4 - Assessing and Mitigating Transport Impacts

Policy T5 – Cycling

Policy T6 - Car parking

Enfield Core Strategy (adopted November 2010)

- 8.15. 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 of the Core Strategy is considered particularly relevant:

Policy CP 2 Housing Supply and Locations for New Homes

Policy CP 3 Affordable Housing

Policy CP4: Housing Quality

Policy CP5: Housing Types

Policy CP7: Health and Social Care Facilities and the Wider Determinants of Health

Policy CP20: Sustainable Energy Use and Energy Infrastructure

Policy CP21: Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure

Policy CP22: Delivering Sustainable Waste Management

Policy CP24: The Road Network

Policy CP25: Pedestrian and Cyclists

Policy CP30: Maintaining and improving the quality of the built and open environment

Policy CP31 Heritage

Policy CP32: Pollution

Enfield Development Management Document (DMD) (November 2014)

- 8.16. 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 local plan Development Management Document policies are considered particularly relevant:

Policy DMD 1 Affordable Housing on Sites Capable of Providing 10 units+

Policy DMD 3 Providing a Mix of Different Sized Homes
Policy DMD6: Residential Character
Policy DMD7: Development of Garden Land
Policy DMD8: General Standards for New Residential Development
Policy DMD9: Amenity Space
Policy DMD10: Distancing
Policy DMD37: Achieving High Quality and Design-Led Development
Policy DMD38: Design Process
Policy DMD44: Preserving and Enhancing Heritage Assets
Policy DMD45: Parking Standards and Layout
Policy DMD47: Access, New Roads and Servicing
Policy DMD49: Sustainable Design and Construction Statements
Policy DMD51: Energy Efficiency Standards
Policy DMD58: Water efficiency
Policy DMD59: Avoiding and reducing flood risk
Policy DMD61: Managing Surface Water
Policy DMD79: Ecological Enhancements
Policy DMD81: Landscaping

North East Enfield Area Action Plan (Adopted June 2016)

Transport and movement

Property Market

Land use and character

Enfield Local Plan (Reg 19) 2024

8.17. The Council has published the Enfield Local Plan 2019-2041 for Regulation 19 Consultation between 28 March and 20 May 2024. The Enfield Local Plan is at an advanced stage of preparation and is considered by the council to be sound and will not be modified significantly prior to examination. NPPF 2023 Paragraph 48 states that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the London Plan and NPPF 2023. Key local emerging policies from the plan are listed below:

Policy DM SE2 Sustainable design and construction

Policy DMSE4 Reducing energy demand

Policy DMSE6 Renewable energy development
Policy DM SE7 Climate change adaptation and managing heat risk
Policy DM SE10 Sustainable drainage systems
Policy DM DE1 Delivering a well-designed, high-quality and resilient environment
Policy DM DE4 Putting Heritage at the centre of place-making
Policy DM DE10 Conserving and enhancing heritage assets
Policy DM DE11 Landscape design
Policy DM DE13 Housing standards and design
Policy DM H2 – Affordable housing
Policy DM H3 – Housing mix and type

Other relevant policy/guidance

National Planning Practice Guidance
Enfield Characterisation Study (2011)
National Design guide (2019)
Council's Refuse and Recycling Guide ENV 08 162
Housing Needs assessment (2020)
National described internal Space standards (2015)
London Housing SPG (2016)
Enfield Local Heritage List (May 2018)
Making Enfield: Heritage Strategy 2019-24
GLA Threshold Approach to Affordable Housing on Public Land (2018)

9 Analysis

- 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. Heritage
 3. Design, & Appearance & Impact on the Character of the Surrounding Area
 4. Quality of Accommodation
 5. Impact on Neighbouring Residential Amenities

6. Housing Mix, Affordable Housing,
7. Highways & Parking Considerations
8. Flood/ Surface water risk
9. Biodiversity, Ecology and Landscaping and Trees
10. Energy

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. The NPPF 2023 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 9.4. The Borough's current target for the plan period is for a minimum of 12,460 net housing completions between 2019/20 – 2028/29, as set out in the London Plan 2021. In the event that the proposed development was acceptable in all other respects, the proposed 7 new additional units would make a positive contribution towards meeting the strategic housing needs of Greater London and increasing the housing stock. The proposals would add 6 x 3 bed and 1x 4 bed family units and the existing studios within the listed building will be remodelled to reduce the total number but improve the quality of the accommodation provided by providing 4 x 1 beds to meet space standards and that would also improve the quality of housing stock of the Borough in accordance with the NPPF and the Policy CP5 of the Enfield Core Strategy (2010). In this context, it is acknowledged the redevelopment of the site could help delivery and contribute to the Council's substantial housing delivery targets which is welcome.
- 9.5. The existing plot is currently in use as residential and commercial with some parts of the site vacant. The provision of additional commercial space on the site at ground floor level is acceptable in the context of the area and the form of development that fronts the Hertford Road.

Heritage Considerations

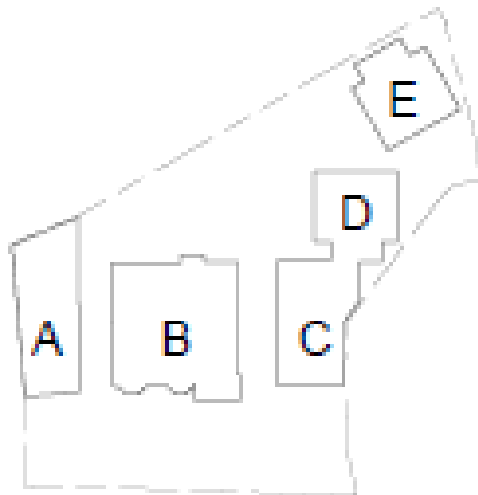
- 9.6. The development involves works to a Grade II Listed Building and development within the setting of the same building. The works proposed to the Listed Building include the remodelling of the upper floors of accommodation to reduce the number of residential units in the building from 9 to 4, the removal of modern additions, plant and equipment affixed to the building. The scheme also includes the demolition of a curtilage listed building together with more modern structures. New works include a single storey extension to the rear. Development within the curtilage includes the erection of 4 new detached blocks containing commercial and residential floor space, remodelling of the parking and access arrangements, including the demolition of pergola structure to the site frontage, erection of structure to house refuse containers, hard and soft landscaping.

Demolition of southern structures

- 9.7. The removal of poorly maintained structures within the setting of the listed building could have a slight positive affect though the degree of benefit would depend on what is proposed for these areas. The diagram below shows in hatched, the structures to be demolished within the setting of the listed building.



- 9.8. A curtilage listed C19th brick outbuilding to the south of the main Listed Building has been demolished since 2008, the precise date is not known. This application would regularise the un-authorised removal of this structure. Whilst attributing significance to the outbuilding retrospectively is challenging it can reasonably be concluded that the demolition of the C19th outbuilding would cause a moderate degree of less than substantial harm.



Site layout plan labelling blocks in reference to comments below

Block B (Listed Building)

9.9. The existing Listed building contains a restaurant at ground floor and flats above. The proposal would retain the restaurant but would re-configure the upper floor accommodation. The works would involve reducing the number of units and making them bigger.

9.10. The proposals introduce the following works:

- The removal of all lights, redundant alarm box and associated cables.
- The removal of a floodlight; timber signage batons; and security grill to the upper floors.
- The demolition of the single-storey flat-roof additions.
- The removal of escape stair.
- Retention of awning (which does not have the benefit of Listed Building Consent).
- Design of the re-instated windows.
- Retention of timber railing and window to porch area (which does not have the benefit of Listed Building Consent) together with removal of decorative iron railing.
- Removal of existing signage (which does not have the benefit of Listed Building Consent).
- Removal of raised patio area and associated glass screens and handrails (which does not have the benefit of Listed Building Consent) together with reinstatement of historic steps.
- Loss of saloon bar entrance (which is also the level access entrance).

- Removal of air conditioning units (which do not have the benefit of Listed Building Consent)
- Removal of ramp. Erection of extension.
- Retention exhaust chimney (which does not have the benefit of Listed Building Consent).
- Erection of access stair; replacement of first floor window with door;
- Retention of awning (which does not have the benefit of Listed Building Consent).

9.11. The Heritage consultation has identified harm caused by numerous items on the above list. There are also items which cannot be given any weight as they include the reversal of works which do not have the benefit of Listed Building Consent.

9.12. From a heritage perspective, it would have been prudent to introduce stairs inside the restaurant leading to the flats above. The existing arrangement involves using the existing external staircase and this will continue in the proposed scheme. The applicant was asked to consider introducing an internal staircase to facilitate removal of the external structure that detracts from the Listed Building. However, they have advised that the restaurant at ground floor has a separate lease and therefore they are not able to accommodate such works. In light of this it is not possible to change the arrangement to allow the staircase to be internal. Therefore this application will consider the staircase outside.

New Block A

9.13. It is considered that the massing of the proposed block would crowd the Listed Building and gives no indication that it was previously set within an open and spacious plot with ancillary outbuildings. The massing also does not reflect the historic hierarchy/subservience within the site. The submitted plans do not demonstrate with any certainty whether the detailing of the scheme is well resolved and of a suitably high quality. This block is not considered contextually appropriate and would cause a moderate degree of less than substantial harm to the Listed Building.

New Block C

9.14. The submitted plans do not provide sufficient certainty that the detailing of the scheme is well resolved and of a suitably high quality. However, the overall level of harm would be a low-to-moderate degree of less than substantial harm.

New Blocks D and E

9.15. Just like at Block C, the submitted drawings do not provide certainty that the detailing of the scheme is well resolved and of a suitably high quality.

9.16. The above materiality and detailing issues across all new blocks can be addressed by conditions and appropriately worded conditions are included to cover these matters in the recommendation section above.

Other heritage matters

9.17. The removal of conifers to the front of the Listed Building is a positive enhancement.

9.18. The hardstanding to the frontage of the Listed Building will be paviors rather than tarmac which represents a slight enhancement.

9.19. The removal of structures at the front of the Listed Building is a positive enhancement although limited weight is being given to this structure as it has not been demonstrated that the structures were erected prior to May 2020 (four years ago) in which case weight cannot be given to this as they do not benefit from deemed consent.

9.20. The landscaping improvements overall offer a low heritage benefit.

9.21. With regards to the Planning (Listed Buildings and Conservation Areas) Act 1990, the Heritage Advisor has identified that the scheme fails to preserve the special interest of the Listed Building contrary to Sections 16(2) and 66(1). The duty to pay 'special regard' in Sections 16(2) and 66(1) of The Act means that there is a 'strong presumption' against the grant of planning permission where it would cause harm to a heritage asset.

9.22. With regards to the NPPF, and in the light of the assessment above , the works as a whole are considered to result in a high degree of 'less than substantial' harm to the heritage asset. The local planning authority should weigh this harm against any public benefits of the proposal including, where appropriate, securing its optimum viable use (Para.202). When undertaking the balancing act, it is important to note that the identification of 'less than substantial harm' does not equate to a 'less than substantial' objection. The decision-maker must apply a weighted or tilted balancing exercise, giving the assessed degree of harm to the heritage asset "considerable importance and weight" as against other considerations.

9.23. The public benefits that the development will deliver are identified as:

- A net increase of 7 new housing units
- An improvement to the size and quality of accommodation contained within the Listed Building
- The provision of 7 new family sized units 6 x 3b and 1 x 4b
- New commercial floor space that will contribute to the Enfield Wash Local Centre
- New commercial floor space that will provide employment opportunities
- Introduction of soft landscaping and biodiversity enhancements
- Sustainable transport contribution

Design, & Appearance & Impact on the Character of the Surrounding Area

- 9.24. The fundamental aim of the NPPF is to secure sustainable development. In order to achieve sustainable development, a development is required to have a good design. Policy D3 of the London Plan encourages the design-led approach that optimises the capacity of sites.
- 9.25. Policy CP30 of the Core Strategy requires new development to be of a high-quality design and in keeping with the character of the surrounding area.
- 9.26. Enfield Development Management Document Policy DMD8 (General Standards for New Residential Development) states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. DMD37 (Achieving High Quality Design-Led Development) states that development that is not suitable for its intended function that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused.
- 9.27. Policy DMD6, residential character requires proposed developments to be of a density appropriate to the locality. The development would be expected to take account of the pattern of development along Hertford Road, to be in keeping with the immediate character of the area and the street scene. Properties along this part of Hertford Road consist of buildings generally between 2 and 3 storeys in height, with pitch roofs adding further height.
- 9.28. The principle of development is supported and the creation of new housing to the rear of the site with retail use fronting Hertford Road is welcome and will fill an unattractive and underutilised gap on the high street.
- 9.29. The proposed buildings will range from 9.2m to 12m in height; Blocks A and C, either side of the Listed Building being 3 storeys in height and Blocks D and E which are set behind the pub being 4 storey. All blocks have a flat roof and are therefore comparable with the overall height and scale of those in the locality. The disposition of the mass across the site ensures the buildings would not be considered over dominant. The Listed Building remains the tallest element to the Hertford Road frontage, maintaining its prominence.



9.30. The inclusion of commercial space at the front of the ground floor to the Hertford Road helps achieve the objective of sustainable economic development. This site is in a suitable location for commercial development with ground floor uses to the south and on the opposite side of Hertford Road all being commercial. The commercial units would contribute to the active frontage given the local centre location. No details have been submitted regarding the shop fronts/signage for the commercial aspects. This can be secured by condition. The commercial units are separately accessed from Hertford Road in line with other retail units on the street. The residential access would be to the side and rear of the site and this arrangement is considered to work and is therefore considered acceptable. The overall layout of the site has demonstrated that the parking space distribution works in relation to the various uses, and there is defensible space to ground floor windows and the amenity spaces are usable and all areas are accessible.

9.31. On assessment, the LPA is of the view that despite the harm identified from a heritage perspective, on balance this proposed built form would not appear detrimental to the character of the area and is therefore considered in line with Policy DMD 6, Policy DMD8, DMD44 and Policy 37. The overall proposed scale is in keeping with the character of the area.

Quality of Accommodation

9.32. DMD 8 require that new residential development must 'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'. The Nationally Described Space Standards 2015 is the relevant document used for determining this.

9.33. Applications must be able to demonstrate that habitable rooms will have access to appropriate amounts of natural light, in line with the requirements of the London Housing SPG (2016). Each unit is required to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

9.34. All new flats are dual aspect, which is supported. The layout of each is usable and functional. All will have access to good natural light. All units meet or exceed the minimum standards.

9.35. The plans indicate communal gardens and a private amenity area to the rear of the proposed buildings. Each flat would provide adequately sized private amenity areas in the form of gardens and/or balconies except for the flats in the Listed Building. To achieve private amenity space would result in inappropriate additions to the Listed Building which would be harmful. Residents of the remodelled units within the Listed Building (all 1 bed units) will have access to the communal space available on site. Overall, the proposed development would provide adequate amenity space and is in general alignment with the goals of Policy DMD 9 and The Mayors Housing SPG (2016).

9.36. A condition is recommended to ensure the new build element of the development meets the relevant accessibility standards i.e. 10% being wheelchair accessible.

9.37. Overall, the quality of the accommodation for future residents is considered acceptable.

Impact on the neighbours' amenity

- 9.38. Policy DMD 8, General Standards for New Residential Development requires new residential dwellings to take into account the nature of the surrounding area and preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.
- 9.39. Policy DMD 10, Distancing requires new developments to have a minimum of 11 metres between windows and side boundaries and a distance of a minimum of 22 metres between rear facing windows. Development below these standards will only be permitted if it does not compromise development on adjoining sites. The site has neighbouring flatted development to the north of the site and on Hertford Road there is a petrol station and some commercial uses with residential above. The blocks are set away from boundaries and there are no amenity breaches and therefore the amenity of neighbouring buildings is protected. The proposal is in line with DMD10 with regard to distancing between rear/side facing windows.
- 9.40. The submitted plans provide details on the interface between the subject site and the adjoining dwellings. Given the significant separation distances and the upper floor windows proposed, there would be no adverse harm in terms overlooking or loss of privacy to the neighbouring residents or the future residents of the subject site.
- 9.41. The proposed buildings would not break a 25 degree line of site towards the sky from the ground floor windows of the buildings surrounding the site. The submitted Daylight and Sunlight report has demonstrated that the proposed development will have a low impact on the light receivable by its neighbouring properties. As such it is considered that the proposed development would not result in an unacceptable loss of light for neighbouring occupiers.
- 9.42. The intensification of development on the site would lead to greater comings and goings, trips to the site and some additional noise. However, the quantity of both trips and noise would not be unusual in this urban location and would not result in harm to neighbouring occupiers in accordance with Policy DMD 8.
- 9.43. Subject to conditions, the proposed development would not unacceptably impact the residential amenities (noise, privacy, outlook, daylight, and sunlight) of to the neighbouring occupiers.

Housing Mix

- 9.44. Core Strategy Policy CP 5 requires that new development should provide a mix of different sized homes, and sets the following targets for different sized housing. This is a target mix across the Borough for the plan period and is not a site by site requirement:

20%	1 & 2 bed flats (1-3 Persons)
15 %	2 bed houses (4 persons)
45 %	3 bed houses (5-6persons)
20%	4+ bed house (6 + persons)

9.45. The proposals include the re-configuration of the units in the Listed building and the reduction of units from the existing 9 studio units to 4 units comprising 4 x 1 bed flats, allowing for larger and better quality accommodation.

9.46. The new proposed blocks would deliver the following units:

- 1 x 4 bedroom unit,
- 6 x 3 bedroom units
- 5 x 2 bedroom units.

9.47. This represents a good housing mix and equates to 58% of the new units being family sized, which is welcomed.

Affordable Housing

9.48. London Plan Policy H4 sets out a strategic target for 50% of all new homes delivered across London to be genuinely affordable Enfield sets a Borough-wide affordable housing target of 40% in Core Policy 3 but acknowledges the appropriate figure will need to take into account site-specific land values, grant availability and viability assessments, market conditions, as well as the relative importance of other planning priorities and obligations on the site.

9.49. The development would not have a net increase of 10 units, given the loss of 5 units within the Listed Building and as such would not be liable for an affordable housing contribution. In order to ensure that the net increase does not exceed 10 units, it is important that the works to the Listed building are done and completed before occupation of the new buildings. This has been secured through the conditions listed above.

Highways & Parking Considerations

9.50. The DMD 47 recognises the importance of all layouts achieving safe, convenient and fully accessible environment for pedestrians and cyclists.

Vehicle Parking Provision

Residential:

9.51. The parking requirement for the residential component of the development, based on London Plan standards, is shown in the table below:

TABLE 1: NEW PLAN							
		PTAL 4		Requirement			
Unit type	No.	Lower Max	Upper Max	Lower Max	Upper Max	Provision	Ratio
1xbed	4	0	3	0	13.5	10	0.56
2xbed	8	0	6				
3xbed	5	0	3.75				
4xbed	1	0	0.75				
TOTAL	18	0	13.5				

+ When considering development proposals that are higher density or in more accessible locations, the lower standard shown here should be applied as a maximum.

- 9.52. The provision of 10xspaces for the whole site is considered an acceptable provision. All the spaces should have passive electric charging points, with 2xspaces pre-converted to active points. This will be secured by condition.
- 9.53. The layout would mean delivery vehicles would not need to reverse along the access road should all the spaces be occupied.
- 9.54. It is noted a gate is located to prevent access, but deliveries should still be allowed access to the car park. Also, the front and back would still allow deliveries to take place.

Retail:

- 9.55. The parking layout for the retail units will differ significantly to what is on site now.
-The retail component consists of the following:

- ▶ Class E Retail – 266 square metres (2xunit)
- ▶ Class E Restaurant – 273 square metres (retained)

- 9.56. The London Plan does not explicitly state parking standards for E class uses, however assessment should have regard to the standards for retail. Therefore, the assessment of the site is based on the total floorspace being 539sqm of retail space.
- 9.57. The maximum standard from Table 10.5 of the London Plan is 1xspace per 50sqm, giving a total requirement of 10xspaces.
- 9.58. The development proposes 10xspaces, including 2xdisabled bays. However, these are spaces which will be available to the public, as they will be on adopted highway. The applicants are in the process of purchasing this land.
- 9.59. Overall, the provision of 10xspaces is acceptable. It is noted that the use of restaurant will peak in the evenings, when demand for spaces for the retail units is likely to lower, and vice versa.

Vehicle Parking Layout

Residential:

- 9.60. The spaces meet the minimum dimensions required (2.40mx4.80m, including the 0.60 width for the disabled bays, and vehicles can turn and exit in a forward gear.

Commercial:

- 9.61. The retail/commercial bays consist of 4xparallel bays on the access road fronting the site.

6.6 The accessibility of the bays is considered acceptable, and a swept path tracking has been provided to support the arrangement.

Vehicular Access

Residential:

9.62. The residential access is via an existing access road leading to the rear of the site. It measures approximately 5.50m wide. This is enough for two-way vehicle movements and for a fire engine to gain access.

9.63. There is no separate pedestrian access either on the access road or through the proposed gate. The scale of development does not require a segregated access, but the surfacing should include a demarcated pedestrian width of 1.50m minimum.

Commercial:

9.64. The commercial access will be via a new access road (created by the removal of the existing unauthorised construction on the public highway).

9.65. The principle of the access road is acceptable; however it will need detailed drawings to be submitted (as part of a Section 278 Agreement) to confirm the exact layout and the interface with the neighbouring boundaries.

Servicing

Residential:

9.66. The layout of the car park allows delivery vehicles to access and turn.

9.67. Refuse storage is shown to the rear of the site. A swept path diagram has been submitted to explain how refuse will be collected. It is expected that refuse vehicles will be able to leave the site in a forward gear without reversing.

9.68. This arrangement would bring the refuse vehicle to within 25m of the bins, which is an acceptable distance having regard to Manual for Streets guidance.

Commercial:

9.69. The commercial units are likely to be serviced from the frontage on the access road.

9.70. It is noted that the plans show the vehicles on the access road facing south, whereas vehicles on the adjacent existing access road face north. The access will operate a one way system at the front.

Cycle Parking

Residential:

9.71. Cycle parking requirement is 1xspace per 1xbed unit 1p, 1.5 spaces per 1xbed unit 2p and 2xspaces per 2xbed+. These will be secured by condition.

9.72. The plans show 45 Long stay spaces. This is considered acceptable and meets the standards.

Commercial:

9.73. The commercial units will require 1xspace per 175 sqm long stay and 1xspace per 750sqm short stay. This works out at 4xlong stay and 1xshort stay.

9.74. .8xspaces are shown for the commercial units to the frontage of unit 3 and between units 1 and 2. These are short stay.

Sustainable Transport Contribution

9.75. The scale of the development will require a sustainable transport contribution to mitigate against the impact of the additional trips to and from the site.

9.76. Based on scale of the development and the number of units, this is a figure of £15000.

Construction impact

9.77. A Construction Traffic Management Plan (CTMP) has been submitted with this application. A condition shall be placed on the permission to ensure the development is undertaken in accordance with the approved condition.

SuDS

9.78. Policy DMD 61 states that a drainage strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The policy seeks to ensure a development such as the one proposed includes at least one 'at source' SuDS measure resulting in a net improvement in water quality. Policy DMD 59 requires new development to avoid and reduce risk of flooding and not increase risks elsewhere.

9.79. The applicant provided an initial SuDS strategy, and the drainage team have been having ongoing discussions with the applicants and as such further information can be conditioned. A condition that the applicant provide more details through an updated SUDs strategy and management plan is recommended.

Biodiversity, Ecology and Landscaping and Trees

- 9.80. The London Plan and the adopted Core Strategy and DMD seek to protect and enhance biodiversity. Policy DMD 79 states that developments resulting in a net gain of one or more dwellings should provide on-site ecological enhancements and Policy DMD 81 states that development must provide high quality landscaping that enhances the local environment. Most developments can provide ecological enhancements to improve the biodiversity offer on that site. Enhancements could range from anything such as bird boxes to wildlife friendly landscaping or green roofs.
- 9.81. An Ecological Statement has been submitted. In this regard, the proposed development should provide a high-quality landscape scheme including native, wildlife-friendly trees and shrubs, biodiverse roofs and/or living walls, bird and bat boxes, tiles and tubes... Conditions will require further details and are recommended in the list above.
- 9.82. No trees will need to be removed to enable development works. The indicative landscaping scheme shows the planting of 13 new trees. This together with the introduction of soft landscaping across a site that is almost entirely hard surfaced at present, is welcomed.

Energy

- 9.83. London Plan Policy SI 2 confirms major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction are to be met within the framework of the energy hierarchy. The proposed application has been submitted with an Energy Report Q-08158 which details energy saving measures in line with London Plan (2021) confirming the CO₂/yr (using SAP 10) savings over Part L of Building regulations (2013). However further details are required, and these have been secured by conditions.

10 Community Infrastructure Levy (CIL)

Mayoral CIL

- 10.1. The Mayoral CIL was introduced in London to fund strategically important infrastructure, such as Crossrail. The Mayoral CIL is collected by the Council on behalf of the Mayor of London, with 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 £60 and a monthly inflationary factor.
- 10.2. The proposals would be liable to the Mayoral CIL for 566sqm.

Enfield CIL

- 10.3. The Council introduced its own CIL on 1 April 2016. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water. Enfield has identified three residential charging zones and the site falls within the lower charging rate zone (£40/sqm). The proposed floor space for the development is 566sqm and would be liable to CIL.

SAAMS / SANGs

- 10.4. Epping Forest is a designated Site of Special Scientific Interest, and a portion is designated as a Special Area of Conservation (SAC).
- 10.5. New residential developments can result in an increase in the number of visitors to Epping Forest. The development falls within the 6.2km of the Epping Forest SAC recreational zone of influence and therefore would now generate a requirement for contributions towards Strategic Access Management Measures (SAMMs) and Suitable Alternative Natural Greenspaces (SANGs) to mitigate the harmful impacts by visitors to Epping Forest SAC. However, as the application was submitted before these requirements came into effect a contribution will not be required.

11 Public Sector Equality Duty

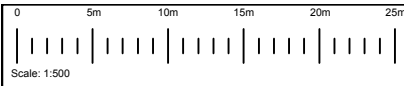
- 11.1. In line with the Public Sector Equality Duty the Council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. It is considered that the proposal to grant planning permission for this development would not disadvantage people who share any of the different nine protected characteristics compared to those who do not have those characteristics and therefore it is considered that the development would not have a disproportionate equalities effect. Accordingly, the recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

12 Planning Balance

- 12.1. Having regard to the assessment in this report, the development would provide additional residential units (7 in total) and 2 x retail units and retain the existing restaurant. This would contribute towards the Borough's strategic objectives in terms of delivering new homes and family sized homes. The quality of accommodation is acceptable and exceeds minimum standards. The development would not result in harm to the amenity and living conditions of neighbours or the wider character and appearance of the area.
- 12.2. It is recognised that there is heritage harm to the Listed Building arising from the development and that harm is considered to be at the higher end of less than substantial. In the circumstances, consideration must be given to the public benefits associated with the development and whether these are considered sufficient to outweigh that harm. The public benefits have been identified as:
- A net increase of 7 new housing units where there is significant and evidenced demand for new housing units
 - An improvement to the size and quality of accommodation contained within the Listed Building.
 - The provision of 6 new family sized units 5x 3b and 1 x 4b units.
 - New commercial floor space that will contribute to the Enfield Wash Local Centre
 - New commercial floor space that will provide employment opportunities
 - Introduction of soft landscaping and biodiversity enhancements

- Sustainable transport contribution to improve access to the site for future occupiers

12.3. On balance it is considered that, having regard for the 'balancing act' and requirement to give 'considerable weight and important' to the identified heritage harm, the aforementioned public benefits do outweigh the harm. Having regard to the presumption in favour of sustainable development, it is considered that the development can be supported, subject to conditions and the completion of a S106 Agreement to secure the sustainable transport contribution.



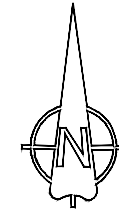
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Areas to be demolished



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project
 510 Hertford Road
 Enfield EN3 5SS

title
 Existing Ground Floor

scale
 1:500 @ A3


dwn
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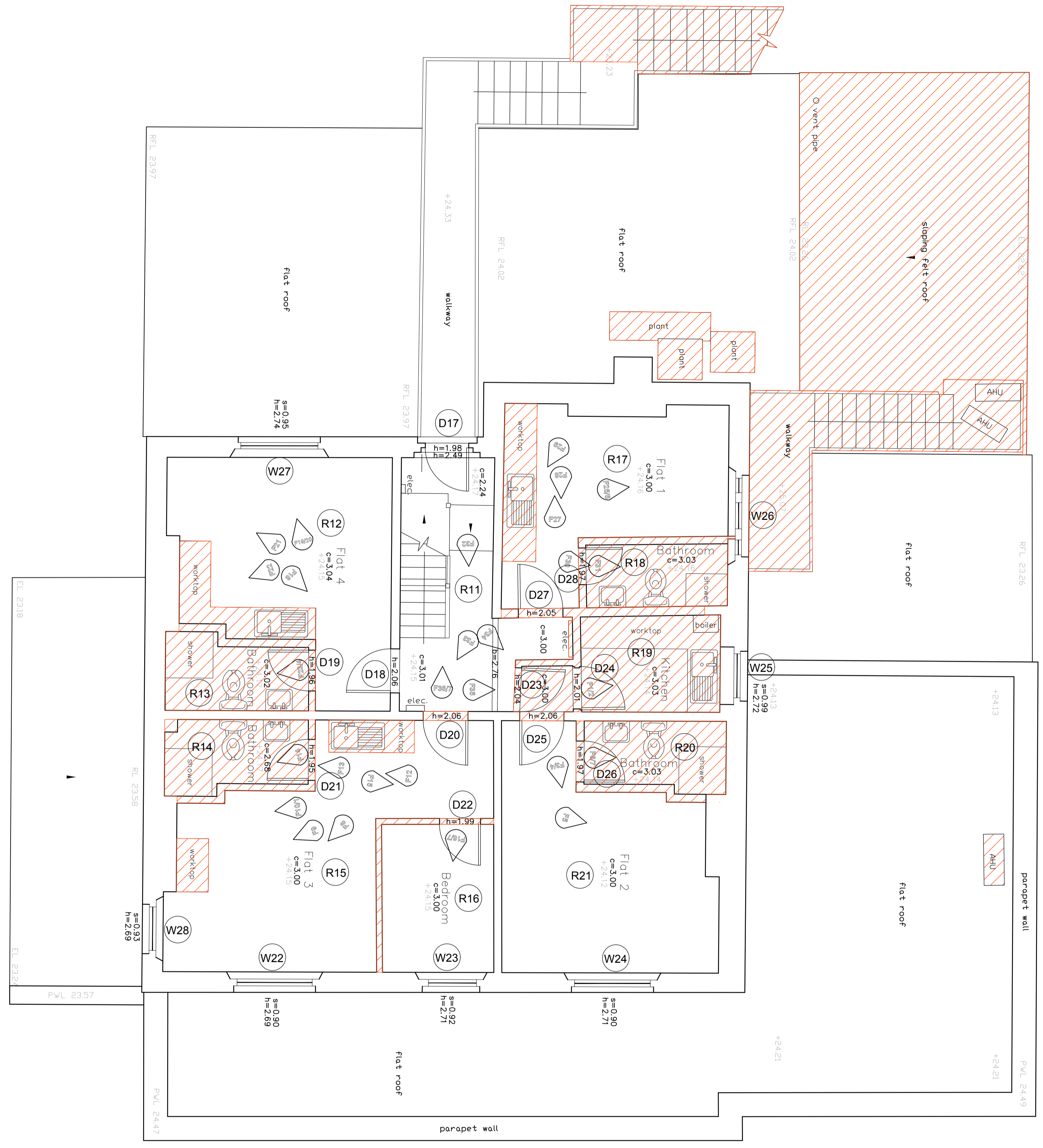
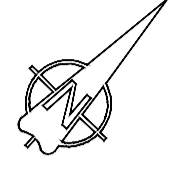
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 13 April 2021

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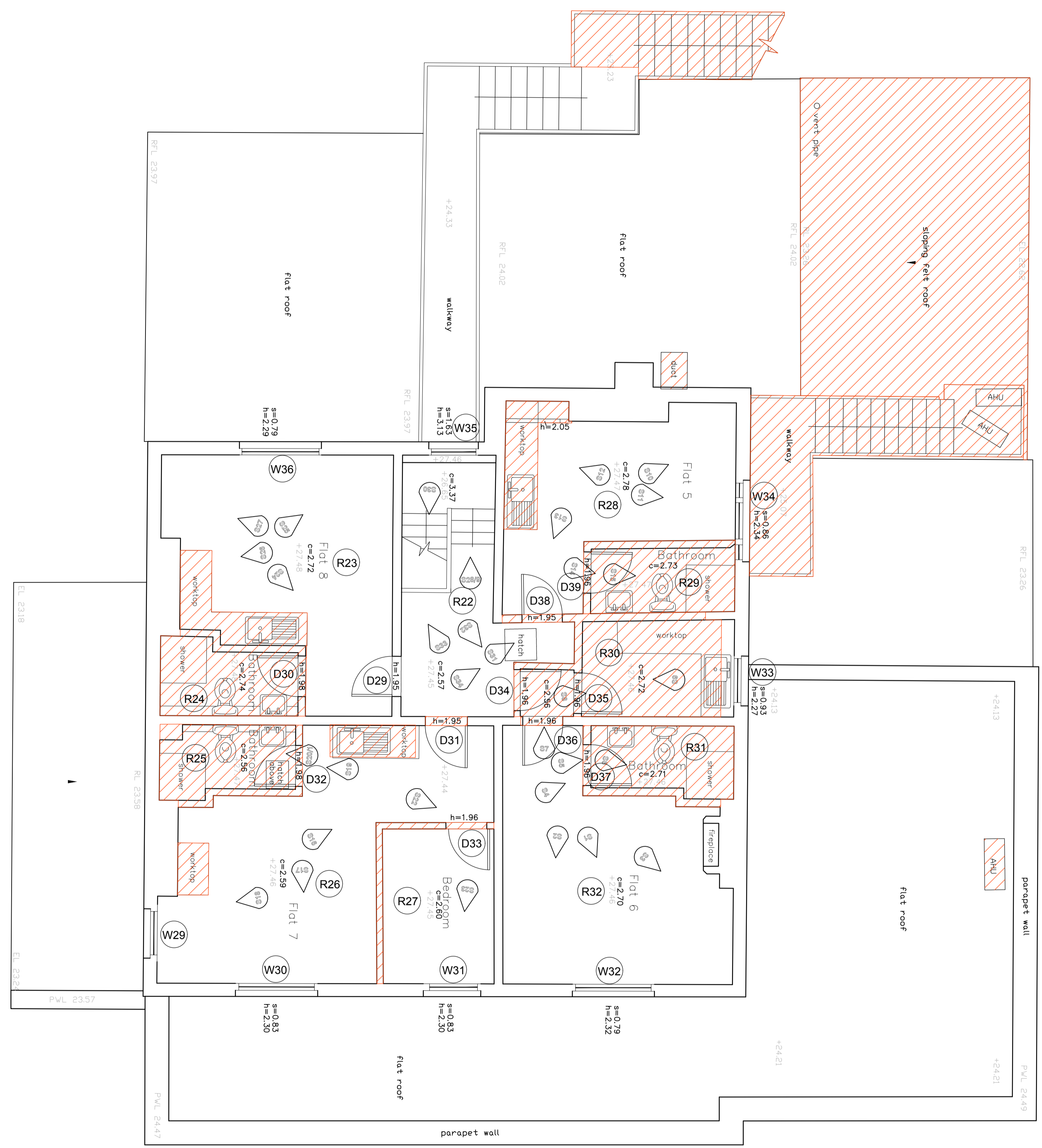
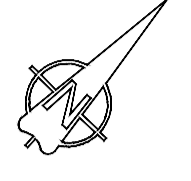


Existing First Floor Plan

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title	Existing First Floor Plan
scale	1:50 @ A1
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rev	B

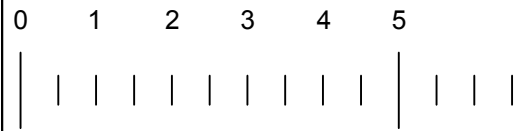
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Existing Second Floor Plan

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project	510 Hertford Road Enfield EN3 5SS
title	Existing Second Floor Plan
scale	1:50 @ A1
date	13 April 2021
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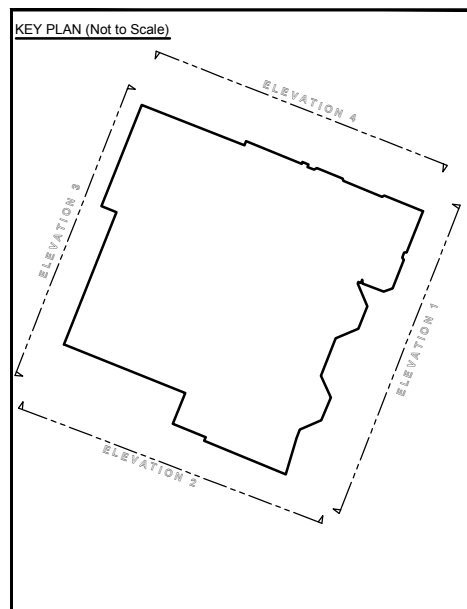
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ABBREVIATIONS (WHERE APPLICABLE)		
BUILDING	BUILDING	BUILDING
ACCESS HATCH	AH	WINDOW CILL LEVEL
ARCH HEAD HEIGHT	AHH	WINDOW HEAD LEVEL
ARCH HEAD LEVEL	AHL	SKYLIGHT
ARCH SPRINGER HEIGHT	ASH	SOIL AND VENT PIPE
ARCH SPRINGER LEVEL	ASL	THRESHOLD LEVEL
BEAM	BE	UNABLE TO SURVEY
BEAM HEIGHT	BH	VENT PIPE
BEAM HEAD LEVEL	BHL	WASTE PIPE
BEAM SOFFIT LEVEL	BSL	WASH BASIN
BRICKWORK	BKWK	WATER TANK
COLUMN	Col	
CILL TO HEAD	C-H	
CEILING LEVEL	CL	
DOOR HEAD	DH	
DOOR HEAD LEVEL	DHL	
DOWN PIPE	DP	
FIRE ALARM	FA	
FLOOR TO CILL	F-C	
FALSE CEILING	FC	
FLOOR TO CEILING HEIGHT	FCH	
FINISHED FLOOR LEVEL	FFL	
HOSE REEL	HR	
ROOF LEVEL	RL	
RADIATOR	Rad	
RAIN WATER PIPE	RWP	
		WCL
		WHL
		SL
		SVP
		THL
		UTS
		VP
		WP
		WB
		WT
		BWF
		CBF
		CLF
		CPF
		FPO
		IRF
		IRF
		LLF
		Misc F
		PCF
		PRF
		PWF
		TSRF

Areas to be demolished



Elevation 1



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title
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scale
1:100 @ A3

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date
13 April 2021

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1062-08.1

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Scale: 1:100

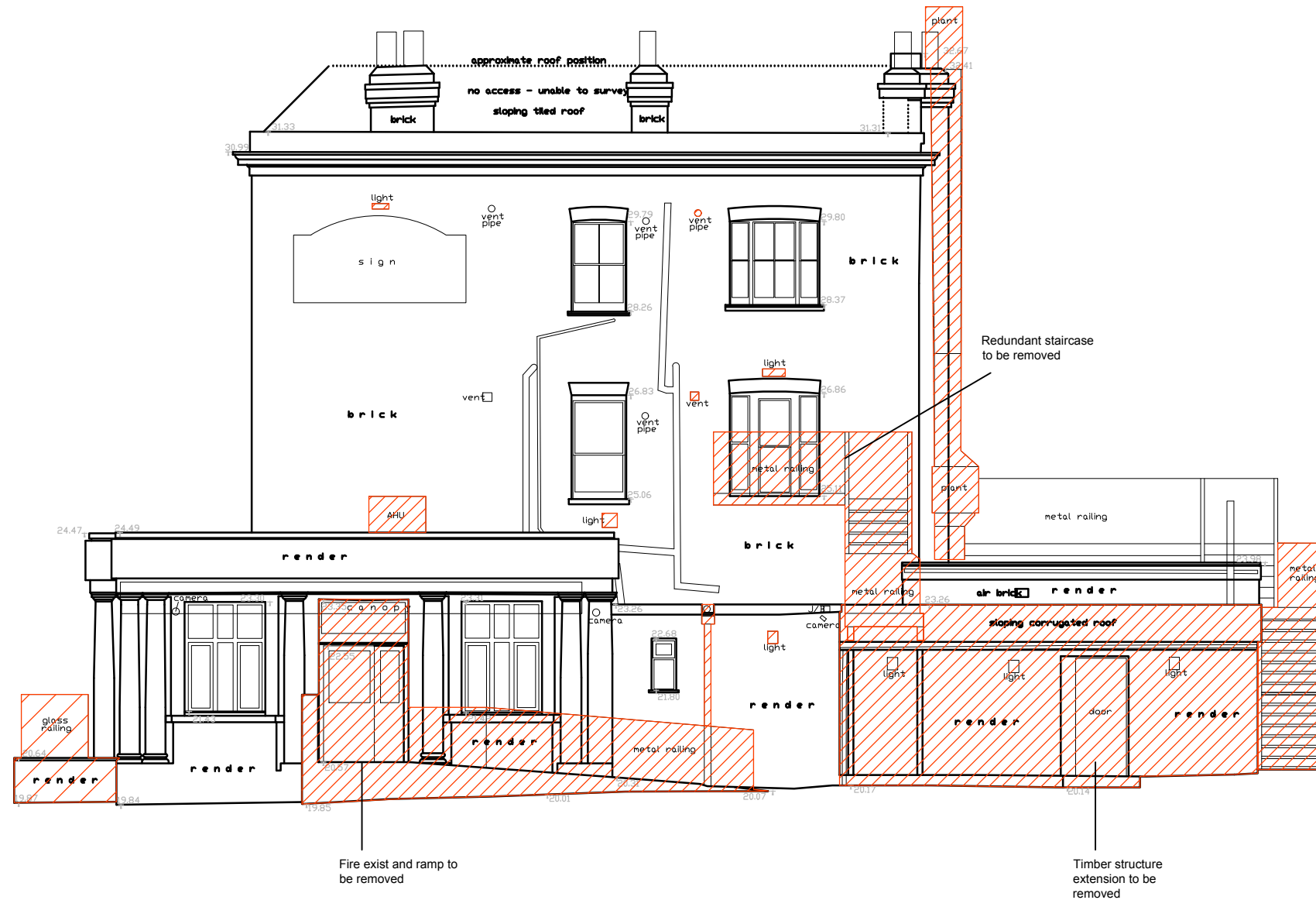
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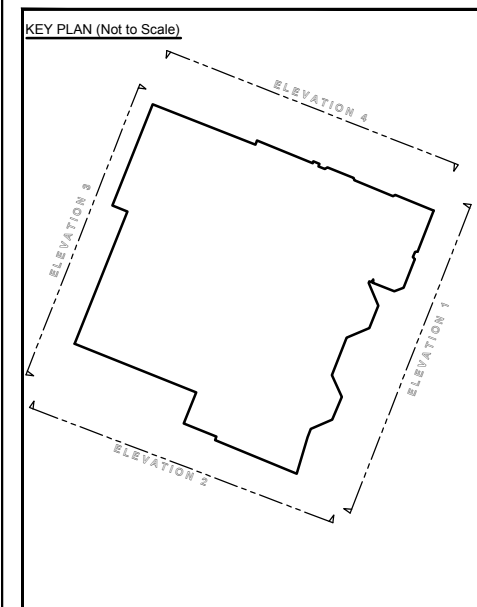
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DOOR HEAD LEVEL	DHL	CLOSE BOARD FENCE
DOWN PIPE	DP	CHAIN LINK FENCE
FIRE ALARM	FA	CHESTNUT PALING FENCE
FLOOR TO CILL	F-C	FENCE POST
FALSE CEILING	FC	INTERWOVEN FENCE
FLOOR TO CEILING HEIGHT	FCH	IRON RAILING FENCE
FINISHED FLOOR LEVEL	FFL	LARCH LAP FENCE
HOSE REEL	HR	MISCELLANEOUS FENCING
ROOF LEVEL	RL	POST AND RAIL FENCE
RADIATOR	Rad	POST AND WIRE
RAIN WATER PIPE	RWP	TUBULAR STEEL RAIL
		WCL
		WHL
		SL
		SVP
		THL
		UTS
		VP
		WP
		WB
		WT
		BWF
		CBF
		CLF
		CPF
		FPO
		IRF
		LLF
		Misc.F
		PCF
		PRF
		PWF
		TSRF



Areas to be demolished



Datum 17.00m AOD

Elevation 4

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510 Hertford Road
Enfield EN3 5SS

title
Existing Elevation 4

scale
1:100 @ A3

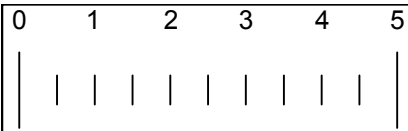
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13 April 2021

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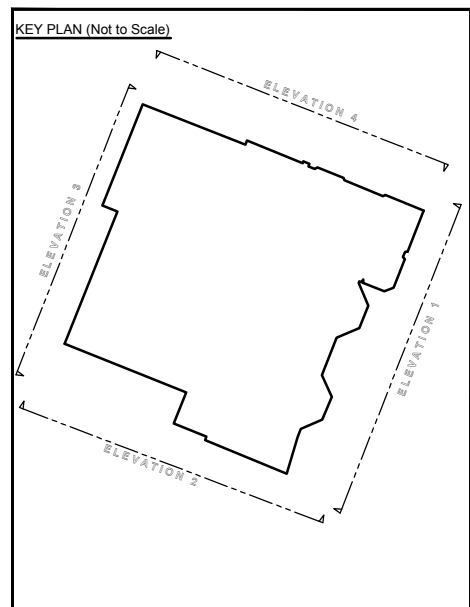
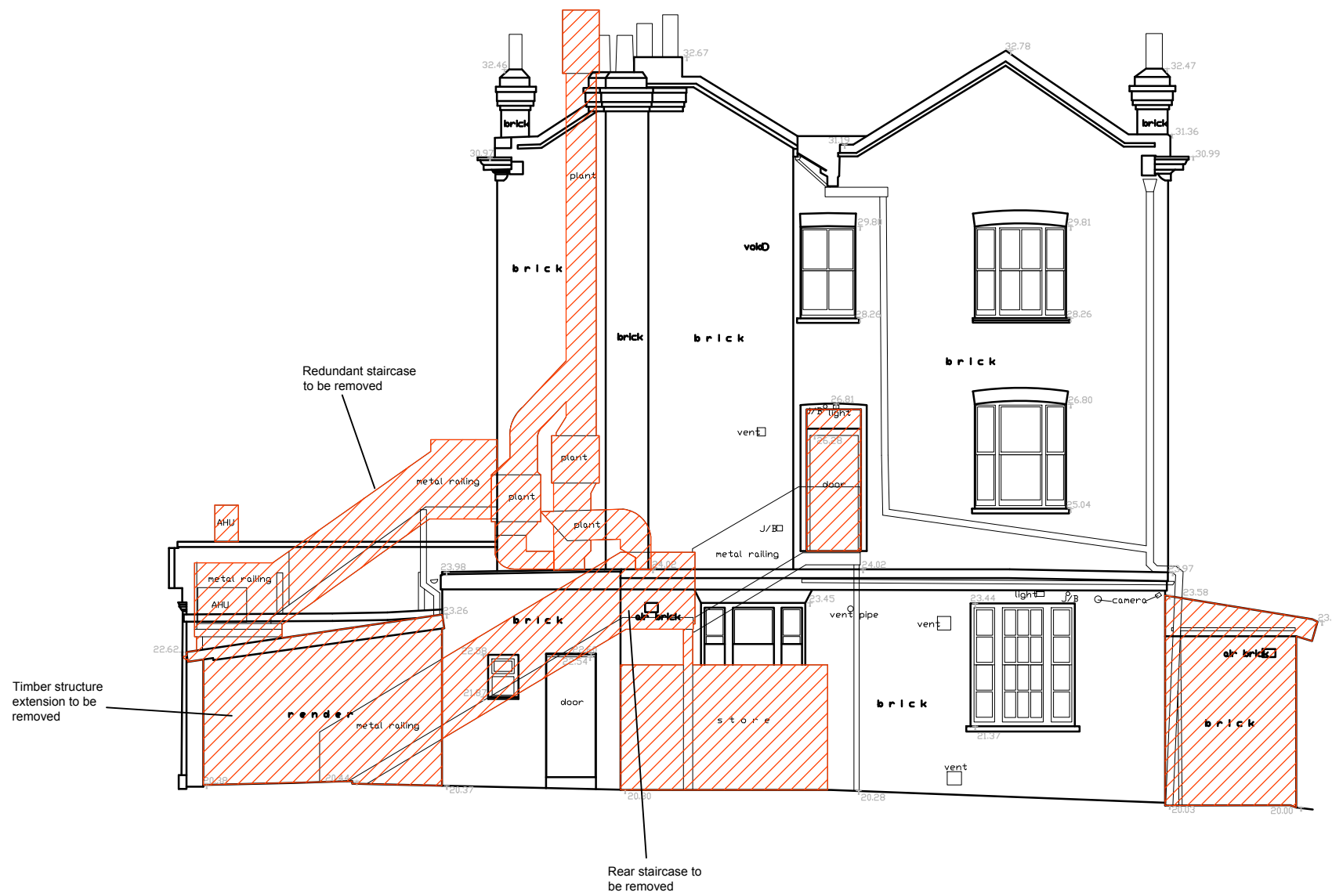
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BRICKWORK	BKWK	WATER TANK
COLUMN	Col	
CILL TO HEAD	C-H	FENCES
CEILING LEVEL	CL	BARBED WIRE FENCE
DOOR HEAD	DH	CORRUGATED IRON FENCE
DOOR HEAD LEVEL	DHL	CLOSE BOARD FENCE
DOWN PIPE	DP	CHAIN LINK FENCE
FIRE ALARM	FA	CHESTNUT PALING FENCE
FLOOR TO CILL	F-C	FENCE POST
FALSE CEILING	FC	INTERWOVEN FENCE
FLOOR TO CEILING HEIGHT	F-C-H	IRON RAILING FENCE
FINISHED FLOOR LEVEL	FFL	LARCH LAP FENCE
HOSE REEL	HR	MISCELLANEOUS FENCING
ROOF LEVEL	RL	POST AND CHAIN FENCE
RADIATOR	Rad	POST AND RAIL FENCE
RAIN WATER PIPE	RWP	POST AND WIRE
		TUBULAR STEEL RAIL
		WCL
		WHL
		SL
		SVP
		THL
		UTS
		VP
		WP
		WB
		WT
		BWF
		CBF
		CLF
		CPF
		FPO
		IRF
		LLF
		Misc.F
		PCF
		PRF
		PWF
		TSRF

Areas to be demolished



Datum 17.00m AOD

Elevation 3

PLANNING

IntelliArch Ltd



Intelligent Architecture and Surveying
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W: www.i-arch.co.uk

project
510 Hertford Road
Enfield EN3 5SS

title
Existing Elevation 3

scale
1:100 @ A3

dwn
MA

date
13 April 2021

chk

drg no.
1062-09.2

rev
B

0 1 2 3 4 5



Scale: 1:100

Notes

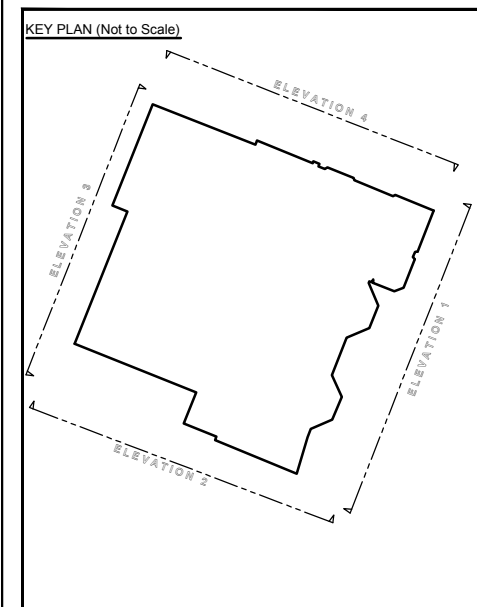
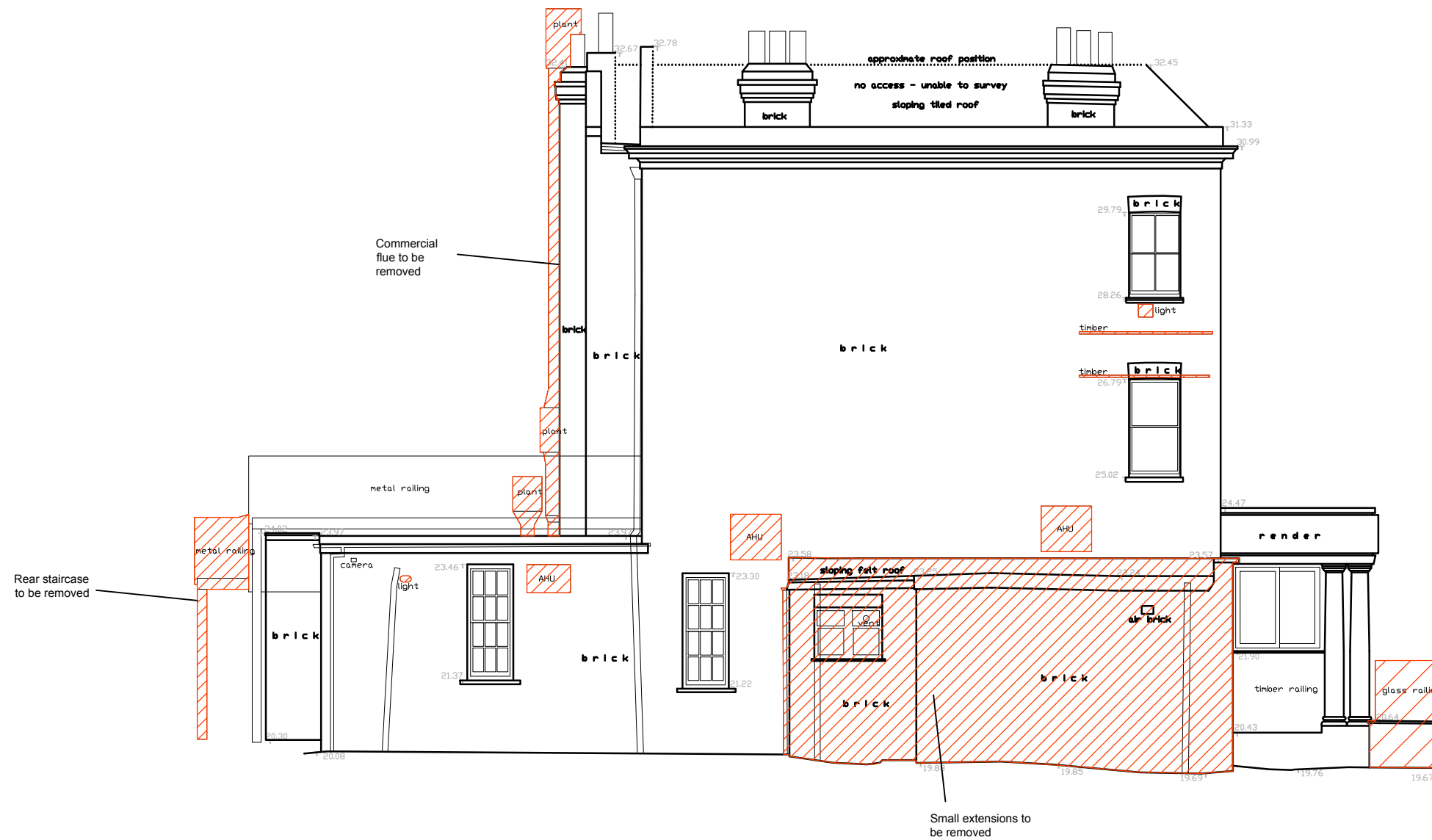
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rev.	date.	dwn.
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ABBREVIATIONS (WHERE APPLICABLE)		
BUILDING	BUILDING	BUILDING
ACCESS HATCH	AH WINDOW CILL LEVEL	WCL
ARCH HEAD HEIGHT	AHH WINDOW HEAD LEVEL	WHL
ARCH HEAD LEVEL	AHL SKYLIGHT	SL
ARCH SPRINGER HEIGHT	ASH SOIL AND VENT PIPE	SVP
ARCH SPRINGER LEVEL	ASL THRESHOLD LEVEL	THL
BEAM	BE UNABLE TO SURVEY	UTS
BEAM HEIGHT	BH VENT PIPE	VP
BEAM HEAD LEVEL	BHL WASTE PIPE	WP
BEAM SOFFIT LEVEL	BSL WASH BASIN	WB
BRICKWORK	BKWK WATER TANK	WT
COLUMN	Col	
CILL TO HEAD	C-H	
CEILING LEVEL	CL	
DOOR HEAD	DH	
DOOR HEAD LEVEL	DHL	
DOWN PIPE	DP	
FIRE ALARM	FA	
FLOOR TO CILL	F-C	
FALSE CEILING	FC	
FLOOR TO CEILING HEIGHT	F-CH	
FINISHED FLOOR LEVEL	FFL	
HOSE REEL	HR	
ROOF LEVEL	RL	
RADIATOR	Rad	
RAIN WATER PIPE	RWP	
	FENCES	
	BARBED WIRE FENCE	BWF
	CORRUGATED IRON FENCE	CIF
	CLOSE BOARD FENCE	CBF
	CHAIN LINK FENCE	CLF
	CHESTNUT PALING FENCE	CPF
	FENCE POST	FPO
	INTERWOVEN FENCE	IWF
	IRON RAILING FENCE	IRF
	LARCH LAP FENCE	LLF
	MISCELLANEOUS FENCING	Misc.F
	POST AND CHAIN FENCE	PCF
	POST AND RAIL FENCE	PRF
	POST AND WIRE	PWF
	TUBULAR STEEL RAIL	TSRF

Areas to be demolished



Datum 17.00m AOD

Elevation 2

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project
510 Hertford Road
Enfield EN3 5SS

title
Existing Elevation 2

scale
1:100 @ A3

dwn
MA

date
13 April 2021

chk

drg no.
1062-09.3

rev
B


0 1 2.5 5 7.5 10m

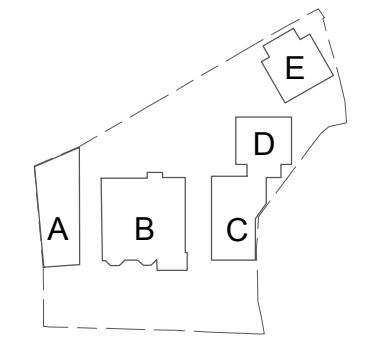
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Notes

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 New areas walls / windows



○ wb = water butt



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project: 510 Hertford Road
Enfield EN3 5SS

title: Proposed Ground Floor Plan

scale: 1:250 @ A3 dwn: MA
date: 15th April 2024 chk: chik

drg no.: 1062-10 rev: M


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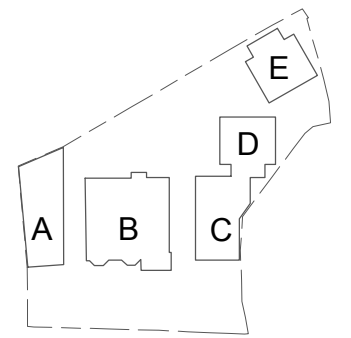
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Notes

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 New areas walls / windows



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W: www.i-arch.co.uk

project
510 Hertford Road
Enfield EN3 5SS

title
Proposed First Floor Plan

scale
1:250 @ A3
date
15th April 2024

dwn
MA
chk
chik
drg no.
1062-20
rev
L

0 1 2.5 5 7.5 10m


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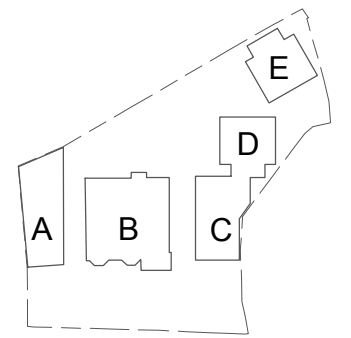
Notes

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rev. _____ date _____ dwn. _____

 New areas walls / windows



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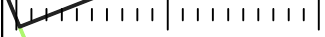
project
510 Hertford Road
Enfield EN3 5SS

title
Proposed Second Floor Plan

scale
1:250 @ A3
dwn MA
date
15th April 2024
chk

drg no.
1062-30
rev
L

0 1 2.5 5 7.5 10m



Scale: 1:250

Notes

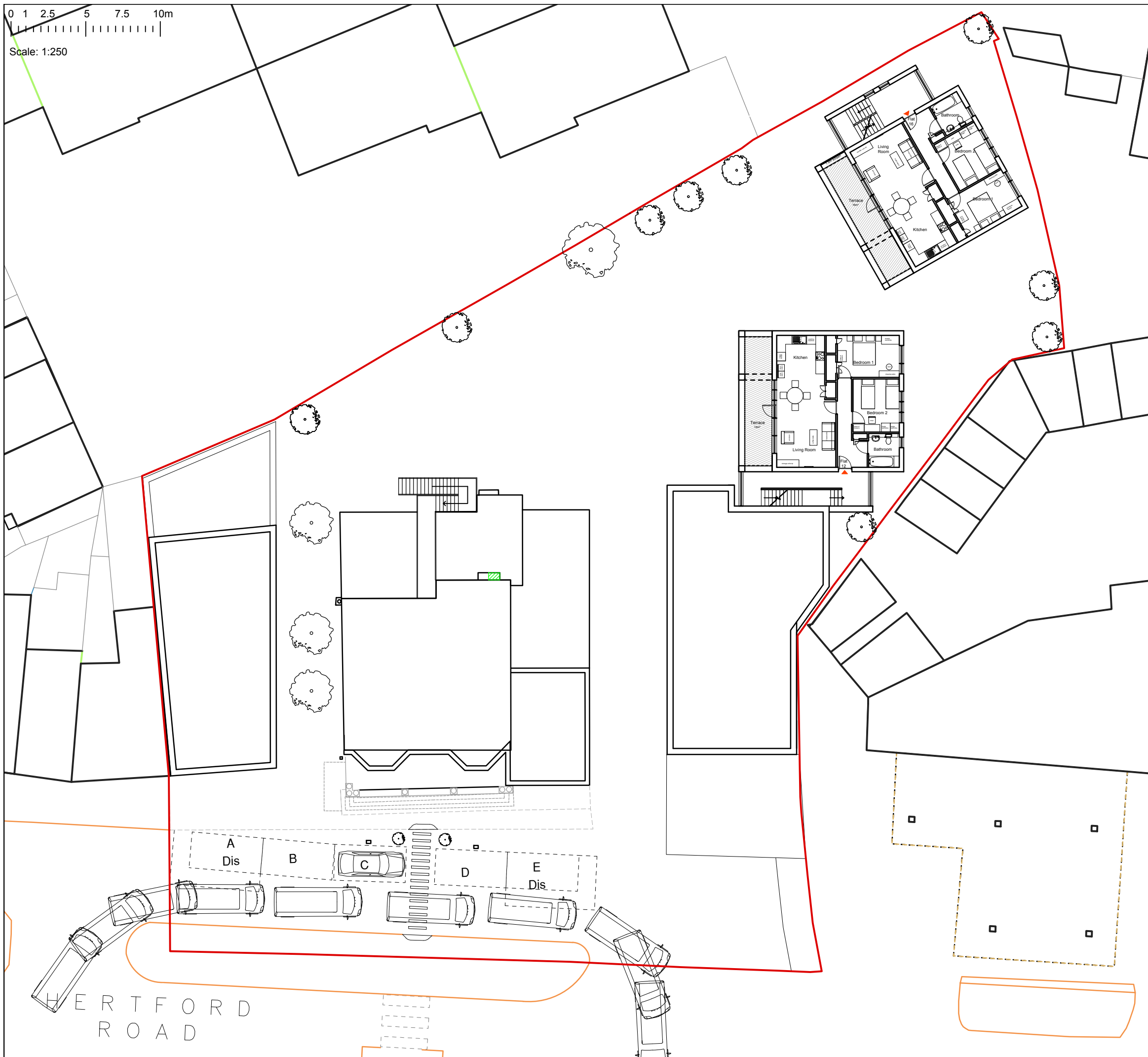
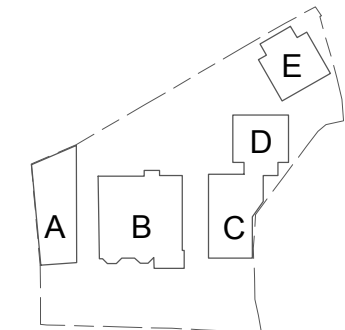
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New areas walls / windows



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project
510 Hertford Road
Enfield EN3 5SS

title
Proposed Third Floor Plan

scale
1:250 @ A3

dwn
MA

date
15th April 2024

chk

drg no.
1062-40

rev
M

HERTFORD
ROAD

0 1 2.5 5 7.5



Scale: 1:250

Notes

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Block A

Existing (Block B)

Block C

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project
510 Hertford Road
Enfield EN3 5SS

title
Proposed Elevation A B & C

scale
1:200 @ A3

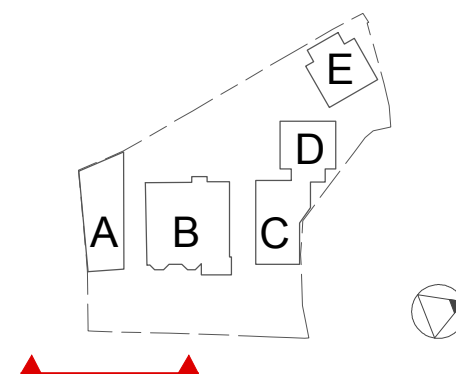
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date
9th May 2024

chk

drg no.
1062-50

rev
D



0 1 2.5 5 7.5



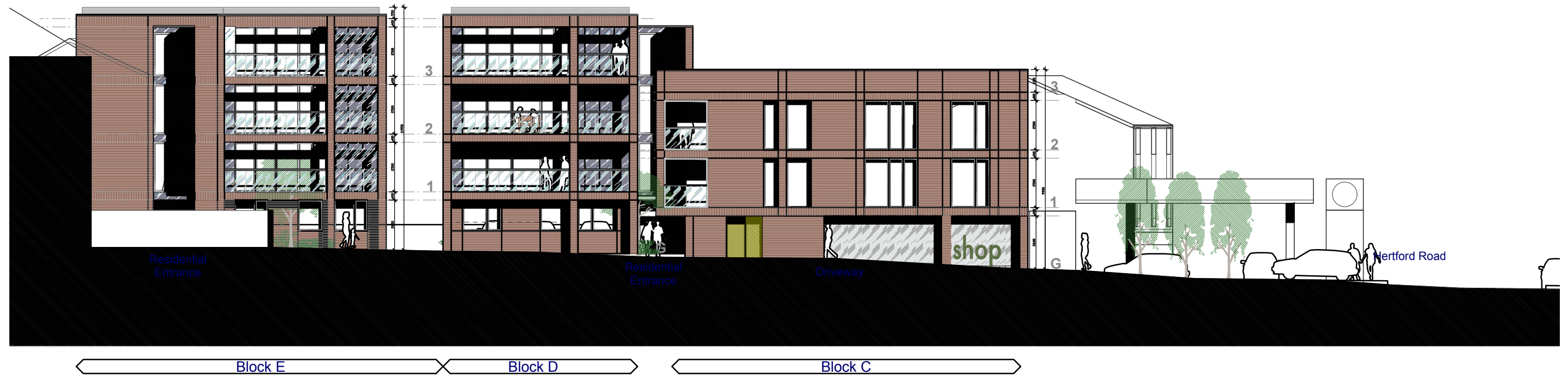
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Notes

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 W: www.i-arch.co.uk

project
 510 Hertford Road
 Enfield EN3 5SS

title
 Proposed Elevation C D & E

scale
 1:200 @ A3

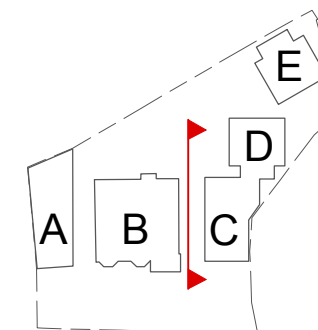
dwn
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date
 9th May 2024

chk

drg no.
 1062-60

rev
 E



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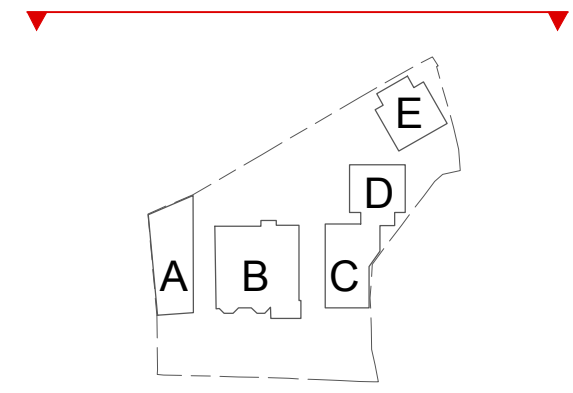
Scale: 1:250

Notes

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rev. | | date. | | dwn. | |



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project
 510 Hertford Road
 Enfield EN3 5SS

title
 Proposed Elevation A B C D & E

scale
 1:200 @ A3
 dwn MA
 date
 9th May 2024
 chk

drg no.
 1062-70
 rev
 D



0 1 2.5 5 7.5



Scale: 1:250

Notes

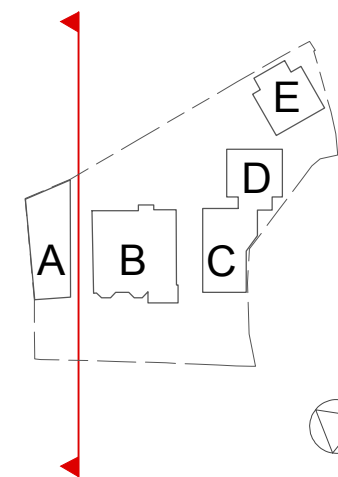
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rev.	date.	dwn.
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Block A



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project 510 Hertford Road Enfield EN3 5SS	
title Proposed Elevation A	
scale 1:200 @ A3	dwn MA
date 9th May 2024	chk
drg no. 1062-80	rev E

0 1 2.5 5 7.5



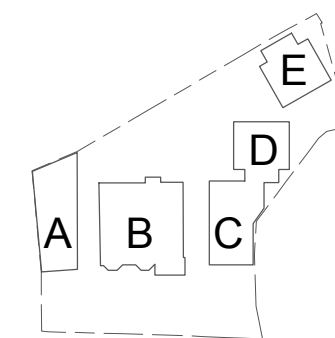
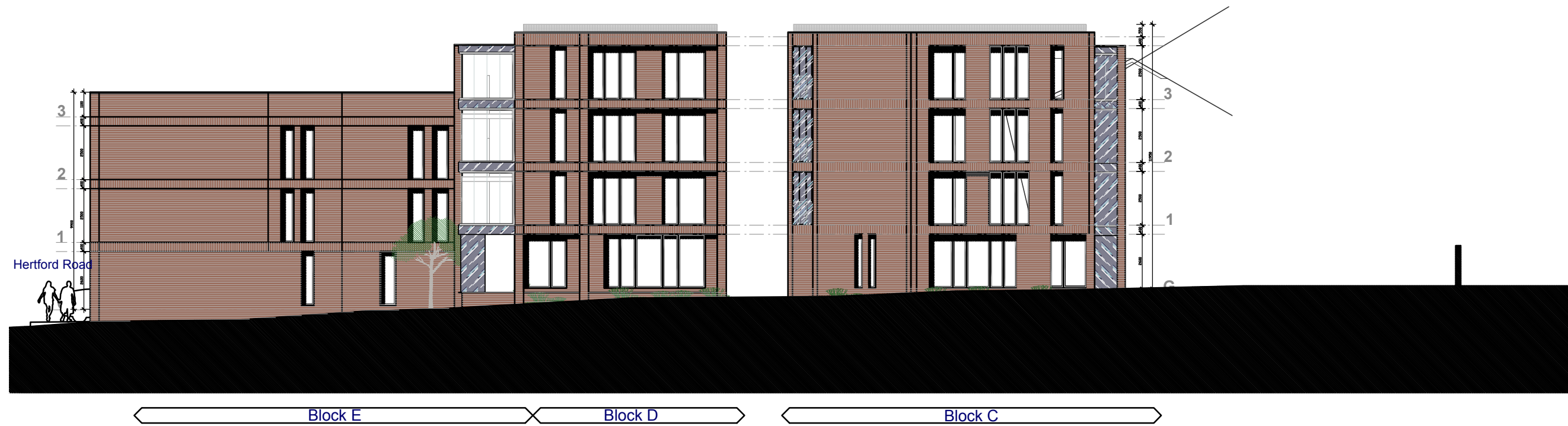
Scale: 1:250

Notes

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project
510 Hertford Road
Enfield EN3 5SS

title
Proposed Elevation D & E

scale
1:200 @ A3

dwn
MA

date
9th May 2024

chk

drg no.
1062-90

rev
D