

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 28<sup>th</sup> September 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
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**Ward:**  
Southgate Green

**Application Number :** TP/07/1560/MM1

**Category:** Other Development

**LOCATION:** 110-112, ALDERMANS HILL, LONDON, N13 4PT

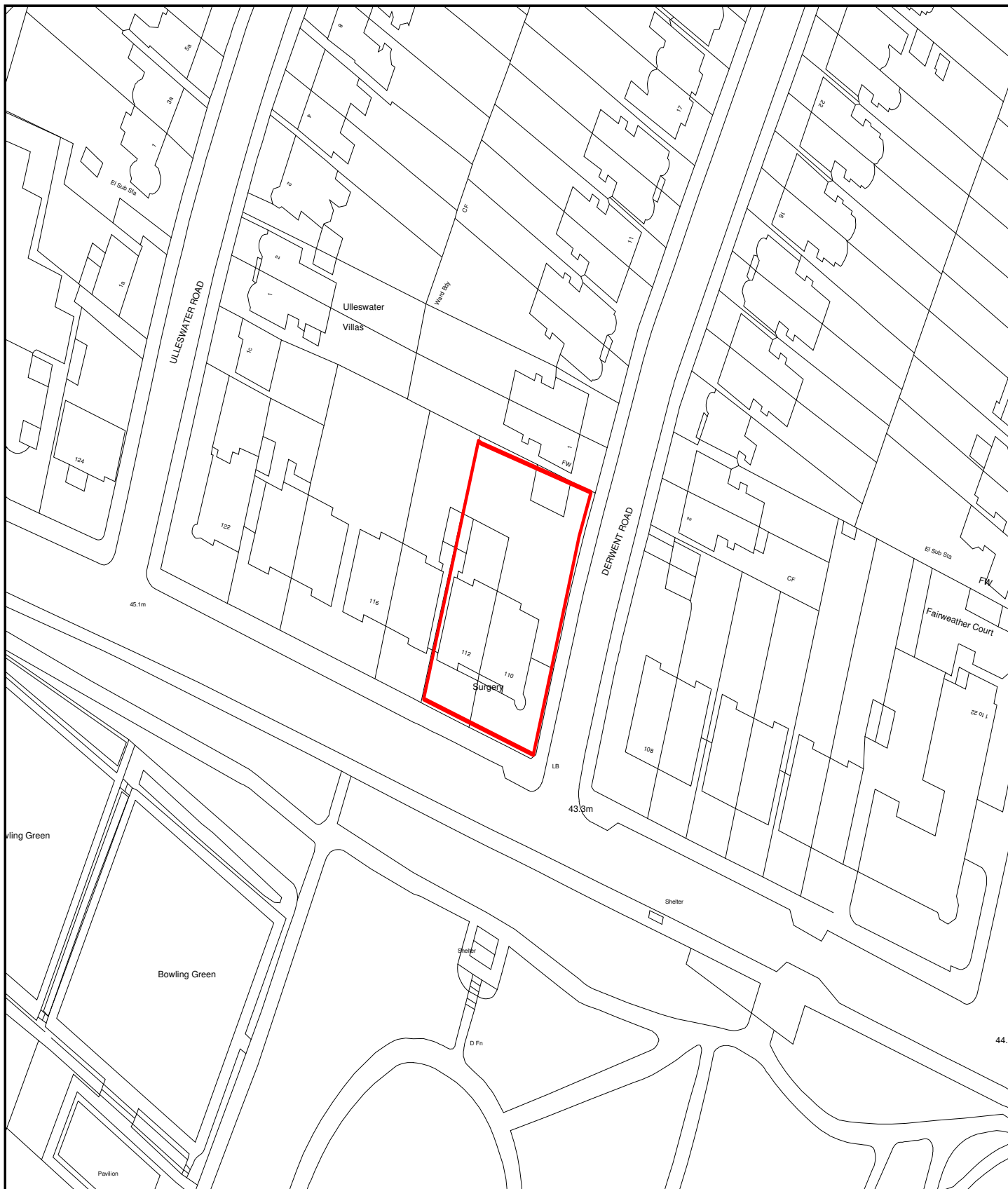
**PROPOSAL:** Alterations to external appearance of development for a 2-storey block of 10 x 2-bed self-contained flats with accommodation in roof space, front, side and rear dormers and parking to rear (approved under ref: TP/07/1560).

**Applicant Name & Address:**  
Sherif Raafat,  
Ballater Investments Ltd  
Templar House  
Don Road  
St. Helier  
Jersey  
JE1 2TR

**Agent Name & Address:**  
Marianne Wren  
Curl La Tourelle Architects  
80, Lamble Street  
London  
NW5 4AB

**RECOMMENDATION:**

That planning permission for be granted subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 10:18

Date of plot: 15/09/2010

## **1.0 Site and Surroundings:**

- 1.1 The application site comprises a vacant plot of land situated on the corner of Alderman's Hill and Derwent Road within The Lakes Conservation Area. The surrounding area is residential in character.
- 1.2 Previously, prior to the demolition that has occurred, the site contained a two storey Edwardian style building dating from approx. 1905 which was formerly occupied as a Residential Care Home. The property formed part of a group of Edwardian style buildings comprising the application properties and Nos. 114, 116, 118, 120 and 122 Alderman's Hill.
- 1.3 The property consisted of a pair of two-storey semi-detached buildings with a large rear garden. There was a single storey rear extension at 110 Alderman's Hill together with two existing detached garages situated in the rear garden, one of which is shared with the adjoining property at 114 Alderman's Hill; the other being situated at the rear boundary towards 1 Derwent Road. There is an existing cross over and gates to access the latter from Derwent Road.

## **2.0 Proposal:**

- 2.1 Permission is sought retrospectively for the demolition of the existing buildings on the site, in connection with a proposed residential redevelopment of the site, for which planning permission was granted in 2007 under ref: TP/07/1560.
- 2.2 The proposal needs to be considered in conjunction with an application for a minor material amendment which is reported elsewhere on this agenda

## **3.0 Relevant Planning History:**

TP/07/1560 – planning permission for the demolition of existing nursing home and erection of a 2-storey block of 10 x 2-bed self-contained flats with accommodation in roof space, front, side and rear dormers and parking to rear was granted in October 2007. The permission remains valid until 25<sup>th</sup> October of this year.

TP/07/1560/DP1 - Details of external finishing materials, surfacing materials, enclosure, parking layout, access roads and junctions, soft landscaping, refuse storage and methodology submitted pursuant to conditions 1, 2, 3, 4, 5, 6, 7 and 9 of approval under ref: TP/07/1560 for demolition of existing nursing home and erection of a 2-storey block of 10 x 2-bed self-contained flats with accommodation in roof space, front, side and rear dormers and parking to rear approved August 2010

TP/07/1560/NM1 – an application for a non material amendment to approval granted under Ref: TP/07/1560 to insert an additional condition into the planning permission has yet to be determined although it is acceptable in principle.

CAC/10/0017 - Demolition of existing building (RETROSPECTIVE) in connection with approved redevelopment of site for residential use under Ref:TP/07/1560 (reported elsewhere on this agenda)

#### **4.0 Consultations:**

##### **4.1 Statutory and Non Statutory Consultees:**

4.1.1 English Heritage advise that the application should be determined in accordance with national and local policy guidance and on the basis on your specialist conservation advice

##### **4.2 Public**

4.2.1 Consultation letters have been sent to 230 neighbouring and nearby residential properties. Two letters of objection have been received specifically in relation to this application. They arse all or some of the following points:

- encourage Council to prosecute developer
- everything that happens sets a precedent for this and other conservation areas
- the reinstatement must be a true reflection of the original structure including the detailed building work of its time
- replacement proposals should ring characteristics to the conservation area to at least match the quality of the original.
- The scale of the proposed dormers, the corner tower and the street interface do not match the original which were strong feature of the original building
- The edge of the Conservation Area fronting Broomfield Park makes a coherent period composition and distinctive view and this should be maintained;
- undermines the work of designating conservation areas

4.2.2 It is also acknowledged that significant objection has been received about the demolition (reported elsewhere on this agenda under ref CAC/10/0007). In addition, 31 letters were received in connection with the application relating to the details submitted pursuant to the 2007 permission (ref: TP/07/1560/DP1), all of which sought to question the principle of the redevelopment.

4.2.3 In assessing this application, the general and specific concerns expressed by local residents have been taken into consideration where relevant. It should be noted that little weight can be given to the many letters received objecting to the principle of development as the 2007 planning permission remains valid and must therefore receive weight when assessing future schemes. As previously stated, the conservation are does not invalidate the planning permission.

4.2.4 The Enfield Society comment that whilst the original permission pre dated the designation of the Conservation Area, this does not excuse the unauthorised demolition. In the circumstances, it would not be reasonable to expect the original building to be reconstructed in facsimile but it does seem reasonable that the design of the original excessively monolithic and poorly detailed residential block should be altered to reflect the ambience of the demolished original Edwardian bullrings.

#### 4.3 Conservation Advisory Group

- 4.3.1 The Group raise no objection subject to the resolution of details relating to the colour of the first floor render, the introduction of brick detailing above first floor windows and a revision to the window detailing.

### **5.0 Relevant Policies:**

#### 5.1 Unitary Development Policies

(I) C1	Areas of Architectural or Historical interest
(II) C26	Demolition in Conservation Areas
(II)C27	Retention of Buildings with Architectural, Historic or Townscape Interest
(II)C28	Inappropriate Development within Conservation Areas

#### 5.2 Local Development Framework:

- 5.2.1 The Enfield Plan – Core Strategy has now completed its Examination in Public on the ‘soundness’ of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

SO10	Built environment
CP31	Built and landscape heritage

#### 5.3 London Plan

4B.8	Respect local context and communities
4B.11	London’s Built Heritage
4B.12	Heritage Conservation

#### 5.4 Other Material Considerations

PPS5 – Planning for the Historic Environment

The Lakes Conservation Area Character Appraisal

### **6.0 Analysis:**

#### 6.1 Background

- 6.1.1 This is an application to accept as a minor material amendment, alterations to the elevation of the extant 2007 planning permission for the demolition of existing nursing home and the erection of a 2-storey block of 10 x 2-bed self-contained flats with accommodation in roof space including front, side and rear dormers together with parking to rear. The alterations involve an amended external treatment the elevation of the development to better match the original building and the distinctive appearance of the Conservation Area
- 6.1.2 The objections regarding the approach of using the minor material process have been noted. Nevertheless, the approach decided upon has been influenced by the continued validity of the extant 2007 planning permission

which the Conservation Area designation has not altered. Although it cannot be implemented without the associated conservation area consent for demolition, its existence carries significant weight when assessing future planning applications establishing fundamental principle for the development of this site. Mindful of this, as the designation of the Conservation does not prevent redevelopment of the site nor does it prevent the principle of a residential development composed of flats, it was felt an application focused on the objectionable element of the 2007 scheme; namely, its design, would be preferable

## 6.2 Impact on Character and Appearance of the Conservation Area

- 6.2.1 Any development however, including demolition, must meet the test in PPS5 “Planning for the Historic Environment” regarding the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment: in the case, the Lakes Conservation Area.
- 6.2.2 The special architectural and historic character of the Conservation Area derives primarily from the homogenous, collective value of its high quality Edwardian buildings. With regard to Nos 110-112 Alderman’s Hill although they are not listed they are acknowledged within the Character Appraisal for the Conservation Area (along with the majority of other dwellings dating from the Edwardian era) to be buildings which positively contribute to its character and appearance. Moreover, the Appraisal identifies that the buildings together with others fronting Alderman’s Hill, form a distinct architectural edge to the estate. This “edge” is further enhanced by the prominent location of the site on the corner of Alderman’s Hill and Derwent Road.
- 6.2.3 Policy (II) C26 of the Unitary Development Plan refers to the demolition of buildings, which should be resisted unless the buildings are incapable for their designed use, and that there is an intention to introduce a scheme which would enhance the character and appearance of the area.
- 6.2.4 The original buildings are identified in the Character Appraisal for the Conservation Area as having a positive contribution to the character and appearance of the Conservation Area. Any replacement development therefore for it to prove acceptable, must meet this high standard and the basic test set out in PPS5.
- 6.2.5 With reference to the proposed minor material amendment, the submitted plans show a significant improvement in the elevation for the development. In particular:
- a) the inclusion of a distinguishing turret as a corner feature reflecting that of the original building and evident on other corner properties within the conservation area;
  - b) the use of soft red stock at ground floor and render at first floor, clay vertical hanging tiles for the front / flanks of the dormer, and red sand faced clay tiles all of which are typical of the Conservation Area and identified as important features within the Character Appraisal and typical of the Edwardian built form prevailing in the conservation Area
  - c) timber detailing over the front entrance infilling the spaces between the protruding front bays.

- d) The introduction of wooden windows of a more proportionate and appropriate shape and detailing
- e) The introduction of cast aluminium rainwater goods
- f) The replacement of the existing front boundary wall with a low level brick wall to match that at 114 Alderman's Hill

6.2.6 Taking these elements into account, the "new" building would have an appearance of considerable similarity to that which existed.

6.2.7 Concern has been raised the footprint of the development. It is larger than the original building but reflects the footprint of the 2007 scheme.

6.2.8 It is recognised that this amendment is not the original building but in terms of addressing the visual harm to the conservation area arising from both the demolition of the original and the extant 2007 permission, it is considered these amendments would deliver an acceptable form of development which would meet the testing PPS5 "the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. It is also considered the amended design would enhance recreate the strong architectural form fronting Alderman's Hill at the southern edge of the Conservation Area notwithstanding the setting of Broomfield Park on the opposite side of Alderman's Hill which is protected by its inclusion on English Heritages Register of Historic Parks and Gardens of Special Historic Interest. This approach is supported by Conservation as well as CAG

### 6.3 Miscellaneous

6.3.1 It is recognised that other objections have been raised regarding the provision of parking in the rear garden, the extent of proposed hard surfacing, the position and appearance of the refuse store. Whilst these would normally be material factors to be taken into account, the rear garden area is not a public space and thus would have minimal visual presence within the context of the distinctive character of the conservation area. Subject to adherence with normal planning policy therefore, these aspects are considered to remain acceptable. The refuse store however, does have a significant presence within the street scene given its position on the Derwent Road frontage. Revised details for this have therefore been secured to improve its appearance through a redesign, increased use of brick, an amended door position and increased landscaping.

## 7.0 **Conclusion:**

7.1 Accordingly, in the light of the above, it is considered that the proposed external alterations to the approved development are acceptable for the following reason:

- 1 The proposed amendments to the elevations of the 2007 planning permission (ref: TP/07/1560) due to the design, architectural features and materials, would result in the construction of a replacement building having an acceptable form and appearance which would make a positive contribution to the character and local distinctiveness of the historic environment having regard to Policies (I)C1 and (II)C26

of the Unitary Development Plan, Core Policy 31 of the Local Development Framework as well as the Character Appraisal for The Lakes Conservation Area.

## **8.0 Recommendation**

8.1. That planning permission for be granted subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drg Nos 794A/PL/05 - /06 - /07 - /08 - /09 - /10 - /15 - /16 - /17 - /18 - /19 - /20 - /21

Reason: in the interests of the appearance and character of The Lakes Conservation Area and to ensure the development makes a positive contribution to the character and local distinctiveness of the historic environment

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

Reason: To ensure a satisfactory external appearance.

3. For the duration of the construction period all trees and shrubs shown on the approved plans and application as being retained shall be protected by fencing a minimum height of 1.2 metres at a minimum distance of 5 metres from the existing planting. No building activity shall take place within the protected area. Any tree or shrub which dies or is damaged during the construction period shall be replaced.

Reason: To protect existing planting during construction.

4. During the construction period of the approved development an area shall be maintained within the site for the loading/unloading, parking and turning of delivery, service and construction vehicles.

Reason: To prevent obstruction on the adjoining highways and to safeguard the amenities of surrounding occupiers.

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

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

6. The development covered by this permission must be commenced prior to the expiration of the original 2007 permission 26th October 2010.



NOTES:  
All dimensions to be checked on site, not scaled from this drawing.

Any discrepancies on this drawing with other contract documents to be reported immediately to the Contract Administrator for clarification



PROPOSED ALDERMANS HILL / SOUTH ELEVATION

rev. date by comment

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Job  
Proposed residential development.  
110-112 ALDERMANS HILL  
LONDON N13 4PT

Drawing Title  
PROPOSED SOUTH ELEVATION  
ALDERMANS HILL

Scale 1:100 @ A3

Date	Drawn	Issued	Checked
25.08.2010	MW		

Dwg. No.	Rev.
794A PL 07	-

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 NOTES  
 All dimensions to be checked on site, not scaled from this drawing  
 Any discrepancies on this drawing or other contract documents to be reported immediately to the Council Administrator for clarification



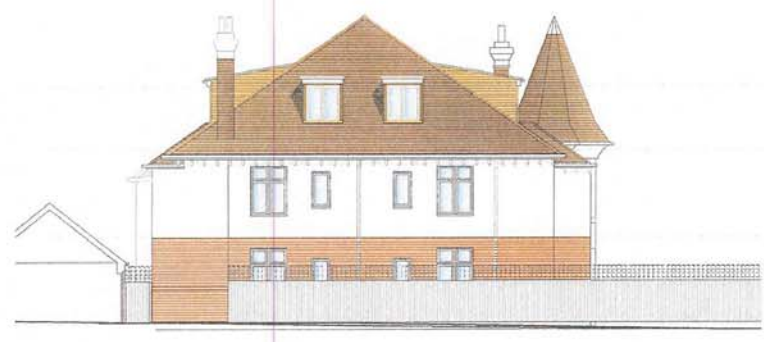
PROPOSED ALDERMANS HILL / SOUTH ELEVATION



PROPOSED DERWENT ROAD / EAST ELEVATION



PROPOSED REAR / NORTH ELEVATION



PROPOSED WEST ELEVATION ADJACENT TO NO 114

NO.	DATE	BY	REVISION

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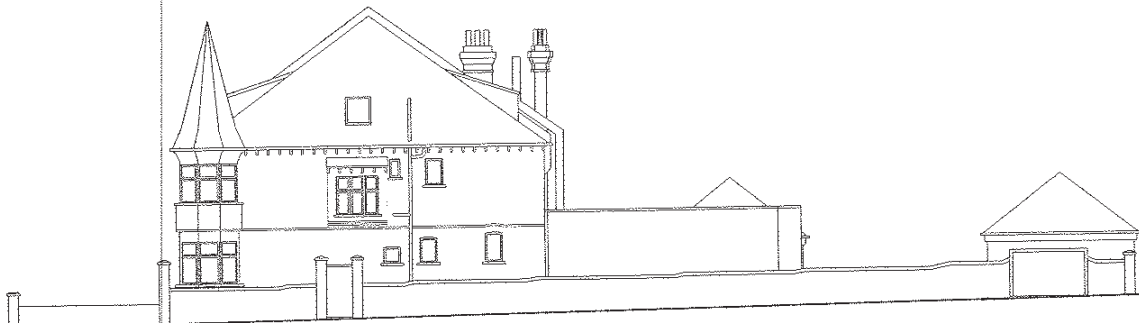
Drawing Title  
 PROPOSED ELEVATIONS

Scale	1:200	@ A3
Date	25.08.2010	Drawn / Issued / Checked
	MW	

Drw. No.	Rev.
794A PL 06	-



SOUTH ELEVATION (ALDERMANS HILL)



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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 NOTES:  
 All dimensions to be checked on site, not scaled from this drawing.  
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25 AUG 2010

rev	date	by	approved	photo

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Client  
 BALLATER

Job  
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Drawing Title  
 EXISTING ELEVATIONS

Scale 1:200 @ A3  
 Date 25.08.2010 Drawn MB Issued Checked

Dwg. No. 794A PL 03 Rev.