

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 29th March 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward:
Cockfosters

Application Number : TP/10/1770

Category: Dwellings

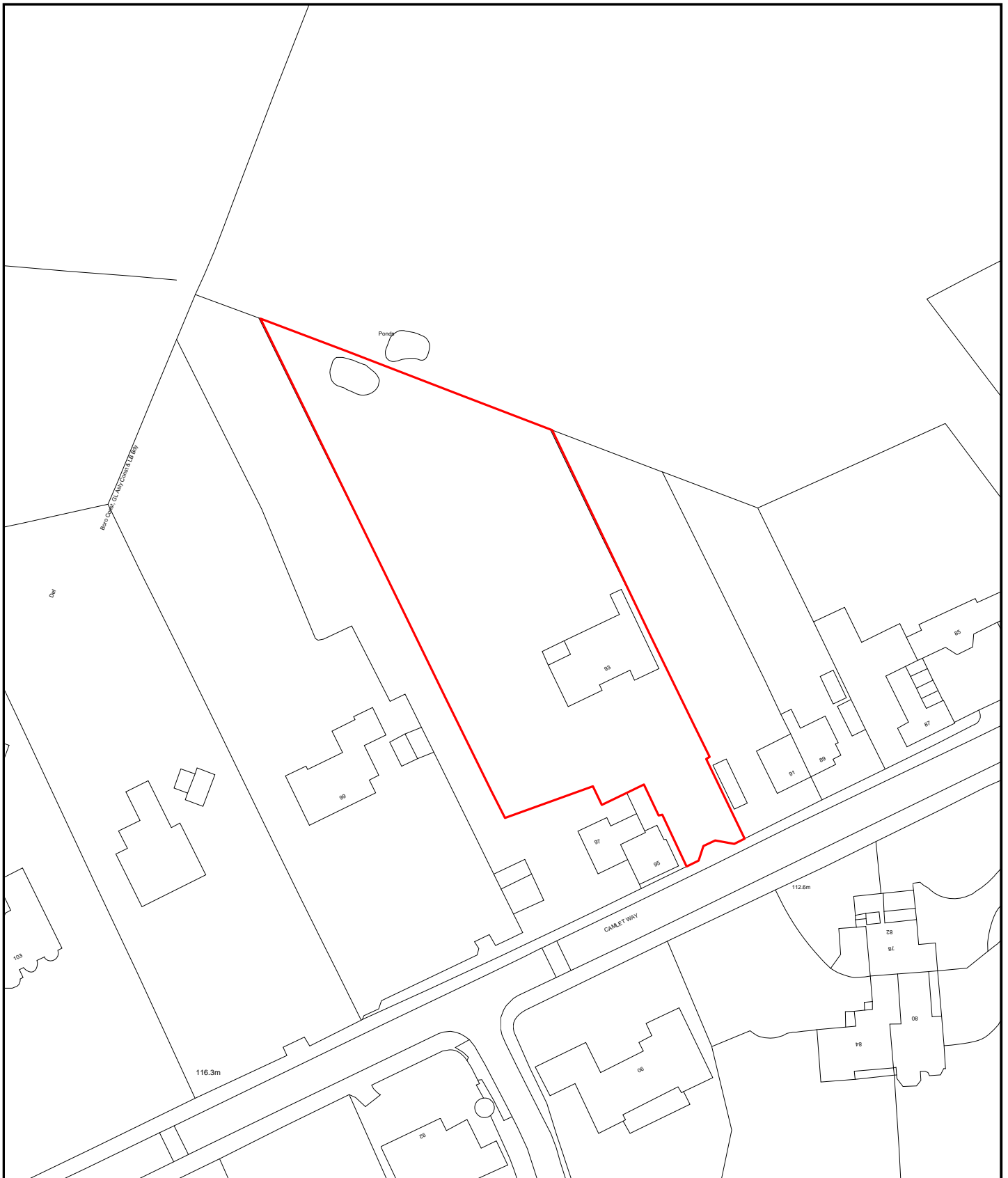
LOCATION: 93, CAMLET WAY, BARNET, EN4 0NL

PROPOSAL: Sub-division of site and erection of a single storey part lower ground single family dwelling with obscured glazed balustrade to roof and integral garage.

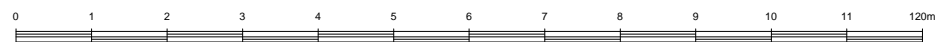
Applicant Name & Address:
Opticrealm Limited
62, York Way,
London,
N1 9AG

Agent Name & Address:
Paul Carter,
Paultcarter Planning
35, The Ridgeway
Kent
TONBRIDGE
TN10 4NJ

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



Development Control



Scale - 1:1001
Time of plot: 12:04

Date of plot: 15/03/2011

1.0 Site and Surroundings

- 1.1 The application site comprises a large detached house in substantial grounds on the northern side of Camlet Way. The house is set back significantly from the road frontage and sits behind a smaller pair of semi-detached properties (No's 95 and 97 Camlet Way) to the frontage. The site is not within a Conservation Area and the site adjoins a pair of Grade II Listed cottages (No's. 89 & 91 Camlet Way) to the east. To the north the site adjoins the Green Belt boundary.
- 1.2 The site contains a number of trees. None are presently the subject of a Tree Preservation Order.
- 1.3 A site visit was undertaken on 26 January 2011 to the application site and the neighbouring property of No. 99 Camlet Way.

2.0 Proposal

- 2.1 This application seeks permission for the subdivision of the site which contains a single detached dwelling and erecting a single storey 4-bed house to the rear of the site. The proposed dwelling will be of a contemporary design and, owing to the topography of the site, the roof level will be at the ground level of the existing dwelling.
- 2.2 The dwelling will have a depth of 30m, width of 26.5m and maximum height of 6m. The dwelling will feature an underground garage below a grass covered roof.

3.0 Planning History

Site

- 3.1 TP/08/0407 – Demolition of existing house and erection of four detached 6-bed single family dwellinghouses. Application refused for reasons of cramped development.

Other

- 3.2 TP/08/0647 – 103 Camlet Way. Demolition of existing building and subdivision of site and erection of two 6-bed 2-storey detached dwelling houses with accommodation in roof space, dormer windows together with side balcony and detached double garage to house one and construction of associated accesses. (Revised scheme). Approved 10 June 2008.
- 3.3 TP/06/1920 – Land at rear of 96 Camlet Way. Erection of a 2-storey 5-bed detached single family dwelling house incorporating accommodation in the roof with front and rear dormers and attached garage. Approved 12 December 2006.

4.0 Consultations

- 4.1 **Statutory and Non-Statutory Consultees**

4.1.1 Tree Officer consulted – No objection. Should permission be granted, condition should be attached to ensure methodology for retaining trees indicated in Arboricultural Report is carried out.

4.1.2 Sustainability Officer – No Objection

Code 4 dwelling would be acceptable, however, given the design of the development with a subterranean element it is likely that the development could achieve a higher energy efficiency at the detailed specification stage. It is acknowledged that the required SAP modelling to demonstrate the final emissions of the development would not necessarily be available at this stage in the development process and in this regard, I would be minded to attach a condition that seeks to maximise the energy efficiency rather than simply accept the 40% improvement assumed to accord with Policy CP4 and CP20 of the Core Strategy to accommodate this change and ultimately maximise the sustainability of the site.

4.1.3 Traffic and Transportation – No Objection

4.1.4 Biodiversity – No objection. Should permission be granted, condition should be attached to ensure ecological enhancements.

4.1.5 Highway Services – No comment

4.1.6 Thames Water – No objection

4.1.7 London Borough of Barnet – No objection

4.2 Public

Consultation letters were sent to five neighbouring properties. The statutory consultation period ended on 07 February 2011. Six letters of objection were received raising the following comments:

- Increased traffic and congestion
- Development adjacent to green belt
- Wildlife
- Trees with TPOs
- Historical local interest
- Overdevelopment of plot, garden grabbing
- Loss of privacy and outlook
- Inappropriate design for rural environment and green belt
- Traffic access, parking issues
- Unsuitable and unsightly development

5.0 Relevant Policies

5.1 Core Strategy

At the meeting of the full Council on 10th 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:

- SO1 Enabling and focusing change
- SO2 Environmental sustainability
- SO4 New Homes
- SO10 Built environment
- CP2 Housing Supply and Locations for New Homes
- CP3 Affordable housing for sites providing less than ten units
- CP4 Housing Quality
- CP5 Housing Types
- CP20 Sustainable energy use and energy infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP33 Green belt and countryside
- CP36 Biodiversity

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)GD3 Character / Design
- (II)GD6 Traffic implications
- (II)GD8 Access and servicing
- (II)H8 Privacy and overlooking
- (II)H9 Amenity space standards
- (II)H10 Loss of garage/parking
- (II)T13 Access onto public highway
- (II)T16 Access for pedestrians
- (II)T19 Provision for cyclists
- (II)G20 New development in proximity to Green Belt not to increase visual dominance and intrusiveness of the built up area.

5.3 London Plan

- 3A.1 Increasing London's housing supply
- 3A.2 Borough housing targets
- 3A.3 Maximising the potential of sites
- 3A.5 Housing choice
- 3A.6 Quality of new housing provision
- 3C.23 Parking strategy
- 4A.3 Sustainable Design and Construction
- 4B.1 Design principles for a compact city
- 4B.8 Respect local context and communities

5.4 Other Material Considerations

- PPS1 Delivering Sustainable Communities
- PPG2 Green Belt
- PPS3 Housing
- PPS5 Planning for the Historic Environment
- PPS9 Planning and Biodiversity
- Enfield 2008 Housing Market Assessment
- Affordable Housing Economic Viability Study (2009)

6.0 Analysis

6.1 Principle for development

6.1.1 PPS3: Housing states that Local Authorities should look at the effective use and re-development of vacant, derelict and previously developed land. However, PPS3 paragraph 41 also indicates that Local Authorities will need to consider sustainability issues and some previously developed sites will not necessarily be suitable for housing. There is no presumption that previously-developed land is necessarily suitable for housing development nor that the whole of the curtilage should be developed. The PPS also now confirms that private residential gardens no longer fall within the definition of previously developed land and therefore there is no longer a presumption in favour of development.

6.1.2 The subdivision of the site and proposed residential development is considered acceptable in principle owing to the large plot size and existing use of the site as a single dwelling with regards to Policy (II)GD3 of the Unitary Development Plan.

6.1.3 The proposed development is for a 4-bed dwelling whilst retaining the existing large family dwelling on site. The Council through Core Policy 5 of the Enfield Plan Core Strategy seeks a mix of homes with a particular need for larger family dwellings. Therefore, the proposed 4-bed dwelling will contribute to this need.

6.2 Character

6.2.1 The existing house on site is two storeys in height and sits substantially back from the site frontage. It is located approximately 1m away from the common boundary of the site with No. 91 Camlet Way to the east and almost 20m away from the common boundary with No.99 Camlet Way to the west.

6.2.2 The proposal involves the erection of a new single storey detached house to the rear of the existing dwelling. The dwelling is proposed to be partially sunk with the roof level to match the ground level of the existing dwelling of No. 93. The single storey dwelling is intended to be less intrusive to the property of No. 93 while a 4 bed property is considered to be more appropriate to the application site.

6.2.3 The proposed dwelling is contemporary in design and differs from the existing property of No. 93 and the neighbouring properties. The issue of design is highly subjective. PPS1 advises that Local Planning Authorities should not attempt to impose architectural styles or particular tastes, and that design policies should concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings. The proposed dwelling of a single storey and partially submerged is considered to respond to the site context while its siting to the rear of the existing dwelling would not be of detrimental affect to the character of the surrounding area with regards to Core Policy 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and 4B.8 of the London Plan.

6.3 Design Considerations

- 6.3.1 The proposed dwelling is designed in an L-shape with living functions facing the north to maximise the natural light available on the site. Natural light will also be available from a number of rooflights and internal courtyards. The dwelling has been designed to ensure that the majority of the rooms have access to natural light from either large windows or rooflights.
- 6.3.2 Bedroom accommodation will be lined along the boundary with No. 99 together with screening will provide sufficient privacy and separation from the rest of the dwelling. A home office is also proposed to the front of the property with a separate access from the entrance courtyard.
- 6.3.3 The proposed dwelling is considered to provide a high standard of living accommodation for the future occupants while respecting the context of the site with regards to Core Policies 4 and 30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and 4B.8 of the London Plan.

6.4 Neighbours

- 6.4.1 No. 99 Camlet Way lies to the west of the application site and No. 93, following subdivision of the site will lie to the south. The proposed house will be sited 22m away from the existing dwelling of No. 93 and 24m away from the neighbouring property of No. 99 which is considered acceptable to safeguard the privacy of the occupiers of these properties. In addition, a large number of trees surrounding these properties are to be retained which will assist in maintaining sufficient levels of privacy and reduce the impact on the neighbouring properties.
- 6.4.2 The proposal includes a roof terrace featuring a glass balustrade measuring 1m in height. Owing to the existing vegetation on both the eastern and western boundaries and the 1.7m high fence which will surround the amenity space of No. 93, the privacy of the neighbouring properties are considered to be respected with regards to Policy (II)H8 of the UDP. As a further safeguard to the protection of privacy, a condition requiring the glass balustrade to be of obscure glazing to the east, west and southern boundaries shall be added to any approval.
- 6.4.3 A concern regarding the access road in close proximity to the neighbouring property was raised in an objection letter. The creation of an additional dwelling is not considered to give rise to significant increase in vehicles on site. It is recognised that vehicle movements will now occur along the boundary with No. 99, yet owing to the limited number of vehicles expected to use the private driveway it is not considered to cause significant harm to the residential amenities of the neighbouring property.

6.5 Impact on the Green Belt

- 6.5.1 The site lies to the south of the green belt. PPG2 indicates that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. The proposed dwelling will be single storey and sited at least 8m from the northern boundary. Owing to its siting and considerate design, the proposed dwelling is not considered to be visually impact on the adjacent Green Belt land with

regards to Core Policy 33 of the Enfield Plan Core Strategy, (II)G20 of the Unitary Development Plan and PPG2.

6.6 Traffic, Access and Parking

- 6.6.1 The proposal includes the erection of a triple garage for the new dwelling to the rear which exceeds the London Plan maximum parking standards in 3C.23 and Annex 4. However, having regard to the location of the site and its low PTAL rating, this level of provision is not considered inappropriate with regards to Policy (II)GD6 and (II)GD8 of the UDP and 3C.23 of the London Plan.
- 6.6.2 The existing garage of No. 93 is to be demolished in order to provide access to the new dwelling. No replacement parking provision is included in the scheme, however owing to the large driveway with sufficient space for parking the level of provision for the existing dwelling is considered acceptable with regards to Policies (II)GD6, (II)GD8 and (II)H10 of the UDP and 3C.23 of the London Plan.
- 6.6.3 The proposal includes the excavation and creation of an access drive to the new dwelling. The access will be substantially below existing ground levels featuring retaining walls on either side. A number of objection letters received refer to the increased traffic from the development on Camlet Way. The erection of a single additional dwelling at the site is not considered to create significant levels of traffic with regards to Policy (II)GD6 of the UDP.

6.7 Impact on Trees

- 6.7.1 None of the trees on site have TPOs. An Arboricultural report has been submitted as part of the application. A number of trees on site will be removed as part of the development. The Arboricultural report indicates that the 17 trees are to be removed which include four Category 'R' specimens and 13 trees which are of limited landscape value or potential. The loss of these trees is considered acceptable as they are not necessary to provide screening of the development nor do they have any significant value in retention.
- 6.7.2 A tree protection plan has been prepared as part of the Arboricultural report which sets out the measures necessary to secure the effective retention and protection of trees identified as retained within the context of the proposals. The measures include root protection areas which are considered sufficient to protect the retained trees. In order to ensure that the trees are retained, a condition can be attached to the permission requiring the works to be carried out in accordance with the proposed Tree Protection Plan.
- 6.7.3 A number of trees lie to the northern boundary of the site which are identified as being retained. The proposed dwelling being only a single storey and partially sunk into the ground means that light entering the property may be limited and therefore pressure to significantly prune the trees to the north was thought to be a potential issue. Paragraph 3.8.2 of the Arboricultural report indicates that owing to the layout of the property, the retained trees are not considered likely to result in any perceived degree of excessive obstruction of daylight or shading to windows of habitable rooms and therefore pressure to fell or severely prune trees to the north is unlikely to be undertaken for this purpose.

6.8 Impact on Wildlife

- 6.8.1 An ecological assessment has been submitted as part of the application. The report indicates that evidence from detailed survey work shows no reason to suggest that an ecological designation, habitats or nature conservation interest nor any protected species will be significantly harmed by the proposal providing the following recommendations are carried out.
- 6.8.2 PPS9 requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The following enhancements are recommended to being implemented in the development:
- Tree planting incorporating native species
 - Landscaping incorporating native species
 - Removal of non-native and invasive species.
 - Bat boxes
 - Bird boxes
- 6.8.3 In order to ensure that these enhancements are carried out should permission be granted, a condition will be attached requiring these works as a minimum unless otherwise agreed with the council. Furthermore, details of the green/brown roof will be required prior to commencement of development in order to ensure the impact on the area is minimised with regards to Core Policy 36 of the Enfield Plan Core Strategy.

6.9 Impact on the setting of the Listed Buildings

- 6.9.1 Nos. 89 and 91 Camlet Way are both Grade II Listed Buildings. The proposed development is not considered to have a detrimental impact on the setting of Listed Buildings. Access to the site remains largely as existing and the siting of the proposed dwelling to the rear of the existing house would not intrude on their setting with regards to Core Policy 31 of the Enfield Plan Core Strategy and PPS5.

6.10 Sustainable Design and Construction

- 6.10.1 A Code 4 dwelling is considered acceptable, however, given the design of the development with a subterranean element it is likely that the development could achieve a higher energy efficiency at the detailed specification stage. It is acknowledged that the required SAP modelling to demonstrate the final emissions of the development would not necessarily be available at this stage in the development process and in this regard, I would be minded to attach a condition that seeks to maximise the energy efficiency rather than simply accept the 40% improvement assumed to accord with Core Policies 4 and 20 of the Enfield Plan Core Strategy to accommodate this change an ultimately maximise the sustainability of the site.
- 6.10.2 The Council promotes the provision of inclusive design and accessibility in residential development through the application of Lifetime Homes Standards. The proposed dwelling meets the relevant criteria of the standards.

6.11 Amenity Space

6.11.1 Policy (II)H9 of the UDP requires that amenity space for new residential development should be of a size equal to 100% of the total GIA or a minimum of 60sqm, whichever is the greater in area. The proposed new dwelling will have a GIA of 560sqm and amenity space of 909sqm equal to a provision of 162% therefore meeting the requirements of Policy (II)H9.

6.11.2 The GIA of the existing dwelling can not be calculated owing to the lack of floorplans in the application. The amenity space provision for 93 Camlet way is 724sqm which is considered to be sufficient for a property of this size with regards to Policy (II)H9 of the UDP.

6.12 Affordable Housing

6.12.1 Core Policy 3 of the Enfield Plan Core Strategy requires that some form of contribution towards affordable housing will be expected on all new housing sites. For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a borough-wide target of 20% affordable housing.

6.12.2 The calculation for affordable housing financial contribution is as follows:

Open Market Value (A)
Residual Land Value % (B)
15% of ((A) * (B)) for site acquisition and servicing costs (C)
Per unit sum (D)
Contribution = 20% of D

Formula is: $A * B + C = D$;
20 % of D = financial contribution.

4 bed unit value: £350,000 (A), 38.2% (B).

Therefore $350,000 * 0.382 = £133,700$
 $133,700 * 1.15 = £153,755$
 $153,755 * 0.2 = \mathbf{£30,751}$

6.12.3 Administration and Monitoring of S106 Agreements: Government Circular 05/05 and the consultation document a New Policy Document for Planning Obligations requires agreements to be managed. Management is essential to ensure that S106 agreements are delivered, and that the development is, therefore, acceptable in planning terms. The following management fees will be charged on S106 agreements signed for applications received on and after 1st October 2010:

- 5% of the total value of financial contributions
- A fixed charge to manage non-monetary obligations of £350 per head of term
- A separate one-off fee of £250 will be charged for a deed of variation

6.12.4 The revenue generated from this fee will be used for S106 administration, monitoring and management purposes only.

6.12.5 Given the scheme is required to make payment towards off-site affordable housing provision; a Monitoring fee is also required.

6.12.6 The applicant has agreed to the financial contribution and a section 106 agreement will be required should permission be granted.

7.0 Conclusion

7.1 Having regard to the above considerations, it is considered that the proposed sub-division of the site and erection of a single storey 4-bed family dwelling by virtue of its innovative responsive design to the context of the site would not be detrimental to the character of the surrounding area, nor give rise to conditions causing undue harm to the residential amenities of neighbouring properties. Accordingly the proposal is considered acceptable for the following reasons:

1. The proposed subdivision and erection of a single storey family dwelling by virtue of its size, siting and design is not considered to be detrimental to the character of the surrounding area nor cause undue harm to the residential amenities of the neighbouring properties with regards to Core Policies 30 and 31 of the Enfield Plan Core Strategy, Policies (II)GD3, (II)GD6, (II)GD8, (II)H8 and (II)H9 of the Unitary Development Plan and Policy 4B.8 of the London Plan.
2. The proposed dwelling by virtue of its size, layout and design is considered to be an addition of a large single family unit to the borough's housing stock and provide a high standard of accommodation with regards to Core Policies 2, 3, 4, 5 and 30 of the Enfield Plan Core Strategy and Policy 3A.1 of the London Plan.
3. Owing to its siting and design, the proposed dwelling is not considered to have a negative visual impact on the adjacent Green Belt land with regards to Core Policy 33 of the Enfield Plan Core Strategy, Policy (II)G20 of the Unitary Development Plan and PPG2.
4. The loss of garage to the existing dwelling by virtue of sufficient space for parking on the driveway to the front of the property is considered acceptable with regards to Policies (II)GD6, (II)GD8 and (II)H10 of the UDP and 3C.23 of the London Plan.

8.0 Recommendation

8.1 That planning permission be **GRANTED** subject to the following conditions:

1. C60 Approved Plans
2. C07 details of materials
3. C09 surfacing materials
4. C15 private motor vehicles only – garages
5. C16 private motor vehicles only – parking areas
6. C19 refuse storage and recycling facilities
7. C21 Construction servicing area
8. C22 Details of construction vehicle wheel cleaning
9. C25 No additional fenestration
10. C28 restriction of permitted development - buildings
11. The development shall not commence until detailed drawings showing that the shared access to the development is at least 4.1m in width have been submitted to and approved in writing by the Local Planning

Authority. The development shall be carried out in accordance with the approved details before it is occupied.

Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

12. The development hereby approved shall not commence until a written confirmation from the Fire Department agreeing with the proposed means of access to the building has been submitted to and approved in writing by the local highway authority.

Reason: In the interests of highway safety and highway amenity.

13. The construction works shall be carried out in accordance with the proposed Tree Protection Plan as submitted in the Arboricultural Report unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the existing trees on site during construction.

14. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate energy efficiency of the development and shall provide for no less than 40% improvement in the Dwelling Emission Rate from the Target Emission Rate as expressed by Part L of Building Regs 2010 arising from the operation of a development and its services. In addition the report will also demonstrate the feasibility of achieving increased efficiency beyond a 40% improvement in CO₂ emissions over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies and shall be implemented in accordance with the details approved.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 4A.4 and 4A.7 of the London Plan 2008 and PPS22.

15. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 4A.16 of the London Plan 2008.

16. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drain age system in accordance with the principles as set out in Appendix F of PPS25, London Plan Policy 4A.14 and SUR1 of the Code for Sustainable Homes. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policy 4A.14 of the London Plan 2008 and PPS25.

17. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than Code Level 4 shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- A design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and
- A post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 4A.1, 4A.2, 4A.3 and 4A.9 of the London Plan as well as PPS1.

18. The development shall not commence until details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:

- a revised Access Statement detailing routes through the landscape and the facilities it provides;
- an ecological report detailing how the landscaping scheme maximises the ecological value of the site;

- existing and proposed underground services and their relationship to both hard and soft landscaping;
- proposed trees: their location, species and size;
- soft plantings: including grass and turf areas, shrub and herbaceous areas;
- topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;
- enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
- hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible paving, unit paving, furniture, steps and if applicable synthetic surfaces; and
- any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 3D.14, 4A,3 and 4B.5 of the London Plan 2008.

19. The development shall not commence until details of the biodiversity (green/brown) roof(s) shall be submitted and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- Biodiversity based with extensive substrate base (depth 80-150mm);
- Sited in accordance with plan No. 1370.02.01 rev. C hereby approved; and,
- Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

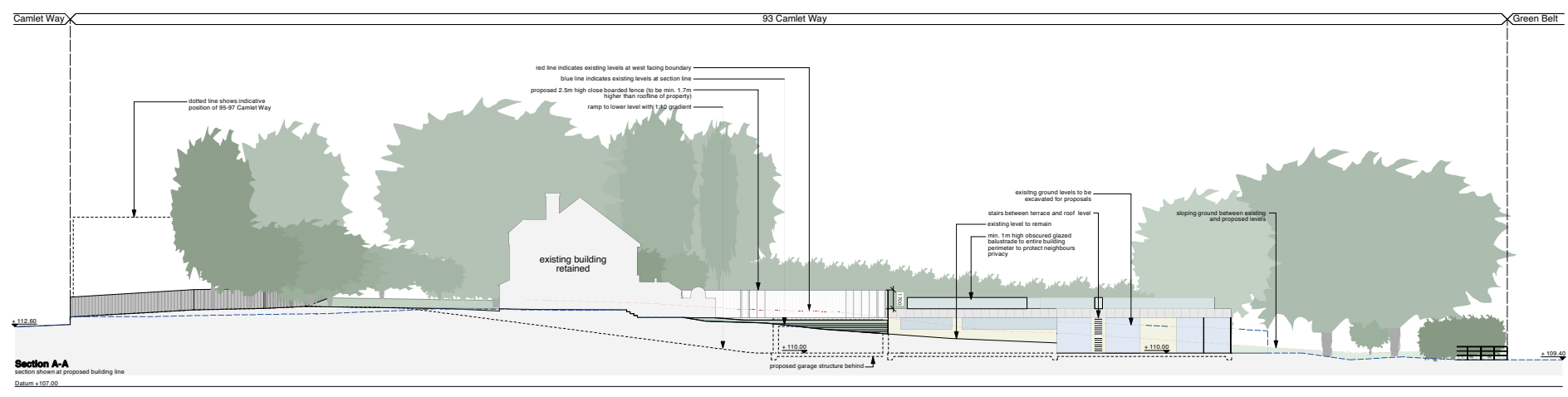
The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

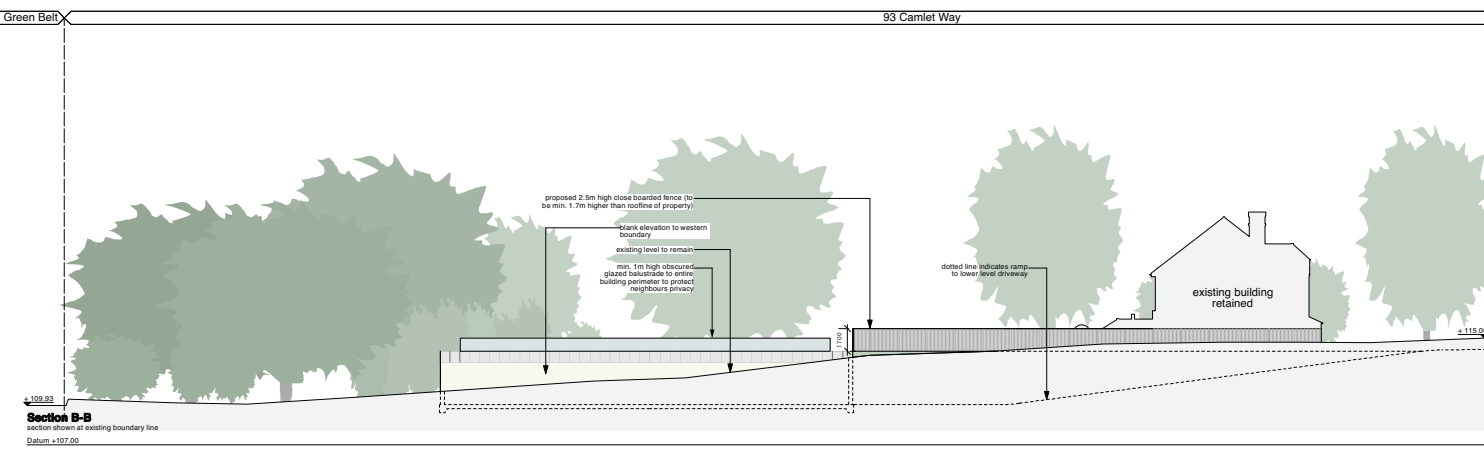
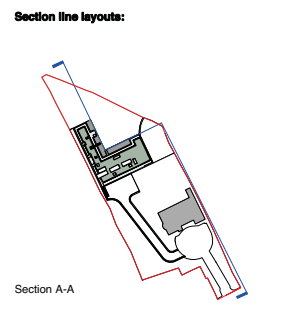
Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 3D.14, 4A,3 and 4B.5 of the London Plan 2008.

20. C51A time limited permission (3 years)
21. C59 cycle parking spaces
22. The glass balustrade on the roof serving the eastern, western and southern elevations of the development indicated on drawing No. 1370.02.01 rev C shall be of obscure glass unless otherwise agreed in writing by the Local Planning Authority.

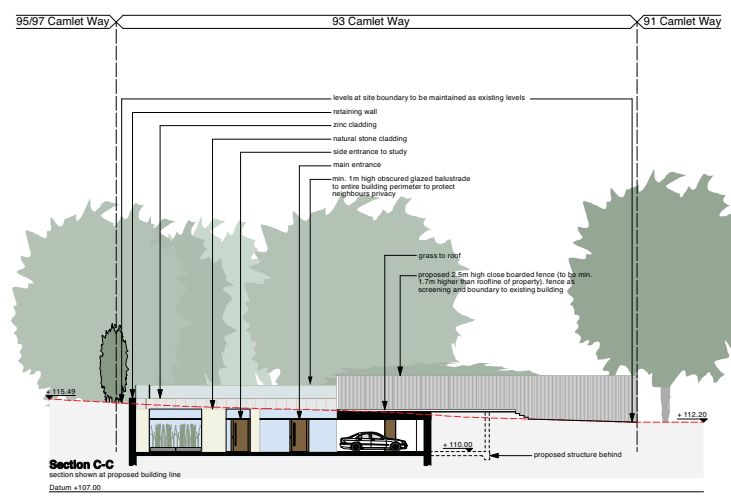
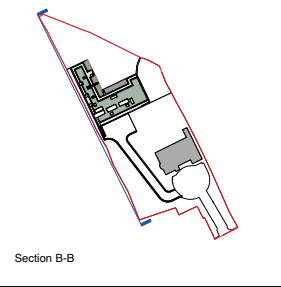
Reason: To safeguard the privacy of the occupiers of adjoining and neighbouring properties.



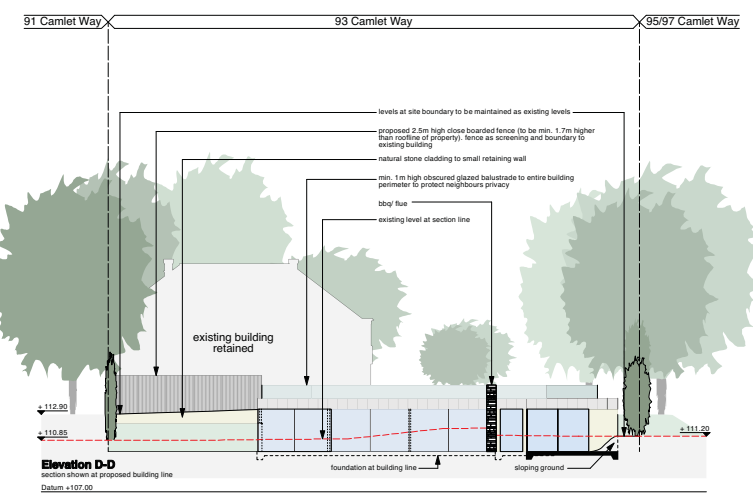
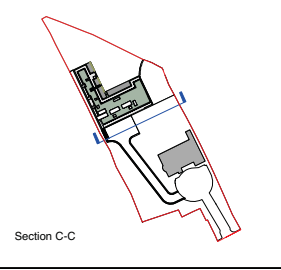
Section A-A
section shown at proposed building line
Datum +107.00



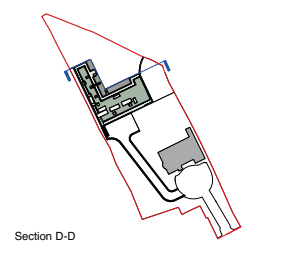
Section B-B
section shown at existing boundary line
Datum +107.00



Section C-C
section shown at proposed building line
Datum +107.00



Elevation D-D
section shown at proposed building line
Datum +107.00



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notes
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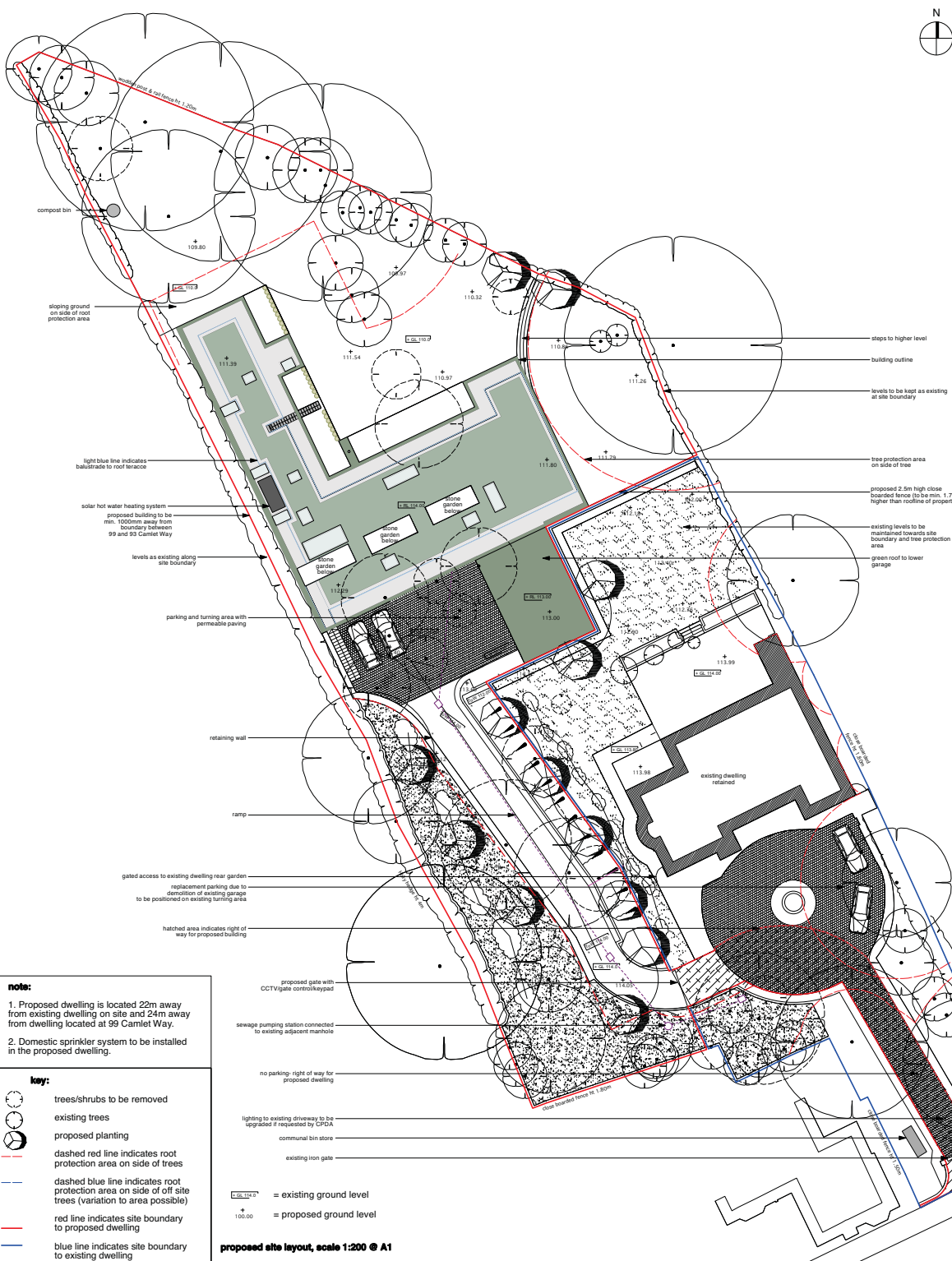
revision
A - 20.09.10 - pre-application
B - 15.11.10 - planning
C - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

drawing title **site sections**
scale **1:200A1** date **aug 10** drawn by **pr**
status for information for tender for construction

drawing number **1370.02.02** revision

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note:

- Proposed dwelling is located 22m away from existing dwelling on site and 24m away from dwelling located at 99 Camlet Way.
- Domestic sprinkler system to be installed in the proposed dwelling.

key:

- trees/shrubs to be removed
- existing trees
- proposed planting
- dashed red line indicates root protection area on side of trees
- dashed blue line indicates root protection area on side of off site trees (variation to area possible)
- red line indicates site boundary to proposed dwelling
- blue line indicates site boundary to existing dwelling

proposed gate with CCTV/gate controller

sewage pumping station connector to existing adjacent manhole

no parking - right of way for proposed dwelling

lighting to existing driveway to be upgraded if requested by CPDA

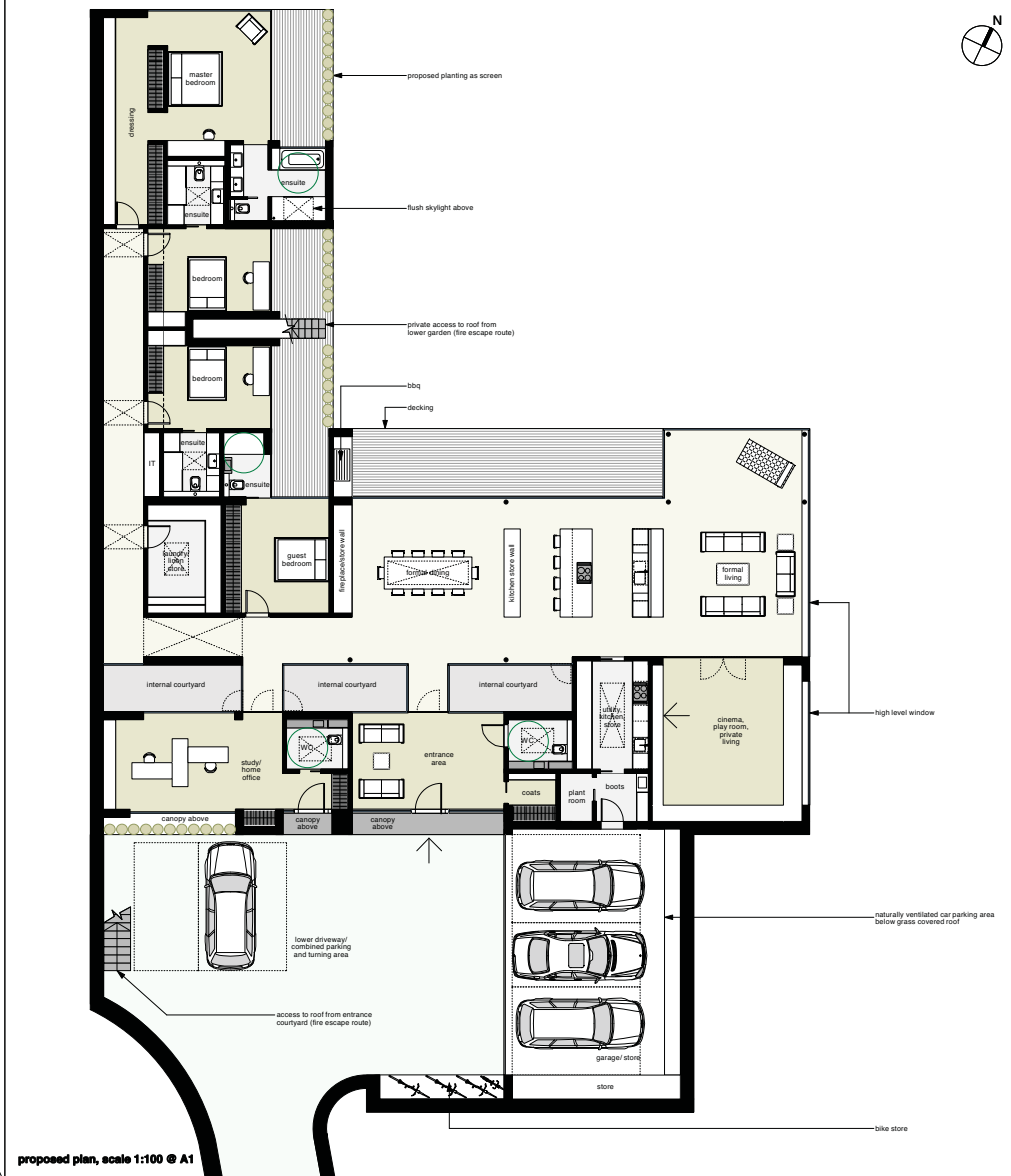
communal bin store

existing iron gate

existing ground level

proposed ground level

proposed site layout, scale 1:200 @ A1



proposed plan, scale 1:100 @ A1

proposed planting as screen

flush skylight above

private access to roof from lower garden (fire escape route)

bbq

decking

high level window

naturally ventilated car parking area below glass covered roof

lower driveway/combined parking and turning area

access to roof from entrance courtyard (fire escape route)

store

bike store

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revision
A - 20.09.10 - pre-application
B - 15.11.10 - planning
C - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

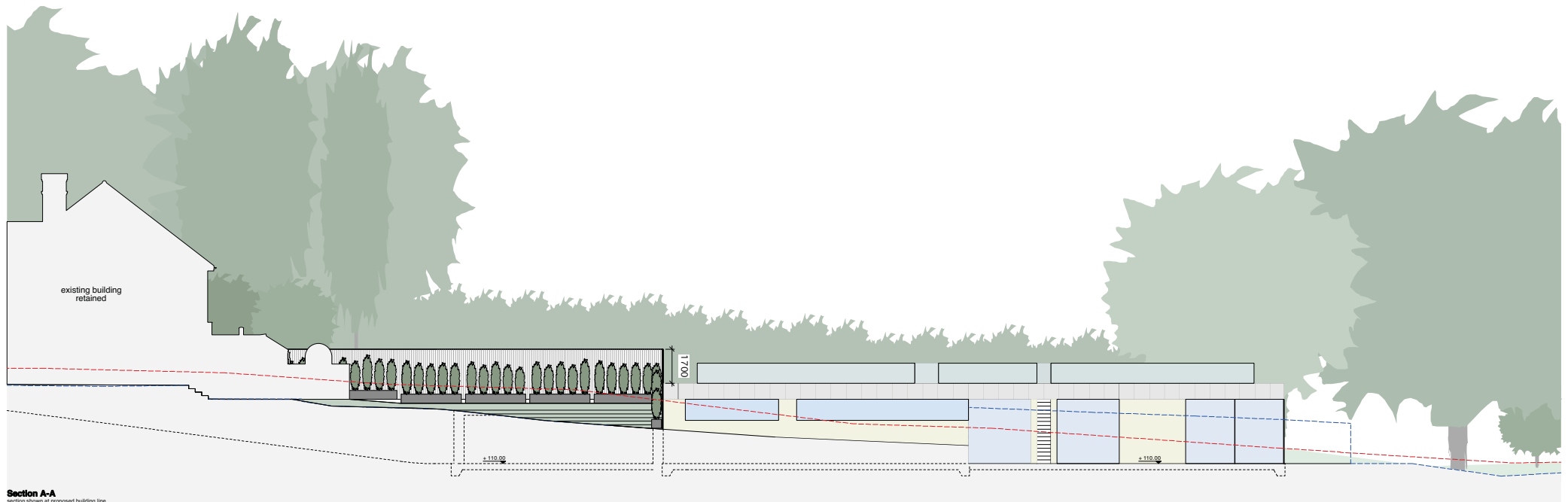
drawing title **site layout and plan**

scale **see drg.** date **aug 10** drawn by **pr**

status for information for tender for construction

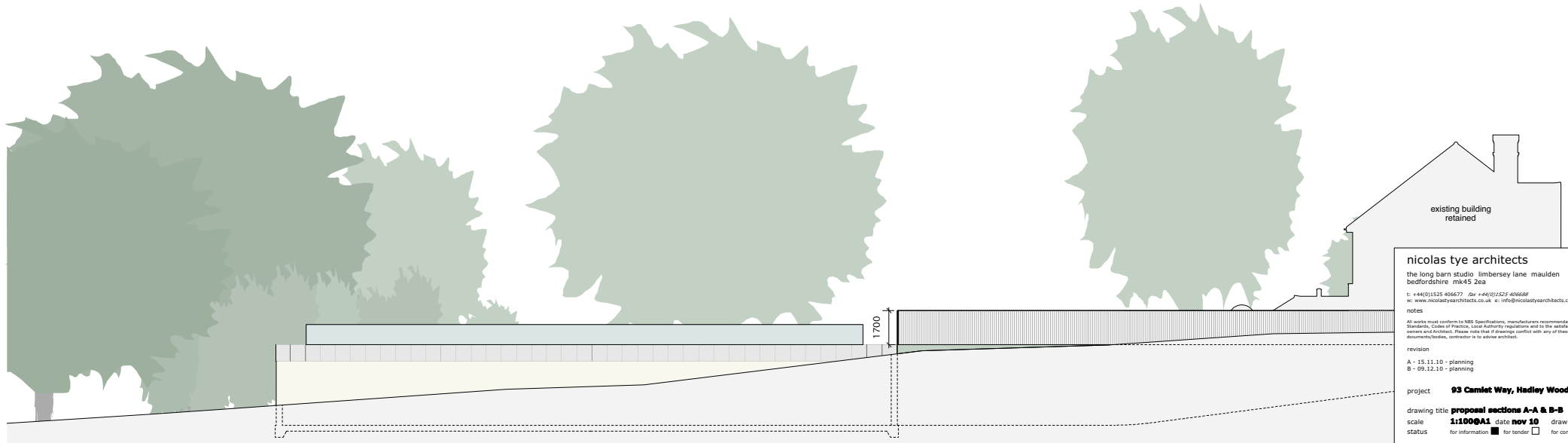
drawing number **1370.02.01** revision

(please note figures are approximate)



Section A-A
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Section B-B
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revision
 A - 15.11.10 - planning
 B - 09.12.10 - planning

project **93 Camlet Way, Hadley Woods, Herts**

drawing title **proposal sections A-A & B-B**
 scale **1:100@A1** date **nov 10** drawn by **pr**
 status for information for tender for construction

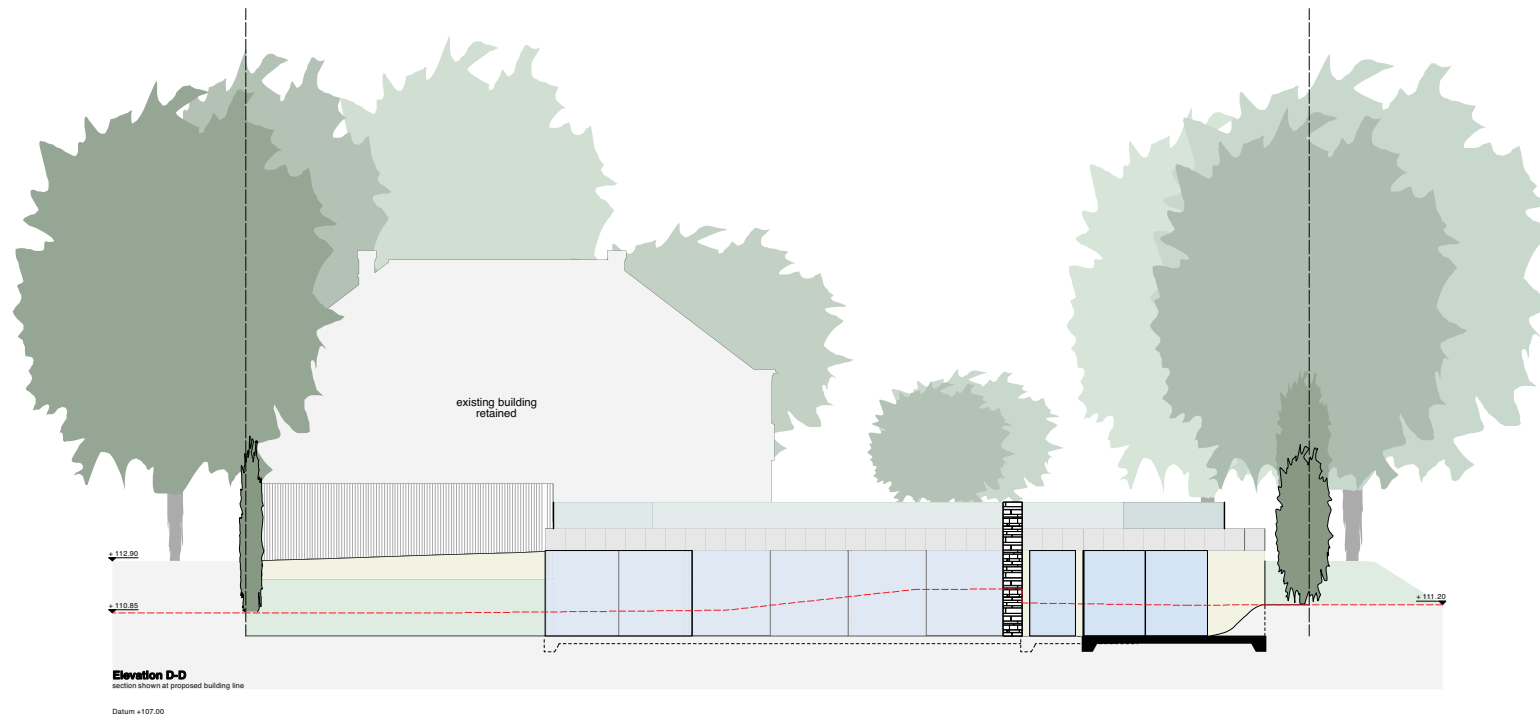
drawing number **1370.02.03** revision

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Section C-C
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Elevation D-D
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revision
A - 15.11.10 - planning
B - 09.12.10 - planning

project 93 Camlet Way, Hadley Woods, Herts

drawing title proposal sections C-C & D-D

scale 1:100@A1 **date** Nov 10 **drawn by** pr
status for information for tender for construction

drawing number
1370.02.04
revision

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