

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date :16<sup>th</sup> February 2011

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

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Mrs S.L. Davidson Tel: 020 8379  
3841

**Ward:** Chase

**Application Number :** TP/10/0880

**Category:** Householder  
Developments

**LOCATION:** WATER TOWER, 405, THE RIDGEWAY, ENFIELD, EN6 5QT

**PROPOSAL:** Erection of a double detached garage.

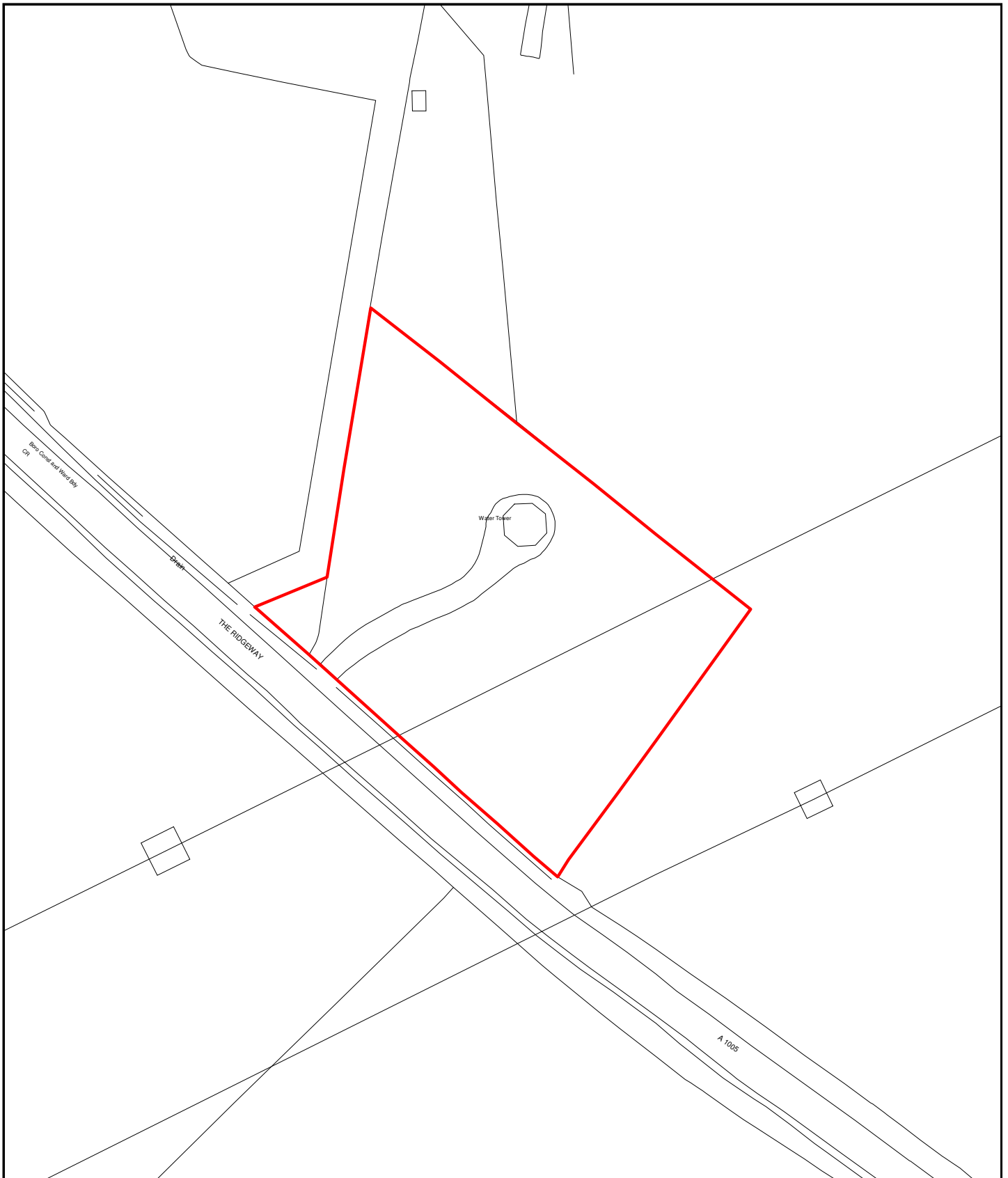
**Applicant Name & Address:**

Bambos Charalambous  
THE LODGE,  
ST NICHOLAS HOUSE,  
THE RIDGEWAY,  
ENFIELD  
EN2 8AH

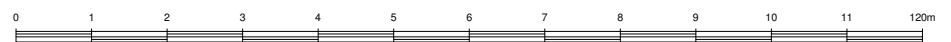
**Agent Name & Address:**

Peter Koumis,  
Vivendi Architects  
Unit E3U,  
Bounds Green Industrial Estate  
Ring Way  
London  
N11 2UD

**RECOMMENDATION:** That planning permission be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1001  
Time of plot: 10:15

Date of plot: 03/02/2011

## **1 Site and Surroundings**

- 1.1 Botany Bay Water Tower a locally listed building on the north side of The Ridgeway and located with the Green Belt, Area of Special Character. The building has now been extended and converted to residential use.

## **2 Proposal**

- 2.1 This application seeks planning permission for the retention of a detached double garage that has been erected to the side and rear of the main tower. It is 6.5m wide, 6.6m deep and 3.8m high to ridge. The garage is of brick construction with a pitched slate roof.

## **3 Relevant Planning Decisions**

- 3.1 LBE/04/0024 - Planning permission granted for conversion of water tower to 4-bed dwelling house with roof terrace involving erection of lower ground floor extension at side was approved October 2004
- 3.2 TP/06/1866 Planning permission granted for the conversion of water tower to 4-bed dwelling with roof terrace involving erection of lower ground floor and basement extension at side incorporating underground swimming pool was approved January 2007.
- 3.3 TP/09/1615 Planning permission granted for the Installation of a glass screen to roof and erection of a detached shed at rear (RETROSPECTIVE) was approved January 2010
- 3.4 TP/10/0878 – an application for the erection of a single storey porch extension to south west elevation has yet to be determined.
- 3.5 TP/10/0879 - Planning permission granted for the erection of an infill extension between the existing below ground extension and the main tower was approved October 2010

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

None

### **4.2 Public**

Consultation letters have been sent to the occupiers of two adjoining properties. In addition, a notice has been posted on site. No responses have been received.

### **4.3 Conservation Advisory Group**

The Group object to the application and consider that any garage should be set at a lower ground level and have a green roof or be relocated so that it is not visible from the road and is set further away from the tower, to maintain the integrity of its column appearance.

## **5 Relevant Policy**

### **5.1 Core Strategy**

At the meeting of the full Council on 10<sup>th</sup> November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

Core Policy 30	Maintaining and improving the quality of the built environment.
Core Policy 31	Built and landscape heritage
Core Policy 33	Green Belt and Countryside

### **5.2 Unitary Development Plan**

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)G6	Areas of special character
(II)G11	Criteria for design of new development in Green Belt
(II)GD3	Design
(II)GD6	Traffic generation
(II)GD8	Access and servicing
(II)T13	Access to public highway

### **5.3 London Plan**

3D.9 Green Belt

### **5.4 Other Material Considerations**

PPG2	Green Belts
PPS5	Planning for the historic environment

## **6 Analysis**

### **6.1 Green Belt**

6.1.1 Green Belt policy (PPG2) will allow limited extensions to residential properties, provided that they do not result in disproportionate additions over and above the size of the original building. The double garage is considered to be a proportionate and limited extension in the context of the original building subordinate to the main tower building. It is not therefore considered to constitute inappropriate development in the Green Belt.

6.1.2 The garage is located to the rear of the site, approximately 55m back from the site frontage with The Ridgeway, backing on to the hedge line that forms the boundary with open farmland beyond. The structure is not therefore

prominent in views from the public domain or from the open farmland beyond. Consequently, it is contended that the proposal does not harm the local landscape character or the essential open character of the green belt.

## 6.2 Impact on the setting of the tower

- 6.2.1 The Water Tower is a locally listed building: a non statutory designation which recognise the local importance of the building. As such, it is a prominent and distinctive building in the local landscape due to its height and design, comprising a slender tower standing in isolation. Its conversion to residential use has seen the base of the tower extended to provide additional living accommodation, but largely below ground level and therefore the character and integrity of the tower has been retained.
- 6.2.2 The Conservation Advisory Group object to the current application on grounds that the garage structure, due to its siting in relation to the tower, and the fact that it has been constructed at ground level, compromise the integrity of the tower.
- 6.2.3 This is noted. However, the garage is positioned approximately 5m away from the base of the tower and therefore, is clearly separate to it. It is significantly smaller in scale than the tower and in this context, it is considered that it does not compromise its integrity. Its design and the use of materials have been selected to complement the appearance of the building and on balance, the detached garage is considered acceptable.

## 6.3 Parking

- 6.3.1 The provision of a garage on site takes the place of an area that had been hard surfaced for car parking purposes. The development does not therefore result in a net increase in parking provision or previously undeveloped open land.

## 6.4 Access

- 6.4.1 Access to the site remains as existing. The original planning permission for the conversion of the tower to residential use, includes a condition requiring the submission of details of alterations to the existing access to the site to improve visibility splays and that the works shall be undertaken in accordance with the approved details prior to occupation of the development. The details have been submitted but not yet agreed as information regarding the enclosures either side of the entrance are still awaited. The applicant will be reminded of the need to submit the additional information and that the works ultimately approved must be undertaken prior to occupation of the building for residential purposes.

## 7. **Conclusion**

- 7.1 In conclusion it is considered that the development has appropriate regard to its green belt setting and that the character and integrity of the tower would be safeguarded. Accordingly, it is recommended that planning permission be granted for the following reasons:

1 The development, given its size and scale, does not result in a

disproportionate addition over and above the size of the original building and therefore does not constitute inappropriate development in the Green Belt. Moreover, having regard to its size, siting, design and relationship to existing landscaping, it has appropriate regard to its green belt setting and does not unduly detract from the local landscape character. In this respect the development complies with London Plan policy 3D.9, Core Policy 33 of the Core Strategy, saved Unitary Development Policy (II)G11 and advice contained in Planning Policy Guidance Note 2: Green Belts.

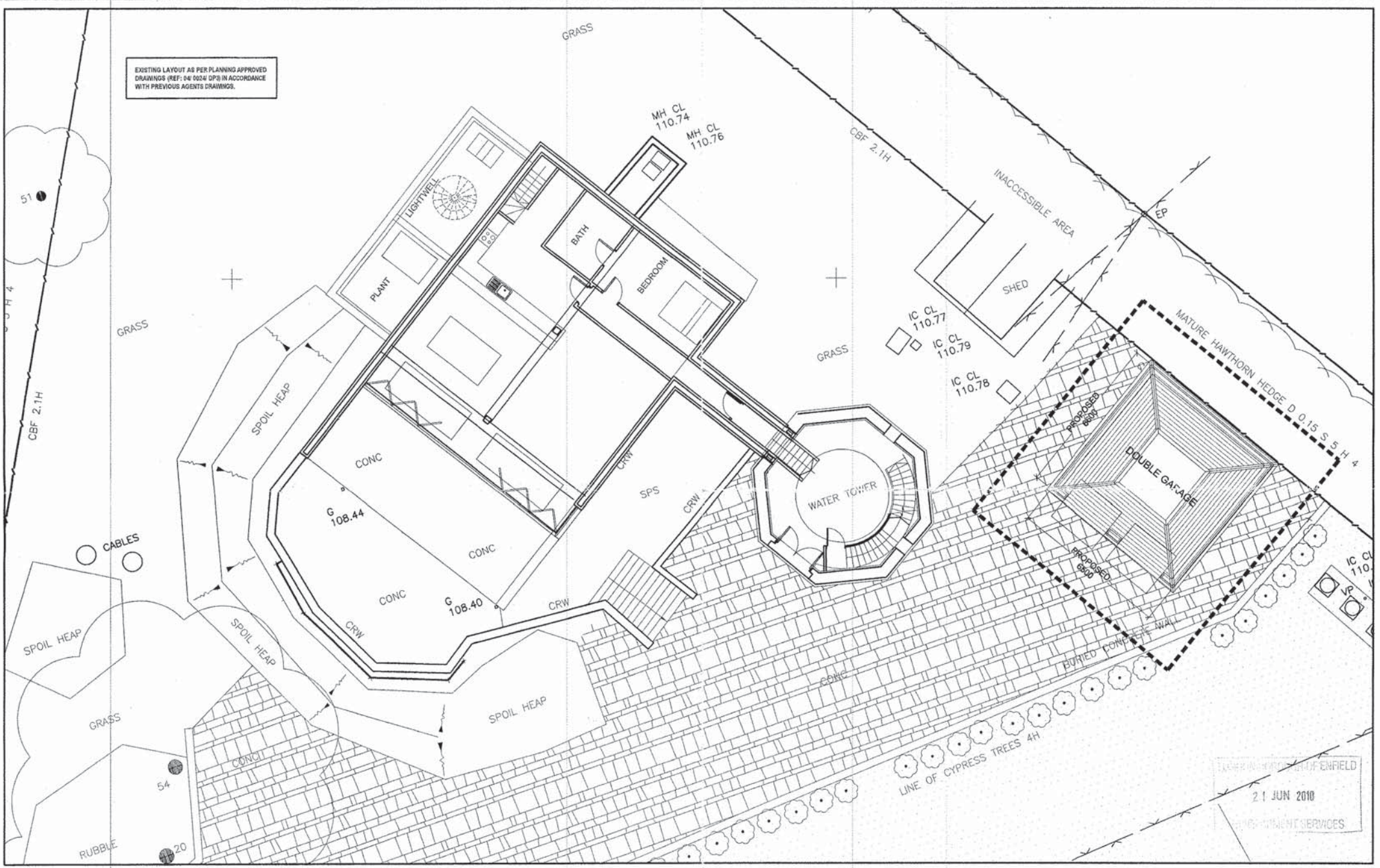
- 2 The garage, by reason of its size, scale and siting, detached from the main tower, safeguards the character and integrity of the locally listed building. In this respect the development complies with Core Policy 31 of the Core Strategy.

**8. Recommendation:**

8.1 That planning permission be GRANTED subject to the following condition:

- 1 C15 Private vehicles only – garages

EXISTING LAYOUT AS PER PLANNING APPROVED DRAWINGS (REF: 141 0224 078) IN ACCORDANCE WITH PREVIOUS AGENTS DRAWINGS.



01] PROPOSED GROUND FLOOR PLAN

NOTE:  
DO NOT SCALE FROM DRAWINGS - EXCEPT FOR PLANNING PURPOSES.  
ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.  
ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

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Drawn by: Mr B. Charalambous

DATE: DD	STATUS: APR
DRAWN BY:	SCALE AT A/C: 1:100
CHECKED BY:	REVISION: P1

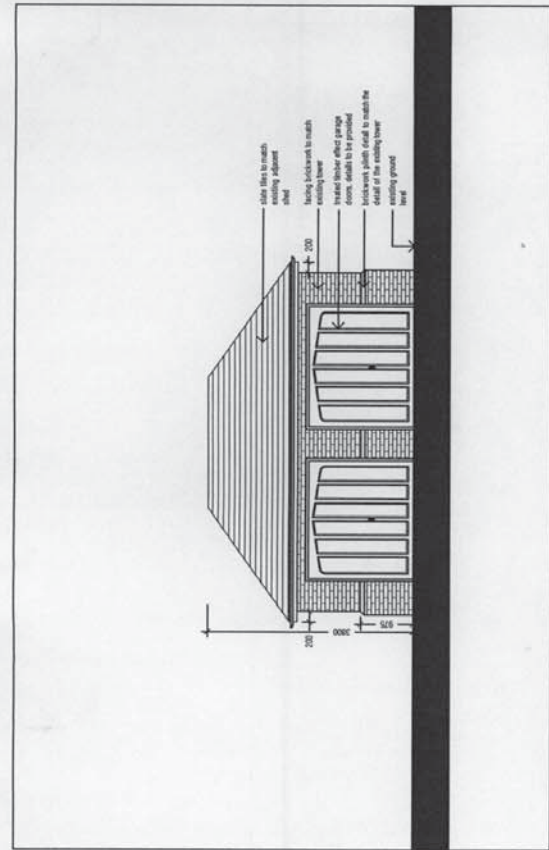
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 DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

JOB AND DRAWING NO: 1237-P02-00

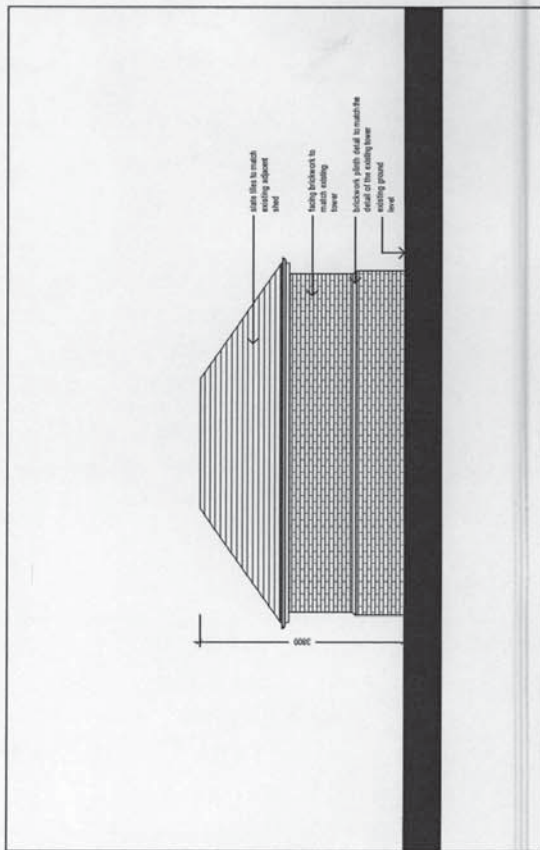
ENFIELD  
 21 JUN 2010  
 ENVIRONMENT SERVICES

1:100

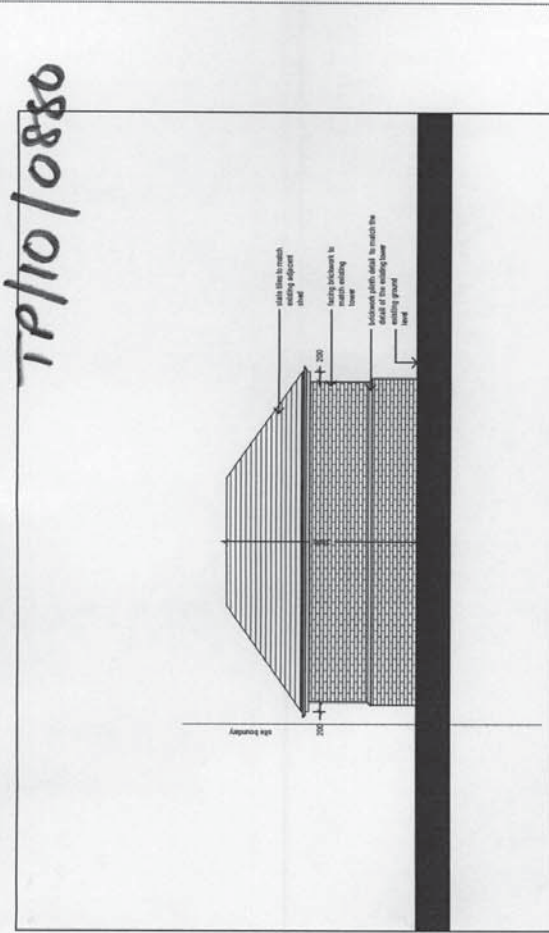
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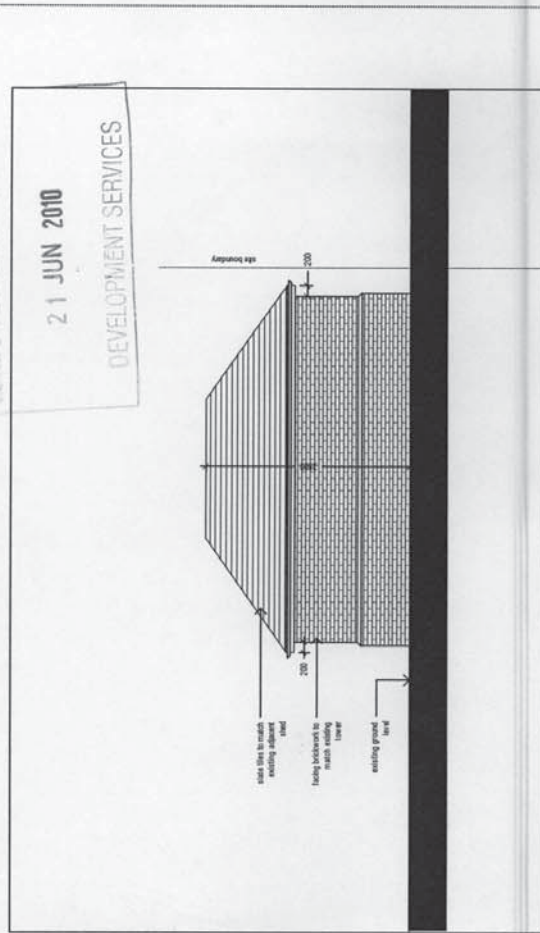
[01] PROPOSED FRONT ELEVATION (SOUTH)



[03] PROPOSED GARAGE REAR ELEVATION (NORTH)



[02] PROPOSED GARAGE SIDE ELEVATION (WEST)



[04] PROPOSED GARAGE SIDE ELEVATION (EAST)

TP/10/0880

LEIGHON BOROUGH OF ENFIELD  
21 JUN 2010  
DEVELOPMENT SERVICES

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REVISIONS  
P1 10/06/2010 Issued for Planning

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CLIENT  
Mr. B. Charalambous

STATUS: APR  
SCALE AT A3  
ISSUED BY: 1:100  
REASON: P1

JOB AND DRAWING NO.  
BOTNAY BAY WATER TOWER, ENFIELD, EN2 8AH

DRAWING TITLE  
PROPOSED ELEVATIONS

1237-P03-00

ISO-A3