

# PLANNING COMMITTEE - 21st June 2006

**Application Number:** CAC/06/0006

**Ward:** Southgate Green

**Date of Registration:** 10th April 2006

**Contact:** Andy Higham 020 8379 3848

**Location:** M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

**Proposal:** Demolition of existing buildings in connection with redevelopment of site under Ref:TP/06/0309.

**Applicant Name & Address:**

Abbey Investments Ltd  
Abbey House  
2, Southgate Road  
Potters Bar  
Middx  
EN6 5DU

**Agent Name & Address:**

AAP Architecture Ltd  
Unit A, Monument Bus Centre  
Monument Way East  
Woking  
GU21 5LY

**Recommendation:** That Conservation Area Consent be **GRANTED** subject to the following conditions:

1. No demolition covered by the Conservation Area Consent hereby approved shall be carried out unless a contract has been entered into to implement the proposals of redevelopment contained in application ref. TP/06/0309 as agreed in writing by the Local Planning Authority. Details of the contract shall be submitted to the Council prior to any demolition taking place.

Reason: To ensure the demolition preserves and enhances the character and appearance of the Southgate Green Conservation Area.

2. No demolition shall occur until a methodology statement has been submitted to and approved in writing by the Local Planning Authority. Such details shall include dust suppression, removal of asbestos, and noise emissions.

Reason: In the interests of safety and amenity.

3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning

## 5. C55A Time Limit - Conservation Area Consent

### **Site and Surroundings:**

The application site comprises a vacant single storey car showroom premises (formerly Viltos – Nos 24-30 Cannon Hill) on the Cannon Hill frontage together with a yard to the rear occupied by M&J Tool & Plant Hire Services who also occupy premises at 20 Cannon Hill.

The premises form part of a retail parade designated as a medium local shopping centre. The site is also located within the Southgate Green Conservation Area and with the exception of the retail parade, the surrounding area is predominantly residential in character.

### **Amplification of Proposal:**

Permission is sought for the demolition of the existing buildings on the site, in connection with the proposed residential redevelopment of the site, for which a separate application has been submitted for under Ref. TP/06/0309 and is considered elsewhere on the agenda

### **Relevant Planning History:**

TP/98/1067 – Planning permission was granted for a vehicle maintenance workshop building at the rear yard in November 1999.

TP/98/1067/1 – Planning permission was granted on 3/4/01 as the above application has not been implemented, so this application was to renew this permission.

TP/98/1067/2 - Planning permission was granted on 16/11/04 as the above application has not been implemented, so this application was to renew this permission. An appeal was withdrawn against 3 of the conditions on this decision.

TP/03/2216 – Planning permission was refused on 13/12/05 for demolition of existing buildings to provide a total of 20 self-contained flats. This application is now at appeal.

CAC/03/0017 – Conservation Area Consent was refused on 13/12/05 for demolition of existing buildings to provide a total of 20 self-contained flats.

### **Consultations:**

#### Public:

Consultation letters were sent to 152 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of support were received and 9 letters of objection were received raising concerns in connection with the development proposals. These observations however are summarised as part of the report on TP/06/0309. No letters raised objections to the actual demolition.

#### External:

English Heritage would want additional information as regards an archaeological assessment of the site, together with information on the details and materials.

Internal:

Regeneration welcome the provision of 4 ground floor units for A1/A2 purposes within the development as it will contribute to the vitality of the town centre and provide local employment.

Environmental Health has no objections subject to conditions on hours of construction and contaminated land.

Education have no objections.

Conservation Advisory Group:

The Group object to the scheme. They welcome the introduction of commercial units onto Cannon Hill, but find the roofline remains unacceptable in terms of its relationship to the street scene and the conservation area. Cannon Hill is one of 3 character zones identified in the Conservation Area Appraisal. There is no objection to demolition, but the appraisal states that a high quality development is needed here. There is little change from the last refusal. The mass is noticeable due to the gradient, and the drawings are inconsistent as front dormers are still shown on some plans. The site is visible from the openness of The Green. There will be a discordant roofline which is larger than the neighbouring properties, and the heights and 'link' of the front block in relation to the adjoining buildings needs amending, as the impact of the roof on the conservation area is unacceptable, dominant and damaging on this very important site. As a whole the scheme represents an overdevelopment of the site, but the Group do want the redevelopment to succeed, but it has to have a commercial frontage and be in proportion with its neighbours. The bulk must be lost.

**Relevant UDP Policies:**

- (I) C1 Sites of archaeological or historical interest
- (II) C26 Demolition in Conservation Areas

Other Policy Considerations

- (II) SDC1 Sustainable Design and Construction (Interim Amendment)

**Relevant National and Regional Planning Policy / Guidance**

PPG15 – Planning & the Historic Environment

**Analysis:**

The proposed demolition relates to the frontage building which comprises a single storey flat roofed premises. Formerly occupied as a car showroom, the building is of no intrinsic historic or architectural merit and is identified in the latest version of the Southgate Green Conservation Area Character Appraisal as a building having a negative impact on the character of the area. This opinion extends to a number of small ancillary buildings at the rear of the premises. As a consequence, subject to the attainment of replacement development of appropriate quality which meets the test of preserving and enhancing the special character and appearance of the conservation area, no objection would be raised to the principle of demolition.

Policy (II) C26 refers to the demolition of buildings, which should be resisted unless the buildings are incapable for their designed use, and there is an intention to introduce a scheme which would enhance the character and appearance of the area. The Character Appraisal acknowledges the retail parade within which the site is located but it must also be recognized that the premises has

been vacant for some time. Retail is now proposed to be incorporated into the proposed development, thus retaining the vitality and viability of the parade in this part of the Conservation Area.

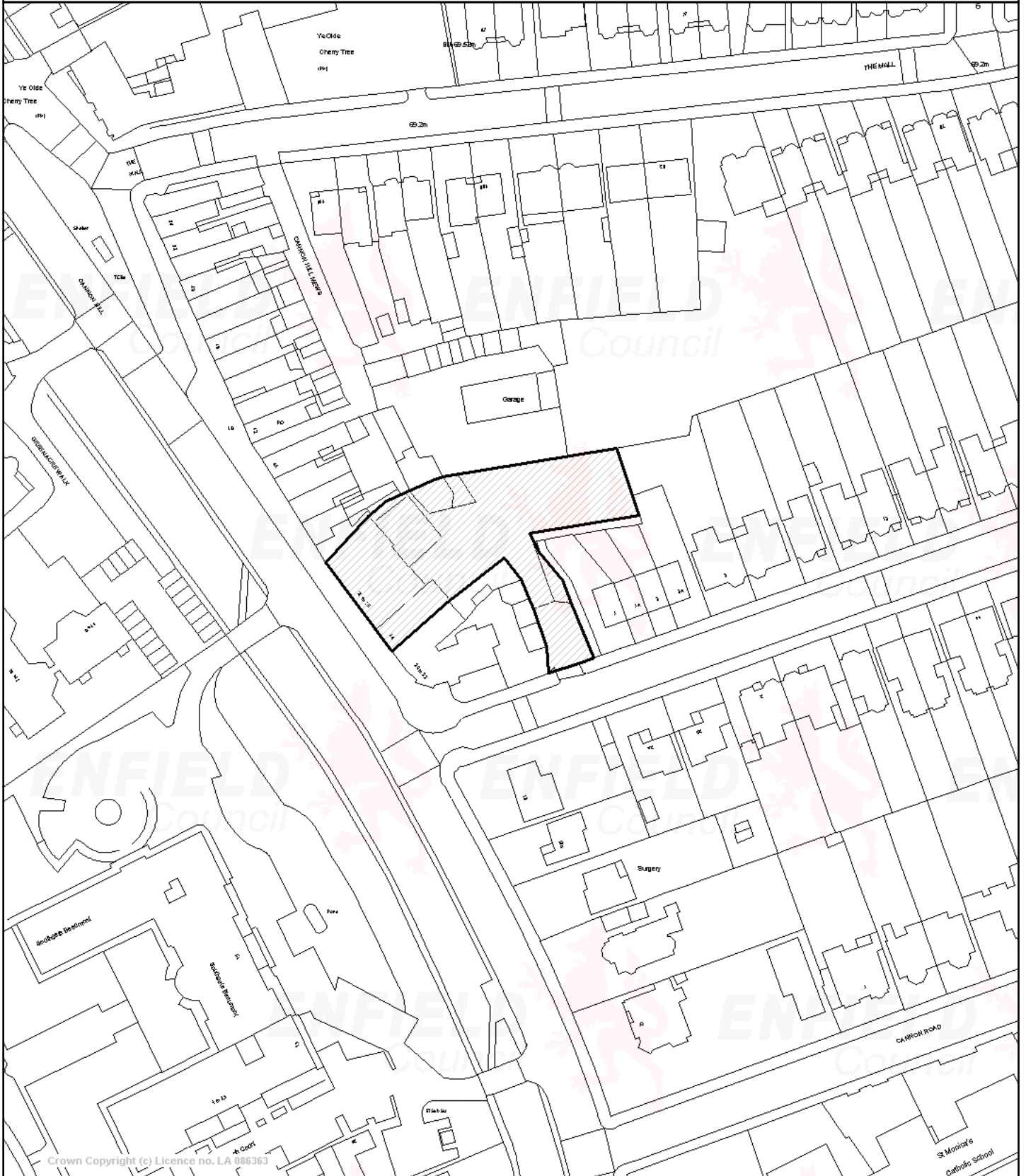
As the submitted scheme for redevelopment is recommended for approval, the demolition of the existing buildings on the site can be supported.

**Conclusion:**

Accordingly, in the light of the above, it is recommended that Conservation Area Consent be granted for the following reason:

The demolition of the buildings identified in the application will not harm the special character and appearance of the Southgate Green Conservation Area having regard to Policies (I)C1 and (II)C26 of the Unitary Development Plan.

TP/06/0309



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Scale 1/1250 Date 9/6/2006

Centre = 530082 E 193327 N

**Application Number:** CAC/06/0009  
**Date of Registration:** 26th April 2006

**Ward:** Upper Edmonton

**Contact:** Andy Higham 020 8379 3848

**Location:** 79, FORE STREET, LONDON, N18 2TW

**Proposal:** Partial demolition of existing buildings in connection with redevelopment of site (Ref:TP/06/0728).

**Applicant Name & Address:**

Inner Circle Ltd  
2, Kinsbourne Court  
Luton Road  
Harpenden  
Herts  
AL5 3BL

**Agent Name & Address:**

Mr Michael Cross, Yurky Cross Architects  
167a, York Way  
London  
N7 9LN

**Recommendation:** That Conservation Area Consent be **GRANTED** subject to the following conditions:-

1. No demolition shall occur until a methodology statement has been submitted to and approved in writing by the Local Planning Authority. Such details shall include dust suppression, removal of asbestos, and noise emissions.

Reason: In the interests of safety and amenity.

2. No demolition covered by the Conservation Area Consent hereby approved shall be carried out unless a contract has been entered into to implement the proposals of redevelopment contained in application ref. TP/06/0728 as agreed in writing by the Local Planning Authority. Details of the contract shall be submitted to the Council prior to any demolition taking place.

Reason: To ensure the demolition preserves and enhances the character and appearance of the Fore Street South Conservation Area.

3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning
5. C55A Time Limit - Conservation Area Consent

## **Site and Surroundings:**

The site currently contains a part single, part 2-storey building located on the western side of Fore Street within the Fore Street South Conservation Area. It is currently used as an Electrical Appliance Service Centre with associated office / residential above.

The surrounding area is mixed use, with retail and commercial predominantly, some with residential above. In particular, there are residential units above the retail shops to the south (ie 73-77 Fore Street) and to the north in the residential conversion of St James's Church, now St James's Court.

## **Amplification of Proposal:**

Permission is sought for the demolition of the existing buildings on the site, in connection with the proposed residential and commercial development of the site, for which a separate application has been submitted for under Ref. TP/06/0728 and is considered elsewhere on the agenda

## **Relevant Planning History:**

### **TP/04/1271. A planning application for the erection of a 4-storey block of 14 flats was withdrawn on 12/8/04.**

CAC/04/0015. An application for demolition in connection with redevelopment was withdrawn on 12/8/04.

TP/05/0395. A planning application for the erection of a 4-storey block of 8 flats with commercial at ground floor was withdrawn on 21/4/05.

CAC/05/0002. An application for demolition in connection with redevelopment was withdrawn on 21/4/05.

TP/05/1308. Planning permission for the erection of a part-2 and part-3 storey block of 8 flats with commercial at ground floor was refused on 27/9/05.

CAC/05/0006. An application for demolition in connection with redevelopment was refused on 4/8/05.

TP/06/0095. Planning permission for the erection of a part-2 and part-3 storey block of 7 flats with commercial use at ground floor was refused on 28/3/06.

CAC/06/0001. An application for partial demolition in connection with redevelopment was refused on 4/4/06.

## **Consultations:**

### Public:

Consultation letters were sent to 123 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, 2 letters were received primarily raising concerns in connection with the development proposals. One letter in support was also received. These observations however are summarised as part of the report on TP/06/0728. No letters raised objections to the actual demolition, as this is now for.

### External:

English Heritage (Archaeology) waive a requirement for an archaeological assessment.

### Internal:

None.

### Conservation Advisory Group:

The Group object to the proposed scheme for redevelopment in terms of the detailing, but raise no specific objection to the partial demolition, as the frontage of the villa is being retained.

### **Relevant UDP Policies:**

(I) C1 Sites of archaeological or historical interest

(II) C26 Demolition in Conservation Areas

### **Other Policy Considerations**

(II) SDC1 Sustainable Design and Construction (Interim Amendment)

### **Relevant National and Regional Planning Policy / Guidance**

PPG15 – Planning & the Historic Environment

### **Analysis:**

The existing building is located within the Fore Street South Conservation Area. It is a pre Victorian early C19th villa, and the appearance of the building is damaged by the modern extensions and signage. However, this building forms the setting of the former Church and the relationship between the buildings and the space (and greenery) between them are considered to be important elements in the make up of the street scene and the character and appearance of the Conservation Area.

The proposed demolition relates to the rear of the villa, with the frontage being retained. This is the element of the building which is considered to make the greatest contribution to the character and appearance of the conservation area, and was one of the reasons the previous schemes were refused as they entailed the loss of the whole villa. Accordingly, subject to the attainment of replacement development of appropriate quality which meets the test of preserving and enhancing the special character and appearance of the conservation area, no objection would be raised to the principle of demolition.

The onus is on the applicant to provide justification for the demolition of the existing building, including making reference to the tests in PPG 15 and Policy (II) C26. Justification has been submitted against these tests, and as the application is for partial demolition, this can now be supported.

The report on TP/06/0728 relating to the proposed replacement scheme shows that the scheme now proposed is considered acceptable. Accordingly, it is considered that the proposed partial demolition would preserve and enhance the character and appearance of the Fore Street South Conservation Area, and thus is recommended that the application be approved.

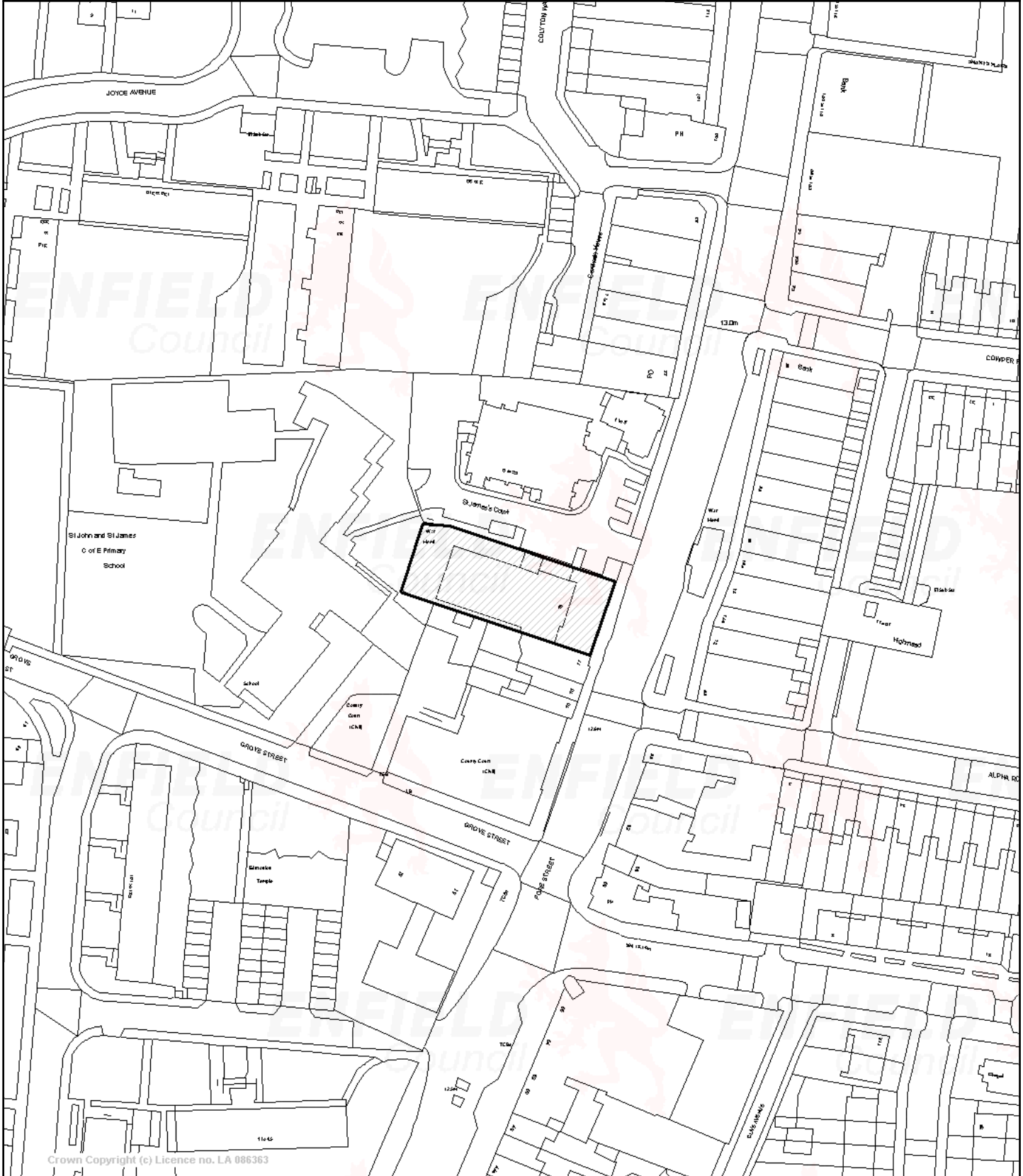
### **Conclusion:**

Accordingly, in the light of the above, it is recommended that Conservation Area Consent be granted for the following reasons:

1 The demolition of the buildings identified in the application will not harm the special character and appearance of the Fore Street South Conservation Area having regard to Policies (I)C1 and (II)C26 of the Unitary Development Plan.



CAC/06/0009



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Scale 1/1250 Date 9/6/2006

Centre = 534023 E 192021 N

**Application Number:** LBE/04/0038/REN1 **Ward:** Town  
**Date of Registration:** 22nd May 2006

**Contact:** David Snell 020 8379 3838

**Location:** 10, LITTLE PARK GARDENS, ENFIELD, MIDDLESEX, EN2 6PQ.

**Proposal:** Renewal of time limited permission under ref: LBE/04/0038 for use of garage and part of rear garden area as temporary shop mobility centre involving erection of temporary building for office/wc accommodation.

**Applicant Name & Address:**

Roger Miles, Enfield & Edmonton Shopmobility Service  
London Borough of Enfield  
P.O. Box 52, Civic Centre  
Silver Street  
Enfield  
Middx  
EN1 3XD

**Agent Name & Address:**

**Recommendation:** That planning permission be **GRANTED** subject to the following condition:

1. This permission is granted for a limited period expiring on 31st August 2007 when the use hereby permitted shall be discontinued and the buildings hereby permitted removed and the land reinstated.

Reason: The permission is granted for a temporary period only due to the nature and appearance of the buildings given the site's location in the Conservation Area.

**Site and Surroundings**

Detached property used as the Citizens Advice Bureau. The property lies within Enfield Town Conservation Area.

**Amplification of Proposal**

This application seeks permission to renew the temporary planning permission for the use of part of the rear garden and existing side garage as a temporary shop mobility centre for an additional 14 month period until such time as permanent facilities are available. It is now intended that the permanent shop mobility facility will be provided within the new civic building/multi-storey car park, currently under construction on the corner of Cecil Road and London Road. It is expected that this facility will be available for occupation by August 2007.

The shop mobility scooters are stored in the existing garage. Two temporary buildings have been erected at the rear to accommodate an office (12.3 sq. metres floor area) and disabled toilet facilities (8 sq. metres floor area) with ramped access. These buildings are finished in a grey colour.

## Relevant planning history

LBE/04/0038 Planning permission granted for the use of garages and part of rear garden area as temporary shop mobility centre involving erection of temporary building for office/wc accommodation. This permission was granted for a temporary period expiring on 18<sup>th</sup> July 2006 to ensure the service remained available for users following the loss of the former facility in Genotin Road, linked with the town centre redevelopment works, and until such time as the permanent accommodation to be provided within the Little Park Gardens Car Park would be available. It is no longer intended to construct a purpose built facility in the Little Park Gardens car park.

## Consultation

### Public

Letters have been sent to the occupiers of 7 adjoining/nearby properties. In addition, the application has been advertised on site and in the local press. To date no responses have been received.

### External

None

### Internal

None

### Conservation Advisory Group

The views of the Group will be reported at the meeting.

## Appropriate UDP Policies

- |         |  |
|---------|--|
| (I)GD1  | Appropriate regard to surroundings                 |
| (I)GD2  | Quality of life and visual amenity                 |
| (I)C1   | Preserve or enhance character of conservation area |
| (II)C30 | Conservation area development                      |

## Interim UDP Amendments

None

## **National & Regional Policy**

London Plan

## **Analysis**

In granting permission initially, the main concerns related to the nature of the temporary buildings, having regard to the location of the site within the Conservation Area and to their impact on the amenities of adjoining residents in terms of outlook and privacy, together with any noise and disturbance associated with the use and the impact this could have on the amenities of the occupiers of adjoining and nearby properties.

The temporary buildings are not consistent in terms of their design/appearance with the traditional characteristics of the Conservation Area. This was accepted initially on the basis that the buildings would only be on site for a limited period. Moreover, residents have raised concerns since the facility became operational about its use by disabled drivers and the dial-a-ride vehicle and in particular noise associated with this activity. Shop mobility staff are aware of these concerns and have been instructed to seek to minimise the impact on local residents.

These issues need to be balanced against the valuable community service that this facility provides. There remains a need for this service and until the permanent facilities become available in August 2007, it would seem reasonable to extend the planning permission to cover this limited additional period and accordingly it recommended that approval be given.

### Reasons for granting planning permission

1. Having regard to Policies (I)GD1, (I)C1 and (II)C30 of the Unitary Development Plan, given the temporary nature of the proposed development it would not serve to detract from the character and appearance of the conservation area for a prolonged period.
2. Having regard to Policy (I)GD2 of the Unitary development Plan the proposed development would not unreasonably detract from the visual or residential amenities of adjoining occupiers.



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Scale 1/1250 Date 9/6/2006

Centre = 532573 E 196687 N

**Application Number:** TP/06/0309 **Ward:** Southgate Green  
**Date of Registration:** 10th April 2006

**Contact:** Andy Higham 020 8379 3848

**Location:** M & J Depot, Cannon Hill/ Selbourne Road, Southgate, London, N14

**Proposal:** Erection of a 3-storey block on the Cannon Hill frontage, comprising 4 units to ground floor for retail (Class A1) and / or financial and professional services (Class A2) and 10 x 2-bed flats above, with rooms in roof and rear dormer windows, together with erection of a 2-storey block to rear of site, comprising 6 flats (2 x 1-bed, 4 x 2-bed), with rooms in roof and front and rear dormer windows, provision of bin and cycle store and associated car parking with access from Selborne Road. (Revised scheme)

**Applicant Name & Address:**

Abbey Investments Ltd  
Abbey House  
2, Southgate Road  
Potters Bar  
Middx  
EN6 5DU

**Agent Name & Address:**

AAP Architecture Ltd  
Unit A, Monument Bus Centre  
Monument Way East  
Woking  
GU21 5LY

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

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C13 Details of Loading/Unloading/Turning Facilities
7. C14 Details of Access and Junction
8. C17 Details of Landscaping
9. C19 Details of Refuse Storage
10. C21 Construction Servicing Area
11. C22 Details of Const. Vehicle Wheel Cleaning

## 12. C51A Time Limited Permission

### **Site and Surroundings:**

The application site comprises a vacant single storey car showroom premises (formerly Viltons – Nos 24-30 Cannon Hill) on the Cannon Hill frontage together with a yard to the rear occupied by M&J Tool & Plant Hire Services who also occupy premises at 20 Cannon Hill.

The premises form part of a retail parade designated medium local shopping centre (which comprises nos. 20-56 (even) Cannon Hill and 23-33 (odd) The Green, N14).

The site is located within the Southgate Green Conservation Area close to the corner of Cannon Hill with Selbourne Road and with the exception of the uses in the parade, the surrounding area is predominantly residential in character.

### **Amplification of Proposal:**

Permission is sought for the redevelopment of the site involving the construction of two blocks. On the frontage with Cannon Hill a 3-storey block is proposed comprising 4 Class A1 retail units and/or Class A2 financial and professional services on the ground floor, with 10 x 2-bed flats above with rooms in the roof incorporating rear dormer windows. To the rear of the site, a 2-storey block is proposed providing 4 two bedroom flats and 2 one bed flats. A total of 16 flats are proposed.

Vehicular access to the site would be as existing from Selborne Road. Nineteen car-parking spaces are proposed together with a cycle shed.

An application for Conservation Area Consent in respect of the demolition is reported elsewhere on this agenda under ref: CAC/06/0006.

### **Relevant Planning History:**

TP/98/1067 – Planning permission was granted for a vehicle maintenance workshop building at the rear yard in November 1999.

TP/98/1067/1 – Planning permission was granted on 3/4/01 as the above application has not been implemented, so this application was to renew this permission.

TP/98/1067/2 - Planning permission was granted on 16/11/04 as the above application has not been implemented, so this application was to renew this permission. An appeal was submitted but withdrawn against 3 of the conditions on this decision.

TP/03/2216 – Planning permission was refused on 13/12/05 for the demolition of existing buildings and redevelopment to provide a 3-storey block on the Cannon Hill frontage, with rooms in roof and front and rear dormer windows and a 2-storey block with rooms in roof to rear of site, providing a total of 18 x two bed and 2 x one bed self contained flats, together with provision of bin and cycle store and car parking spaces accessed from Selborne Road. This application is currently under appeal.

CAC/03/0017 – An application for demolition in connection with TP/03/2216 was refused 13/12/05.

### **Consultations:**

## Public:

Consultation letters were sent to 152 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of support were received, and 9 letters of objection were received raising all or some of the following points:

- The commercial units proposed should be used for retail only;
- Insufficient parking spaces;
- Traffic / access / parking problems;
- No permission for demolition should be given until a satisfactory scheme is submitted;
- New building will be an eyesore;
- Pressure on local services such as medical care;
- Loss of outlook and privacy;
- Cramped, overdevelopment of the site;
- Out of keeping with the style and character of the surrounding Southgate Green Conservation Area;
- Concerns with morphology and typology of the development;
- Concerns with overall height, mass and density.

Southgate District Civic Trust welcome the inclusion of the retail units, but state that the proposed development does not seem to integrate either in the roof design or height. Together with the front block, the backland development at the rear of Cannon Hill result in an overdevelopment of the site. They state no dormers are shown on the street scene in the roof, but none are now proposed as these have been removed from the scheme.

Southgate Green Association welcome the inclusion of the retail units; but state that the development does not overcome the previous reasons for refusal; the drawings are inconsistent in relation to the front dormers and the gradient of Cannon Hill; detracts from the visual amenity of The Green Public Open Space; height of building at 4-storey in comparison to the surrounding 2 and 3-storey buildings; mass of building is out of keeping; business space reduced by 50% from existing; the amount of glazing is disproportionate to the brickwork which emphasises the cramped, overdeveloped nature of the design; there is still a misalignment between the proposed building and adjacent buildings on the upper floors that emphasises the cramped design; the roof design is bulky and will be out of keeping with adjacent properties and will be visibly discordant; the rear block is backland development, and although the height of that building has been lowered, it is still a bulky structure with poor detailing and would be detrimental to the amenities of the surrounding properties; the drawings do not indicate placement of flues, downpipes etc on the Cannon Hill frontage; no mention of materials which are needed to assess the impact on character and appearance of the conservation area; the bulk of the main building may affect the daylight to Cannon Hill and the rear block; the plans show a reduction in parking for business use of 20; similar to the first submitted scheme, the plans still indicate that access to the adjacent site is being sought; high density; lack of amenity space.

Southgate Green Association and a local architect make reference to policies (II)C26(c), (II)C27 and (II)C30, stating that the application is contrary to these policies as regards massing, roof morphology, layout, density and detailing. Massing: dormer windows are not shown on the elevations but they are on the plan, the backland development is too bulky and inconsistent with the character of surrounding buildings, and the scheme does not replicate, reflect or complement the characteristics of the conservation area. Roof morphology: the construction of the roof requires more information to be submitted, but it does not replicate, reflect or complement the characteristics of the conservation area, as the hybrid mansard gambrel roof construction is not clear that it fits into the adjoining roofs, this parade of shops is very prominent in the streetscape, and if the roof is not designed properly, the 'corner celebration' will cease. Layout: the rear block by its location as a backland development and its density is inconsistent with surrounding



development, and will have an impact on the amenities of properties on Selbourne Road, does not meet Secured by Design standards, and lack of sufficient space for refuse storage. Density: inconsistent and inappropriate with the density of neighbouring development. Detailing: no material references, character studies or conservation area assessments have been submitted, so there is no evidence that it will enhance the appearance of the area or reflect the traditional characteristics of the area.

External:

English Heritage would want additional information as regards an archaeological assessment of the site, together with information on the details and materials.

Internal:

Regeneration welcome the provision of 4 ground floor units for A1/A2 purposes within the development as it will contribute to the vitality of the town centre and provide local employment.

Environmental Health has no objections subject to conditions on hours of construction and contaminated land.

Education have no objections.

Conservation Advisory Group:

The Group object to the scheme. They welcome the introduction of commercial units onto Cannon Hill, but find the roofline remains unacceptable in terms of its relationship to the street scene and the conservation area. Cannon Hill is one of 3 character zones identified in the Conservation Area Appraisal. There is no objection to demolition, but the appraisal states that a high quality development is needed here. There is little change from the last refusal. The mass is noticeable due to the gradient, and the drawings are inconsistent as front dormers are still shown on some plans. The site is visible from the openness of The Green. There will be a discordant roofline which is larger than the neighbouring properties, and the heights and 'link' of the front block in relation to the adjoining buildings needs amending, as the impact of the roof on the conservation area is unacceptable, dominant and damaging on this very important site. As a whole the scheme represents an overdevelopment of the site, but the Group do want the redevelopment to succeed, but it has to have a commercial frontage and be in proportion with its neighbours. The bulk must be lost.

**Relevant UDP Policies:**

- |          |  |
|----------|--|
| (I) GD1  | New developments have regard to their surroundings             |
| (I) GD2  | New development improves environment                           |
| (II) GD1 | New developments are appropriately located                     |
| (II) GD3 | Aesthetic and functional designs                               |
| (II) GD6 | Traffic generation   |
| (II) GD7 | Car parking standards  |
| (II) GD8 | Site access and servicing                                      |
| (I) S1   | Wide range of viable shopping in shopping centres              |
| (I) S3   | Safeguard the vitality and viability of local shopping centres |
| (II) S13 | Loss of neighbourhood retail units                             |
| (II) S14 | Change of use to non-retail within local centres               |
| (II) H1  | Increase in housing stock                                      |
| (II) H7  | Residential density  |
| (II) H8  | Privacy and over-looking                                       |

(II) H9	Provision of amenity space
(II) T13	Creation or improvement of accesses
(II) T17	Needs of pedestrians
(II) T19	Needs of cyclists
(I) C1	Sites of archaeological or historical interest
(II) C26	Demolition in Conservation Areas
(II) C29	Loss of uses important in a Conservation Area
(II) C30	Development in Conservation Areas

### **Other Policy Considerations**

(II)T19	Cycle parking (Interim Amendment)
(II)SDC1	Sustainable Design and Construction (Interim Amendment)

### **Relevant National and Regional Planning Policy / Guidance**

PPG3 – Housing  
 PPG13 – Transport  
 PPG15 – Planning & the Historic Environment

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

3A.1	Increasing Supply of Housing
3A.2	Boroughs Housing Targets
3A.3	Efficient Use of Housing Stock
3A.4	Housing Choice
3C.1	Integrating Transport and Development
3C.21	Improving Conditions for Parking
3C.22	Parking Strategy
3C.23	Parking in Town Centres
3D.1	Supporting Town Centres
4B.3	Maximising the potential of Sites
4B.6	Sustainable Design and Construction
4B.7	Respect local context and communities
4B.10	London's Built Heritage
4B.11	Heritage Conservation

### **Analysis:**

#### Principle

In principle, there is no objection to the redevelopment of this existing commercial premises and the introduction of a mixed retail / residential scheme.

The previous scheme refused was wholly residential entailing the loss of any ground floor commercial premises. As the premises form part of a parade designated as a medium local centre within the Boroughs shopping centre hierarchy, this loss was considered to be a reason for refusal. The current scheme addresses this by incorporating 4 units at ground floor level, for either A1 or A2 uses resulting in a composition (commercial ground floor with retail above), in keeping with that of the of remainder of the parade

#### Conservation Advisory Group

At their meeting on 1<sup>st</sup> June, the Group decided to object to the current proposal and in particular, raised concerns regarding:

- a) unacceptable relationship of roofline given its bulk, depth and profile, to street scene and conservation area as the site especially as the site is visible from The Green
- b) do not consider development to be high quality as required by the Southgate Green Conservation Area Character Appraisal
- c) plans are inconsistent with some still showing front dormers

Overall, the Group consider the development represents overdevelopment and its bulk needs to be reduced.

This proposal has been the subject of lengthy negotiations to seek an acceptable form of development. In so doing, careful attention has been given to the integration of the development with the Conservation Area. The Character Appraisal identifies this site as one having the potential for improvement and overall, it is considered the alterations made to the front facade including the retention of the ground floor shop units and the removal of the roof dormers, do result in a much more acceptable form. It is accepted however that the depth of the frontage building necessitates an area of flat roof. Given the view of the site possible from along Cannon Hill and from The Green, the flank elevations and flat roof profile may well be visible. However there are a variety of roof styles and heights along this parade and it is currently felt that the presence of this design feature, would not detract from the character or appearance of the conservation area. However, additional elevations have been requested from the Applicant and further observations on this aspect will be made at the meeting.

For clarity, it can be confirmed that there are no front dormers proposed on the frontage block.

#### Compatibility with Surrounding Area

Density for this proposed development of 16 flats is 235 hrph, which is over the limit set by policy of 200 hrph in the UDP. The previous application for 20 flats proposed a density of 296 hrph. PPG3 and the London Plan advocate greater flexibility in the application of density standards to maximise development and Policy (II) H7 recognises that densities of up to 240 hrph may prove acceptable in town centre locations and those benefiting from a range of public transport options. This is not a town centre location, however there is a reasonable range of public transport options available close to the site. The question of whether the proposed scheme is acceptable or represents an overdevelopment however should involve more than a numerical assessment and must take into account the relationship of the development to its surroundings and the street scene as well as the impact on neighbouring residential properties to establish acceptability. In particular, careful attention must be given to the need to ensure that the development meets the test of preserving and enhancing the special character and appearance of the Southgate Green Conservation Area.

The proposed 3-storey frontage block would replace the existing single storey structure facing Cannon Hill. As the height of the proposed building would be very similar to its adjoining buildings, it is considered the development would satisfactorily integrate into the appearance of the parade and would not detract from the street scene. In addition, the front dormers to the frontage block have been removed, so this block is now considered to be much more sympathetic to the street scene. Moreover, the applicant had made reference to the presence of buildings on this parade, to the north of the site of a similar three storey in height. As a result, it is considered the proposed form and design would meet the test of preserving and enhancing the special character and appearance of the Conservation Area.

The siting of a two storey residential block to the rear is considered acceptable in principle and would result in the cessation of the activity associated with the current use of the yard for the storage, maintenance and delivery of building equipment / vehicles which has given rise to concern within the local community. The design has been simplified from the refused scheme, and as such is considered acceptable as regards impact on the conservation area, and the visual amenities of the surrounding area. There has also been an improvement in the relationship of this rear block to the boundary with Selbourne Road with the previous scheme being 1.6m off the boundary, with 2m now proposed. In terms of the developments integration into the appearance of the surrounding area and that of the Conservation Area, the scale and appearance is now considered acceptable.

The provision of amenity space has increased with space still proposed in the form of small areas to the rear of each block. The total provision is still however below the 75% of gross internal floor space. However, given the nature of the development and the location of the site with a number of local amenities close including Broomfield Park to the south, it is not considered that this on its own would be a reason for refusal.

Taking the aforementioned factors into account, on balance, it is not considered that the proposed development would appear cramped, out of scale or overly dominate the street scene. Accordingly, the scheme would preserve and enhance the character and appearance of the surrounding area and the Conservation Area.

#### Relationship to Neighbouring Properties

The front block is considered acceptable as it would not have an adverse impact on any adjoining occupier, as the proposed building is largely in line with the adjoining buildings fronting the High Street. To the north is a commercial yard which will not be affected by the proposed development.

The rear two storey block with rooms in the roof has a mansard style roof to take the bulk of the building away from the northern and southern boundaries of the site. The siting of the building has been moved to be 2m away from the boundary with the rear of the properties facing Selbourne Road. However, concerns remain that the building would still have an adverse affect on the amenities of neighbouring properties.

The block would be sited between 10 and 13metres from the eastern boundary shared with the rear gardens of 3a & 5 Selbourne Road: a minimum distance of 11 metres would exist from the rear dormer windows. Although partly less than the 11 and 12.5 metres that would normally be sought, given that any overlooking would occur across the end of the respective gardens, the impact on privacy and residential amenity levels is not considered significant. Moreover, the overall separation is unlikely to lead to any overshadowing of this garden areas.

With regard to the relationship with 1, 1a, 3 & 3a Selbourne Road, the block would be sited 2 metres off the site boundary and 4 metres from the garden boundary. Overall, at its closest, there would be a distance of 16.8 metres between the rear elevation of the neighbouring properties and the proposed block.

The development will clearly represent a significant presence in the outlook from the rear of these neighbouring houses. This relationship has been amended since the previous application, but it is considered that with the development at two storey, taking into account the 10.7 metre depth of the block, it is not considered that the development would unduly prejudice the outlook and amenities of the adjacent properties sufficient to warrant refusal of the application. In addition, climbing vegetation is proposed to further mitigate the appearance of the development. Furthermore, given the orientation and siting off the boundary, no overshadowing is likely to

occur. Also, there are no windows proposed in the facing flank elevation and therefore, no issues of overlooking / loss of privacy are thought to exist.

As a result, it is considered that the proposed development would not unduly prejudice the amenities enjoyed by the occupiers of these neighbouring properties, nos 1, 1a, 3 and 3a Selbourne Road, of which none have commented on this application. For the previous scheme, No. 1 Selbourne Road had concerns with parking provision and noise from lorry movement, and no. 3a Selbourne Road was in agreement with the proposals, but do not think that the site can operate as both residential and builders yard together.

### Parking & Access

The proposal makes provision for 19 car parking spaces and pedal cycle facilities which equates to just over one space per residential unit. Whilst below UDP standards, having regard to PPG 3 and PPG 13, as well as the London Plan, together with the removal of the existing use from the site, it is considered that on balance, this level of parking for the type flats proposed is acceptable.

As regards the access road to the site from Selborne Road, it is felt that the traffic generated by the development of 16 flats would not unduly affect the free flow and safety of traffic using Selbourne Road or its junction onto Cannon Hill. Furthermore, details of the vision splays have been submitted to comply with the safety standards as set out in DB32 and 'Places Streets and Movement' and the use of the existing access is considered to be acceptable.

### **Sustainable Design and Construction**

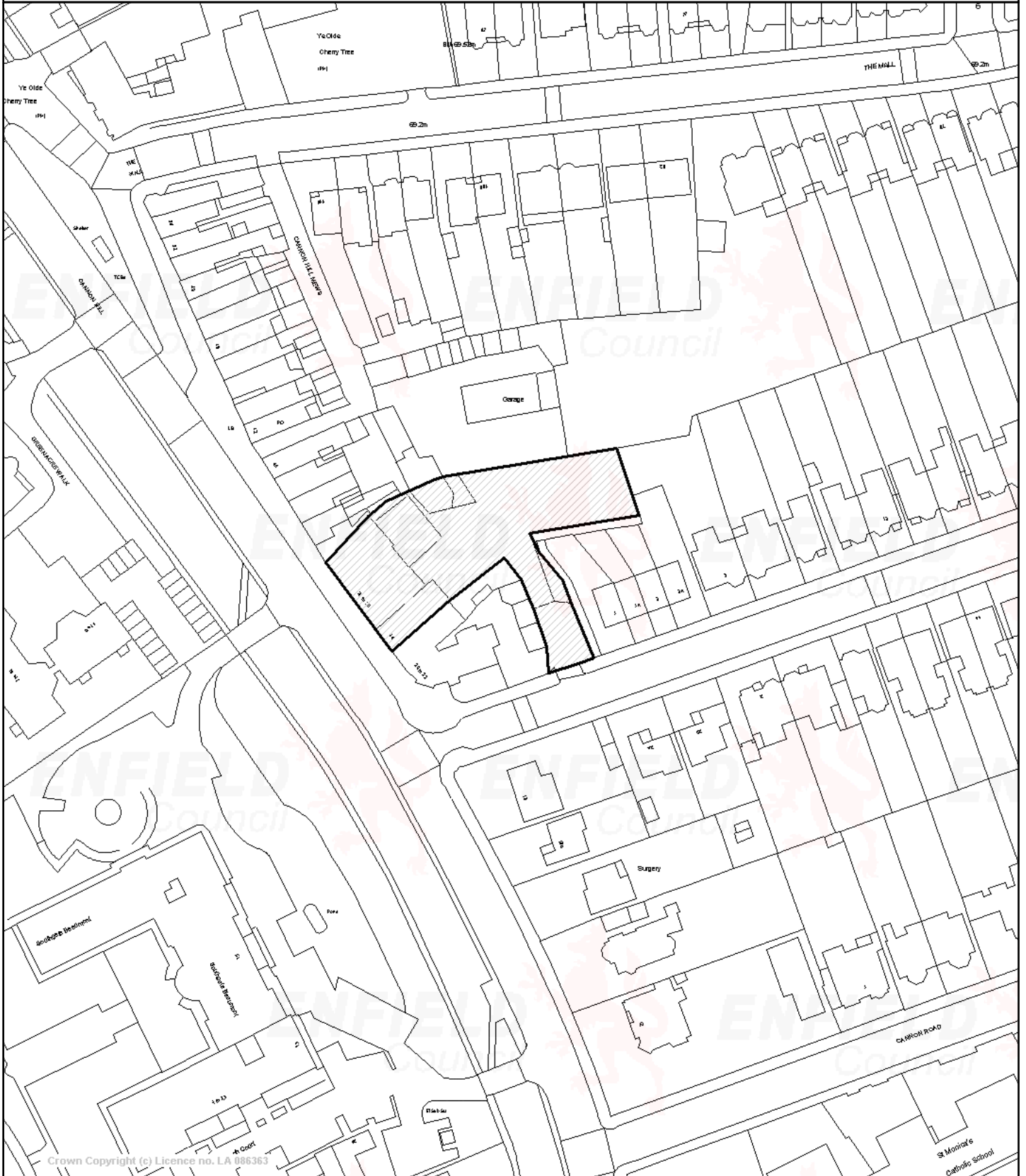
A sustainability assessment form has not been submitted and this requirement is the subject of a condition.

### **Conclusion:**

It is recommended that planning permission be granted for the following reasons:

1. The use of the site for residential purposes would be in keeping with the composition and character of the surrounding area and contribute to the supply of housing within the Borough, in accord with Policies (I)GD1, (I)GD2, (I)GD1, (II)GD3 and (II)H1 of the Unitary Development Plan.
2. The proposed scheme would result in a development that would not detract from the character or appearance of the surrounding area or Conservation Area having regard to Policies (I)GD1, (I)GD2, (II)GD3, (II)H7, (II)H9, (I) C1, (II) C29 and (II) C30 of the Unitary Development Plan.
3. The proposed development would not unduly prejudice the amenities of the neighbouring residential properties through overlooking and a loss of privacy having regard to Policies (II)H8 of the Unitary Development Plan.
4. The proposed vehicular access (including any necessary highway safety improvements that have been identified) will not give rise to additional vehicle movements that are prejudicial to the free flow and safety of vehicles using the adjoining highways having regard to Policies (II)GD6 and (II)GD8 of the Unitary Development Plan.
5. The level of parking provision shown is considered sufficient and unlikely to give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highways having regard to Policies (II)GD6, (II)GD7 and (II)GD8 of the Unitary Development Plan.

TP/06/0309



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Scale 1/1250 Date 9/6/2006

Centre = 530082 E 193327 N

**Application Number:** TP/06/0352 **Ward:** Winchmore Hill  
**Date of Registration:** 14th March 2006

**Contact:** Andy Higham 020 8379 3848

**Location:** 33, BROAD WALK, LONDON, N21 3BU

**Proposal:** Demolition of existing buildings and subdivision of site for the erection of two 2-storey six bedroom detached single family dwelling houses with accommodation in roof incorporating front dormer windows and integral garages. (Revised scheme)

**Applicant Name & Address:**

Mr & Mrs David Dervish  
33, BROAD WALK  
LONDON  
N21 3BU

**Agent Name & Address:**

Andrew Scott Associates  
1325, High Road  
Whetstone  
London  
N20 9HR

**Note for Members**

This application was deferred for a member's site visit which occurred on 10<sup>th</sup> June 2006. The application is now re-presented to members for consideration.

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

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C15 Private Vehicles Only - Garages
6. C21 Construction Servicing Area
7. C22 Details of Const. Vehicle Wheel Cleaning
8. C24 Obscured Glazing
9. C25 No additional Fenestration
10. C26 Restriction of Use of Extension Roofs
11. C28 Restriction of Permitted Dev - Buildings

12. C29 Restriction of PD - Means of Enclosure

13. C51A Time Limited Permission

### **Site and Surroundings**

The application site contains a large detached property situated on a generous plot on the north east side of the road, close to its junction with Seaforth Gardens. The plot is approx. 34m wide and 75m in depth.

Broad Walk is characterised predominantly by substantial detached single residential dwellings, set within relatively generous plots with a degree of visual separation. The properties within the road compose a mix of different styles and character. A number of adjoining properties have been comprehensively extended, and there have been a number of demolition and rebuild schemes approved and implemented within the road but the essential character still remains.

The surrounding area contains Groveland's Priory Hospital sited in the extensive grounds of Groveland's Park to the north west whilst to the south east is Woodcroft open space. Both these swathes of adjoining open space, combined with the generous spacing between properties and frontage setbacks, help create a general feeling of openness and spacious character.

Although the site benefits from numerous mature trees and shrubbery, there are no trees covered by Protection Orders within the site.

### **Amplification of Proposal**

Permission is sought for the demolition of the existing two storey (plus roofspace) dwelling as well as the associated garages / outbuildings and the construction of two detached six bedroom dwellings each constructed over two storeys (plus roofspace). Both proposed dwellings incorporate integral garages involving the subdivision of the existing plot.

This application is a resubmission of a previous application (Ref : TP/05/2097) refused on grounds relating to the scale and design of the proposed dwellings harming the identified character of the Broad Walk. Changes to the proposal include the removal of the detached garages previously proposed to the frontage of the site, and their replacement with integral garages; an increase in the spacing between the proposed properties and adjoining boundaries, and alterations to the overall design of the two properties to provide some visual interest and variation.

### **Relevant Planning Decisions**

TP/01/1474 - Front and side boundary wall and formation of vehicular access over greensward was refused in October 2002.

TP/04/1127 - A scheme to reduce height of existing boundary wall and incorporate brick piers and railings was approved in July 2004.

TP/05/2097 - Demolition of existing buildings and subdivision of site for the erection of two 2-storey six bedroom detached single family dwellings house with accommodation in roof incorporating front dormer windows and detached garages at the front was refused in February 2006.

### **Consultations**

Public



Consultation letters were sent to 10 neighbouring and nearby residential properties. Two written representations have been received so far at the time of writing. Any subsequent written representations received will be reported at the meeting. The main points of objection from the two letters received are summarised below:

The proposal would unacceptably alter the character of the street.

The front dormer windows may overlook the neighbours or infringe our privacy ?

Due to the siting of the proposed properties, and their depth beyond the rear building line of adjoining properties, a loss of privacy and loss of light may result.

The safety of pedestrian traffic within Broad Walk may be adversely effected by the proposal.

Some houses within the street have been renovated with imagination and flair. These two houses would not do anything for the road and would detract from the overall charm.

#### External:

None

#### Internal

Education raise no objection

#### **Appropriate UDP policy**

- (I) GD1 Developments have appropriate regard to surroundings
- (I) GD2 Developments to improve environment
- (II) GD1 New developments to be appropriately located
- (II) GD3 Aesthetic and functional design
- (II) GD6 Traffic considerations
- (II) GD7 Car parking requirements
- (II) GD8 Access and servicing
- (II) GD10 Development integrated into locality
- (II) GD11 Access for people with disabilities
- (I) H1 Contribute to strategic housing needs
- (II) H1 Increase housing stock
- (II) H7 Density
- (II) H8 Maintain privacy and prevent overlooking
- (II) H9 Amenity space
- (II) T13 Access to highways

#### Other Appropriate Policy

- (II)SDC1 Sustainable Design and Construction (interim amendment)
- (II)T19 Cycle Parking Standards (interim amendment)

#### **Relevant National Planning Policy Guidance:**

- PPS1 Sustainable Communities
- PPG3 Housing
- PPG13 Transport

## London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

- Policy 3A.4 Housing Choice
- Policy 3A.14 Addressing the Needs of London's diverse population
- Policy 4A.7 Energy efficiency and renewable energy
- Policy 4B.6 Sustainable Design and Construction
- Policy 4B.7 Respect local context and communities

## Analysis

### Principle

Broad Walk is a residential location and thus, residential development is in principle, likely to prove acceptable. However, the key to the acceptability of any scheme is its integration with the existing character and appearance of the street scene. Critical in this instance and fundamental to the principle, is whether the subdivision of this residential plot into two is acceptable.

As has been identified, the existing plot is 34 metres in width. This would be divided into two with each resultant plot being 16 metres (approx.) wide.

An important contributory factor in the character of Broad Walk is the size and width of many of the residential plots. Whilst there are many wide and large plots, there are sections which are composed of plots of similar width to that now proposed. Neighbouring plots are: 27a (20), 29 (16m), 31 (18m) and opposite Nos 60 (18m), 62 (18m), 64 (18), 66 (21m), 68 (21m) 70 (18m) and 72 (20m). Whilst at the lower end of this range, it is not considered in principle that plot widths of this size would harm the established pattern or rhythm of development along the street to the detriment of its character.

Moreover, having regard to guidance in the form of PPG3 (Draft PPS3) and the London Plan, and due to the increasing need to provide new housing stock within the borough (especially in the form of family housing), it is considered that in principle, the demolition of a single dwelling construction of two dwellings would be in keeping with these aspirations and contribute towards the supply and range of housing within the Borough. However, proposals for such development will only be acceptable providing the proposed replacement dwellings are in accordance with Council Policy with regards to spacing, and visual impact and do not have a significant detrimental impact on the visual and residential amenities of adjoining occupiers, the appearance of the street scene or the character of the area.

### **Integration with Existing Character / Appearance of Area**

To address the setting of the proposed dwellings and to safeguard the open and detached character of the street scene, negotiations have secured a gap of 4m between the flank walls of the proposed properties. At the northeast boundary of the site (adjoining no. 35 Broad Walk), there is a distance of around 1.9m retained to the site boundary. To the southwest (adjoining no.31), a distance of around 1.6m is retained. Given the context of the development, this relationship is considered sufficient to safeguard minimal levels of separation with the neighbouring properties.

In addition, the proposed properties have been stepped, with proposed 'House A' set around 2m forward of 'House B' to provide some visual separation / interest. Furthermore, the proposed dwellings are also sited at variance with the neighbouring houses and there is a considerable setback from the road frontage of around 16 -18m, (which is deeper than the existing dwelling). As a result of these factors, it is considered that due to the spacing between properties, the set back from the road frontage, and the stepping of the proposed dwellings, there will be a sufficient level of visual separation and spacing between dwellings, so as not cause a harmful impact on the appearance of the street scene or the character of the area.

Following discussions, the design of houses has been varied, with different features incorporated as part of each design. These alternative designs help to provide some further variation and visual interest within the street scene and the character of the surrounding area. Both dwellings incorporate two front dormer windows in order to facilitate the use of the loft space. The dormers are considered to be acceptable in terms of design and scale, and are a common feature within the street scene. The proposed bay window frontage, style of fenestration and front entrance detailing are also features mirrored within Broad Walk.

The proposed dwellings are considered to be acceptable in terms of overall height, bulk and scale. At a height of just under 9m to the ridgeline, the proposed dwellings correspond with the height of the existing and also adjoining dwellings. Due to the depth of the properties however, there is a large area of flat "table top" roof rather than a traditional ridge. However this is only likely to be apparent from side views and is not considered of sufficient harm to warrant refusal.

The area of amenity space for each of the new dwellings is considered to be sufficient, with rear garden depths well in excess of 40m. The majority of trees and shrubs to the rear of the existing property are to be retained (there are no trees covered by protection orders within the site).

Refuse storage areas are provided for each of the proposed dwellings. Situated to the frontage of the property, adjacent to the proposed entrances, the storage areas are considered to be acceptable.

### Relationship to Neighbouring Properties

The proposed development will result in buildings closer to the existing boundaries with the adjacent properties.

House A would project significantly beyond the rear of No.31. However, the projection would not be beyond 45 degree line taken from the nearest windows at ground floor level. At first floor level, although there is a slight infringement of the 30 degree line, it is considered that due to the orientation of the property, no significant overshadowing will occur. In addition, No 31 has an established outbuilding sited along the common boundary which already provides a . Consequently, it is considered that the amenities of this property would not be unduly affected. With regard to No.35, although House B would also project beyond the rear, the projection is less, and again meets the criteria established in Policy (II)H12 regarding the safeguarding of residential amenity.

There are to be first floor windows inserted in either flank of the dwellings. The proposed windows serve stairwells and bathrooms, which are non-habitable rooms. A condition will ensure that the windows are obscure glazed, and consequently, there will be no significant loss of privacy due to overlooking.

### Access / Traffic Generation

Two crossovers currently exist on each side of the frontage. These crossovers will be utilised to provide the separate access to each proposed dwelling. Consequently, as the situation is to remain primarily as existing, there will be no adverse impact on the adjoining highway or on levels of highway safety.

### Parking

A double (integral) garage is to be provided within each proposed dwelling. There is sufficient space to the front of each property to provide additional space for any extra vehicles if necessary.

### **Sustainable Design and Construction**

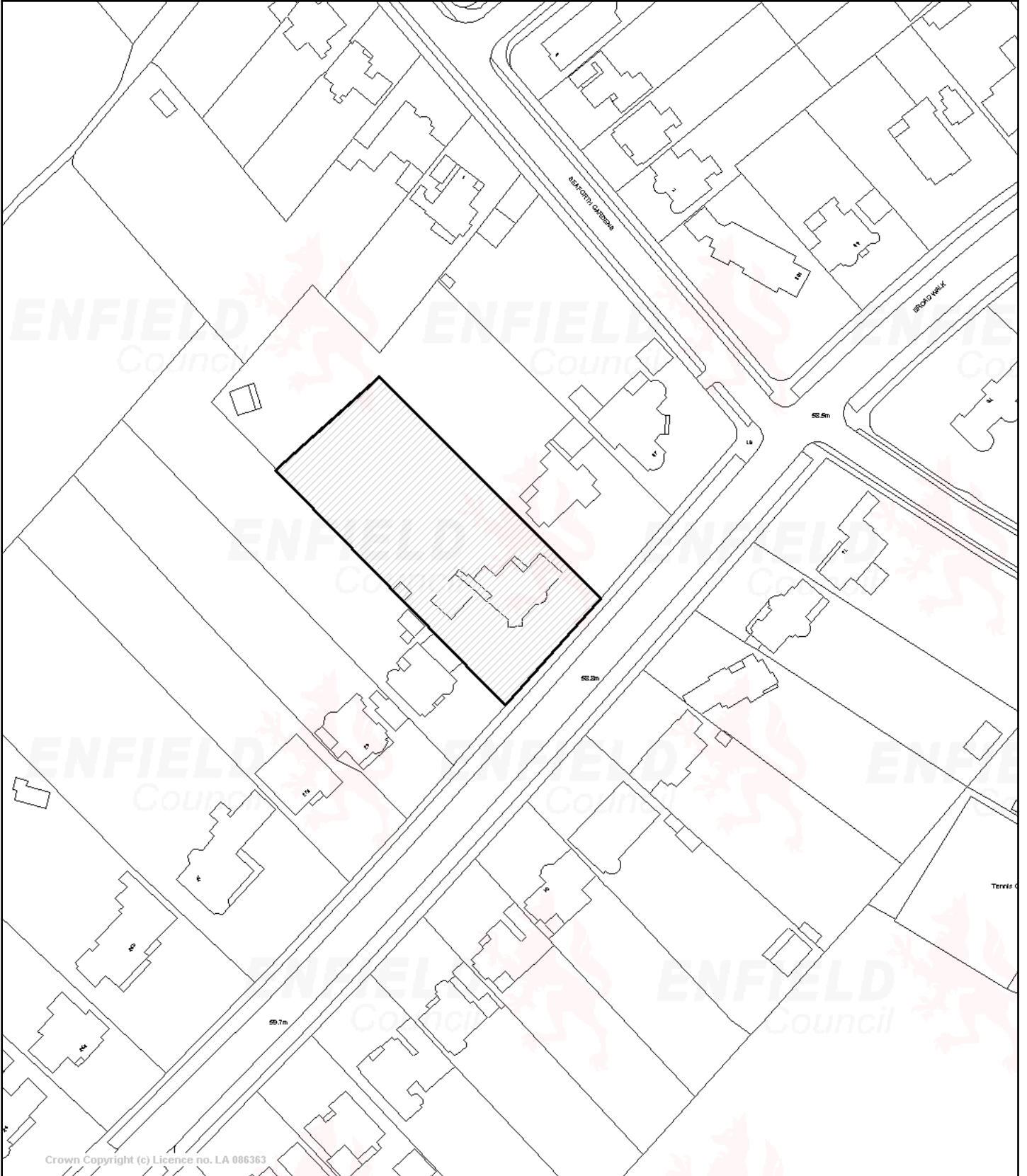
The submitted sustainability form has received an overall grade of 84 out of a possible 116, which equates to 72%. Overall, this is considered to be a good grade, which reflects the applicant's consideration of most of the issues relating to the proposed development.

### **Conclusion**

In the light of the above, the proposal is considered acceptable for the following reasons:

1. The proposed two detached dwellings by virtue of their size, siting, design and appearance would have appropriate regard to their surroundings, and will not have a have an unacceptable detrimental impact on the amenities of surrounding residential occupiers, the appearance of the street scene or the character and appearance of the surrounding area, having regard to Policies (I) GD1, (I) GD2, (II)GD1, (II)GD3, (II)H7, (II)H8 and (II)H9 of the Unitary Development Plan
2. The proposed development makes sufficient provision for off street parking, would not lead to additional parking, and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6, (II)GD7 and (II)H10 of the Unitary Development Plan.

TP/06/0352



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Scale 1/1250 Date 12/4/2006

Centre = 531071 E 194333 N

**Application Number:** TP/06/0477 **Ward:** Chase

**Date of Registration:** 5th April 2006

**Contact:** David Snell 020 8379 3838

**Location:** Riverside Sports Club, Turkey Street, Enfield, Middx, EN1 4RJ

**Proposal:** Works to existing sports ground including creation of multi-use games area (MUGA) incorporating fence enclosure and erection of 6No. flood lights together with single storey detached building for use as change rooms, single storey detached shelter building, children's play area, revised car parking layout, new access to Turkey Street, boundary fencing and associated landscaping.

**Applicant Name & Address:**

Omonia Youth Football Club  
Tawn Ltd  
495, Green Lanes  
Palmers Green  
London  
N13 4BS

**Agent Name & Address:**

Howard Fairbairn & Partners  
Architects  
18-24, High Street  
Edgware  
Middx  
HA8 7RP

**Note for Members**

This application is reported back to Committee following a Members site visit.

**Recommendation:** That Planning Permission be **GRANTED** subject to the following conditions:

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C17 Details of Landscaping
6. C18 Details of Tree Protection
7. C19 Details of Refuse Storage
8. C21 Construction Servicing Area

9. C22 Details of Const. Vehicle Wheel Cleaning

10. C25 No additional Fenestration

11. The changing rooms shall only be used in association with the adjacent sports field and multi use games area and for no other purpose whatsoever.

Reason: to ensure that the development complies with Unitary Development Plan Policies to ensure that the use remains compatible with the Green Belt area in which it is located.

12. That details of the floodlights, including measures to secure directional control, be submitted to and approved in writing by the Local Planning Authority before development begins.

Reason: To safeguard the amenities of the neighbouring occupiers.

13. That a schedule detailing the opening hours and use of the facilities, including the use of the floodlights, be submitted to and approved in writing by the Local Planning Authority before development begins.

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

14. No development shall take place until a detailed survey of existing trees on site identifying species, size, density, spread and maturity have been submitted to the Local Planning Authority. The survey shall clearly identify the trees to be retained and those to be removed. Trees to be retained shall be done so in accordance with Condition 06 of this permission.

Reason: In the interest of the visual amenities of the area.

15. That details of secure cycle parking facilities shall be submitted to and be approved by the Local Planning Authority prior to the commencement of development. Such cycle parking shall be provided in accordance with the approved details before use of the facilities the subject of this permission, commences.

Reason: In the interests of promoting alternative sustainable modes of Transport and a reduction in the reliance on the use of private motor vehicles having regard to local, national and regional policies.

16. C51A Time Limited Permission

### **Note for Members**

This application is reported back to Committee following a Members site visit.

**Recommendation:** That Planning Permission be **GRANTED** subject to the following conditions:

## Site and Surroundings

The site is an established sports ground and is approximately 2.8ha in area, and lies on the south side of Turkey Street, near to the junction with Bulls Cross. The site is enclosed with fencing of varying heights and with various degrees of level of vegetation. Along the eastern boundary (with the New River) is a 3m high green palisade fence, sparsely populated with woody vegetation. The northern and western boundaries have low fencing but are heavily populated with mature woody vegetation.

The site is located in the Green Belt, an Area of Special Character, and the Forty Hill Conservation Area. To the east of the New River is St. Ignatius College.

Turkey Street is quite narrow and rural in character at this point. There is a road closure on the bridge over the New River preventing the use of the road by through traffic, adding to the rural perception. On the western side of the junction with Bulls Cross is the entrance to Myddelton House, a Grade II Listed Building.

## Amplification of Proposal

Permission is sought for works to the existing sports ground including the creation of a multi-use games area (MUGA) incorporating fence enclosure and erection of 6No. flood lights, together with a single storey detached building for use as change rooms, a single storey detached shelter building, children's play area, revised car parking layout, new access to Turkey Street, boundary fencing and associated landscaping.

The proposed floodlights will be 16m in height and will replace the existing life-expired floodlights, which are 8.5m in height.

The proposed changing rooms building will be 11.5m wide, 26.4m deep, 2.6m in height to the eaves and 6.5m in height to the ridge of a pitched roof. It will be located south of the MUGA, near to the eastern boundary of the site.

The proposed shelter building will be located on the southern boundary of the site and will measure 5.5m in width, 14.4m in depth, 2.6m in height to the eaves, and 4.3m in height to the ridge of a pitched roof.

The proposed MUGA will measure 65m x 41m. It will be enclosed by a 5m tall ball stop fencing. The surfacing material will be '3<sup>rd</sup> Generation Astro-Turf'.

Facilities will be made available to the general public.

## Relevant Planning Decisions

- TP/87/0580 - Erection of two linked four-bedroom houses with integral garages involving removal of two cypress trees. – REFUSED – 04/09/1987.
- TP/96/0426 - Demolition of existing sports and social club and construction of a single storey pavilion to provide new sports and social club. – GRANTED WITH CONDITIONS – 15/04/1997.
- CAC/96/0013 - Demolition of existing sports and social club and outbuildings. – GRANTED – 15/04/1997.



- TP/00/0119 - Erection of sports pavilion/clubhouse. – GRANTED WITH CONDITIONS – 17/05/2000
- TP/00/1462 - Single storey front and rear infill extension. – GRANTED WITH CONDITIONS – 20/12/2000.
- TP/01/0152 - Change of use (in part) from sports and social club to children's day nursery. – REFUSED – 09/05/2005 – ALLOWED ON APPEAL – 17/09/2001.
- TP/03/1332 - Change of use (in part) from sports and social club to day care centre for adults and children not exceeding 100 persons at any one time, involving erection of infill extension, glazed entrance canopy, glazed loggia at rear, external alterations and formation of caretakers flat in roof. – GRANTED WITH CONDITIONS – 27/05/2004.
- TP/03/1332/DP1 - Details pursuant – APPROVED – 27/05/2005.
- TP/03/1332/DP2 - Details of outside play area and planting submitted pursuant to conditions 04 and 07 of approval under Ref: TP/03/1332 for change of use to a day care centre. – APPROVED – 16/08/2005.

## **Consultations**

The initial consultation period was from 10 April 2006 to 01 May 2006. However, the consultation area was extended, with the consultation period expiring on 12 May 2006.

### Public

Consultation letters were sent to 52 neighbouring properties in addition to the statutory site and press publicity. Nine letters of objection were received raising the following points:

### Proposed buildings:

- Already a substantial building on the site that should be utilised.
- Proposed building is contrary to UDP Policies pertaining to the Green Belt and Conservation Areas.
- Proposed shelter could become a building in the future.

### Floodlighting:

- Floodlighting will be intrusive on nearby dwellings.
- Floodlights will detract from quality of life of residents.
- Out of keeping with the Conservation Area.

### Fencing:

- Proposed fencing is not in keeping with a Conservation Area.
- Proposed fencing would appear intrusive and excessive.
- Proposed fencing looks industrial.

### Traffic / Vehicular issues:

- Additional traffic at junction of Turkey Street and Bulls Cross will make it more hazardous.
- Access to the site from Bulls Cross junction is dangerous due to the narrow width of the road.
- Traffic using new entrance would wreak havoc in the lane at busy periods.
- Insufficient parking provision.
- Visibility difficulties when trying to exit onto Bulls Cross.

#### Playground:

- Location may disturb residents to east of the New River.
- May be considered a mar on the landscape.
- Careful planting could enhance this facility.

#### Green Belt / Conservation / AOSC:

- Forty Hill and Bulls Cross is designated as an area of special character and it should remain so.
- No additional building should be allowed because of the Green Belt designation.
- Proposal represents a considerable erosion of the Conservation Area / Green Belt.
- Proposal represents a commercialisation of the Conservation Area / Green Belt.

#### Landscaping:

- Insufficient information on shrubs or trees to be removed or whose roots will be affected by artificial surfacing.
- If mature specimens are removed and replaced with saplings, the natural environment and habitats will be severely affected for many years.

#### External

No comments received from Thames Water, EDF Energy or the London Green Belt Council. Any comments received will be reported to Committee.

Forty Hills & Bulls Cross Study Group – The Group believes the application is inappropriate in the Conservation Area, The Green Belt, AOSC. The following points are raised:

#### Changing room and shelter:

- Proposed design and style of changing room does not preserve or enhance the Conservation Area.
- Applicant has not demonstrated any special circumstances for the need to increase capacity of changing facilities.
- Removal of containers is welcomed but the shelter is inappropriate in this location.

#### Site entrance:

- Size and location of new site entrance will increase views onto the exiting 'thoroughly unattractive building.
- Increase hazard risk for pedestrians as the pavement is on the opposite side of the road whereas the current entrance is at the end of the road.

#### Fencing:

- Any fencing should be in keeping.

#### MUGA:

- Surface materials, boundary treatment and floodlight columns will be widely visible.
- Potential light spillage will affect wildlife.
- Although located where the tennis courts are at present, proposal represents a much larger footprint.

#### Children's playground:

- Potential visual impact by relocation of playground.
- Playground will be visible from road and would not be commensurate with semi-rural character of the area.

#### Landscape:

- No trees, especially mature trees, should be removed.
- Any suitable landscaping is welcomed.

### Internal

None.

### Conservation Advisory Group

Objection for the following reasons:

- Overdevelopment of the site.
- 'Creeping development on the site'.
- Existing building should be used for changing room purposes.
- Floodlights will destroy the character of the area.

### Appropriate UDP Policy

(I)C1	To preserve/ enhance Conservation Areas
(II)C30	New development in conservation areas.
(I)G1	To resist inappropriate developments in the Green Belt
(I)G2	Improvement and enhancement of environment within Green Belt.
(II)G1	To resist inappropriate development in the Green Belt
(II)G2	Proposed development does not damage the open nature of the Green Belt or its landscape character
(II)G6	Area of Special Character
(II)G11	Ensure new development in Green Belt not detrimental to landscape
(I)GD1	Regard to surroundings
(I)GD2	Surroundings and quality of life
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)GD8	Site access and servicing

### Other Relevant Policy

SDC1	Sustainable assessment
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### National & Regional Policy

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPG13	Transportation
PPG15	Planning and the Historic Environment
PPG17	Planning for Open Space, Sport and Recreation

The London Plan:

- Policy 3C.22                      Parking strategy
- Policy 3D.5                        Sports facilities
- Policy 3D.8                        Green Belt
- Policy 4B.6                        Sustainable design and construction

## Analysis

Policy (II)G2 of the UDP indicates the types of developments that are normally considered acceptable within the Green Belt. In sub paragraph (b) it indicates that open recreational facilities (including ancillary buildings) are appropriate in the Green Belt provided they do not damage the nature of the Green Belt or its landscape character. Furthermore, guidance contained within PPG17 states that planning permission should be granted in Green Belts for proposals to establish or to modernise essential facilities for outdoor sport and recreation where the openness of the Green Belt is maintained. Development should be the minimum necessary and non-essential facilities (eg additional function rooms or indoor leisure) should be treated as inappropriate development.

The principle of this type of development in this locality has been established through the granting of planning permission under reference TP/00/0119 for the erection of a sports pavilion/clubhouse on the north side of Turkey Street, and the subsequent renewal of that permission granted under reference TP/06/0049.

### Proposed changing room building:

The nearest residential dwelling to the proposed changing room building is approximately 50m away and separated from the site by the New River. It is considered that the proposed building will not unduly impact on the amenities of adjoining residential occupiers in terms of loss of light and overshadowing. Whilst it will project 3.5m above the existing boundary fencing, the submitted drawings show additional planting of trees along the boundary. This will help to screen the proposed building from those dwellings on the eastern side of the New River.

When viewed from the properties along the western boundary, the changing room building may be visible from upper floor windows only as the existing dense woody vegetation combined with the proposed high boundary treatment will obscure the view to the building. The nearest dwelling along this boundary is Garnault, a Grade II Listed Building, located approximately 150m away.

### Proposed shelter building:

The proposed shelter on the southern boundary will not impact on the amenities of neighbouring properties as it will be screened by the proposed 5m high fence along this boundary. It will also not be highly visible from Turkey Street, as it is approximately 200m away from this frontage, which is heavily vegetated. The existing shipping containers near to the proposed location of the shelter, will be removed.

### Proposed MUGA and floodlight columns:

The surfacing material of the proposed MUGA will be of 3<sup>rd</sup> Generation Astro-Turf, similar to that used by Premiership Football Clubs. This surfacing material will enable a range of activities to be carried out. The MUGA will be enclosed by a 5m tall, ball stop.

The proposed 8.0m tall floodlights are to replace the existing 8.5m tall, life-expired floodlights. The existing arrangement has x2 floodlight columns at each end of the court near to the corners, and one on either side, centrally located. The proposed arrangement is for x3 columns on either side of the MUGA.

### Proposed children's play area:

The principle of the children's play area has been established through the granting of planning permission under reference TP/03/1332 and the subsequent approval of those details under

reference TP/03/1332/DP2. The nearest residential property is approximately 100m away and separated from it by The New River and some trees along the boundary. It is considered that due to the distancing to neighbouring properties, the proposed siting of the play area will not unduly impact on the residential amenities of the adjoining occupiers.

#### Boundary fencing:

The proposed means of enclosure will be of benefit to the sports ground and to adjoining properties in terms of security. The boundary treatment shall be secured through an appropriately worded condition.

#### Access / Traffic Generation / Parking

No new vehicle access onto Turkey Street is proposed. Access to and from the site will be via the existing entrance near to the Turkey Street New River Bridge, which is closed to through traffic. In addition, the level of parking proposed is considered to be sufficient to meet the needs of this facility.

#### Sustainable Design & Construction

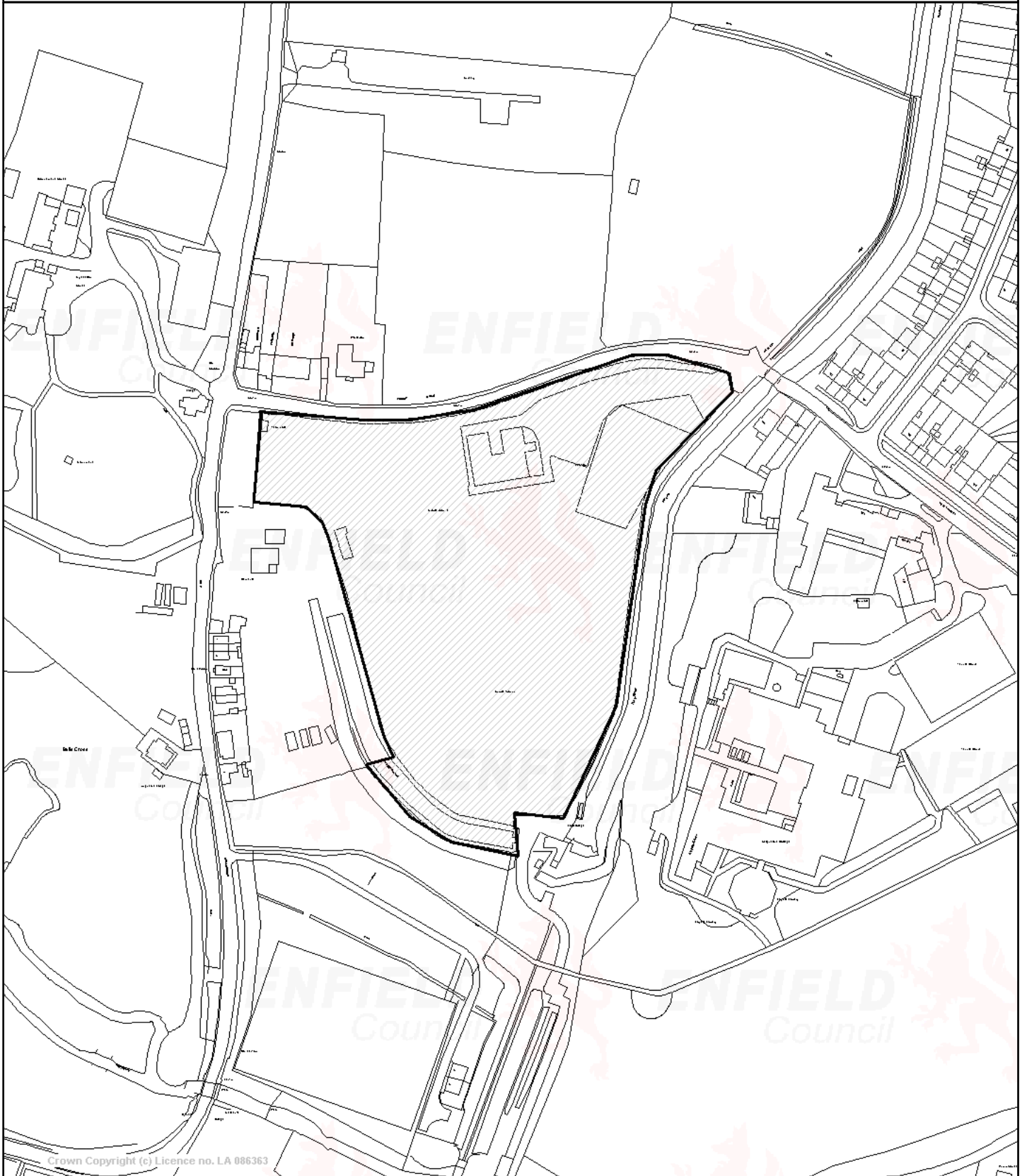
The proposal achieves a satisfactory sustainability assessment score.

#### **Conclusions**

The proposal will improve the facilities at the sports ground and is welcomed.

1. The additional activity and traffic generation resulting from the proposed development would not significantly harm the character or environmental quality of the area or residential amenity, having regard to Policies (I)C1, (I)GD1 and (II)GD1 of the Unitary Development Plan.
2. The proposal would not lead to conditions that would be detrimental to the highway safety and convenience in the locality, having regard to Policies (II)GD6, (II)GD7 and (II)GD8 of the Unitary Development Plan.
3. The proposed buildings, by virtue of their size, height and design, would ensure that there is no significant harm to the character and appearance of the Green Belt or Conservation Area, having regard to Policies (II)G2, (II)G6, (II)G11, (I)C1 and (II)C30 of the Unitary Development Plan and Planning Policy Guidance Notes 2 and 15.

TP/06/0477



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Scale 1/2500 Date 12/5/2006

Centre = 534390 E 199003 N

**Application Number:** TP/06/0564 **Ward:** Enfield Lock

**Date of Registration:** 2nd May 2006

**Contact:** David Snell 020 8379 3838

**Location:** THE RIFLES PUBLIC HOUSE, 600, ORDNANCE ROAD, and LAND ADJOINING 4, GOVERNMENT ROW, ENFIELD, ESSEX, EN3 6JQ

**Proposal:** Redevelopment of site for residential purposes (totaling 24 units) with associated access, car parking, garaging and amenity space, by the partial demolition and conversion of The Rifles Public House into 6 self-contained flats (comprising 4 x 2-bed, 1 x 1-bed, 1 x studio) involving balconies at rear first floor level, accommodation in roof space with front and rear dormer windows and front entrance ramp; erection of two terraces of eight 3 bed 2-storey houses and erection of a pair of semi-detached 2-storey 3-bed houses together with provision of 8 car parking spaces for the use of residents of Government Row.

**Applicant Name & Address:**

Seedwell Ltd  
12B, Greendale  
Green Avenue  
Mill Hill  
London  
NW7 4QA

**Agent Name & Address:**

Mr Stephen Coulson, Graham Seabrook Partnership Ltd  
The Studio Barn  
Bury Farm Courtyard  
Pednor Road  
Chesham  
Bucks  
HP5 2JU

**Recommendation:** That planning permission be **REFUSED** for the following reason:

1. The proposed development by reason of its size, siting and layout would lead to an overdevelopment of the site resulting in a cramped form of development which would fail to preserve or enhance the character of appearance of the Enfield Lock Conservation Area and would have inappropriate regard to its surroundings. In this respect the development would be contrary to Policies (I)C1, (II)C27, (II)C30, (I)GD1 and (II)GD3 of the Unitary Development Plan.

**Site and Surroundings**

The site comprises the Rifles Public House and Banqueting Suite at the end of Ordnance Road, together with the two car parks that serve the premises to the north, dissected by the emergency access into the Enfield Island site. It also includes an area of undeveloped land, opposite the existing public house, that is predominantly covered in trees and is the subject of an Area Tree Preservation Order (the 'woodland'). The site is located within the Enfield Lock Conservation

Area. The public house, the land to the south and the 'woodland', are located within the Lee Valley Regional Park and designated Green Belt.

To the north, the site adjoins No.4 Government Row, which forms part of a Listed terrace of cottages; to the east, the River Lee and beyond Enfield Island Village and to the south, Mill House, a two storey detached residential property. Opposite the site are two locally listed buildings, Lock House and Lock Cottage.

The area in the vicinity of the site is primarily residential in character

### Amplification of Proposal

Involves the redevelopment of the site including:

1. Demolition of the existing banqueting suite and other adhoc extensions to the original public house and its conversion into 6 self-contained flats.
2. The erection of two new terraces of two storey houses on the car park sites, providing a total of 16 dwellings.
3. The erection of a new pair of semi-detached houses with frontage parking between the public house and Mill House.
4. 22 parking spaces are proposed in front of the two terraces of houses; a parking court providing a further 11 parking spaces is provided between the public house and the semi-detached houses and a further parking court providing an additional 9 spaces is proposed adjoining No.4 Government Row. Eight of these parking spaces are to be made available to the residents of Government Row.

The emergency access through the site to the Enfield Island Village site beyond is retained.

The 'woodland', covered by the Area Tree Preservation Order would remain as existing.

This is a revised application following the grant of planning permission for the scheme described below.

### Relevant Planning History

TP/05/0728 – Planning permission granted for the demolition of the existing banqueting suite and other adhoc extensions to the original public house; its conversion into 8 self-contained flats, involving single storey extensions either side; the erection of two new terraces of two storey houses on the car park sites, providing a total of 13 dwellings; the erection of a new two storey detached house between the extended public house and Mill House. This permission was subject to a S106 Agreement requiring:

A contribution of £36,000 towards education provision

A contribution of £50,000 towards environmental improvements to improve amongst other things access in the vicinity of the site

The leasing of the woodland to the LVRPA to secure its future management, following the undertaking of an arboricultural report and any necessary tree works identified having been undertaken.



## **Consultations**

### Public

Letters have been sent to the occupiers of 209 nearby properties. In addition, the application has been advertised on site and in the local press. No response have been received.

### External

English Heritage (Archaeology) request the imposition of a condition securing the implementation of a programme of archaeological work.

The Environment Agency presently objects to the development on grounds that the proposals would prejudice flood defence interests and restrict necessary access to the watercourse for maintenance. The applicant is in discussions direct with the EA with a view to addressing these concerns. This seems to primarily involve the reservation of an area of land adjoining the emergency access into the Island Site to allow appropriate maintenance access to the River.

British Waterways raises no objections. However, they advise that new residents will place an added burden on the local canal infrastructure and open space. They suggest therefore that the developer should contribute towards environmental improvements in the area and a management plan for the Swan and Pike Pool. They also suggest the imposition of conditions relating to the submission of landscaping and lighting details.

English Nature advised that based on the information provided the proposal does not seem to have any significant implications for the conservation of biodiversity or geology.

### Internal

The Regeneration Unit raise no objections

### Conservation Advisory Group

The Group (1.6.06) object to the development on grounds of overdevelopment; the narrowing of important vistas through the Conservation Area, the parallel parking introduced in front of the proposed terrace being detrimental to the conservation area appearance.

## **Appropriate UDP Policies**

- (I)EN3 To have regard for nature conservation
- (I)EN6 Need to minimise the environmental impact of all developments, to assess flooding and drainage implications of proposed developments

- (II)EN9 To resist development in or adjacent to the Lee Valley Special Protection Area unless it can be demonstrated that there will be no adverse effect on the nature conservation value of the site.
- (II)E10 To ensure that all development, especially in the Green Belt, satisfactorily takes into account the erection, protection and enhancement of existing features of nature conservation importance.
- (II)EN14 To promote nature conservation in the management of land through the preparation of management plans by entering management agreements with landowners where appropriate.
- (I)G1 To support strongly the principle of the Green Belt.
- (II)G1 To resist inappropriate development in the Green Belt except in very special circumstances
- (II)G11 Criteria for the design of new development within the Green Belt
- (II)G30 To require developments in or adjacent to the Lee Valley Regional Park to have regard to the importance of the Park for recreation and nature conservation and where appropriate, to make provision for improved public access and landscape planting.
- (I)C1 To ensure areas /buildings of architectural or historic interest together with their character and settings are preserved or enhanced
- (II)C1-C6 Archaeology
- (II)C26 To resist the demolition of any unlisted building which contributes to the character of a conservation area
- (II)C27 To ensure buildings or groups of architectural, historic or townscape interest are retained and their setting protected.
- (II)C28 To ensure development in conservation areas does not result in the inappropriate use of areas of hard or soft landscaping
- (II)C29 To resist the loss of uses which the Council consider important to the make-up of the conservation area
- (II)C30 New development to replicate, reflect or complement the traditional characteristics of the conservation area.
- (II)C31 To secure the removal of features which detract from the conservation areas.
- (II)C38 To resist developments that entail the loss of trees of public amenity value
- (I)GD1 New development to have appropriate regard to its surroundings
- (I)GD2 New development to improve the environment
- (II)GD3 Design and character
- (II)GD6 Traffic implications
- (II)GD7 Parking standards
- (II)GD8 Access and servicing
- (II)GD10 Ensure new development is satisfactorily integrated into the physical, social and economic framework of the locality
- (II)GD12&13 Development in flood risk areas
- (I)&(II)H1 Increase the housing stock
- (II)H7 Density standards
- (II)H8 Privacy and overlooking
- (II)H9 Amenity space provision

### Interim UDP Amendments

Sustainable design and construction  
Cycle Parking standards

### National Policy

London Plan	
PPG2	Green Belts
PPG3	Housing
PPS9	Biodiversity and geological conservation
PPG13	Transport
PPG15	Planning and the Historic Environment
PPG25	Development and Flood Risk

## Analysis

The principle of redevelopment of this site for residential purposes has already been accepted through the granting of planning permission under reference TP/05/0728. The main differences between that scheme and the scheme currently proposed can be summarised as:

- i) An increase in the number of terraced houses (and a reduction in the number of flats) resulting in two terraces of equal length i.e. 8 dwellings in each terrace. Previously there was one terrace of 8 dwellings and a second terrace of 5 dwellings;
- ii) The previously approved extensions to the public house have now been deleted from the scheme and as a consequence the number of flats to be provided has been reduced from 8 to 6 ;
- iii) A pair of semi-detached houses are now proposed between the public house and Mill House rather than the single detached property previously proposed. This element of the site is located within the Green Belt.
- iv) Eight car parking spaces are proposed for the benefit of existing Government Row residents
- v) Additional frontage parking is now proposed in front of the terraced housing.

In view of the above the primary issues to consider in relation to this application are the impact of these changes on the character and appearance of the conservation area and whether special circumstances previously identified are still relevant to justify the amendment to the form of development now proposed within the Green Belt.

## Impact on the Conservation Area

A consequence of the amendments to the approved scheme is that the whole development is now much 'tighter' on the site. The gaps between the buildings, particularly the two new terraces, to retain emergency access to the Island site, and between the southern terrace and the public house are now significantly smaller. It is considered that this general closing of spaces has a negative impact on both the setting of the public house and the important vistas across the site to the River and Island site beyond, which form an important part of the character and setting for this Conservation Area.

Moreover, the increase in the number of dwellings, taken with the proposal to provide parking for existing residents of Government Row, results in an excessive amount of frontage parking that will dominate the street scene. Again, it is considered that this is a retrograde step that will detract from the character and appearance of the Conservation Area.

The pair of semi-detached houses proposed between the public house and Mill House have increased in size and scale since the original approval. Moreover, they are designed with a strong gable end which is at odds with the shallower hipped roof of the Mill House. Given the amendments proposed to the design and scale of this building, it is considered that it will now be unduly dominant in its setting and again will detract from the character and appearance of the Conservation Area.

In summary, the combination of amendments to scheme results overall in an overdevelopment of the site, reducing the opportunities for soft landscaping to integrate the development into its semi-rural and riverside setting and it is considered that the development now proposed would fail to preserve or enhance the character or appearance of this part of the Conservation Area.

### **Impact on Green Belt**

Under the previous scheme, the development consented within the Green Belt comprised the single detached house between the public house and Mill House, the single storey extensions to the public house itself and the associated car parking. This equated to approximately 194 sq.m of development. The extensions to the public house have been deleted from the scheme and instead a pair of semi-detached dwellings are proposed. These have a total floorspace of 154 sq.m. Accordingly, it is considered that the special circumstances previously identified remain applicable to the revised scheme and there are no new issues pertaining to Green Belt policy raised as part of this application.

### Traffic, access and parking

The principle of this form of development and the access arrangements have been accepted as part of the earlier permission. The amendments to the number and mix of units will not have a significant impact in terms of traffic generation.

The design for the emergency access to Enfield Island Village, is dimensionally acceptable, however details of surfacing and landscaping treatments of the emergency access would need to be provided were permission to be granted. This is to ensure this access route is not compromised by obstacles such as street furniture, garden beds or other landscaping.

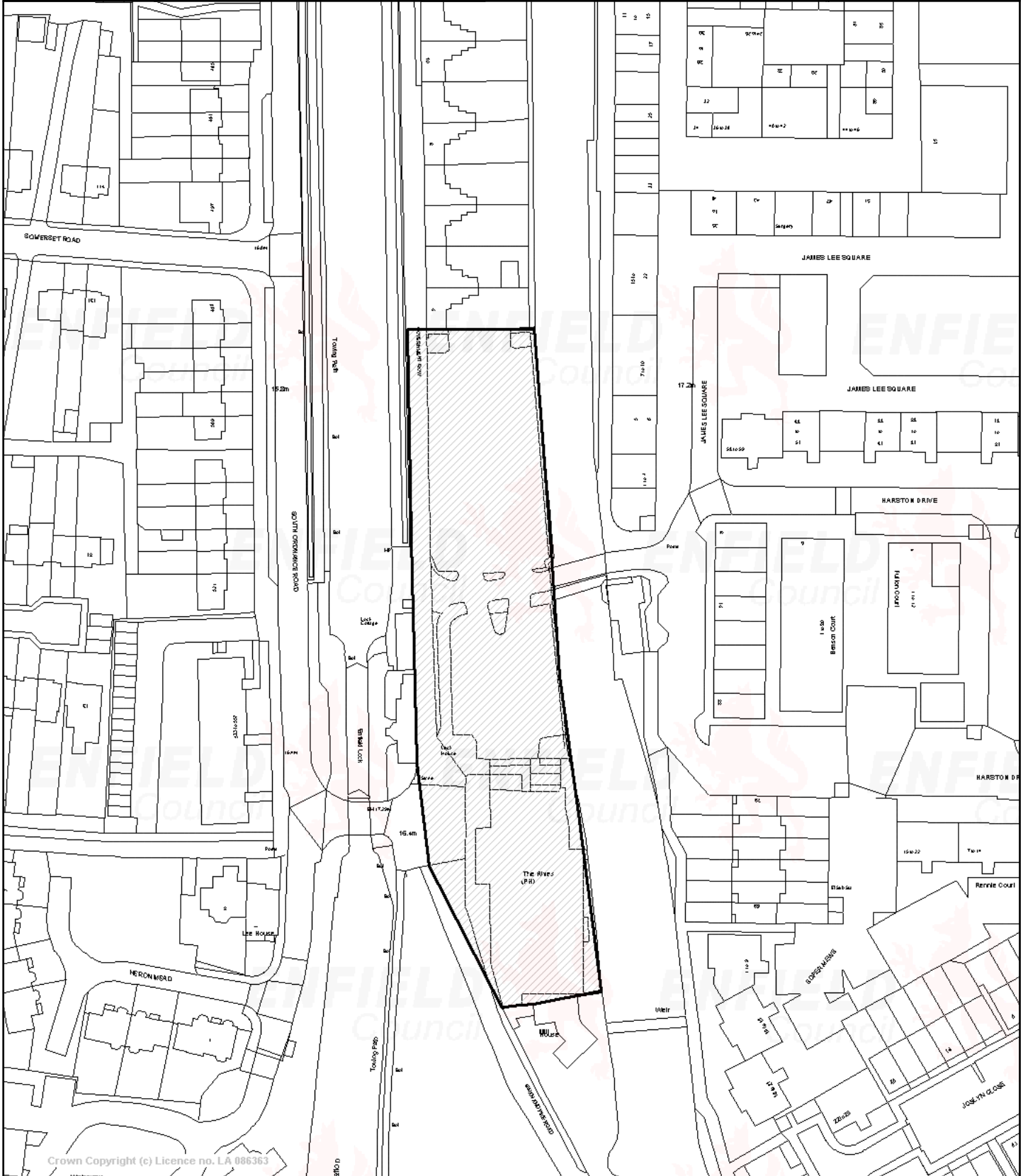
This application provides 44 parking spaces in total, in a mixture of forecourt and parallel bays. The UDP requires the provision of 30 spaces. The applicants have dedicated 38 spaces for the new dwellings and an additional 8 parallel spaces for use by existing dwellings in Government Row.

In view of more recent policy in the form of PPG 13 - Transport and the London Plan, the level of car parking could be reduced by approximately 8 - 10 spaces, as a way of improving the general amenity of the development.

### **Conclusion**

In conclusion, whilst the principle of development in a similar configuration to that proposed has been accepted on this site, it is considered that this revised application introduces a number of amendments which whilst not significant in their own right, cumulatively undermine the quality and acceptability of the whole scheme. It is considered that these amendments will result in a form of development that fails to preserve or enhance the character or appearance of this part of the Enfield Lock Conservation Area and therefore it is recommended that planning permission be refused.

TP/06/0564



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Scale 1/1250 Date 9/6/2006

Centre = 537189 E 198383 N

**Application Number:** TP/06/0623 **Ward:** Southbury  
**Date of Registration:** 10th April 2006

**Contact:** David Snell 020 8379 3838

**Location:** 235, SOUTHBURY ROAD, ENFIELD, EN1 1QZ

**Proposal:** Conversion of single family dwelling house into 2 one bed self contained flats involving single storey rear extension (revised).

**Applicant Name & Address:**

Amir Faizollahi  
25, Sidmouth Road  
London  
NW2 5HH

**Note for Members**

The application is reported to Planning Committee because the applicant is a member of staff of Planning & Transportation.

**Recommendation:** That Planning permission be **GRANTED** subject to the following conditions:

1. C25 No additional Fenestration
2. C26 Restriction of Use of Extension Roofs
3. C08 Materials to Match
4. C51A Time Limited Permission

**Site and surroundings**

Mid-terrace property, situated on the south side of Southbury Road and surrounded by similar terraced houses with commercial units situated on the opposite side of the road.

**Amplification of proposal**

Single storey rear extension and conversion into two, one-bedroom flats.

**Relevant planning decisions**

TP/06/0360 –Conversion of single-family dwelling house into 2 one bed, self-contained flats involving single storey rear extension was refused for the following reasons:

- The internal stacking of the rooms would give rise to potential noise and disturbance to residents contrary to Policy (II) H16 of the Unitary Development Plan.
- The proposal represents an over intensive use of the site and would result in a cramped form of development providing an unsatisfactory standard of residential accommodation, contrary to Policy (II) H16 of the Unitary Development Plan.

**Consultation**

## Public

5 adjoining and nearby properties were consulted. No replies received.

## External

None.

## Internal

None.

### **Appropriate UDP policy**

(I) GD1	Appropriate regard to surroundings
(I) GD2	Improve the environment
(II) GD6	Traffic generation
(II) GD7	Car Parking
(II) GD8	Servicing and access
(II) H12	Extensions
(II) H16	Conversions to flats.

### **Analysis**

The proposal is considered to be acceptable principle and similar property, (No.231 Southbury Road), with the same original floor area was granted permission for conversion to flats under application reference: TP/05/0388

The floor area of one of the flats at 42 sq.metre is slightly below the 45 sq.metre guideline area set out in the UDP. However, the layout of the flat of sufficient quality to compensate for this slight deficiency. All other guidelines for conversion are met.

The stacking of living rooms/bedrooms has been rearranged so that common rooms are in vertical alignment.

The proposed extension is below the 2.8 metre guideline set out in the UDP and it would have no unreasonable impact on neighbouring properties.

The conversion is unlikely to result in a significant increase in traffic generated by the site and the provision of 1 parking space is considered to be acceptable in this location which is well served by public transport.

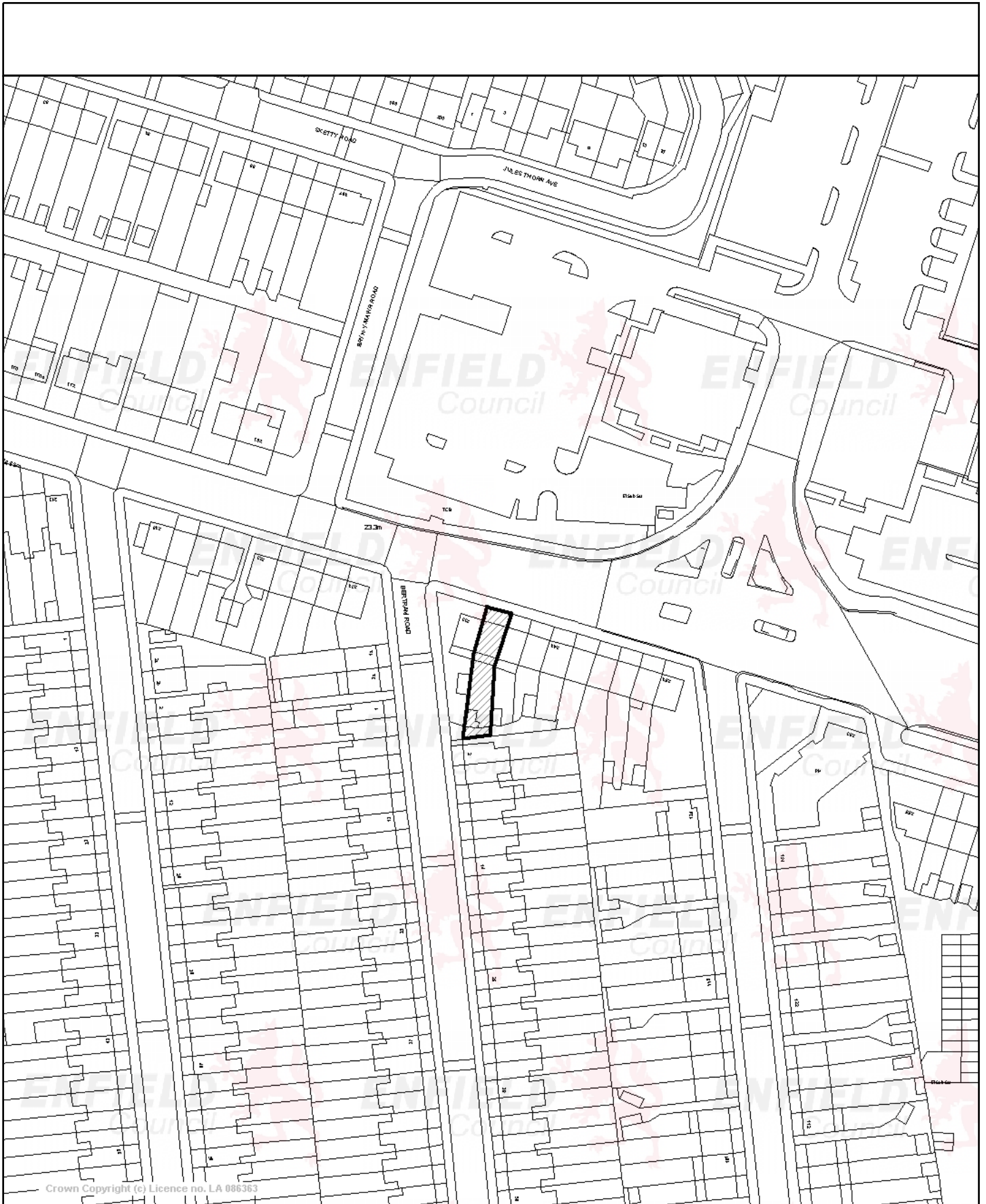
### **CONCLUSION:**

The proposal is recommended for approval for the following reasons:

1. The proposed extension due to its size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to Policy (II)H12 of the Unitary Development Plan.
2. The resulting flats are of sufficient size and layout, and meet the standards of accommodation set out in the guidelines of Policy (II)H16 of the Unitary Development Plan.

3. Having regard to the availability of public transport sufficient car parking is provided to satisfy Policies (II)GD7 and (II)GD8 of the Unitary Development Plan.





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Scale 1/1250 Date 9/6/2006

Centre = 534018 E 196374 N

TP/06/0623

**Application Number:** TP/06/0649 **Ward:** Highlands

**Date of Registration:** 27th April 2006

**Contact:** David Snell 020 8379 3838

**Location:** HIGHLANDS SCHOOL, WORLDS END LANE, ENFIELD, N21 1QQ

**Proposal:** Erection of 9 floodlights to existing open air tennis courts and all-weather games pitch

**Applicant Name & Address:**

Mr Andrew Fox, Architects Co-Partnership Limited  
HIGHLANDS SCHOOL  
WORLDS END LANE  
ENFIELD  
N21 1QQ

**Recommendation:** That Planning Permission be **REFUSED** for the following reasons:

1. The proposed floodlight columns, by virtue of its siting and height, would detrimentally affect the appearance of the surrounding area and appear intrusive in the context of the Metropolitan Open Land. In this respect the proposal would be contrary to Policies (I)GD2, (II)GD3, (I)O1 (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
2. The proposed development by reason of its height and siting would have a detrimental affect through undue light pollution on the residential amenities, enjoyed by the occupiers of the neighbouring properties. This would be contrary to Policies (I)GD1, (I) GD 2 and (II)GD3 of the Unitary Development Plan.

**Site and Surroundings**

The site comprises approximately 10,908 square metres within Highlands School site on the east side of Worlds End Lane. It is designated as Metropolitan Open Land. It slopes markedly downwards in a northeasterly direction towards the adjoining golf course and the valley of Salmons Brook. The Worlds End Lane frontage is characterised by a wooded strip with strips of hedge between the access points to both schools. To the north is open space, to the west housing of Worlds End Lane and surrounding roads. To the south is Highlands School and associated parking area, beyond which is Grange Park School. On the opposite side of the valley is Old Park View.

**Amplification of Proposal**

Erection of 9 floodlights to existing open tennis courts and all weather games pitch. There will be six 15 metre masts for the all weather pitch and three 12 metre masts for the providing illumination for the tennis courts.

**Relevant Planning Decisions**

TP/04/0612 - Erection of 3 storey extension to north west elevation to provide 5 additional classrooms, additional storage and associated works, Approved 17/05/04

TP/98/1953 - Erection of a secondary school, with parking, outdoor sports/play facilities, alterations to existing access for primary school, landscaping and traffic calming. Approved 08/01/99.

Outline approval was given in September 1997 for the erection of a new Secondary school involving new vehicular access and new access to existing primary school, provision of associated car parking, hard/soft play areas and all weather pitch.

#### Consultations

##### Public:

Publicity has taken the form of individual letters to nearby properties.

One letter of representation has been received. It is summarised as follows –

Light pollution to our front and bedroom windows will result,  
We will not be able to relax

##### **External :**

None

##### **Internal:**

Environmental Health and Regulations have no comments to make.

#### Appropriate UDP Policy

- (I)O1& O4 – Open Land outside Green Belt
- (II)O1, O2,O3,O4,O5 - Metropolitan Open Land
- (I) GD1 Regard to the surroundings
- (I) GD2 – Improve the environment
- (II) GD1- New developments appropriately located
- (II)GD3 - Design
- (II)AR3 & AR5 - Leisure/Recreation Facilities
- (II)CS1& CS3 - Community Facilities

#### **Interim UDP Amendments**

Map 11, Site H2 - Enfield Golf Course, Old Park Road South.  
Included in National Register of Historic  
Parks and Gardens

#### National & Regional Policy

PPS1            Delivering Sustainable Development  
PPG17          Planning for Open Space, Sport and Recreation

## London Plan – Policy 3D.9 Metropolitan Open Land

### Analysis

The principle for the tennis courts and all weather pitch was established under the original planning application (TP/98/1353 for the development of the econdary School and associated facilities. The outdoor sports/play area is currently unlit.

This application involves the erection of the artificial lighting on six no. 15 metre high columns and three 12 metre high columns. These will be sited at equi- distant points on the touchline of the all weather pitch and tennis courts. Average levels of lighting is indicated to be 272 lux per football column and 369 lux per tennis court column. The applicant has stated that intended operating hours lighting will be required up to 22.00 hrs each week day evening.

The height of the masts are of a particular concern, the site lies with designated Metropolitan Open Land, in a visually prominent part of the land. The agent has not submitted any supporting information to justify the height of the floodlights. The visual intrusion of the 9 tall masts from a number of vantage points within the Metropolitan Land and from outside is considered to be contrary to the aims and objectives of Policies (I) O1, (II) O1 and (II) O2 of the UDP.

The school intends to operate this facility for school patrons and third parties. The facility is anticipated to be popular and has the potential for being used at least 5 nights per week. The nearest residential property is approximately 47 metres away. Between the facility and the residential properties is a strip of established trees and shrubs. Due to the height and the proximity of these lights, the buffer zone is not considered sufficient to prevent overspill light pollution to these properties. As such the proposal is considered to be contrary to Policies (I) GD1, (I) GD2 and (II) GD3 of the UDP.

With regard to Unitary Development Plan Policies (I) GD1, (I) GD2, (II) GD3 and (I)O1, (II)O1, (II)O2 and (II)O3 which are relevant to this application, it is considered that the proposal is not acceptable in this Metropolitan Open Land and due to the height and proximity are detrimental to the existing amenities of the neighbouring residential properties.

Accordingly, it is recommended to refuse the application for the following reasons -

- 1) The proposed floodlight columns, by virtue of its siting and height, would detrimentally affect the appearance of the surrounding area and appear intrusive in the context of the Metropolitan Open Land. In this respect the proposal would be contrary to Policies (I)GD2, (II)GD3, (I)O1 (II)O1, (II)O2 and (II)O3 of the Unitary Development Plan.
- 2) The proposed development by reason of its height and siting would have a detrimental affectthrough undue light pollution on the residential amenities, enjoyed by the occupiers of he neighbouring properties. This would be contrary to Policies (I)GD1, (I) GD 2 and (II)GD3 of the Unitary Development Plan.

TP/06/0649



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Scale 1/2500 Date 9/6/2006

Centre = 531085 E 196205 N

**Application Number:** TP/06/0654 **Ward:** Upper Edmonton

**Date of Registration:** 25th April 2006

**Contact:** Andy Higham 020 8379 3848

**Location:** Ravenside Retail Park, Argon Road, London, N18 3BW

**Proposal:** Partial demolition of existing retail warehouse at rear and construction of extension to side (northern and southern elevation) incorporating refurbishment / alterations to the external appearance of the remaining building and variation of Condition 2 of TP/86/0928 to allow subdivision of premises to create five retail units with mezzanine floors (representing an increase of 2,092m<sup>2</sup> in total retail floor space) and ancillary servicing facilities together with alterations to customer parking involving an increase of 20 spaces and new estate layout and landscaping works.

**Applicant Name & Address:**

Ravenside Investments Ltd  
c/o Agent

**Agent Name & Address:**

Mark Harris, Turley Associates  
25, Savile Row  
London  
W1S 2ES

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

1. The resultant building hereby approved shall be occupied as five units and shall not be further subdivided unless written permission is otherwise obtained from the Local Planning Authority.

Reason: To ensure that the development complies with the adopted parking and servicing standards and does not result in the introduction of additional uses which could prejudice the vitality and viability of existing town centres having regard to national, regional and local planning policy.

2. That the units hereby approved shall not be used for any purpose other than the selling of goods by retail excluding goods within the following expenditure categories:
  - (i) food, alcoholic drink, tobacco, books, magazines or newspapers;
  - (ii) clothing and footwear;
  - (iii) chemists goods, jewellery, watches or clocks, toys or sports goods, stationary, leather goods, general fancy goods etc

Reason: to ensure that the retail activity and sales from the premises do not prejudice the viability of established shopping centres in the Borough having regard to the objectives of the Unitary development Plan.

3. The resultant retail building hereby approved shall provide no less than 934 sq.metres of net sale area and no more than 233 sq.metres at mezzanine level.

Reason: (i) to prevent the introduction of uses especially retail uses which would be contrary to national retail policies and the Council's Unitary Development Plan;  
(ii) to ensure the use of the premises remains appropriate having regard to the level of

available parking and does not lead to conditions prejudicial to the free flow and safety of traffic on neighbouring highways.

4. The development shall not commence until details of a revised car-parking layout showing the provision of no more than 372 spaces have been submitted to and approved in writing by the LPA. The approved layout shall then be implemented and permanently retained for parking purposes.

Reason: To ensure that the level of car parking does not exceed that necessary to cater for the anticipated demand.

5. C16 Private Vehicles Only - Parking Areas

6. The development shall not commence until details of the number and design of the cycle parking spaces have been submitted to and approved in writing by the LPA. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with the Council's adopted standards.

7. The development shall not commence until of the pedestrian and cycle access routes between Argon Road and Units 1-4 have been submitted to and approved in writing by the LPA. The approved details shall then be implemented and permanently retained.

Reason: To ensure adequate access to the development by pedestrians and cyclists.

8. C07 Details of Materials

9. C09 Details of Hard Surfacing

10. C11 Details of Enclosure

11. C17 Details of Landscaping

12. C21 Construction Servicing Area

13. C22 Details of Const. Vehicle Wheel Cleaning

14. C23 Details of Archaeological Investigation

15. The development shall not commence until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The measures shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers.

16. C51A Time Limited Permission

## **Site and Surroundings**

The premises is one of three buildings which form the Ravenside Retail Park which covers an area of approximately 1.8 hectares. The unit which is the subject of this application (Unit C), is currently occupied by Wickes and has a total existing floor area of 3,390sq.m (36,940 sq.ft) gross. The additional units within the park include Unit A which is occupied by Children's World and Unit B which is currently vacant and has previously been occupied by Courts and Natuzzi. A Burger King drive-thru restaurant is also situated within the park.

Access is from Argon Road which runs parallel to the North Circular Road. There are currently a total of 365 surface level parking spaces available to serve the premises, divided between the 125 spaces in the eastern car park (serving Children's World) and the 240 spaces in the western car park serving Wickes and Unit B.

The surrounding area is largely designated as a Primary Industrial Area (Primary Employment Area – Interim Amendment) although contains a variety of industrial, commercial and some retail uses including Ikea and Tesco to the west at Glover Drive.

### **Amplification of Proposal**

Permission is sought for the subdivision of the Wickes premises (unit C) into five separate units, each with a floor space of 934 sq m comprising 701 sq m at ground floor level and 233 sq m at mezzanine floor level. (This compares to the subdivision in order to provide four units with a floor space of 1207 sq m as previously approved).

In order to help facilitate the conversion, extensions are proposed to the north east and south west elevations of the warehouse, together with a reimagining of the store (in a similar style to that previously approved), in order to provide a more contemporary appearance including the replacement of roof cladding, panelling and facing brickwork as well as a new glazed entrance provided for each unit.

### **Relevant Planning Decisions**

TP/86/0928 – redevelopment to provide 12,000sq.m of non food retail floorspace with ancillary facilities and provision of parking facilities approved in February 1987

TP/05/0257 - Partial demolition of existing retail warehouse at side (southern elevation) and rear, and construction of extension to side (northern elevation) incorporating refurbishment / alterations to the external appearance of the remaining building and variation of Condition 2 of TP/86/0928 to allow subdivision of the premises to create four retail units with ancillary servicing facilities together with alterations to customer parking involving an increase of 60 spaces and new estate layout and landscaping works – Approved – November 2005.

TP/05/1442 – (Former Courts Unit, Ravenside Retail Park) : Alterations to the external appearance of building, including roof material replacement and new main entrance lobby; together with alterations to customer parking adjacent the building and reconfiguration of service yard including erection of 3m fencing – Approved - November 2005.

### **Consultations**



## Public

Consultation letters were sent to 93 neighbouring industrial and commercial premises. In addition, notice was also published in the local press and displayed at the site. No letters of objection have been received.

## External

English Heritage raise no objection, subject to condition regarding archaeology.

British Waterways comment that although they have no objection in principle, due to the increase in intensity of the use of the service road, and individual units, the proposed development will have an increased noise and visual impact on the canal. It is therefore requested that an appropriate form of high quality boundary treatment to include the thickening up of existing landscape buffer to form a denser visual and noise screen between the canal and development. Furthermore, In the interests of sustainable development, British Waterways would also like to see the use of the canal for waterborne transport. The transportation of materials during both construction and occupation by canal could be incorporated into this scheme, as well as an access and secure parking space for operational staff. British Waterways also draw attention to their aspirations to construct a cantilevered towpath along the frontage of the trading estate on the opposite side of the navigation, request a financial contribution is sought towards this from developments in the local area including this development.

Environment Agency objects as the River Lee Navigation buffer zone along the northern section of the site is still too narrow. The objection may be withdrawn if the buffer zone is widened to at least five meters.

Lee Valley Regional Park Authority objects to the extension of the existing unit as it fails to provide space for the enhancement of visual amenity and biodiversity along the adjoining River Lee Navigation. The Authority requests a reduction of the extension to the north east, and the repositioning of the commercial vehicle turning area so as to free land adjacent to the waterway for use as a protected area for landscaping and biodiversity purposes with facilities for mammals to access this area from the adjoining waterway.

Tfl raise no objection.

## Internal

Economic Development comment that although permission was granted in November 2005 for, inter alia, the subdivision and extension of Unit C to provide 4 units for the retail of 'bulky goods' only, and in that context, the principle has already been accepted. It remains appropriate to reiterate the concerns expressed in the previous application about the implication of allowing retail uses in this location. The relative lack of storage space within the premises may, in my view, result in due course in the premises being too small to operate effectively for the retail of bulky goods, creating in turn pressures to accept normal retail activities which would be contrary to policy".

Community Protection – No comment.

Highway Services – Structures and Watercourses raise no objection.

## **Appropriate UDP Policy**

- (II)GD3 – character / design
- (II)GD5 – landscaping
- (II)GD6 - traffic generation
- (II)GD7 - car parking standards
- (II)GD8 - site access and servicing
- (II)GD10 - integration of development
- (II)E1 - availability of land and labour
- (II)E2 - primary industrial area
- (II)S16 - major out of centre development
- (II)S17 - associated benefits linked to out of centre development
- (II)T1 - development in locations having appropriate levels of accessibility
- (II)T13 - access to the public highway
- (II)T14 - contribution from developers for highway improvements
- (II)T16 - access for pedestrians and disabled people
- (II)T19 - priority to the needs and safety of cyclists
- (II)T21 - cycle parking
- (II)T23 - improve road / other access within industrial areas
- (II)T32 - parking for disabled people
- (II)C5 - area of archaeological importance.

#### Other Relevant Policy

- (II)E1 - availability of local labour and supply / demand for industrial and warehousing land (Interim Amendment)  
(removed industrial / employment designation from site of retail store)

#### **The London Plan**

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) are also relevant :

- 3B.5 Strategic Employment Locations.
- 3B.12 Improving Skills and Employment Opportunities.
- 3C.1 Integrating Transport and Development.
- 4A.7 Energy Efficiency and Renewable Energy.
- 4B.6 Sustainable Design and Construction.
- 4B.14 Archaeology
- 4C.6 Flood Plains.
- 5E.1 Strategic Priorities for North London.

Draft Sub – Regional Development Framework (SRDF) North London (2005)

#### **National and Regional Planning Policy**

- PPG1 - General Policy and Principles
- PPG4 - Industrial and Commercial Development and Small Firms
- PPS6 - Town Centres and Retail Development
- PPG12 - Development Plans
- PPG13 - Transport

#### **Analysis**

## Background

Planning permission (Ref :TP/05/0257) was granted in November 2005 for the partial demolition of the current Wickes unit, together with a side extension and the subdivision of the resultant unit to create four separate retail units with a floor space of 1207 sq.m (13,000 sq.ft) including mezzanine floor areas of 485 sq.metres. The proposed works due to the partial demolition involved a reduction in the overall footprint of 973 sq.m (10,475 sq.ft) but due to the inclusion of the mezzanine floor, there was an overall increase in total floor area of 1,438 sq.m).

In addition, a number of additional works were approved, including :

- The external refurbishment and re-imaging of the unit.
- Improved vehicular access and amended road management incorporating a new roundabout and service road.
- Alterations and improvements to the car park layout and the addition of 60 customer spaces.

It is proposed that prior to the start of works that Wickes will relocate to Unit B which is currently vacant, and is undergoing refurbishment involving the replacement of the existing roof material, construction of a new main entrance lobby; together with alterations to customer parking adjacent to the building and reconfiguration of service yard. These works were granted under planning ref: TP/05/1442 in November 2005.

## Retail

The publication of PPS6 continues to place emphasis on a town centre first approach and the use of a sequential approach to the assessment of retail proposals including the extension of existing stores: town centre, edge of centre and then out of centre comprising the sequential test. However, PPS6 acknowledges that extensions to existing development raise specific issues and that, in an out of centre location such as this, where new or additional classes of good are proposed, the impact on a town centre should be given weight particularly. Conversely, the sequential test may not always be appropriate if there is no change to the range of goods to be sold.

In this instance, Condition 2 of the original permission (TP/86/0928 ) restricts the range and class of goods that can be sold from the development within what we would term non-food bulky goods. This condition was also imposed on the previous approved application (TP/05/0257), and no change to this is proposed with regards to this current application. Nevertheless, as in the previous application on the approved extension, a brief analysis of the potential for impact on the nearby centres of Edmonton Green and Angel Edmonton has been undertaken.

### a) Qualitative Need

Qualitative need refers to the choice of shopping facilities and the quality of the retail offer.

Ravenside Retail Park was originally approved in 1987 and since that time has largely remained unaltered. The quality and appearance of the Park and premises therein has therefore

deteriorated and the proposed works are necessary to enhance the quality and appearance as well as the overall environment to make it more attractive to retailers and shoppers alike.

On the basis of this contention, it is accepted that a qualitative need does exist to support the proposed works. Moreover, the application forms part of a more comprehensive approach to the retail park with proposals having been approved to enhance the appearance of the other two units, including most recently, the works currently underway at the former Courts unit (Unit B), approved under application ref: TP/05/1442.

#### b) Quantitative Need

Quantitative need refers to the amount or capacity of retail floor space which could be supported within a given catchment given population, expenditure levels and the prevailing shopping patterns. The study identifies a residual expenditure of £131.03m available for bulky goods expenditure (i.e. 35% of total goods expenditure).

The turnover of the existing unit is £6.8m increasing to £9.34m following the refurbishment with the additional unit contributing £2.54m. Compared to the permitted scheme this represents a slight reduction in turnover of £0.27m resulting from the decrease in gross / net sales overall.

On this basis, the increase in turnover resulting from the proposed extension can be supported in quantitative terms on the basis of existing market share as it constitutes only 1.6% of total residual bulky goods expenditure available within the catchment area.

#### Sequential Approach

PPS6 accepts that the sequential test may not be a relevant test when assessing extensions to existing retail developments. Needs based on the proposed class of goods, impact on a town centre and the accessibility of the proposed centre being specific considerations instead. However, the site does not form part of a UDP defined retail centre and thus, is an out of centre location in planning terms and acknowledging this situation, a sequential assessment for the proposed extension has been provided in order to reinforce the suitability of the proposed extension. The assessment has also had regard to the effect of the subdivision of the vitality and viability of nearby centres of Edmonton Green and Angel Edmonton and the availability therein, of space to accommodate units or floor space of 934 sq.m (reflecting the size of the proposed units).

With regard to either centre, no alternative premises or sites were identified with the view expressed by the developers of Edmonton Green that demand from more traditional "High Street" retailers was likely to exceed supply. The sequential approach therefore, concludes that there are no sequentially preferable sites either available or could be made suitable that could meet the identified need for non food retail warehousing. In addition, it is also concluded that the "need" is locationally specific to Ravenside Retail Park and it would be inappropriate to locate the floor space sought on any alternative site in any event.

#### Character of the retail park / impact of reduced unit sizes

At pre application stage, the LPA expressed concerns regarding the further subdivision of the unit and how this would affect the character of the retail park and whether 'bulky goods' nature of the park will be jeopardised. This is a point that has also been raised by the Council's Economic Development Department.

In response the applicants letting agent (Savills) have provided a justification to this, commenting that the average unit size within the retail warehouse sector has been steadily reducing,

particularly over the last 5 years. Largely due to higher property costs, many retailers of 'bulky goods' have developed smaller store formats in order to preserve operating margins. In addition, retail warehouse operators have altered their formats and floor space requirements in reply to the changing demand and requirements of consumers. In their most recent annual survey, covering major tenants active within the retail warehouse market, Savills have stated that the most common unit size has reduced to between 6 – 8000 sq ft ( 557 – 743 sq m). This floorspace figure is lower than the 934 sq m proposed as part of this application.

At this stage, Savills state that the likely occupiers of the units are to include Comet, PC World, Land of Leather, ScS (Sofa specialists) and Pets at Home.

It is considered, that, having regard to the above, the approval of this application will not compromise the existing nature of the retail park, and that the inclusion of the condition restricting the range and class of goods that can be sold from the development (included on applications TP/86/0928 & TP/05/0257), will ensure that control over the type of goods sold can be maintained.

### Retail Impact

The impact of the proposed extension is likely to be greatest on other large out of centre retail parks including those at Eley Road, Tottenham Hale and Cork Tree. However, given the small increase in turnover associated with the refurbishment and the additional retail unit, the amount of anticipated trade diversion is minimal.

Moreover the development given the character of Ravenside Retail Park and the range of goods on offer, the development on its own is unlikely to harm the vitality and viability of existing town centres. This conclusion is supported by data supplied by the Applicant.

### Employment / Policy Context

The area surrounding the Park is general designated as Primary Employment Area wherein, jobs within the B1, B2 and B8 Use Classes are encouraged. This is also supported by designation within the London Plan as part of the Upper Lee Valley Opportunity Area and a Preferred Industrial Location recognising its potential to contribute towards job creation primary in relation to employment (B1/B2 & B8 uses) to provide jobs for local communities. The site though is an established bulky goods retail location and given the authorised use, its reversion to industrial use is unlikely. Therefore, whilst the proposed development will not generate employment within the B1/B2 and B8 use classes, it will create additional employment opportunities through the occupation of the resultant units.

### Traffic Generation

The Transportation Statement submitted with the application provides details of a recent traffic survey carried out the site. Factoring in the traffic that could be generated if the former Courts unit (which is currently unoccupied) suggests that the existing scale of development on the site could generate the following level of traffic:

Period	Arrivals	Departures
Friday 1700-1800	246	230
Saturday 1300-1400	434	387

The proposal involves an overall increase in floor area of some 12.4%. If the level of traffic were to increase on a pro-rata basis, the following additional movements would be generated:

Period	Arrivals	Departures
Friday 1700-1800	31	29
Saturday 1300-1400	54	48

The above flows probably represent a worst case as in reality a number of trips will be linked and the level of traffic will probably not increase on a pro-rata basis. However, even this level of additional traffic is unlikely to have an adverse effect on the safety and operation of the adjoining highway.

#### Car Parking

The consented scheme applied a restriction of parking to 372 spaces. This application proposes an increase of 13 spaces to 385 spaces, resulting from the altered layout. This figure still represents a significant reduction from the 426 spaces originally proposed, and it is considered that this minor increase of 13 additional spaces is considered to be acceptable, and should not give rise to any significant increase in traffic generation in relation to the park.

#### Cycle Parking

The site currently provides no cycle parking and the proposed provision of 26 spaces is welcome, exceeding the total of 24 spaces would be required to fully comply with the Council's current standard (1 space per 550m<sup>2</sup>). This represents a significant improvement to the previous application, which proposed 10 cycle parking spaces.

#### Internal Circulation

The revised internal circulation appears satisfactory for vehicles. Following pre – application discussions with the Council, a access ramp has been incorporated adjacent to the north-east corner of the proposed extension, providing a direct link for pedestrians and cyclists onto Argon Road. This will greatly assist cycle access from the east and ties in with the Council's plans to enhance facilities for cyclists along Argon Road.

#### Design and Appearance

Although a key objective of the proposals is to improve the quality of the retail warehouse accommodation, another is to significantly improve the physical appearance and environment of the Retail Park. The proposal therefore involves recladding of the existing building reflecting measures approved on the adjoining units on the Park in including roof cladding, horizontally laid silver wall panelling and new facing masonry brickwork at the base of the building together with each unit having a new glazed entrance and screen feature. It is considered therefore, that the measures proposed will enhance the overall appearance. Moreover, the scheme will involve a significant improvement to the layout and setting of the development including enhancement of the existing landscaped areas. Thus, the development as proposed would not detract from the appearance of the development within the surrounding area.

#### Impact on the River Lee Navigation

The River Lee Navigation adjoins the site forming the eastern boundary. At this point, it is designated in the Unitary Development Plan as being part of the Lee Valley Regional Park and an Area of Special Character.

The relationship of the proposed development to the River Lee Navigation has been highlighted by the Environment Agency who are concerned over the implications. Whilst their concerns are acknowledged, it must be noted that the existing building abutted the boundary with the Navigation, and that, as proposed, the rear elevation of the building would be sited 8.5 metres

further away. The consented scheme (TP/05/0257), has already allowed the siting of the rear elevation in the same position as proposed.

The space would then serve as a service road. However, the proposals would maintain the existing areas of landscaping along the edge of the Navigation, which could be enhanced through the imposition of a condition. Moreover, the rear alignment of the development has already been established by the earlier approval, and the additional length proposed by the extension would only partially project beyond the extent of the retained landscape buffer.

British Waterways have requested a financial contribution in relation to this development for the construction of a cantilevered towpath on the opposite side of the Navigation. In addition, they have requested that they would like to see development incorporated as part of this application, which would enable the use of the canal for waterborne freight transport. These requests were not made at the time of the previous approval, to which they made no comment. Consequently, due to the principle of the subdivision having already being established, and this scheme not being materially different in terms of its relationship to the River Lee Navigation, it would be considered unreasonable to request at this stage.

In addition, it should be noted that a wharfage facility forms part of approved plans for the development of industrial units in connection with the development at Glover Drive, which adjoins the site to the south.

### Landscaping

A landscaping scheme has been submitted in relation to this application. It is currently under review, in the light of observations received, to assess the merits of additional landscaping to supplement the existing landscape buffer along the River Lee Navigation, and any comments will be reported verbally at Committee.

### **Sustainable Design and Construction**

A Sustainability Strategy and Options Appraisal has been submitted with this application, alongside the Council's own Sustainability Assessment Form for which a score of 54% was achieved. This is acceptable in this instance as many of the criteria are not applicable to this development.

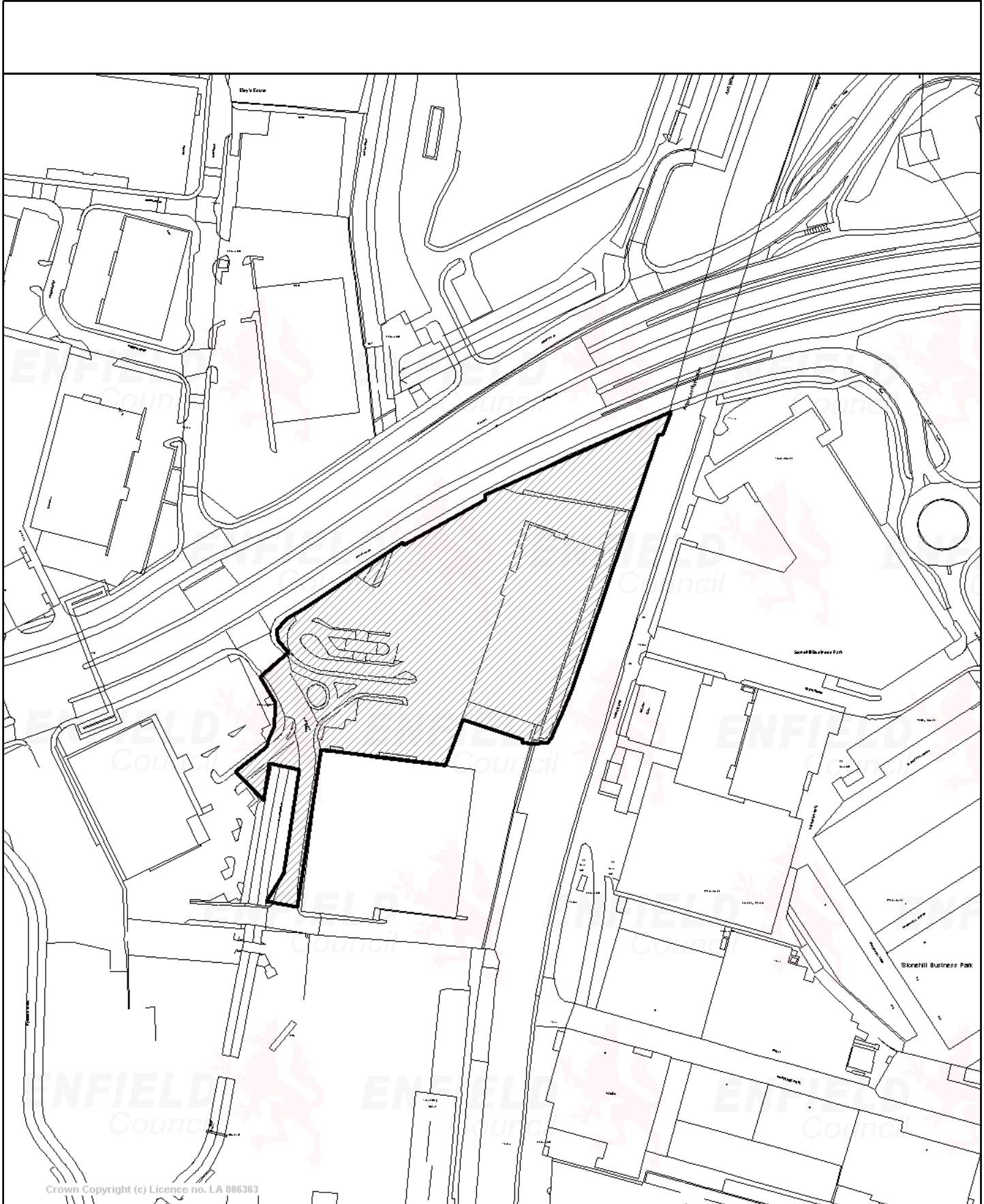
### **Conclusion**

It is considered that the proposed development is acceptable in terms of retail planning policy and would not give rise to conditions which would harm the vitality and viability of neighbouring shopping centres. Moreover, the proposals would improve the appearance of the premises and whilst the concerns of the Environment Agency are noted, there would be an improvement in the relationship of the development to the River Lee Navigation and access would not be prejudiced. It is also considered that the level of traffic that could be generated by the proposed development is not a serious cause of concern. It is considered that traffic generation levels will be comparable to the previously approved scheme, and that the minor increase of 13 parking spaces in relation to this application is acceptable. The incorporation of the ramp link to Argon Road will provide improved access for pedestrians and cyclists, with overall provision of secure cycle parking improved compared to the previous scheme.

In the light of the above, it is considered that conditional planning permission be granted for the following reasons:

- 1 The proposed development does not give rise to conditions that would detract from the vitality and viability of neighbouring and nearby town centres having regard to Policy (II)S6 of the Unitary Development Plan.
- 2 The proposed external alteration would not detract from the appearance of the existing site or the visual amenities of the surrounding area having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan
- 3 The proposed development taking into account the reduced car parking required by condition would not give rise to conditions prejudicial to the free flow and safety of traffic using the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.
- 4 The proposed development would not give rise to conditions prejudicial to the setting of or access to the River Lee Navigation having regard to Policies (II)O6, (II)EN12, (II)GD12 and (II)GD13 of the Unitary Development Plan.





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Scale 1/2500 Date 9/6/2006

Centre = 535708 E 192120 N

TP/06/0654

**Application Number:** TP/06/0674 **Ward:** Highlands

**Date of Registration:** 10th April 2006

**Contact:** David Snell 020 8379 3838

**Location:** GRANGE PARK PRIMARY SCHOOL, WORLDS END LANE, LONDON, N21 1PP

**Proposal:** Single storey extension to provide an additional learning suite

**Applicant Name & Address:**

Grange Park primary School  
GRANGE PARK PRIMARY SCHOOL  
WORLDS END LANE  
LONDON  
N21 1PP

**Agent Name & Address:**

Paul Sampson  
12, OLD PARK RIDINGS  
LONDON  
N21 2EU

**Recommendation:** That Planning Permission be **GRANTED** subject to the following conditions:

1. That details of the proposed access ramp be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The access ramp shall then be implemented according to the approved details.

Reason: In the interest of visual amenity.

2. C08 Materials to Match
3. C10 Details of Levels
4. C25 No additional Fenestration
5. That details of a servicing area, including the access route to the site and the days & hours of use, for the loading/unloading, parking and turning of delivery, service and construction vehicles shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The servicing area shall then be implemented and maintained throughout the duration of the construction period.

Reason: in order to protect the amenities of nearby residential properties and to ensure access does not prejudice the free flow and safety of traffic and pedestrians along the adjoining highways.

6. C51A Time Limited Permission

## **Site and Surroundings**

Application site is within Grange Park Primary School, located on the eastern side of Worlds End Lane. To the north is Highlands School, with the Enfield Golf Course on the eastern and southern boundaries.

The site lies between the school library and a classroom block, and is currently used as an access off an internal corridor, to the playground.

## **Amplification of Proposal**

Permission is sought for the erection of a single storey infill extension to provide an additional learning suite.

The proposed extension will be sited between the library and an existing classroom block. It will be 6.1m wide, 7.0m deep, and 3.6m in height to the ridge of a pitched roof.

## **Relevant Planning Decisions**

- LBE/94/0004 - Installation of 2 single temporary classroom units; development to be phased for installation of the first unit in spring/summer 1994 and the second unit in spring/summer 1995. – GRANTED WITH CONDITIONS
- LBE/94/0004/1 - Variation of Condition 1 of planning permission dated 09/03/94 (Ref: LBE/94/0004) to permit the erection of one single storey classroom building within existing school in an alternative location. – GRANTED WITH CONDITIONS
- LBE/96/0007 - Erection of a single storey block adjoining main building to provide 3 new classrooms and store area, and formation of an additional car parking area. –GRANTED WITH CONDITIONS
- LBE/97/0004 - Erection of single storey extensions to existing building to provide new library and storeroom to dining hall. – GRANTED WITH CONDITIONS
- LBE/98/0030 - Single storey classroom extension. – GRANTED WITH CONDITIONS
- TP/00/0872 - Single storey extension to form ICT room and entrance lobby. – GRANTED WITH CONDITIONS

## **Consultations**

Consultation period: 19 April 2006 to 10 May 2006.

### Public

Letters sent to 3 neighbouring properties, including Highlands School. No comments received.

### External

None.

## Internal

None.

## Conservation Advisory Group

N/a

## **Appropriate UDP Policy**

(I)CS1	Provision of community services
(II)CS2	Siting and design of buildings
(II)CS3	Community facilities
(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)H8	Privacy

## **Analysis**

The main issue of consideration in respect of this application is the effect of the proposed building on the amenities of adjoining properties.

The proposed extension is approximately 120 away from the nearest residential dwelling, and obscured from these by existing school buildings. It is therefore considered that the proposed extension due to its size and siting will not impact on the amenities of the adjoining residential occupiers

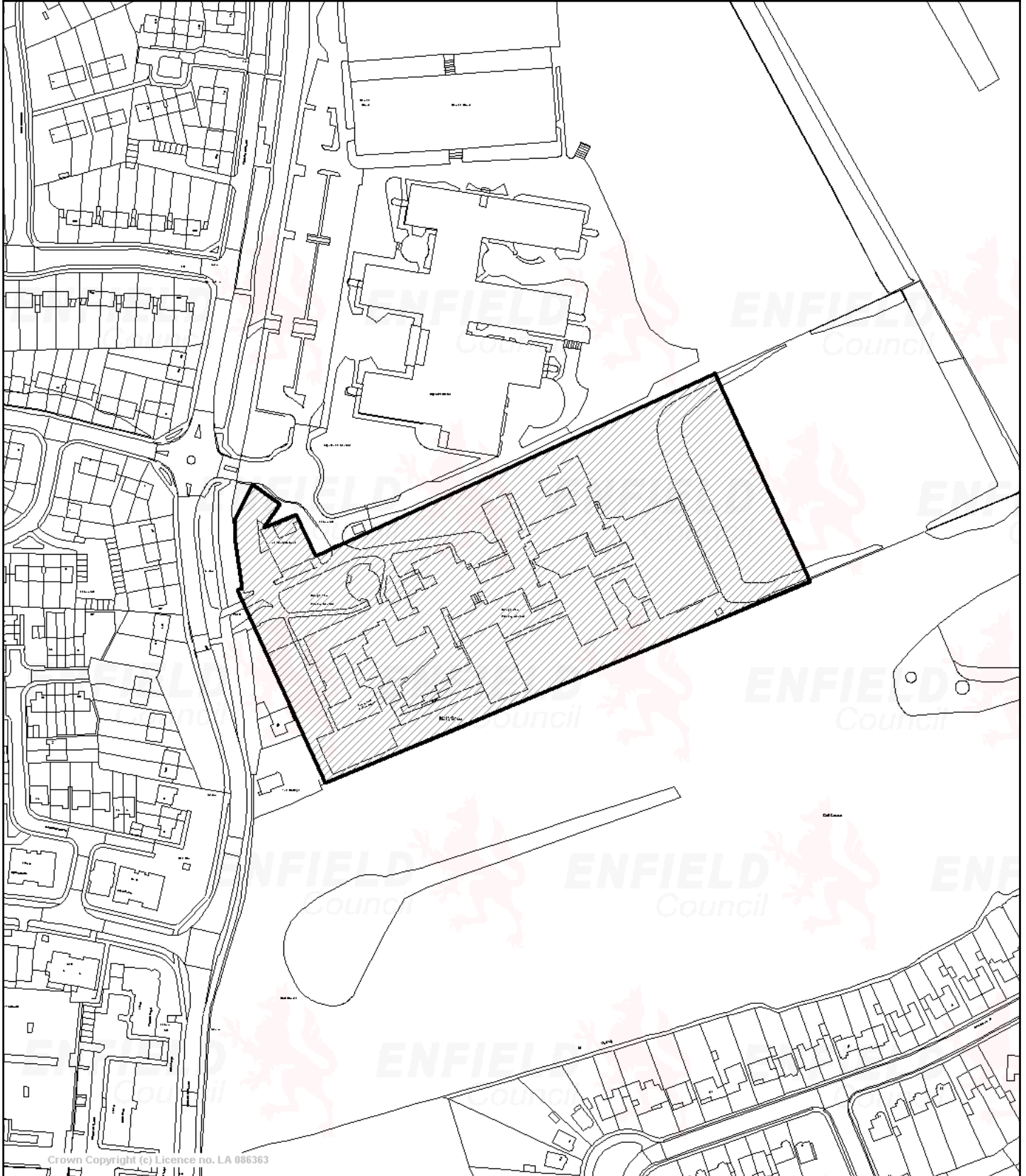
With regards to traffic implications, as there are no additional children proposed, Transportation are satisfied that there will be no further impact on traffic on the adjoining streets.

## **Conclusions**

The proposed development would be of a form and design considered to have no adverse impact on the amenities of adjoining occupiers. Approval is recommended for the following reasons:

1. The proposed single storey building, due to its design, size and siting does not detract from the character and appearance of the surrounding area nor does it unduly affect the amenities or privacy of adjoining or nearby residential properties having regard to Policies (II)CS2, (II)CS3, (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.
2. The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.

TP/06/0674



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Scale 1/2500 Date 9/6/2006

Centre = 531059 E 196038 N

**Application Number:** TP/06/0728 **Ward:** Upper Edmonton  
**Date of Registration:** 26th April 2006

**Contact:** Andy Higham 020 8379 3848

**Location:** 79, FORE STREET, LONDON, N18 2TW

**Proposal:** Partial demolition of existing buildings and erection of a part 2-storey, part 3-storey block of 7 flats (comprising 6 x 2 bed & 1 x 1 bed) incorporating accommodation in the roof with side and rear dormers and balcony to rear (west) elevation, and 114 square metres floorspace (at ground floor level) for commercial use together with associated car parking (revised scheme).

**Applicant Name & Address:**

Inner Circle Ltd  
2, Kinsbourne Court  
Luton Road  
Harpenden  
Herts  
AL5 3BL

**Agent Name & Address:**

Mr Michael Cross, Yurky Cross Chartered Architects  
167a, York Way  
London  
N7 9LN

**Note for Members:**

An application of this nature (residential scheme under 10 units) would normally be determined under delegated authority. An exception to this is where the Conservation Advisory Group have raised objection. Accordingly, following consideration, it is felt planning permission should be granted so is referred to Planning Committee.

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

1. C07 Details of Materials
2. C09 Details of Hard Surfacing
3. C10 Details of Levels
4. C11 Details of Enclosure
5. C12 Details of Parking/Turning Facilities
6. C14 Details of Access and Junction
7. C16 Private Vehicles Only - Parking Areas
8. C17 Details of Landscaping
9. C21 Construction Servicing Area

10. C22 Details of Const. Vehicle Wheel Cleaning
11. C51A Time Limited Permission
12. Prior to the commencement of the development, details of the eaves level and window to side extension; top window in northern flank elevation; and side and rear dormer windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the building in the street scene and Conservation Area.

### **Site and Surroundings:**

The site currently contains a part single, part 2-storey building located on the western side of Fore Street within the Fore Street South Conservation Area. It is currently used as an Electrical Appliance Service Centre with associated office / residential above.

The surrounding area is mixed use, with retail and commercial predominantly, some with residential above. In particular, there are residential units above the retail shops to the south (ie 73-77 Fore Street) and to the north in the residential conversion of St James's Church, now St James's Court.

### **Amplification of Proposal:**

Permission is sought for the partial demolition of the existing buildings to retain the main element of the original frontage property, and the erection of a part 2-storey, part 3-storey extension to provide 7 self-contained flats (6 x 2 bed and 1 x 1 bed) with accommodation in roof with side and rear dormers and balconies to rear (west) elevation. 114 sq.m. of commercial floorspace (at ground floor level) together with associated car parking.

### **Relevant Planning Decisions:**

TP/04/1271. A planning application for the erection of a 4-storey block of 14 flats was withdrawn on 12/8/04.

CAC/04/0015. An application for demolition in connection with redevelopment was withdrawn on 12/8/04.

TP/05/0395. A planning application for the erection of a 4-storey block of 8 flats with commercial at ground floor was withdrawn on 21/4/05.

CAC/05/0002. An application for demolition in connection with redevelopment was withdrawn on 21/4/05.

TP/05/1308. Planning permission for the erection of a part-2 and part-3 storey block of 8 flats with commercial at ground floor was refused on 27/9/05.

CAC/05/0006. An application for demolition in connection with redevelopment was refused on 4/8/05.

TP/06/0095. Planning permission for the erection of a part-2 and part-3 storey block of 7 flats with commercial use at ground floor was refused on 28/3/06.

CAC/06/0001. An application for partial demolition in connection with redevelopment was refused on 4/4/06.

### **Consultations:**

## Public

Consultation letters were sent to 123 neighbouring properties. In addition, notice was displayed at the site and published in the local press. In response, two letters of objection were received raising all or some of the following points:

- loss of retail;
- impact on other retail businesses in the vicinity;
- impact on traffic and parking in the area;
- scheme is similar to other previously refused schemes;
- traffic congestion;
- development out of keeping with local architecture;
- reduce value of surrounding properties.

One letter received was not against a development of this site as anything will be an improvement; concerned re. demolition in a Conservation Area, but best if no other option can be found.

In addition, Edmonton Study Group have concerns with the ground floor windows, but overall support the development given the amendments that have been made since the first submission.

## Internal

Education have no objections.

## External

English Heritage (Archaeology) waive a requirement for an archaeological assessment.

## Conservation Advisory Group

The Group object to the proposal, as they do not like the side extension; feel the rear extension is poor with crude elevations; juxtaposition of windows and roofline is poor and the proposed scheme does not enhance the setting of the historic building; the separation between the new and the original building is better, but the proposed dormers on the historic building are poor.

## **Appropriate UDP policy**

- |          |   |
|----------|---|
| (I) GD1  | Development to have regard to its surroundings.                 |
| (I) GD2  | To seek to ensure that new developments improve the environment |
| (II) GD1 | Appropriate location of new developments                        |
| (II) GD3 | Aesthetic and functional design                                 |
| (II) GD6 | Traffic generation  |
| (II) GD7 | Car parking standards   |
| (II) GD8 | Site access and servicing                                       |
| (II) H1  | Increase in housing stock                                       |
| (II) H7  | Residential density   |



- (II) H8 Privacy and over-looking
- (II) H9 Provision of amenity space
- (II) T17 Needs of pedestrians
- (II) T19 Needs of cyclists
- (I) C1 Sites of archaeological or historical interest
- (II) C26 Resist demolition in Conservation Area's
- (II) C30 New developments in Conservation Area's
- (II) C38 Loss of or impact on trees of new developments

Other Material Considerations:

- (II) T19 Cycle parking (Interim Amendment)
- (II) SDC1 Sustainable Design and Construction (Interim Amendment)

Conservation Area Character Appraisal.

**Relevant National Planning Policy / Guidance:**

- PPS1 Delivering Sustainable Communities
- PPG3 Housing
- PPG13 Transport
- PPG15 Planning and the Historic Environment

London Plan

The following policies of the London Plan (GLA) – Spatial Development Strategy for Greater London (2004) may also be of relevance:

- 3A.1 Increasing Supply of Housing
- 3A.2 Boroughs Housing Targets
- 3A.3 Efficient Use of Housing Stock
- 3A.4 Housing Choice
- 3A.14 Addressing the needs of London's diverse population
- 3C.1 Integrating Transport and Development
- 3C.22 Parking Strategy
- 3D.3 Maintaining and Improving retail facilities
- 4A.7 Energy efficiency and renewable energy
- 4B.3 Maximising the potential of Sites
- 4B.6 Sustainable Design and Construction
- 4B.7 Respect local context and communities
- 4B.10 Londons Built Heritage
- 4B.11 Heritage Conservation
- 4B.14 Archaeology

**Analysis:**

Background

This scheme seeks to address the reason for refusal stated in respect of the previous application, TP/06/0095, which was refused for the following reason:

'The proposed development, due to the design, detail and relationship of the proposed extensions and alterations to the villa, would represent an incompatible form of development detrimental to and out of keeping with the street scene, and the character and appearance of the

surrounding area and the Fore Street South Conservation Area. The proposed development would therefore be contrary to Policies (I) GD1, (I) GD2, (II) GD3, and (II) C30 of the Unitary Development Plan.'

Essentially, the main alterations are:

- The flank extension is finished with a pitched roof to match the villa, and the elevational treatment revised to match the main building;
- The dormers have been redesigned to include fenestration in keeping with the period vernacular of the villa;
- The front elevation has been rethought to include a period shopfront;
- The fascia line has been amended to co-ordinate with the shopfront detail;
- The link has been completely redesigned creating a visual separation between the new and existing buildings.

### **Conservation Advisory Group**

At their meeting on 27<sup>th</sup> April 2006, the Group objected to the proposed development, and in particular:

- inappropriate side extension;
- rear extension is poor with crude elevations;
- juxtaposition of windows and roofline is poor;
- dormers on rear elevation of historic villa are inappropriate.

Overall, although welcoming the design of the link between the new and the old, the Group consider the proposed scheme does not enhance the setting of the historic building.

This proposal has been the subject of lengthy discussions to seek an acceptable form of redevelopment for this site, and we have moved from complete redevelopment to retention of and extension to the existing historic villa. Certainly, the current proposals represent a significant improvement on the original proposal and it is now considered that the scheme now proposed is unlikely to be significantly improved. With this in mind, although the concerns of CAG are noted, it is felt that:

1. The side extension to the southern elevation is larger than that originally in situ, but with the exception of the eaves detailing, is designed in a sympathetic and ancillary manner respecting the prominence of the main villa. A condition could be imposed to secure additional detailing at eaves level and window detail to improve appearance.
2. The top window in the northern flank elevation is positioned close to the roof line. A condition is suggested requiring revised window details to improve this detail.
3. There is limited detail regarding the side and rear dormer windows. Responding to the concern expressed, a condition is suggested requiring alterations and more detail.
4. The rear extension has a contemporary design much reduced in scale from that proposed in schemes previously. In itself, the approach to the design is appropriate and the scale more sympathetic to the original villa. Certainly, a reduction in the size of the rear dormer would render an improvement.

Taking into account the alterations to be sought by condition, it is considered on balance, that the scheme is acceptable and has adequately addressed the previous reason for refusal. Furthermore, the local amenity group support the proposal.

### Principle of Residential Development:

Due to the mixed composition of this town centre location, there is no objection in principle to the use of the site to provide additional residential accommodation whilst retaining the ground floor commercial frontage. Moreover, the proposal would also be consistent with increasing the availability of housing within the Borough.

### Quality of development / Impact on Character of Surrounding Area:

The internal layout of the proposed flats is generally considered acceptable including when having regard to Supplementary Planning Guidance. Density is calculated at 190 hrph which is within the range of 150-200 heph stated in the Unitary Development Plan, as normally being acceptable. Notwithstanding this, the scheme must still represent development of a scale which preserves and/or enhances the character and appearance of the Conservation Area, and Policy (II)H7 together with Policies (I)GD1, (I)GD2 and (II)GD3 make reference to the need for development to be compatible with the surrounding area in terms of design, parking and impact on street scene.

The scale of the development matches that of the most recently refused scheme. This decision focused on the design, detail and relationship of the proposed extensions and alterations to the villa, not to the size and scale of the building. Partial demolition of the building is still proposed, retaining the front elevation. This is welcomed by Conservation Advisory Group, as the building would retain its existing appearance and relationship to the Conservation Area. The front part therefore remains 2-storey, with 3-storey to the rear.

Amenity space is below the 75% of gross internal floor area required which fulfils a function not only as amenity space for the occupiers of the proposed flats but also provides a setting for the development visually within the street scene. However, this has been increased by virtue of the reduction in the building size and footprint from the original scheme, and given the reduction in the number of units from the site and its location within the town centre, this would not be considered a reason for refusal. The number of trees proposed to be lost and pruned has now also been reduced due to the reductions in the footprint of the scheme.

### Impact on Neighbouring Properties:

A previous refused development was considered to have an adverse impact on the residential amenities of the occupiers of no. 77 Fore Street, which is to the south of the application site, and comprises an estate agents ground floor with residential above. The impact was on the residential unit, by reason of the new building being built directly on the boundary with no. 77 Fore Street. The existing building at no. 79 is 2-storey with a low flat roof. This element is now proposed to be retained in terms of size and siting, so there would be no increase in impact from this part. However the extensions do project beyond this line by about 3.5m. They are set off from the boundary, and given the extent of the existing building already blocking light and outlook, it is considered that, on balance, this would not justify a reason for refusal. This is also the same for the pitched roof over this element, which is sloping away from the boundary with no. 77 Fore Street.

That refused scheme also raised a concern with the impact on the amenities enjoyed by the occupiers of the adjoining residential development, St James's Court (a converted Church). This is because the development would be sited less than that required by policy for facing windows. The extent of the rearward projection has now been significantly reduced compared to the

previous scheme, and it is acknowledged that there are large mature trees between the sites which would help to mitigate the impact, with secondary kitchen windows and bedroom windows facing the adjoining site. Accordingly, as the distance between the two developments is at least 16m, it is considered that on balance, the impact on the occupiers of St James's Court is not sufficient to warrant a refusal on grounds of loss of light, outlook and privacy.

#### Access and Parking Provision:

Seven car parking spaces are provided together with a cycle shed for storing cycles. This equates to 1 car parking space per unit, together with adequate pedal cycle parking facilities. Given national and regional planning guidance in the form of PPG3 and PPG13 and the good access to public transport, there are no objections to this level of provision. However, car parking spaces 1 and 2 are sited such that insufficient space is provided for vehicles to enter and exit via the existing crossover, and an additional crossover is undesirable due to the location of the bus stop. Accordingly, by deleting space 1, the remaining six spaces would provide an acceptable level of vehicle accommodation, as well as still providing an adequate level of parking provision. A condition is imposed to cover this issue.

Spaces are provided at the front for delivery space for the commercial unit.

Access would be direct from Fore Street into the parking area at the rear via a passage way. Although the position of the access would be close to that to the neighbouring residential development of St James's Court, no objection is raised on traffic generation or highway safety grounds.

#### **Sustainable Design and Construction:**

None submitted. A condition requiring a Sustainability Assessment is therefore recommended.

#### **Conclusion:**

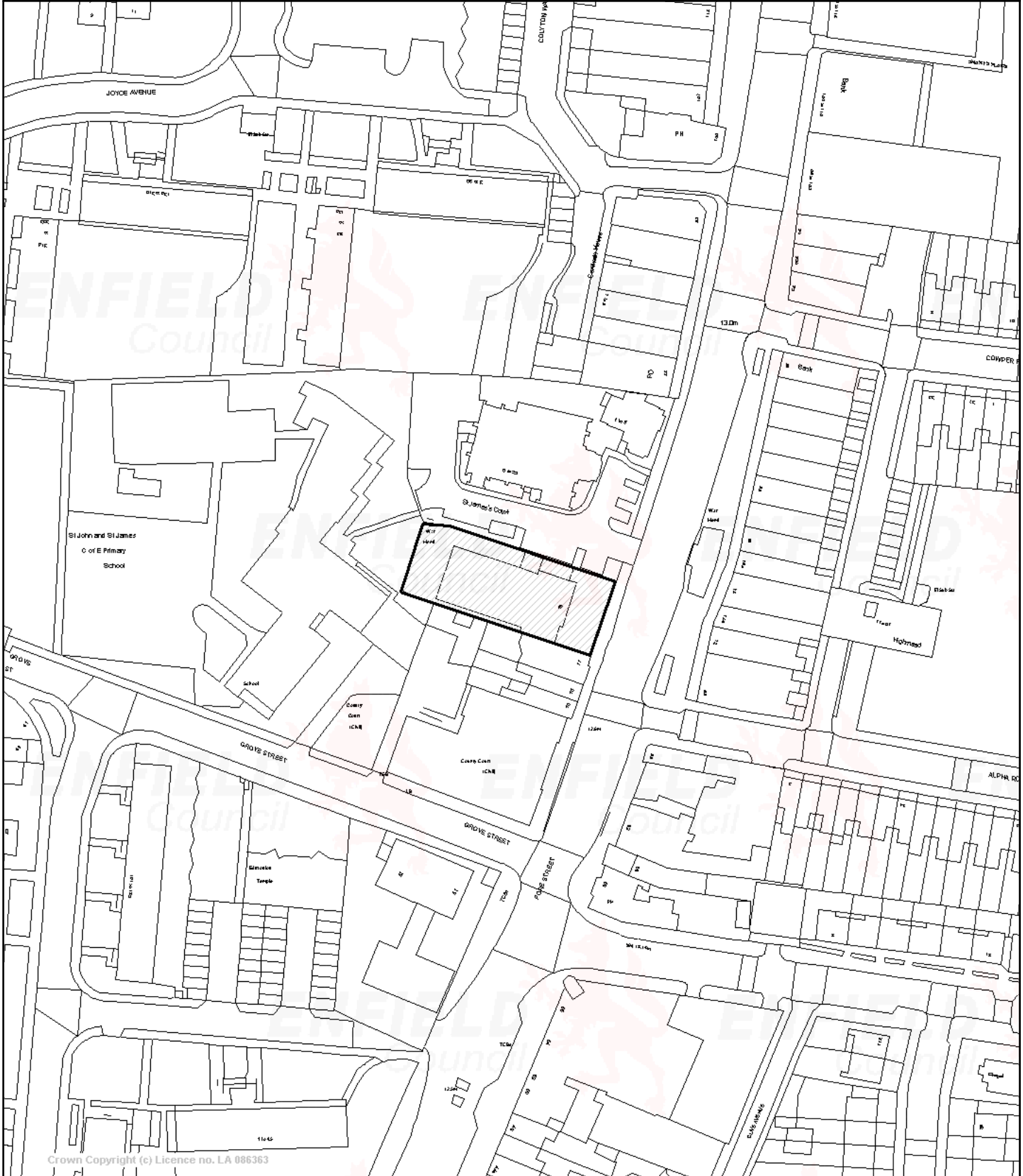
The scheme has been amended a number of times since that originally submitted and has improved considerably. The development is now considered to be acceptable, both preserving and enhancing the character and special appearance of the Conservation Area, and, notwithstanding the comments raised by the Conservation Advisory Group, the application is recommended for approval.

It is therefore recommended that planning permission be approved for the following reasons:

- 1 The proposed development would not detract from the appearance or character of the surrounding area, and would preserve and/or enhance the character and appearance of the Conservation Area having regard to Policies (I)C1, (II)C26, (II)C30, (I)GD1, (I)GD2, (II)GD1, and (II)GD3 of the Unitary Development Plan.
- 2 The proposed development would not detract from the residential amenities of the adjoining properties having regard to Policies (I)GD1, (I)GD2 and (II)GD3 of the Unitary Development Plan.
- 3 The proposed development would increase the supply and availability of housing within the Borough in accordance with Policy (II)H1 of the Unitary Development Plan.
- 4 The provision of adequate parking provision together with cycle parking provision, is considered sufficient to avoid giving rise to conditions prejudicial to the free flow and safety of

traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan as well as advice contained in PPG3 and 13 and the London Plan.

CAC/06/0009



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Scale 1/1250 Date 9/6/2006

Centre = 534023 E 192021 N

**Application Number:** TP/06/0806 **Ward:** Southbury  
**Date of Registration:** 12th May 2006

**Contact:** David Snell 020 8379 3838

**Location:** CARTERHATCH INFANT AND JUNIOR SCHOOL, CARTERHATCH LANE, ENFIELD,  
EN1 4JY

**Proposal:** Single storey extension to south east elevation to provide additional classrooms and  
disable shower facility

**Applicant Name & Address:**

Mrs P. Berry  
CARTERHATCH INFANT AND JUNIOR SCHOOL  
CARTERHATCH LANE  
ENFIELD  
EN1 4JY

**Agent Name & Address:**

Mr K Ellerbeck, KSE Building Services  
69, Northaw Road  
East Cuffley  
Herts  
EN6

**Recommendation:** That Planning Permission be **GRANTED** subject to the following conditions:

1. C08 Materials to Match
2. C10 Details of Levels
3. C21 Construction Servicing Area
4. C22 Details of Const. Vehicle Wheel Cleaning
5. C25 No additional Fenestration
6. C26 Restriction of Use of Extension Roofs
7. C51A Time Limited Permission

**Site and Surroundings**

Application site is within the grounds of Carterhatch Infant and Junior School, located on the north side of Carterhatch Lane. The school entrance is approximately 160m east of the junction with the Great Cambridge Road.

The surrounding pattern of development is primarily residential in nature, consisting of terraced and semi-detached dwellings.

### Amplification of Proposal

Permission is sought for the erection of a single storey extension to provide two additional classrooms and a disabled persons shower facility. No increase in pupil numbers is proposed.

The proposed classrooms will be sited at the end of the administration block and will be 8.3m wide, 8.75m deep, and approximately 2.55m in height to the top of a flat roof.

The proposed disabled shower facility will be sited at the rear of the proposed classrooms, and will be 3.425m wide, 2.925m deep, and approximately 2.55m in height to the top of a flat roof. It will be set in from the flank wall of the proposed classrooms by approximately 5.1m

### Relevant Planning Decisions

- TP/05/1343 - Single storey detached building at rear to provide community hall, clubhouse and changing rooms. GRANTED WITH CONDITIONS - 03/05/06
- TP/04/1116 Erection of two single storey extensions. GRANTED WITH CONDITIONS - 17/08/04.
- TP/03/1307 Single storey front extension. GRANTED WITH CONDITIONS - 23/09/03.
- LBE/02/0013 Temporary building to provide classroom and associated facilities. GRANTED WITH CONDITIONS - 21/10/02.
- LBE/97/0020 Erection of single storey extension to existing school to provide three classrooms, office, wc and store. GRANTED WITH CONDITIONS - 18/11/97.
- LBE/97/0011 Erection of a temporary single storey classroom building with provision of disabled toilet and access ramp. GRANTED WITH CONDITIONS - 24/7/97.
- LBE/94/0020 Erection of a new school (at rear of existing school) for children with learning difficulties including caretakers house. GRANTED WITH CONDITIONS - 25/05/95.
- TP/90/0712/1 Renewal of planning permission dated 13/11/90 (Ref. TP/90/0712) for the retention of scout hut. GRANTED WITH CONDITIONS - 12/03/96.
- TP/91/0988 Development of school playing field by the erection of 28 houses with ancillary parking and landscaping. (Outline). Refused on 14/02/92
- TP/90/0712 Retention of scout hut for a further limited period. GRANTED WITH CONDITIONS - 13/11/90.

### Consultations

Consultation period: 15 May 2006 to 05 June 2006.

#### **Public**

Letters sent to 23 neighbouring properties. One letter received from 132 Carterhatch Lane, raising the following points:

- Problems getting into driveway when school is open.
- Inconsistency with Council planning decisions.



**External**

None.

**Internal**

None.

**Conservation Advisory Group**

N/a

Appropriate UDP Policy

(I)CS1	Provision of community services
(II)CS2	Siting and design of buildings
(II)CS3	Community facilities
(I)GD1	Regard to surroundings
(II)GD3	Aesthetics and functional design
(II)GD6	Traffic
(II)GD7	Car parking standards
(II)H8	Privacy

Analysis

The main issue of consideration in respect of this application is the effect of the proposed building on the amenities of adjoining properties.

The proposed classrooms extension will be sited nearer to the common boundary of 133 Carterhatch Lane, the nearest residential dwelling. The distance from the flank wall of the proposed extension to that common boundary is approximately 13m, with an additional 3.0m to the flank wall of a rear element of that dwelling. This is considered to be sufficient to not unduly impact on the residential amenities currently enjoyed by the occupiers of that adjoining property.

The proposed disabled shower facility will provide for improved facilities for persons with disabilities and should be welcomed.

With regards to traffic implications, as there are no additional children proposed, Transportation are satisfied that there will be no further impact on traffic on the adjoining streets.

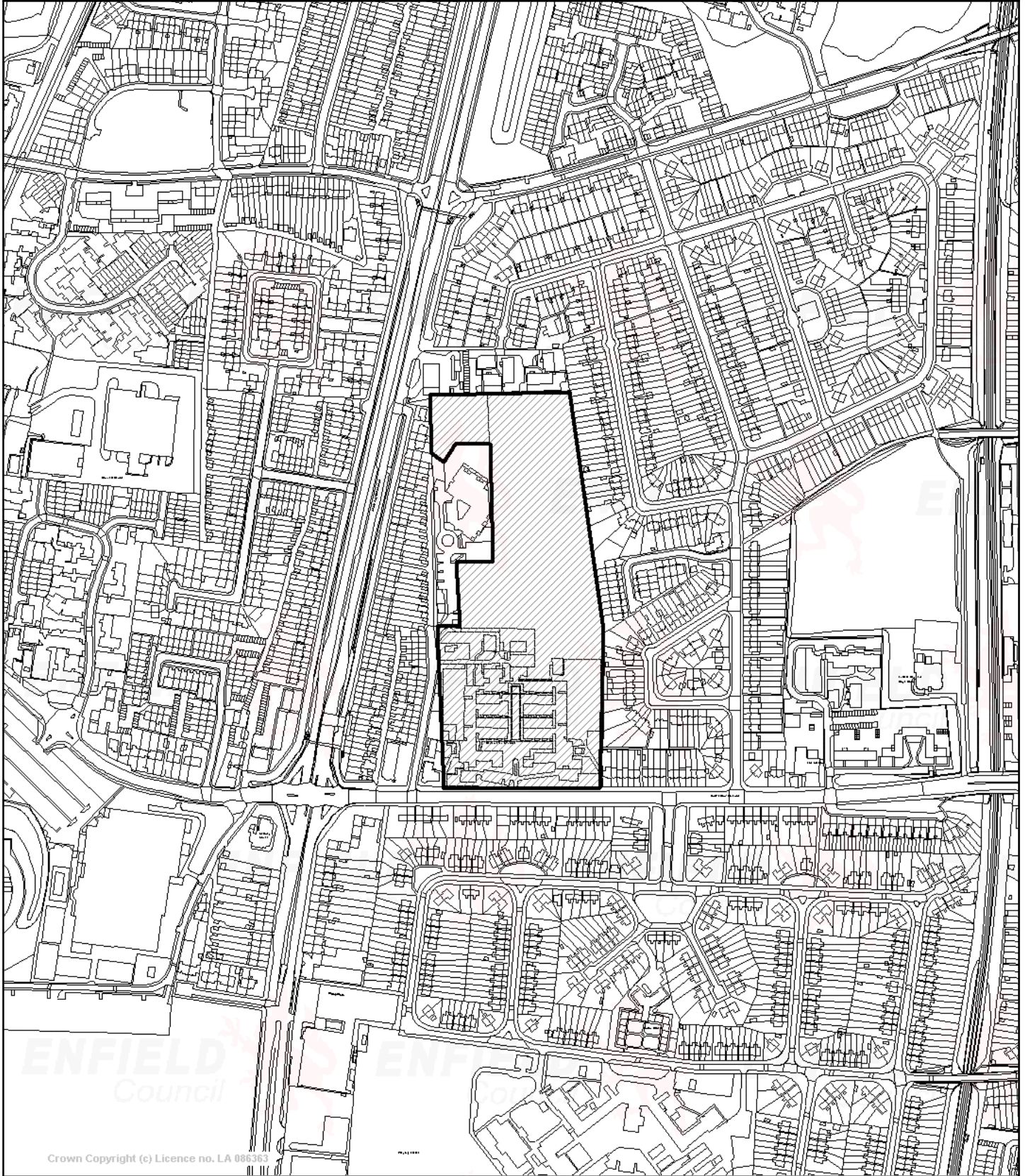
**Conclusions**

The proposed development would be of a form and design considered to have no adverse impact on the amenities of adjoining occupiers. Approval is recommended for the following reasons:

3. The proposed single storey building, due to its design, size and siting does not detract from the character and appearance of the surrounding area nor does it unduly affect the amenities or privacy of adjoining or nearby residential properties having regard to Policies (II)CS2, (II)CS3, (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan.
4. The proposed disabled persons shower facility will provide for improved facilities for persons with disabilities, having regard to Policy (II)GD11 of the Unitary Development Plan.

5. The proposed development does not prejudice the provision of on site parking nor would it lead to additional parking and therefore, does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 and (II)GD7 of the Unitary Development Plan.

TP/06/0806



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Scale 1/5000 Date 9/6/2006

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