

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 25<sup>th</sup> January 2010

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

**Contact Officer:**  
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**Ward:**  
Cockfosters

**Application Number : CAC/10/0008**

**Category:** Conservation Area  
Consent

**LOCATION: THE COTTAGE, 17, GAMES ROAD, BARNET, EN4 9HN**

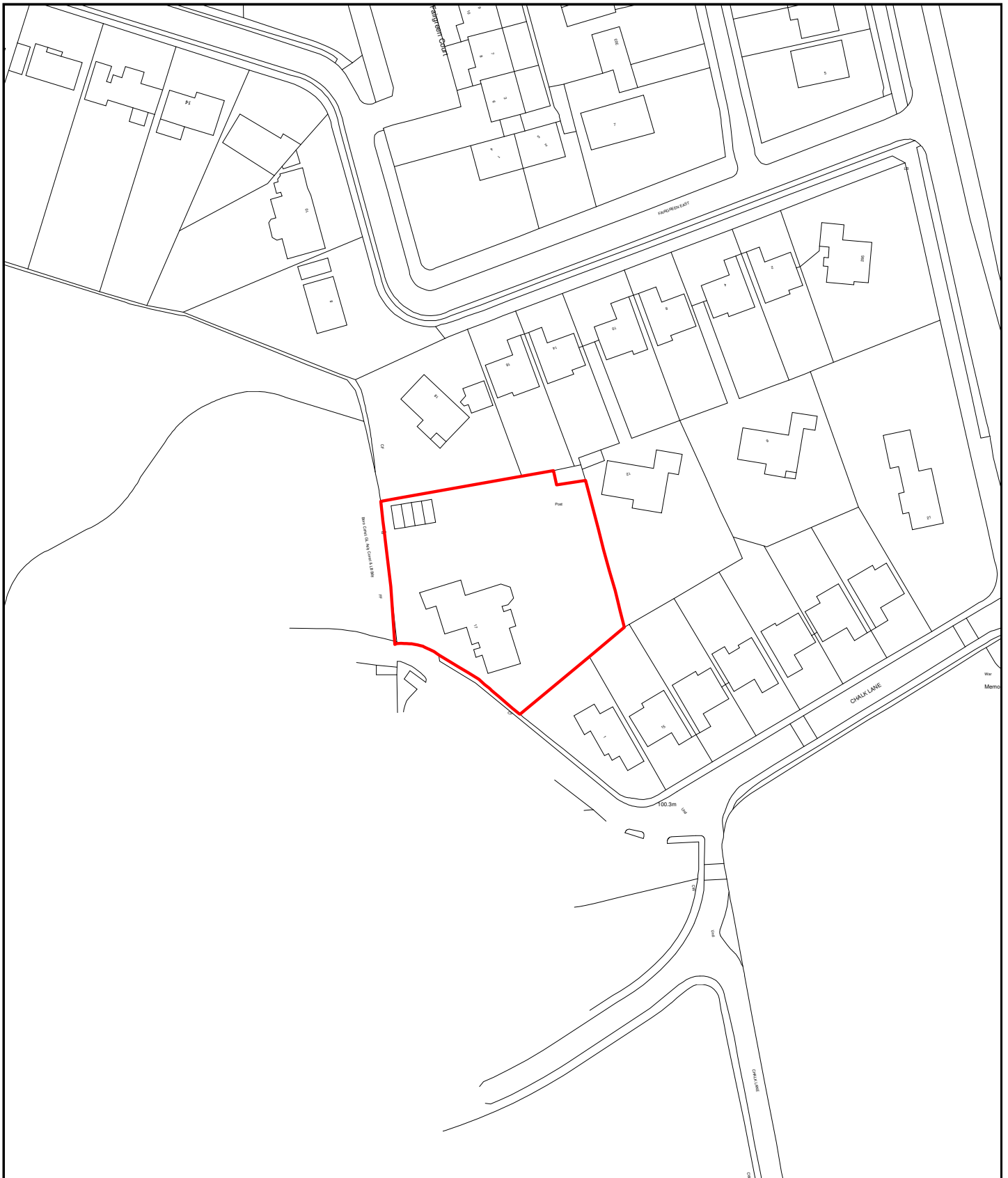
**PROPOSAL:** Demolition of existing building in connection with TP/10/0977.

**Applicant Name & Address:**

Mr Neil Cottrell,  
Banner Homes Ltd  
Riverside House,  
Holtspur Lane,  
Woodburn Mews,  
Bucks,  
HP10 0TJ

**Agent Name & Address:**

**RECOMMENDATION:** That Conservation Area Consent be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 13:06

Date of plot: 11/01/2011

## **1 Site and Surroundings**

- 1.1 The application site is located on the north-east side of Games Road and comprises a two-storey detached property that has been converted to four flats. The site is located within the Trent Park Conservation Area. There are a number of trees within the gardens of the property, and towards the site boundary, although none are the subject of a Tree Preservation Order.
- 1.2 The Borough boundary runs along Games Road meaning that the land and properties to the south and south west of the site are located within the London Borough of Barnet.

## **2 Proposal**

- 2.1 This application proposes the demolition of the existing building in connection with redevelopment of the site by the erection of a new part 2, part 3 storey building providing 5 x 2 bed flats and 1 x 4 bed attached house, together with the erection of detached garage block (5 garages) with a two bedroom self-contained flat over (TP/10/0977), which is reported elsewhere on this agenda.

## **3 Relevant Planning Decisions**

- 3.1 TP/09/0221 Planning permission refused for the redevelopment of site to provide 7 residential units involving a 2-storey block with rooms in roof and front and rear balconies to first and second floor incorporating 5 x 3-bed self contained flats and 1 x 3-bed attached dwelling with garage and a detached building comprising 5 garages at ground floor and a 2-bed self contained flat within roof space involving front, rear and side gable ends.
- 3.2 CAC/09/0002 Consent refused for the demolition of the existing building on the basis that as there was no acceptable scheme for the redevelopment of the site, the demolition of No 17 Games Road, within the Trent Park Conservation Area was considered premature and would represent an act harmful to the established amenities and environment of the area.
- 3.3 TP/10/1701 Planning permission refused for the redevelopment of site involving demolition of existing building to provide 7 residential units comprising a part 2, part 3-storey block of 5 x 2-bed flats and 1 x 3-bed attached house and a detached garage block with a 2-bed self contained flat over for the following reasons:
  - 1 The proposed development, by reason of its size, scale, bulk and massing will be dominant and overbearing in the street scene detrimental to the character and appearance of this part of the Trent Park Conservation Area. In this respect the development is contrary to Policies (I)C1, (II)C28, (II)C30, (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.
  - 2 The proposed development, having regard to its size and scale would be dominant and overbearing when viewed from No.1 Games Road detrimental to the amenities of the occupiers of the property. In this respect the development would be contrary to Policies (I)GD1, (I)GD2 and (II)H8 of the Unitary Development Plan.
  - 3 The proposed Coach House, having regard to its size and siting would be dominant and overbearing when viewed from No.18 Fairgreen East

and would result in overlooking and loss of privacy for the occupiers of Nos. 16 and 18 Fairgreen East, detrimental to the amenities of the occupiers. In this respect the development would be contrary to Policies (I)GD1, (I)GD2 and (II)H8 of the Unitary Development Plan.

3.4 The associated application for Conservation Area Consent (CAC/09/0015) was also refused for the following reason:

1 In the absence of an acceptable scheme for the redevelopment of the site, the demolition of No 17 Games Road, within the Trent Park Conservation Area is considered premature and would represent an act harmful to the established amenities and environment of the area, contrary to the advice contained in PPS 5 'Planning for the Historic Environment' and to Policies (I)C1 and (II)C26 of the Unitary Development Plan.

3.5 An appeal was lodged against the refusal of both applications. Whilst the appeals were dismissed, the Inspector commented as follows:

“I am aware that the existing house has a history in that it was the home of Captain Lightroller DSC. However, from the evidence before me, I am not convinced that there is anything of particular historical significance about the house itself. The fact that Captain Lightroller used to live there could be commemorated in some other way and in my view does not provide an overriding reason to require the retention of the house.

“I consider that the house and proposed coach-house would sit satisfactorily on the site and the wider area and would complement the area at least as much as the existing house does now. I conclude that the proposal would preserve the character and appearance of the Conservation Area and would comply with saved Policies (I)C1, (II)C30, (I)GD1, (I)GD2 and (II)GD3 of the London Borough of Enfield Unitary Development Plan.”

## 4 **Consultations**

### 4.1 Statutory and non-statutory consultees

4.1.1 The London Borough of Barnet has not responded to consultation but has previously raised no objections to the proposed development.

### 4.2 Conservation Advisory Group

The Group agreed that notwithstanding its neutral status in the Trent Park Character Appraisal, the existing building sits better in the streetscape than the proposed scheme.

The revised scheme does not overcome the previous objections to mass and bulk. The side and rear elevations are far too big and did not reflect the smaller scale of the area.

Concerns were raised about the impact on trees and shrubs

### 4.3 Public

4.3.1 Consultation letters have been sent to the occupiers of 36 adjoining and nearby properties. In addition, the application has been advertised on site and in the local press. Twelve letters of objection have been received, including letters from the Chalk Lane Area Residents Association, the Trent Park Conservation Committee, The Monken Hadley Common and Monken Hadley and Wood Street Conservation Area Advisory Committee. The objections raised can be summarised as:

- the existing building is one of the oldest in Cockfosters and fits harmoniously into its immediate surroundings
- the property was home to Commander Charles Lightoller, 2nd Officer of the Titanic and the most senior survivor
- The deterioration of the existing building is superficial and its condition would appear to be the result of wilful and constructive neglect

The objections raised to the replacement development are set out in full in the report under reference TP/10/0977.

4.3.2 In addition, the Southgate District Civic Trust considers that there is not much difference between this application and the last one, and it continues to have an effect on neighbouring properties in Games Road and Fairgreen East. There is a lack of information as to how it fits into the street scene, because there are no views available taken from the road. There is no significant reduction in height and mass of the proposed development and there will be a loss of trees and shrubs that at present screen existing properties. The Dilapidation Report of the existing cottage does not seem to justify demolition of the building. They do point out that removal of the detached garage block/flat above and repositioning the proposed block, may reduce the impact of it, and any proximity to the nearest house.

## 5 **Relevant Policy**

### 5.1 Local Development Framework

The Enfield Plan –Core Strategy was adopted on 10th November 2010. The following policies from this document are of relevance to the consideration of this application:

Core Policy 31 Built and landscape heritage

### 5.2 Unitary Development Plan

5.2.1 After the adoption of the Core Strategy, a number of UDP policies are retained as material considerations pending the emergence of new and updates policies and development standards within the Development Management Document. The following are of relevance:

- (II)C26 To resist the demolition of any unlisted building or structure, or part thereof, which contributes to the character of a conservation area.
- (II)C27 To ensure that buildings or groups of buildings of architectural, historic or townscape interest within a conservation area are retained and that their character and setting are protected.
- (II)C28 To ensure development proposals in conservation areas do not result in the inappropriate development or use of areas of hard or soft

landscape important in the make up of the character or appearance of the area.

(II)C30 New buildings within conservation areas to replicate, reflect or complement the traditional characteristics of the area..

### 5.3 London Plan

4B.12 Heritage conservation

### 5.4 Other Material Considerations

PPS15 Planning for the Historic Environment

Trent Park Conservation Area Character Appraisal

## **6 Analysis**

### 6.1 Principle of demolition

6.1.1 The Trent Park Conservation Area Character Appraisal considers that the existing building makes little contribution to the streetscape and has been damaged by inappropriate alterations. . In considering the recent appeals against the earlier refusal of planning permission and conservation area consent, the Inspector supported this view and considered that the “main contribution that the existing site makes to the character and appearance of the Conservation Area comes from the strong hedge line along the road frontage. The house itself is understated and simple and sits unobtrusively behind this hedge.” He also commented that “The house is also visible from Monken Hadley Common to the north-west, from where it appears as an unremarkable introduction to the built –up area beyond the Common”. He was not convinced that there was anything of any particular historic significance about the property and that the fact that it was once occupied by Captain Lightoller could be commemorated without requiring retention of the property.

6.1.2 Residents have pointed out that the Barnet Character Appraisal for the area identifies the building as a ‘key building’. This has previously been pursued with Barnet Council who advise that the current appraisal document for the Monken Hadley Conservation Area only makes brief mention of it – “The offices face a 1960’s house and The Cottage on the Enfield boundary” and they have not raised any objections to the demolition of the existing building.

6.1.3 In the circumstances, policy would allow the demolition of the building subject to any replacement development preserving or enhancing the character or appearance of the Conservation Area.

### 6.2 Impact of the replacement development on the character and appearance of the Conservation Area

6.2.1 The impact of the development on the character and appearance of this part of the Trent Park Conservation Area is fully considered in the report under reference TP/10/0977. In summary, and in the light of the Inspector’s comments on the earlier planning appeal, it is considered that the replacement development preserves the character and appearance of the Conservation Area.

## 7 **Conclusion**

- 7.1 Notwithstanding the objections raised, the Trent Park Character Appraisal considers that the existing building makes little contribution to the streetscape and therefore no objection is raised to its demolition. The revised replacement development now proposed is considered to address the previous reasons for refusal and would preserve the character and appearance of this part of the Trent Park Conservation Area.

## 8 **Recommendation**

- 8.1 That Conservation Area Consent be **GRANTED** subject to conditions.
- 1 That demolition shall not take place until a contract for the carrying out of works of redevelopment approved under reference TP/10/0977 has been entered into, unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the character and appearance of the Trent Park Conservation Area.
  - 2 C55A Time Limited permission – Conservation Area Consent