

PLANNING COMMITTEE

4 June 2024

REPORT OF:

Subject:
Planning Committee – 4 June 2024
Update for Members

Head of Planning and Building Control – Karen Page

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Update to Planning Committee

Ahead of Tuesday’s Planning Committee meeting, please note the following clarifications and updates to the Committee report which hopefully, will be of assistance to Members in your assessment of the proposals.

Agenda Item:

20/02628/FUL and 20/02629/LBC – 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.)

- 1. This addendum is to clarify and update elements of the report since its publication.

Relevant paragraph of the main report	Updates
3.4a	(a) refers to a 4 bed house – This should read as a 4 bed flat/unit as no houses are included in the application.
9.6-9.23 Heritage Considerations	There is no evidence before the LPA to confirm that the pergola structure to the site frontage is lawful and therefore for the avoidance of doubt, no weight has been given to the heritage benefits of removing this structure as part of the assessment of the application. Neither has weight been given to the reversal of works to the Listed Building that do not have Listed Building Consent. The removal of poorly maintained structures within the setting of the listed building would have a positive affect and would provide heritage enhancements. This has been taken into consideration in reaching the conclusion on the overall level of harm to the heritage asset.

9.65	Highways are recommending a S278 Agreement to secure the works to the frontage on Council land. An additional condition is recommended to ensure these works are undertaken prior to occupation of any units within the new blocks proposed under this application. The applicant would be required to complete the S278 Agreement in order to undertake these works and thus to be able to comply with the condition.
10.1, 10.2 & 10.3	<p>The CIL figure of 566sqm is to to be adjusted to: Proposed floor space = 1460 sqm less Existing floor space = 660sqm</p> <p>On the basis of information provided by the applicant the CIL Liability would be based on a net increase of 800sqm. It is anticipated that the CIL liability would therefore be: Mayoral CIL = £48000.00 Enfield CIL =£32000.00</p> <p>A further check of floorspace would be undertaken before a CIL liability notice is issued to verify that the figures provided are correct.</p>
10.4 & 10.5	<p>The report states that SAMMs and SANGs contributions were not applicable. However, this has been clarified and the development does result in the need for a contribution as follows based on a net increase of 7 residential units:</p> <p>SAMMs £45.40 X 7 = £317.80 Plus £90 Administration fee</p> <p>£353 for SANGs per dwelling plus administrative fee. =£2471 plus Admin fee £90</p> <p>These contributions will be secured through the s106 Legal agreement.</p>
12.2	<p>To inform the balance needed to determine if the heritage harm, to which significant weight is attached, is outweighed officers have attributed the following weight to the public benefits identified:</p> <ul style="list-style-type: none"> • A net increase of 7 new housing units where there is significant and evidenced demand for new housing units – Significant weight • An improvement to the size and quality of accommodation contained within the Listed Building. – Significant weight • The provision of 6 new family sized units 5x 3b and 1 x 4b units. – Significant weight • New commercial floor space that will contribute to the Enfield Wash Local Centre – moderate weight • New commercial floor space that will provide employment opportunities- moderate weight • Introduction of soft landscaping and biodiversity enhancements – moderate weight • Sustainable transport contribution to improve access to the site for future occupiers – moderate weight
12.3	With the conditions recommended it is also considered that the works proposed to the Listed Building necessitating the need for Listed Building Consent can also be supported.

