

**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date: 16<sup>th</sup> July 2024****Report of**Head of Planning & Building  
Control – Karen Page**Contact Officers:**Tendai Mutasa- Case Officer  
Sharon Davidson- Planning  
Decisions Manager**Category**

Minor

**Ward**

Town

**Councillor Request**

No

**LOCATION:** 24 - 26 Churchbury Lane, Enfield, EN1 3TY**APPLICATION NUMBER:** 22/02248/FUL

**PROPOSAL:** Demolition of the existing buildings providing supported living accommodation and erection of a detached 2-storey building with additional accommodation in the roof area, to provide 4 clusters of accommodation including 2 x 1-person self-contained units with associated office space for support staff, 5 individual bedrooms with ensuite facilities and shared facilities and 12 x 1 person self-contained units with additional and ancillary shared living accommodation and office space for support staff, all for residents receiving care (19 persons) (Class use Sui Generis) and provision of associated car parking, cycle parking and refuse/recycle storage.(Amended Description).

**Applicant Name & Address:**Mr Paul Buxton  
163 Church Hill Road  
East Barnet  
EN4 8PQ**Agent Name & Address:**Mr Joe Henry  
163 Church Hill Road  
East Barnet  
EN4 8PQ**Recommendation:**

That, following the decision to defer consideration of this application at the Planning Committee meeting of 4<sup>th</sup> June 2024 to enable officers to draft reasons for refusal reflecting concerns raised concerning overlooking and privacy and quality of accommodation and internal layout and amenity space provision, that Members confirm agreement to the reasons for refusal set out in the report.



## **1 Note for Members**

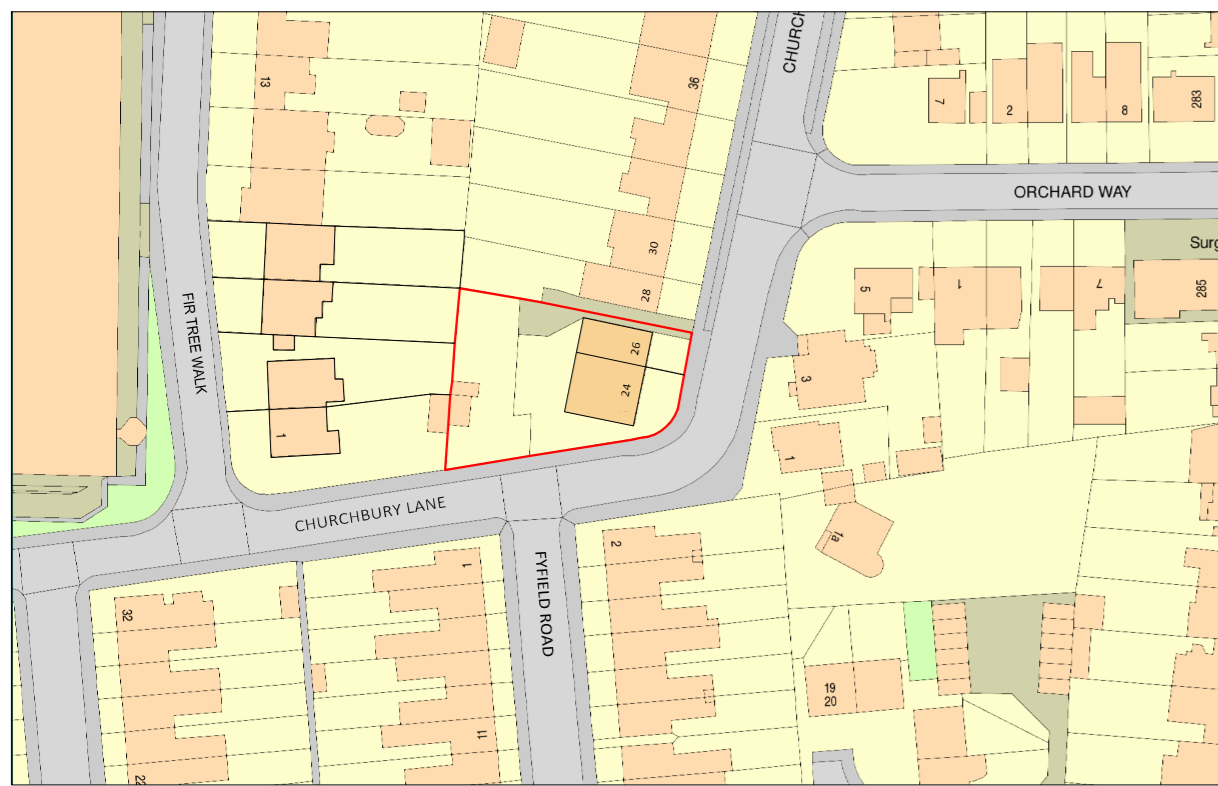
- 1.1 This application was reported to Planning Committee on 4<sup>th</sup> June 2024 with an officer recommendation to grant planning permission subject to conditions. Following extensive discussion, Members considered that the Planning Inspector's concerns as set out in the appeal decision linked to planning application reference 20/02821/FUL for a similar form of development, had not been sufficiently addressed and that a decision on the application be deferred for officers to prepare reasons for refusal in respect of (a) overlooking and privacy; and (b) quality of accommodation and internal layout and amenity space provision. In light of this resolution officers have drafted reasons for refusal and these are now set out below

## **2 Recommendation :**

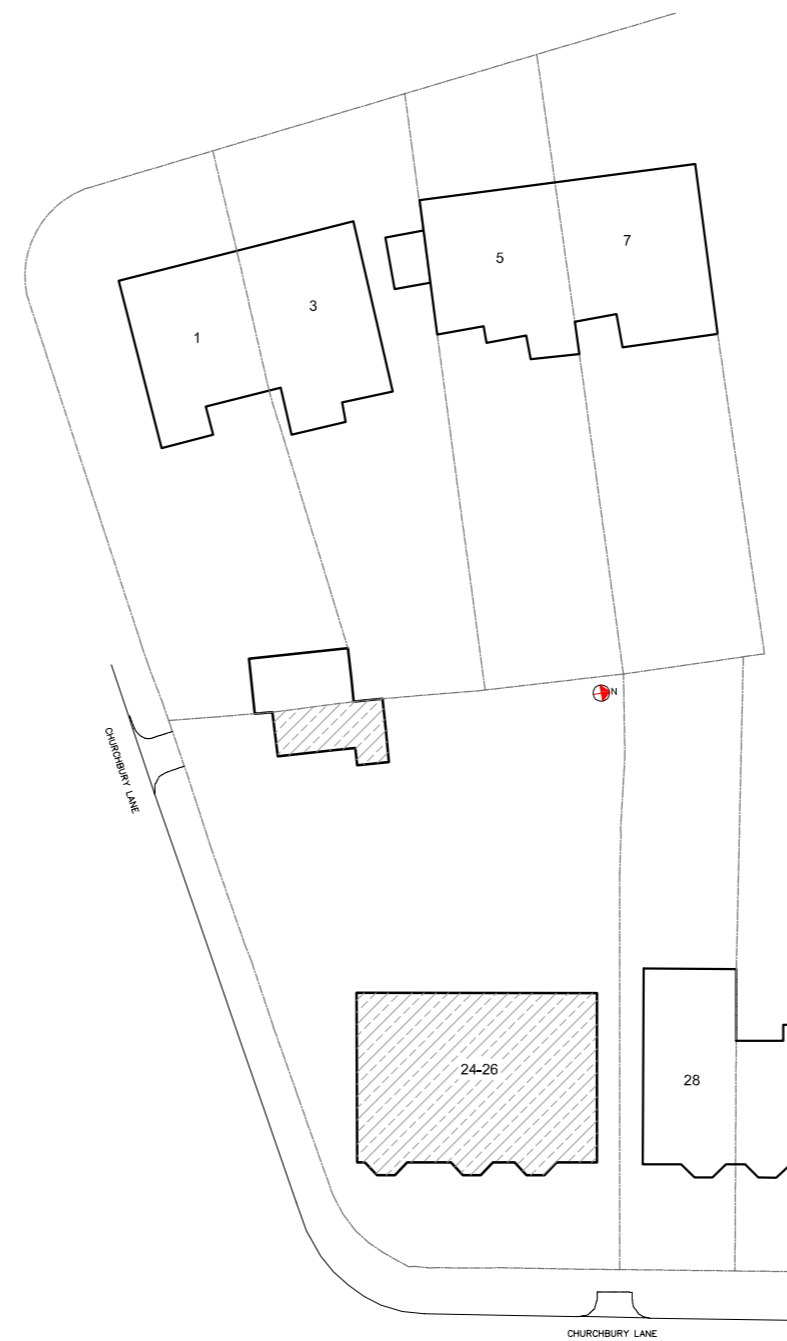
- 2.1 That Members confirm that planning permission should be refused for the following reasons:
1. The proposed development, by virtue of the quality and quantity of internal and external space, poor quality of outlook, and insufficient provision of and poor access to private/communal amenity space would result in substandard accommodation and be harmful to the amenities of future occupiers, contrary to Policy D6 of the London Plan (2021), Policies CP4 and CP30 of the Enfield Core Strategy (2010), Policies DMD6, DMD8 and DMD9 of the Enfield Development Management Document (2014), which seek amongst other things to ensure that development delivers housing development of high quality, which meets the required standards for quality and quantity of internal and external space.
  2. The provision of 9 side facing windows in the side elevation of the proposed block, in close proximity to No.28 Churchbury Lane, taken with the increased intensity of use on the premises compared to the building it replaces, would give rise to an unacceptable loss of privacy and perceived loss of privacy to the occupiers of No.28, detrimental to their amenities and contrary to Policies D3 and D6 of the London Plan (2021), Policies CP4 and CP30 of the Enfield Core Strategy (2010) and Policies DMD8 and DMD10 of the Enfield Development Management Document (2014), which seek amongst other things to ensure development provides appropriate living conditions, standards and privacy .



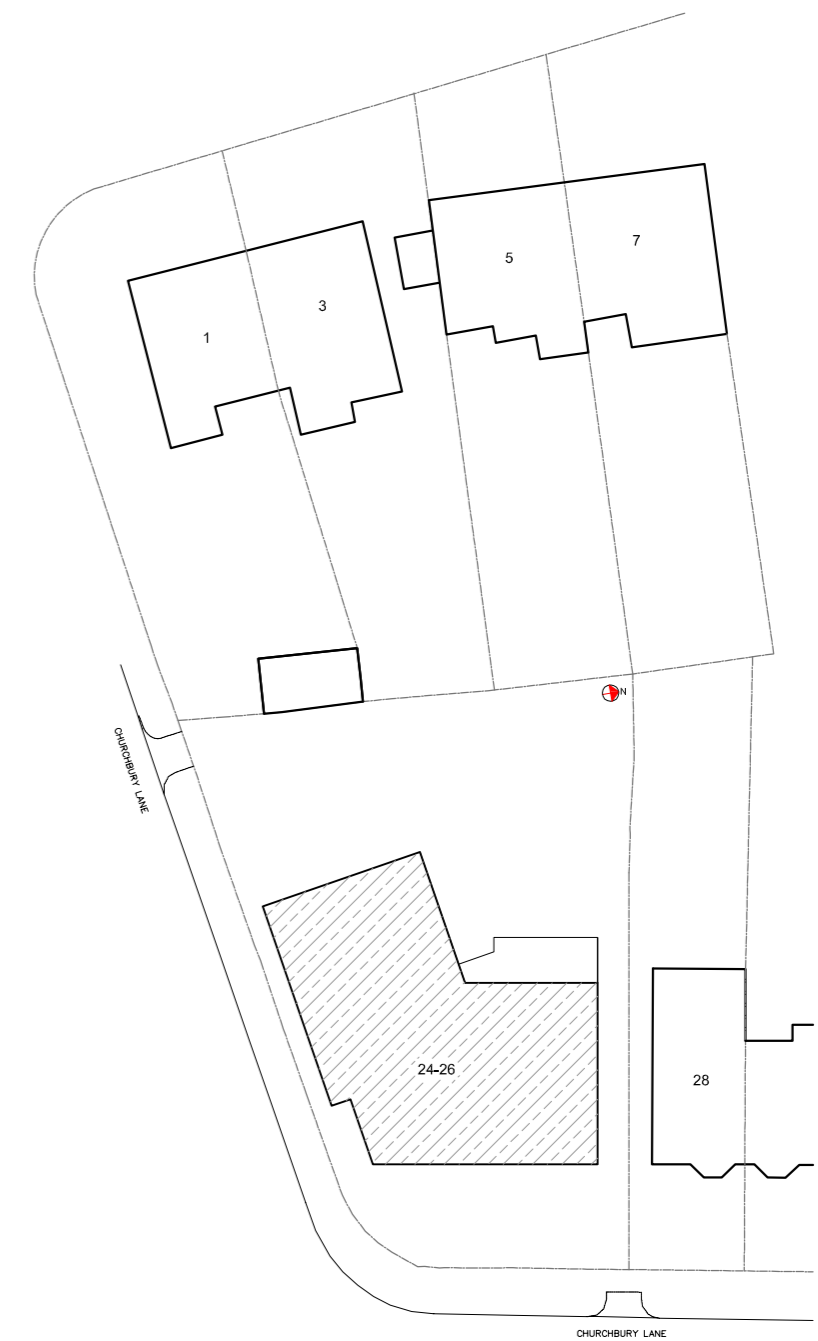
Existing Photographs of Site



Existing Site Location Plan  
Scale 1:1250

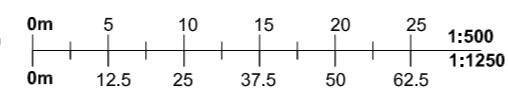


Existing Site Plan  
(Scale 1:500)



Proposed Site Plan  
(Scale 1:500)

**Notes**  
Report any discrepancies  
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Rev: \_\_\_\_\_ Date: \_\_\_\_\_ Drawing Status: \_\_\_\_\_  
**Planning Application**

Project: 24 - 26 Churchbury Lane Enfield  
EN1

Project Description:  
Proposed Works

Drawing Name:  
Existing Site Location Plan, Photos + Site Plans

Date: 19.07.19  
Scale: 1:1250 + 1:500 @ A2

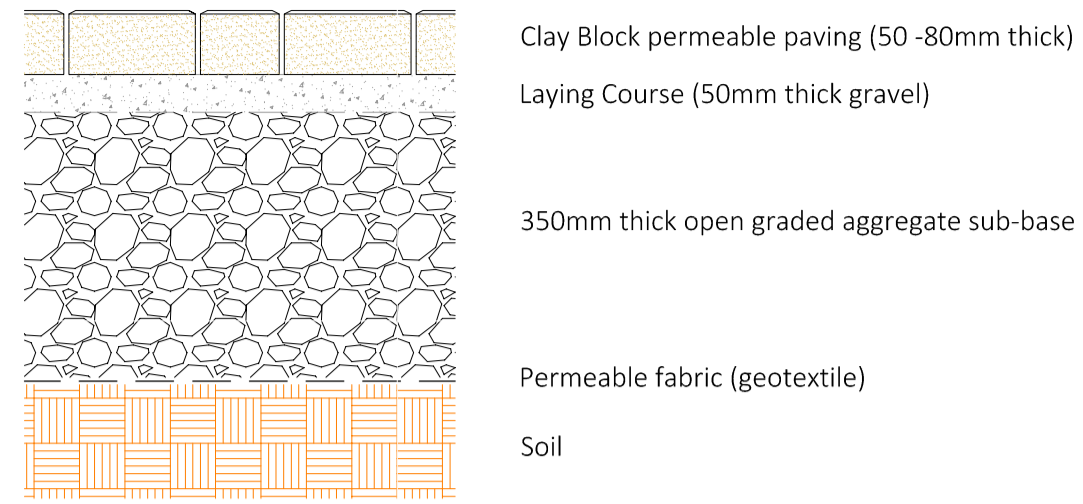
Drw. No.: Chu/19/P/01  
Rev: \_\_\_\_\_



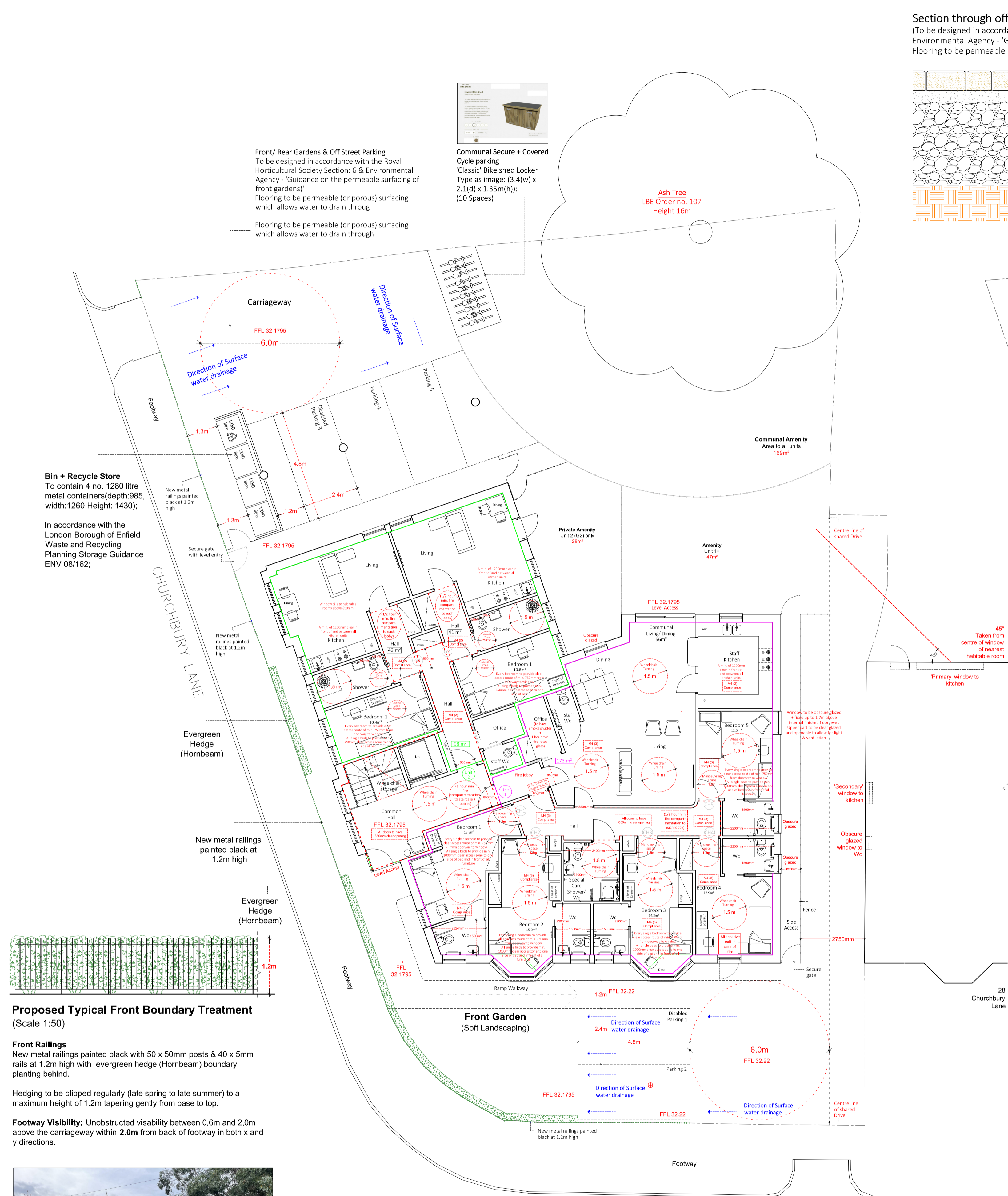




**Section through off street parking area (scale 1:10)**  
 (To be designed in accordance with the Royal Horticultural Society Section: 6 & Environmental Agency - 'Guidance on the permeable surfacing of front gardens')  
 Flooring to be permeable (or porous) surfacing which allows water to drain through



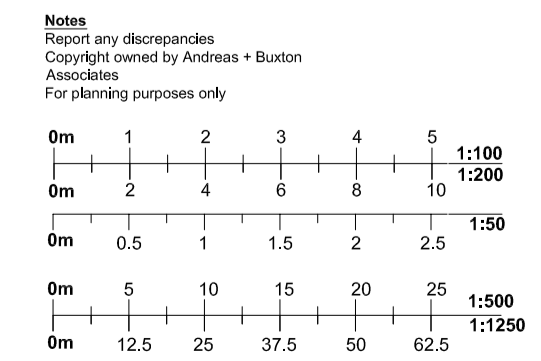
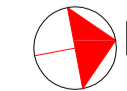
Site area = 941 m <sup>2</sup>				Unit	m <sup>2</sup>
<b>Existing</b>	<b>169</b>	<b>131</b>	<b>300 m<sup>2</sup></b>	<b>Unit 1</b>	<b>173</b>
<b>Proposed</b>	<b>296</b>	<b>317</b>	<b>293</b>	<b>Unit 2</b>	<b>98</b>
				<b>Unit 3</b>	<b>301</b>
				<b>Unit 4</b>	<b>279</b>
				<b>Total</b>	<b>851 m<sup>2</sup></b>



**Proposed Ground Floor Plan**



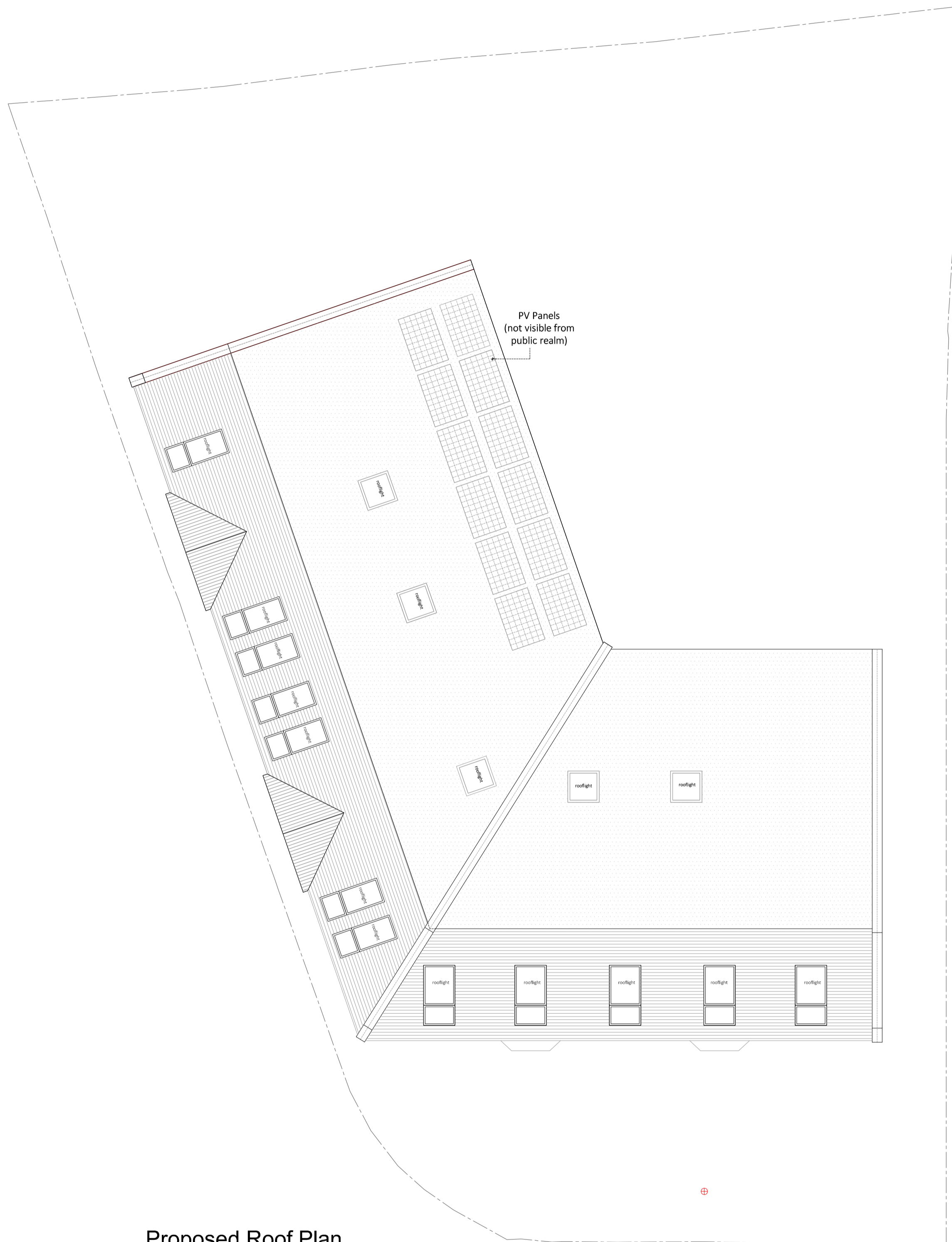
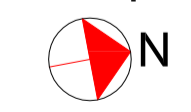
**Proposed First Floor Plan**







Proposed Second Floor Plan

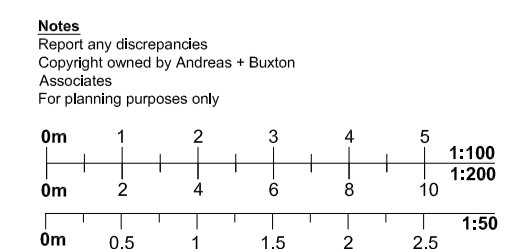


Proposed Roof Plan



Site area = 941 m <sup>2</sup>				
	Ground	First	Second	Total
Existing	169	131		300 m <sup>2</sup>
Proposed	296	317	293	906 m <sup>2</sup> (+ 606 m <sup>2</sup> / 302%)
				<b>Total 851 m<sup>2</sup></b>

Unit	m <sup>2</sup>
Unit 1	173
Unit 2	98
Unit 3	301
Unit 4	279

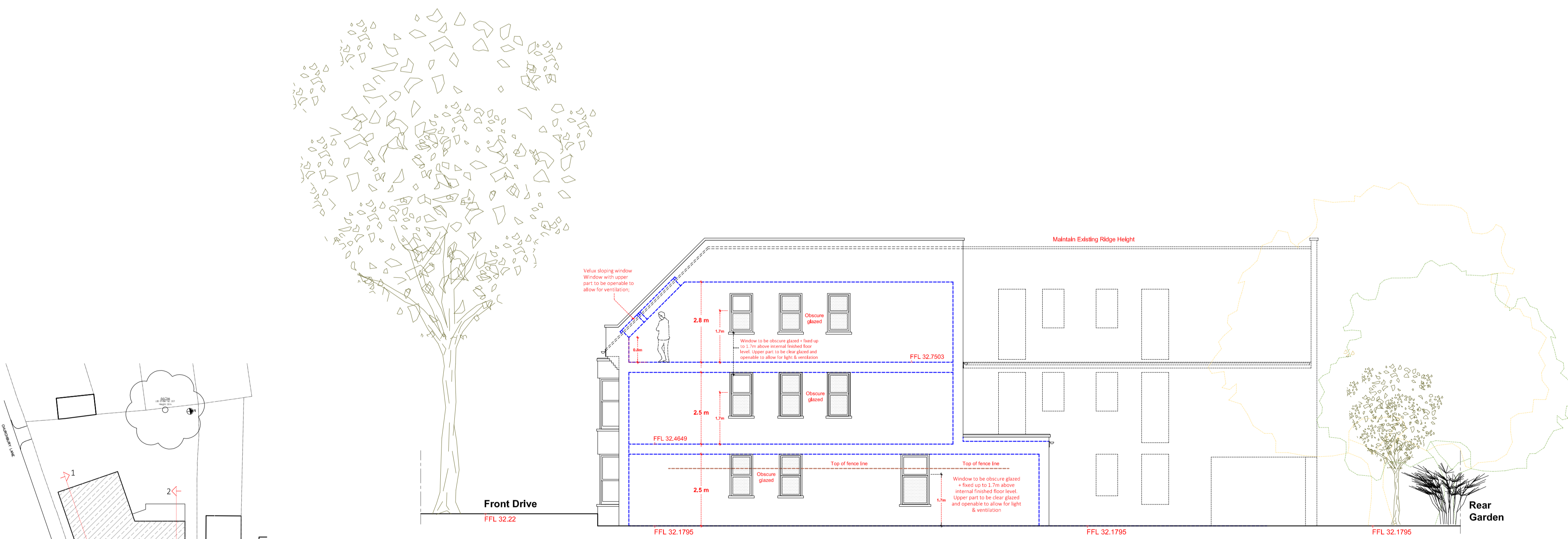


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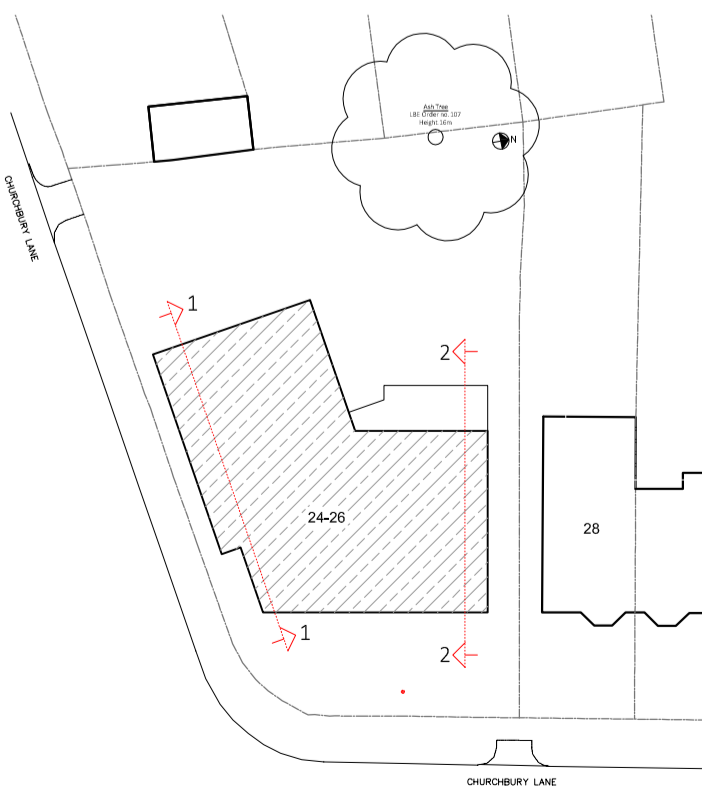




Proposed Front Elevation/ Section : South (1)  
(Scale 1:100)



Proposed Side Elevation/ Section: North (2)  
(Scale 1:100)



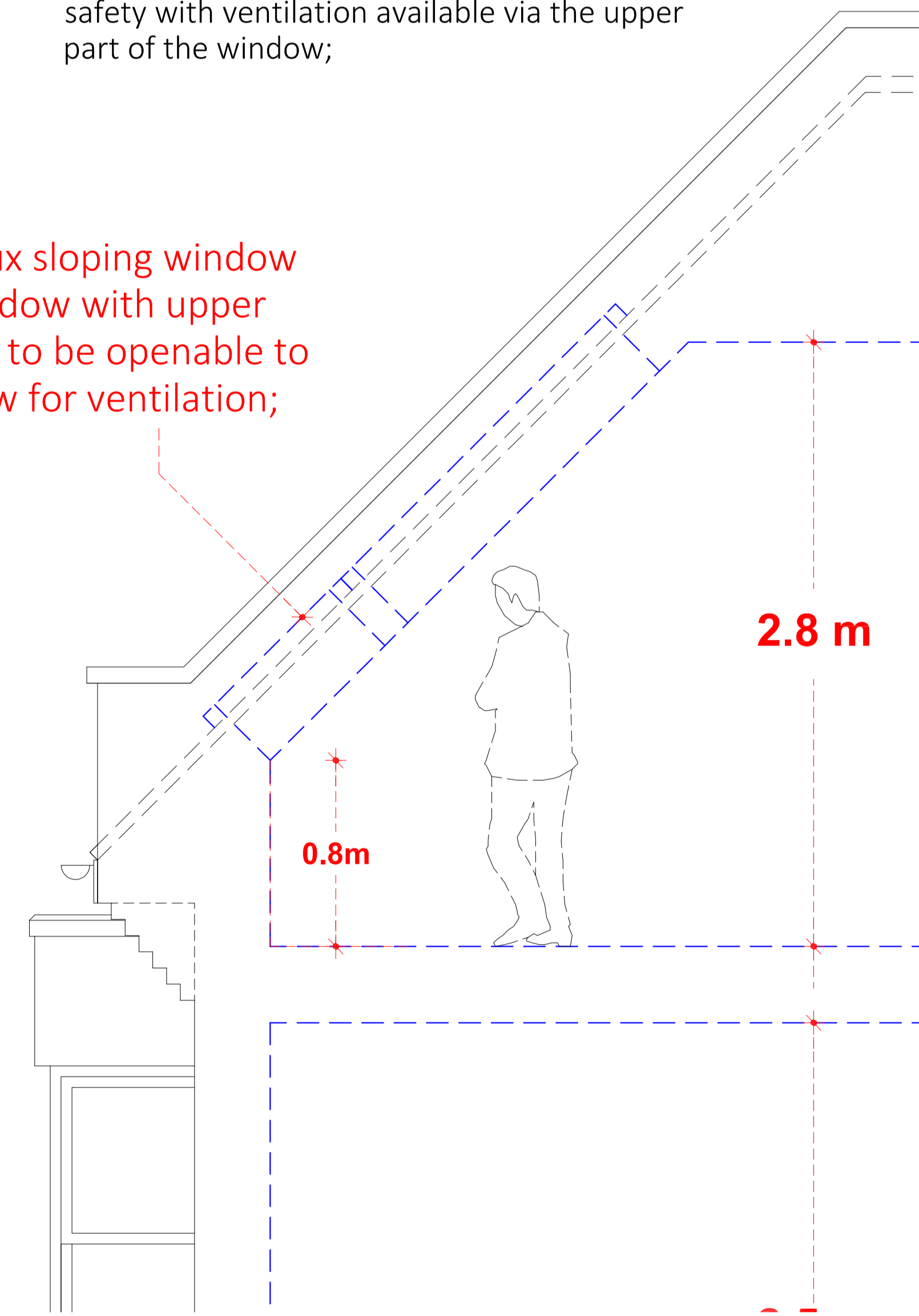
Proposed Site Plan  
(Scale 1:500)



Typical image of 'floor-to-ceiling' window for expansive views, more natural daylight and light depth into the room.

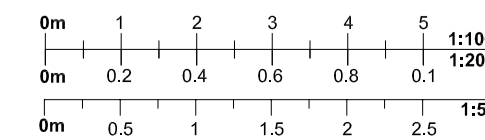
The fixed lower part of the window ensures safety with ventilation available via the upper part of the window;

Velux sloping window  
Window with upper  
part to be openable to  
allow for ventilation;



Proposed Section  
(Scale 1:20)

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Rev. No.	Date	Drawing Name	Project	Project Description	Drawing Name	Date	Scale	Rev. No.
01	30.07.23	Proposed Sections with Levels	24-26 Churchbury Lane Enfield EN1	Proposed Works	Proposed Sections with Levels	30.07.23	1:100 + 1:20 @ A1	Chu/22/PP/07C
Planning Application								