

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21st October 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
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Sharon Davidson: 0208 379 3841
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5076

Ward: Southgate

Application Number : P13-03229PLA

Category: Major

LOCATION: EVERLAST HOUSE, 1, CRANBROOK LANE, LONDON, N11 1PF

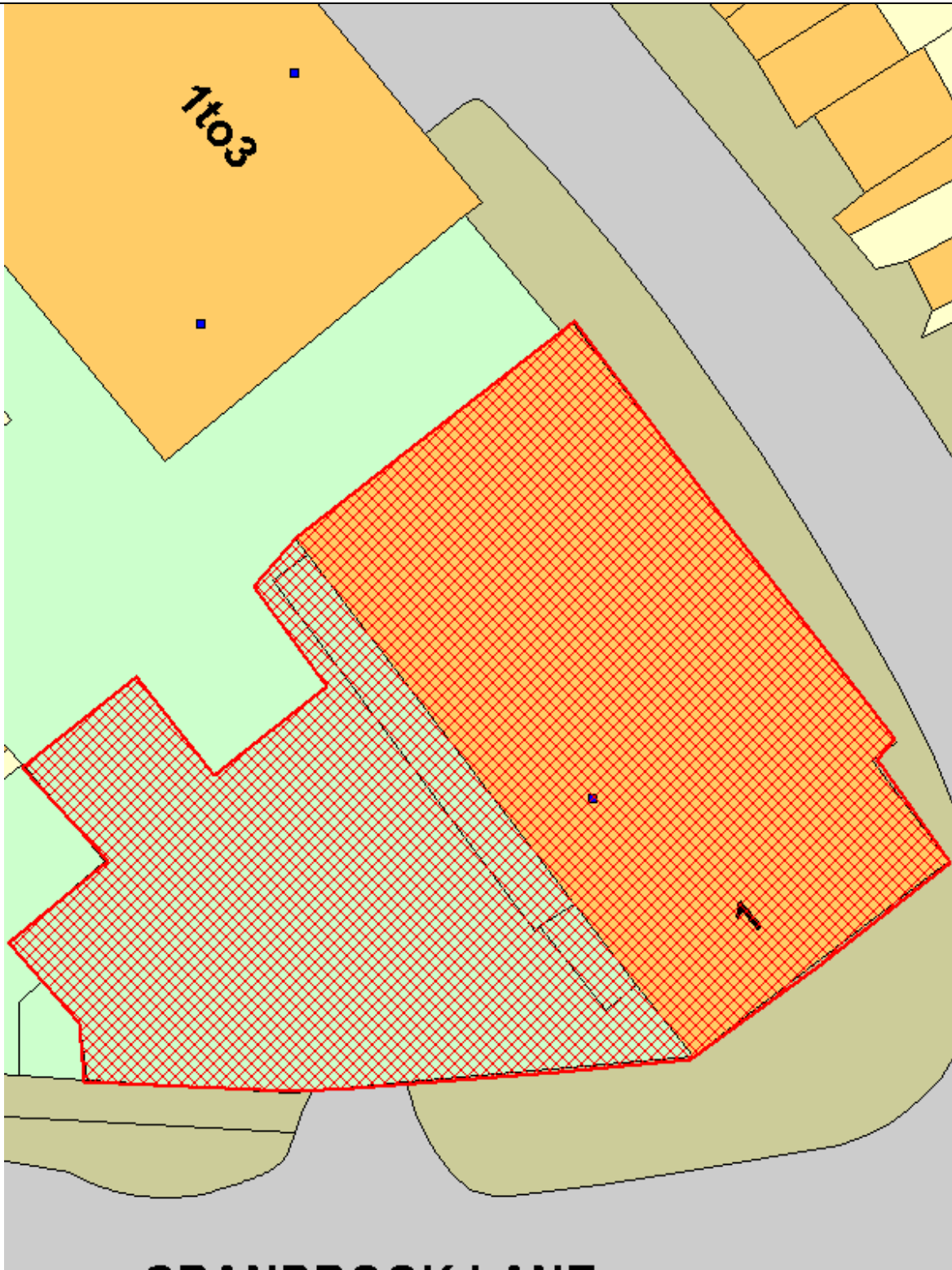
PROPOSAL: Conversion of existing 2 storey office building and basement including erection of third storey to provide 11 x self-contained flats (comprising 3 x 1-bed, 6 x 2-bed and 2 x 3- bed) balconies to first floor and second floors, associated parking and landscaping.

Applicant Name & Address:
Andrew Savva
357 Cockfosters Road
Barnet
EN4 0JT

Agent Name & Address:
Colin Butcher
Delta Architects
1 Batemans Row
Shoreditch
London EC2A 3HH

RECOMMENDATION:

That subject to the completion of a S106 Agreement to secure the obligations as set out in the report, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.



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1. Site and Surroundings

- 1.1 The application site comprises an irregularly shaped plot currently occupied by a two storey office building on the corner of Cranbrook Lane and Marconi Place. The building is in use as an office.
- 1.2 The site is part of an area bounded by the rear gardens of residential properties fronting Betstyle Road to north, Bowes Road to south and other properties on Cranbrook Lane to west. The locality is comprised of a variety of building styles ranging from two storey terraced houses, three storey flats and several four storey flats. The site benefits from two accesses via the Cranbrook Lane loop both linking with Betstyle Road.

2. Proposal

- 2.1 Planning permission is sought for the conversion of existing 2 storey office building and basement to flats, together with the erection of a third storey to provide in total 11 x self-contained flats (comprising 3 x 1-bed, 6 x 2- bed and 2 x 3- bed) and balconies to the first floor and second floors.
- 2.2 The development also includes the provision of five off-street parking spaces with access from Cranbrook Lane, together with landscaping.
- 2.3 The proposals have been revised since their original submission. The revised scheme incorporates a flat roof rather than the mansard roof originally proposed, an enlarged accessible refuse storage area, additional landscaping on front court with communal amenity space area and more private amenity on second floor terrace.

3. Relevant Planning Decisions

- 3.1 TP/04/0503 - Construction of 2nd floor with mansard roof extension to provide additional offices and ancillary areas and extension of external stair case at side – granted 29th April 2004.
- 3.2 P13-03468PRJ - Change of use from office (B1) to residential (C3) providing 8 residential units. Prior approval not required.

4. Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Health, Housing and Adult Social Care

No objections received

4.1.2 Thames Water

Thames Water advises that with regard to sewerage and water infrastructure they would not have any objection to the planning application. With regard to surface water drainage they would not have any objection subject to recommended informatives. In addition it was noted that the proximity of a trunk sewer to the south-western boundary of the site should be noted and the foundations of any building should be designed accordingly.

4.1.3 Sustainable Design Officer

The Sustainable Design Officer raises no objections subject to conditions

4.1.4 Traffic and Transportation

Traffic and Transportation raises no objections subject to conditions

4.1.7 Biodiversity

The Biodiversity Officer raises no objection subject to conditions

4.1.8 Environmental Health

The Environmental Health Officer raises no objections

4.2 Public

4.2.1 Letters were initially sent to 50 adjoining and nearby residents. In addition a notice was displayed on site and in the local press. As a result three responses were received raising the following comments:

- Loss of privacy for nearby property
- Oppose planning as too close to our property
- Change from office to residential development with roof extension and windows will affect privacy
- Submitted plans do not accord with elevations
- Elevations show doors opening out into office driveway
- Existing windows are obscure glazed in order to protect privacy
- New windows should be omitted on grounds of privacy
- Building regulations will need to be observed and taken account of in this application.

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4.2.2 Following submission of revised plans, letters were again sent to those adjoining and nearby residents initially consulted. Three further responses have been received raising the same comments similar to those originally received:

- Loss of privacy and light for nearby property
- Submitted plans do not accord with elevations (NW elevation)
- Elevations show doors opening out from Bedroom 2 of flat C into office driveway
- Existing windows at ground floor are obscure glazed in order to protect privacy and should be maintained.
- New windows should be omitted on grounds of privacy
- Building regulations will need to be observed and taken account of in this application.
- Too close to adjoining properties
- Too high

4.2.3 In response, it can be confirmed that the applicant has submitted amended plans correcting the anomaly identified on NW and SE elevations to ensure

that plans and elevations now accord. Additionally no doors are proposed opening into the driveway.

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and has now successfully been through examination. It is expected that the document will be adopted at full Council in November 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing
Policy 3.13	Affordable housing thresholds
Policy 3.16	Social infrastructure
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Water self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking

Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.19	Biodiversity and access to nature
Policy 8.2	Planning Obligations

5.5 Local Plan – Core Strategy

CP2	Housing supply and locations for new homes
CP3	Affordable housing
CP4	Housing quality
CP5	Housing types
CP9	Supporting community cohesion
CP19	Offices
CP20	Sustainable energy use and energy infrastructure
CP21	Delivering sustainable water supply, drainage and sewerage infrastructure
CP24	The road network
CP25	Pedestrians and cyclists
CP26	Public Transport
CP28	Managing flood risk through development
CP30	Maintaining and improving the quality of the built and open environment
CP31	Built and landscape heritage
CP36	Biodiversity
CP46	Infrastructure contributions

5.6 Saved UDP Policies

(II) GD3	Aesthetics and functional design
(II) GD6	Traffic Generation
(II) GD8	Site Access and Servicing
(II) H8	Overlooking and privacy
(II) H9	Amenity Space

5.7 Submission Version DMD

DMD1	Affordable Housing on Sites Capable of Providing 10 units or more
DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessment
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy efficiency standards
DMD52	Decentralised energy networks
DMD53	Low and zero carbon technology

DMD54	Allowable solutions
DMD55	Use of roof space/vertical surfaces
DMD56	Heating and cooling
DMD57	Responsible sourcing of materials, waste minimisation and green procurement.
DMD58	Water efficiency
DMD61	Managing surface water
DMD71	Protection and enhancement of open space

5.8 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Housing SPG 2012

6. **Analysis**

6.1 The key considerations in determining this planning application are; the principle of development with particular regard to loss of office use, design and impact on character of locality and neighbouring properties, impact on neighbouring amenity and the standard of accommodation proposed with regard to density, mix and quality of accommodation.

6.2 Principle of development

6.2.1 The proposal involves the conversion of an existing two storey office building to residential accommodation and in this respect would result in loss of office space. However, recent changes to the General Permitted Development Uses Class Order are such that premises in office use can change to residential use subject to prior approval having regard to matters only relating to flooding, transport and contamination issues. The relevant history set out above confirms that a prior approval application for conversion of existing offices to eight residential units was not required. The principle of residential development including loss of office use on this site has therefore already been established.

6.3 Impact on Character of Surrounding Area

6.3.1 Policy 37 of the Submission DMD requires developments be designed for their intended function and be appropriate to their context and surroundings. The proposed development includes the addition of a new recessed third floor level to accommodate a second floor of accommodation. Balconies are proposed to the rear elevation at first floor and a terrace would be provided around the new second floor. The new storey would be contained within existing flat roof space and be recessed from external walling on all sides designed of contemporary light weight material in satisfactory contrast to existing yellow brick façade.

6.3.2 The new third floor is considered to be subservient to existing building in terms of size and scale. Immediately to northwest of site is a two storey building, similar in design to the existing, and across Cranbrook Lane to south are blocks of flats taller in height (3 and 4 storeys) than proposed development. Accordingly, the resulting building would sit well within surrounding developments in terms of size and scale and would not detract from the character of the surrounding having regard to Core Policy 30 of the

6.4 Impact on Neighbouring Residential Properties

- 6.4.1 Policy (II)H8 of the UDP requires that residential developments are designed to maintain privacy and prevent overlooking. Emerging Policy DMD 10 requires minimum distance between rear facing windows of 25m while DMD 8 requires that new residential development be of an appropriate scale, bulk and massing and preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.
- 6.4.2 Neighbouring properties nearest to proposed development include an office building to the north western side and residential flats to south and west. Terraced properties are also located to the north east and east of the development.
- 6.4.3 The existing building can convert to residential use through the prior approval already granted. The issue is therefore whether the additional balconies on first floor and accommodation proposed at second floor level would give rise to overlooking. No windows are proposed in the flank of the proposed roof extension and therefore no additional overlooking would arise in relation to the office building to the northwest. The block immediately to the south does not feature any windows on its side elevation. Given the distances between the site and those flats to the south the proposed development will not result in any increase in overlooking.
- 6.4.4 Properties to the east and north east comprising terraced dwellings fronting Betstyle Road have their rear elevation windows over 30m away across Marconi Place and would therefore not be prejudiced in regard to overlooking and therefore residential amenities are considered sufficiently safeguarded. Furthermore, the relationship of the building with the nearest residential properties in terms of siting would not change as a result of this proposal. It is considered that proposed development would not prejudice amenities of neighbouring properties and would therefore be in accord with Policy (II)H8 of the UDP and Policies DMD8 and DMD 10 of the Submission Version DMD.
- 6.4.6 Additionally, it is suggested that to ensure amenities enjoyed by occupiers of neighbouring properties are not prejudiced during construction and in future, it is recommended that a condition with respect to construction methodology be imposed as part of planning permission.

6.3 Density

- 6.3.1 Policy 3.8 of the London Plan whilst asserting the need for more houses to help boost housing choices and mix also requires that such housing provide good quality environments. Policy 3.4 of the London Plan focuses on optimization of housing potential and sets standards for appropriate density levels with regard to location, existing building form, massing, and having regard to the Index of Public Transport Accessibility Level (PTAL).
- 6.3.2 According to guidance in (Table 3.2) of the London Plan, with a PTAL rating of 5, the site would accommodate sustainable residential density

range of between 200-700/ha. With 31 habitable rooms within a 0.0586 Ha site, the proposed development equates to a density of 530 hr/ha. This density is within range outlined in the London Plan. Furthermore, it would be comparable to other flatted development in surrounding area

6.4 Residential Mix

6.4.1 The proposed development comprises a total of 11 residential units contained within three floors plus part basement.

6.4.2 Core Policy 5 of the Enfield Plan seeks an appropriate range, in size and tenure of housing types. Policy 3.8 of the London Plan addresses housing choice and the Enfield Housing Market Assessment, Final Report 2010 emphasises the lack of suitable family housing with at least three bedrooms.

6.4.3 Core Policy 5 of the Enfield Plan indicates that over the lifetime of the Core Strategy, the Council will plan for the following mix of housing:

Bedroom	Persons	Percentage
1-2 bed flats	1-3 persons	20%
2 bed houses	4 persons	15%
3 bed houses	5-6 persons	45%
4+ bed houses	6+ persons	20%

6.4.4 The proposed development comprises 3 x 1 bed, 6 x 2 bed and 2 x 3 bed flats. This represents a mix of 27.3% one bed; 54.5% two bed units and 18.2% 3+ bed units. It is recognised that not every site and development can meet the mix of housing set out in Core Policy 5. Given the constraints of the site as an existing building with no space available for outward extension it is recognised that the site cannot reasonably accommodate greater numbers of family sized units than currently proposed. The applicant has made revisions to accommodate two family units and this is considered acceptable with regards to Core Policy 5 of the Core Strategy, Policy 3.8 of the London Plan and Policy DMD3 of the Submission Version Development Management Document.

6.5 Quality of Accommodation

6.5.1 Core Policy 4 of the Enfield Plan, Policy 3.5 of the London Plan and the London Housing SPG seek to ensure that new residential development is of a high quality standard internally, externally and in relation to their context.

6.5.2 London Plan Policy 3.5, as detailed in Table 3.3 “Minimum space standards for new development” and the London Housing SPG require the following minimum floor standards to be met:

Dwelling type (bedroom (b)/persons- bedspaces(p))	GIA (sqm)
1b2p	50
2b3p	61
2b4p	70

3b4p	74
3b5p	86
3b6p	95

6.5.3 The proposed development provides the following:

Flat number	type	GIA
A	3b5p	90
B	2b3p	62
C	3b5p	87
D	1b2p	50
E	2b3p	68
F	1b2p	56
G	1b2p	50
H	2b4p	71
I	2b3p	61
J	2b3p	61
K	2b3p	61

6.5.4 All proposed units meet or exceed the corresponding minimum gross internal floorspace area (GIA) standards in the London Plan and Housing SPG and are considered acceptable with regards to Core Policy 5 of the Core Strategy, Policy 3.5 of the London Plan and the London Housing SPG.

6.6 Amenity Space

6.6.1 Policy DMD 9 of Submission Version Development Management document sets out the following minimum standards for amenity space provision:

Dwelling type	Minimum Private Amenity Space
1b2p	5sqm
2b3p	6sqm
2b4p	7sqm
3b5p	8sqm

6.6.2 Policy DMD9 states that in addition to the above standards for private amenity space, flats must provide communal amenity space which is functional, is overlooked by surrounding development, is wheelchair accessible and has suitable management arrangements in place.

6.6.3 All units with the exception of flats D and H (which comprise 1 x 1 bed and 1 x 2 bed units) are provided with private space (some in form of balconies) in accordance with DMD9 standards. In addition, 43sqm of communal amenity space is provided to the rear of the site which would be accessible to all residents. Given that the family units have been provided with private gardens and there is accessible communal amenity space for those units without private amenity space, and given the prior approval already obtained for the building allowing for its conversion into 8 flats, the proposed development is considered to be acceptable with regard to Policy DMD9 of the Submission Version DMD and Policy (II)H9 of the UDP.

6.7 Traffic Impact

Parking

- 6.7.1 The proposals include the provision of five off-street parking spaces. Given the site is close to Arnos Grove train station and other good public transport linkages, this level of parking provision is considered acceptable. However, it is recommended that future residents be prevented from applying for parking permits and this will need to be secured by S106 Agreement..

Access and Servicing

- 6.7.1.1 DMD 45 requires new developments to make provision for cyclists whilst DMD 47 gives guidelines on servicing and refuse collection provision. The proposal includes provision of bins and recycling storage within the forecourt area which is considered adequate and accessible. A secure cycle storage area for 12 is provided on the ground floor. It is suggested that full details and specifications for both cycle parking and refuse storage be submitted for LA approval and be secured by condition should permission be granted.

6.7 Sustainability

- 6.7.1 The applicant has submitted a sustainability statement asserting that the development can achieve Code level 3 for Sustainable Homes and BREEAM Domestic Refurbishment 'Very Good'. This is considered acceptable and will be secured by condition should permission be granted.
- 6.7.2 Applicant has also submitted an Energy Statement which demonstrates that the proposed development is expected to reduce regulated CO2 emissions by 49.8% when compared with a notional building built to current Part L Building Regulations (2010) which is considered acceptable. This will be secured by condition should permission be granted.

6.8 Planning Obligations and Financial Contributions

Affordable Housing

- 6.8.1 Core Policy 3 of the Core Strategy, advises that the Council will seek to achieve a borough-wide target of 40% affordable housing units in new developments, applicable to sites capable of accommodating ten or more dwellings and that affordable housing should be delivered on-site unless in exceptional circumstances. The mix of affordable housing should reflect the need for larger family units as required by Core Policy 5.
- 6.8.2 The applicant originally submitted a viability assessment which suggested that the scheme would not viably make provision towards affordable housing. Core Policy 3 of the Core Strategy requires that some form of contribution towards affordable housing will be expected on all new housing sites. This together with the S106 SPD requires that applicants must first test whether on-site affordable housing can be provided and if not physically possible, a financial contribution towards off site provision will be acceptable.

- 6.8.3 The scheme proposes 11 units in total and would therefore be expected to include provision of affordable housing on site equivalent to 40%. After discussions with the Council and a review of the submitted viability statement by the Council's viability specialist, the applicant has agreed to make provision for affordable housing through an off-site financial contribution. The agreed amount of £73,830.73 will be included as part of the total S106 contributions for this scheme.

Education

- 6.8.4 The Calculation for S106 contributions for education provision is based on child yield ratios which show the annual average 'yield' from different sizes of property across the range of statutory school ages. The child yield is then multiplied by capital cost multipliers which are supplied by the department for Education to produce a sum for the contribution to represent the capital cost of providing primary and secondary school places in each local authority area.
- 6.8.5 A contribution towards provision of education infrastructure and mitigation against increased pressure on availability of primary and secondary school places in local area has been sought amounting £26,763.77 and included as part of the S106 contributions for this development.

Parking Permits

- 6.8.6 As set out in above the S106 Agreement will also need to include an obligation to prevent future residents from being eligible for on street parking permits.

Section 106 Monitoring

- 6.8.7 In accordance with the council's Section 106 Supplementary Planning Document, a 5% monitoring fee amounting £5,029.72 is payable and has been included as part of the S106 contributions for the scheme.

6.9 Community Infrastructure Levy (CIL)

- 6.9.5 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floor space for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sum. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.
- 6.9.6 In this case, the proposed residential development would be subject to a £20 per square metre levy in accordance with the GLA's CIL Charging Schedule.
- 6.9.7 The applicant has indicated that the new development would create 205 square metres in gross internal floor area. On this basis, the CIL arising would be as follows:

$(£20/m^2) \times (205m^2) \times 240/223 = £4,412.55$

6.9.8 Should permission be granted, a CIL liability notice shall be issued.

7 Conclusion

7.1 Having regard to assessment as discussed above, the proposed development is considered to be acceptable with regard to compliance with development plan policies and other material considerations. It is considered that the proposed development would contribute to the provision of new residential housing units within the Borough, whilst not adversely impacting on the character of the area and the amenities of adjoining and nearby occupiers.

8 Recommendation

8.1 That subject to the completion of a S106 Agreement to secure the obligations as set out above, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to the following conditions:

1. C61 Approved plans
2. C51A time limited permission (3 years)
3. C07 Materials
4. C09 hard surfacing materials
5. Parking – private vehicles only for residents
6. C019 - Refuse details
7. C059 - Cycle details
8. Parking and turning to be provided prior to occupation
9. Code for sustainable homes level 3
10. BREEAM 'very good'
11. Lifetime homes
12. Landscaping details
13. NSC4 Construction Methodology
14. NSC7 Water Efficiency
15. Rainwater Harvesting

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

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

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policies DMD58 and DMD61 of the Development Management Document and Policy 5.15 of the London Plan.

16. Sustainable Urban Drainage System

The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for

disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD61 of the Development Management Document, Policies 5.12 & 5.13 of the London Plan and the NPPF.

17. Biodiversity

Nesting Boxes

The development shall not commence until details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 8 nesting boxes/bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

18. Green Roof

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

- a. Biodiversity based with extensive substrate base (depth 80-150mm);
- b. Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority.

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

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

19. Energy

Energy Performance Certificate

Following practical completion of works a final Energy Performance Certificate with accompanying Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority and shall reflect the carbon reduction targets agreed. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

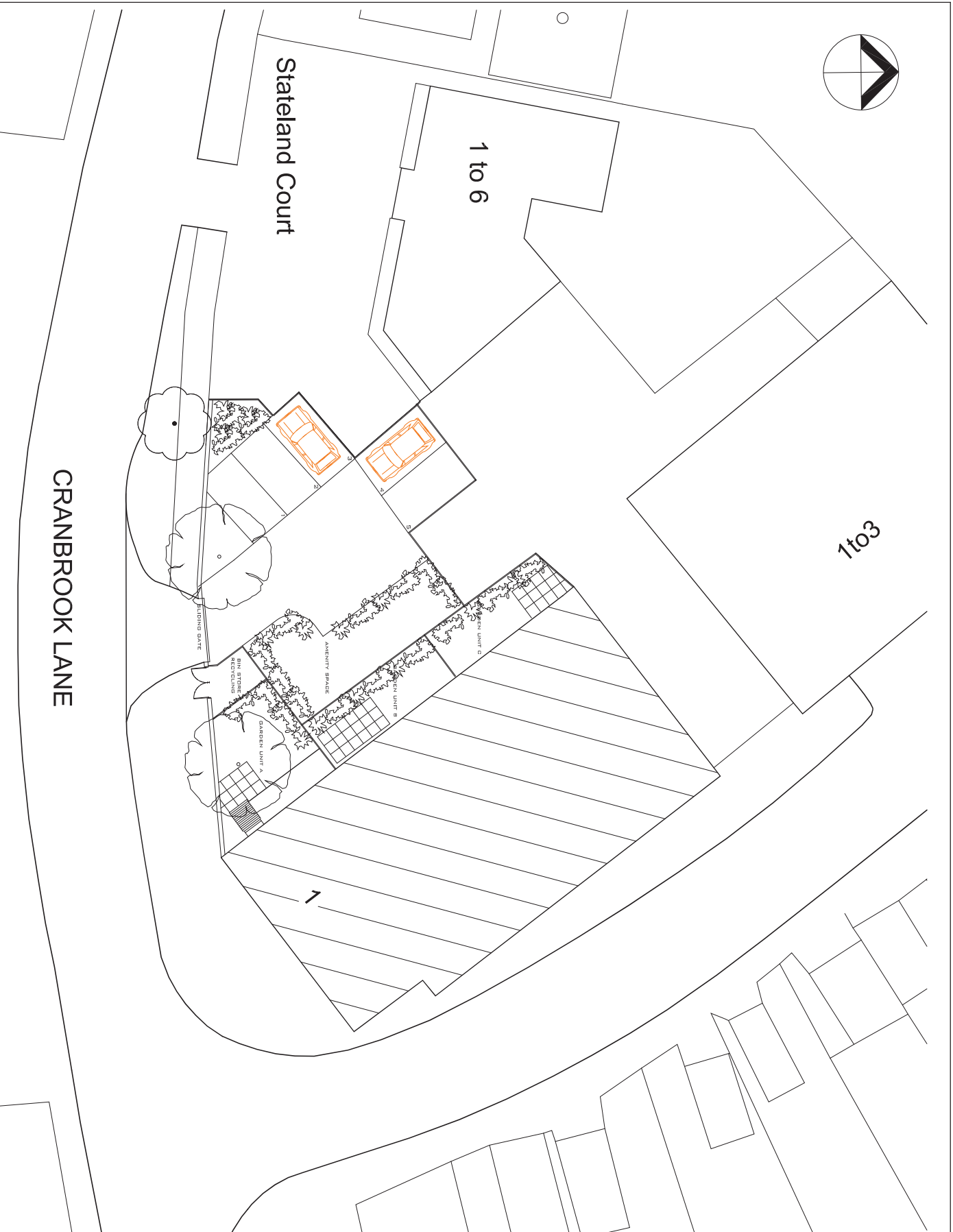
Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

Energy Efficiency

The development shall not commence until an 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

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

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, DMD51 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.



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NOTES
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DIAGRAM

REVISIONS
 A GENERAL UPDATE 120414
 B GENERAL UPDATE 130814

PROJECT
 1 CRANBROOK LANE, N11

DRAWING
 BLOCK PLAN

PROJECT ARCHITECT CB

DRAWN AA

CHECKED CB

DATE FEB 12

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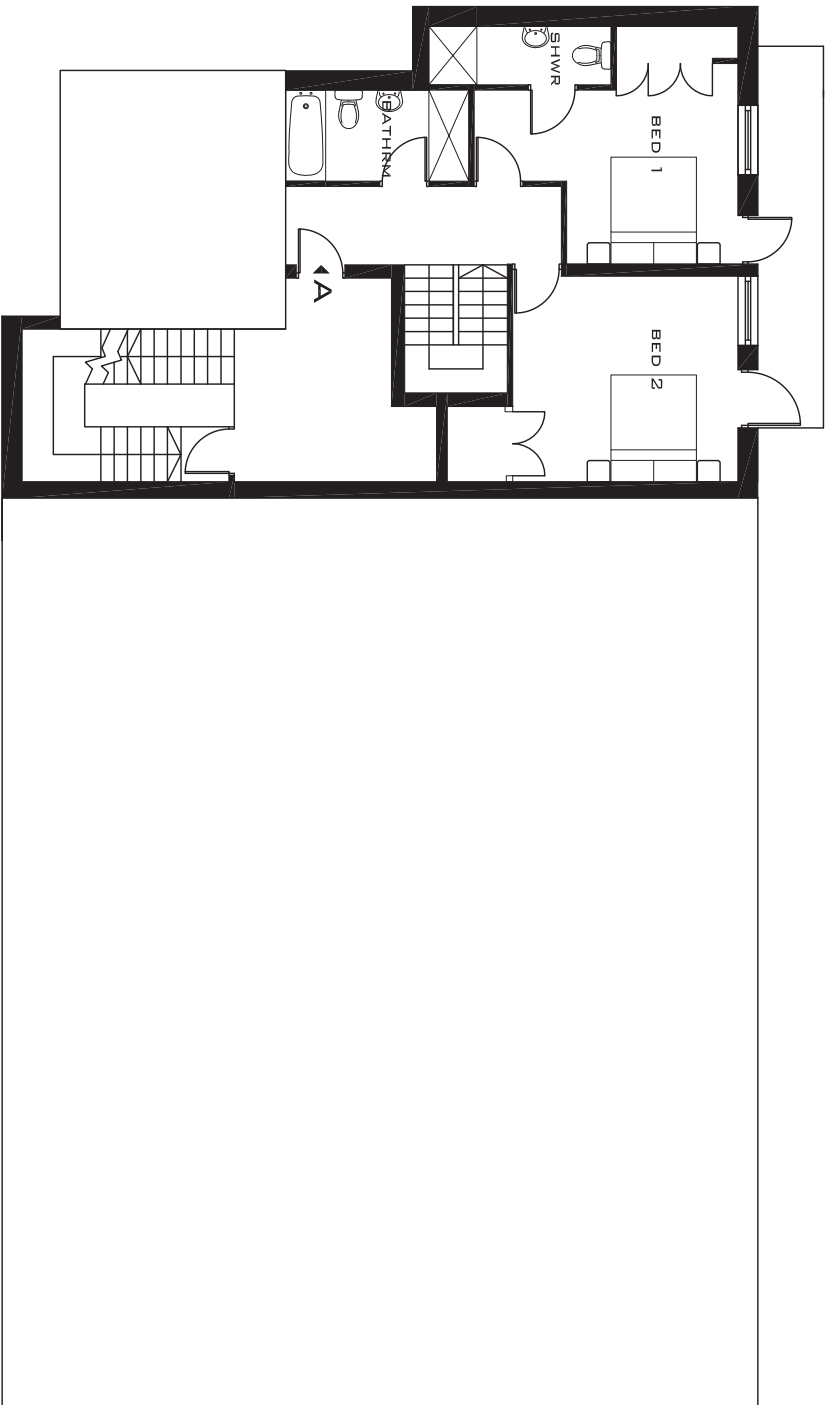
STATUS PLANNING

PROJECT NUMBER 11022

DRAWING NO 155B

DELTA ARCHITECTS
 1 BAYENANG ROW
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 EC2A 3HH

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NOTES
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DIAGRAM



REVISIONS
 A GENERAL UPDATE 120414

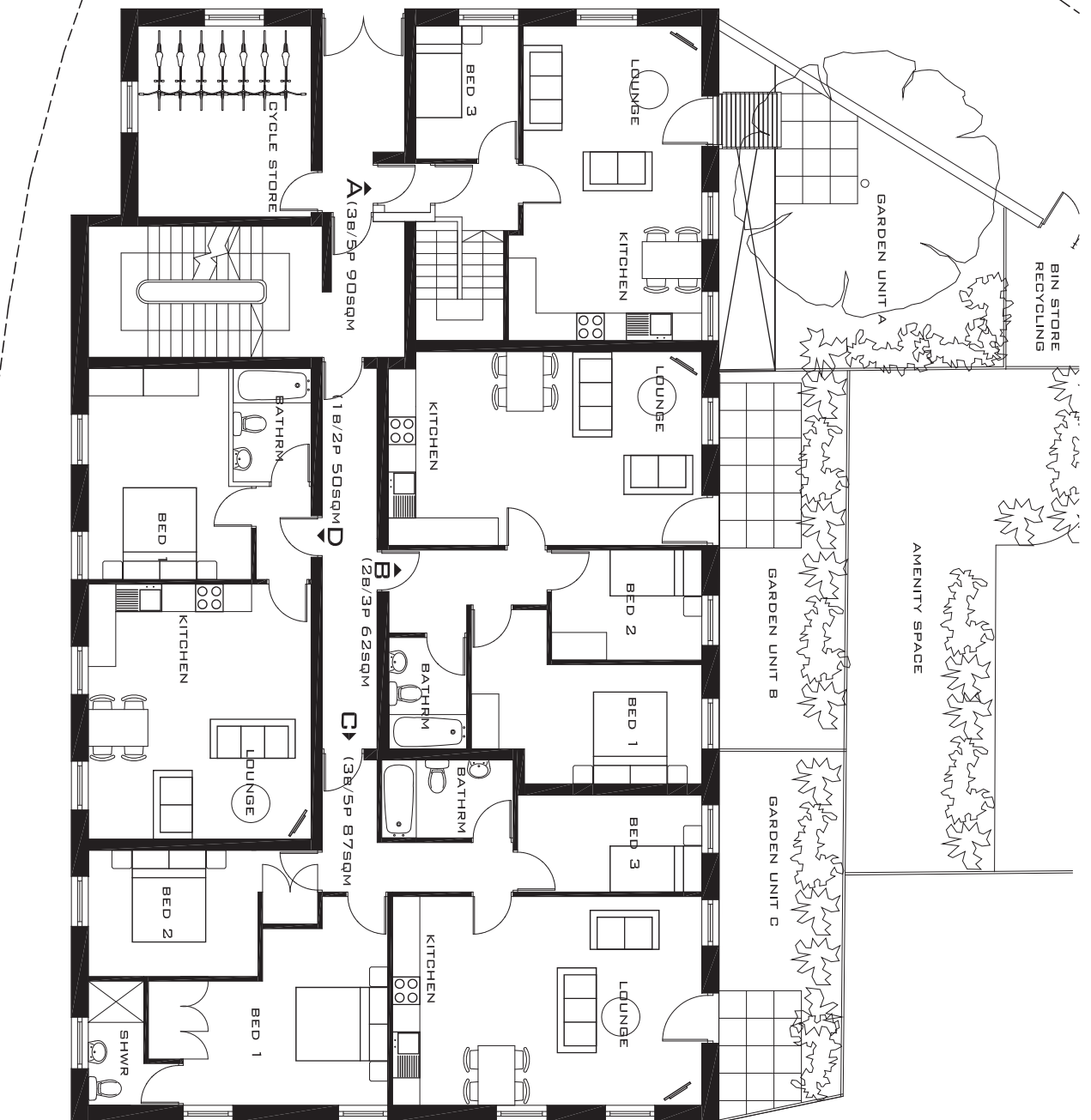
PROJECT
 1 CRANBROOK LANE, N11

DRAWING
 PROPOSED BASEMENT PLAN

PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE NOV 12
SCALE 1:100@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 160A

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 IF IN DOUBT PLEASE ASK.

NOTES
 xxx

DIAGRAM



REVISIONS
 A GENERAL UPDATE 120414
 B GENERAL UPDATE 130814

PROJECT
 1 CRANBROOK LANE, N11

DRAWING
 PROPOSED GROUND FLOOR PLAN

PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE NOV 12
SCALE 1:100@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 150B

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NOTES
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DIAGRAM

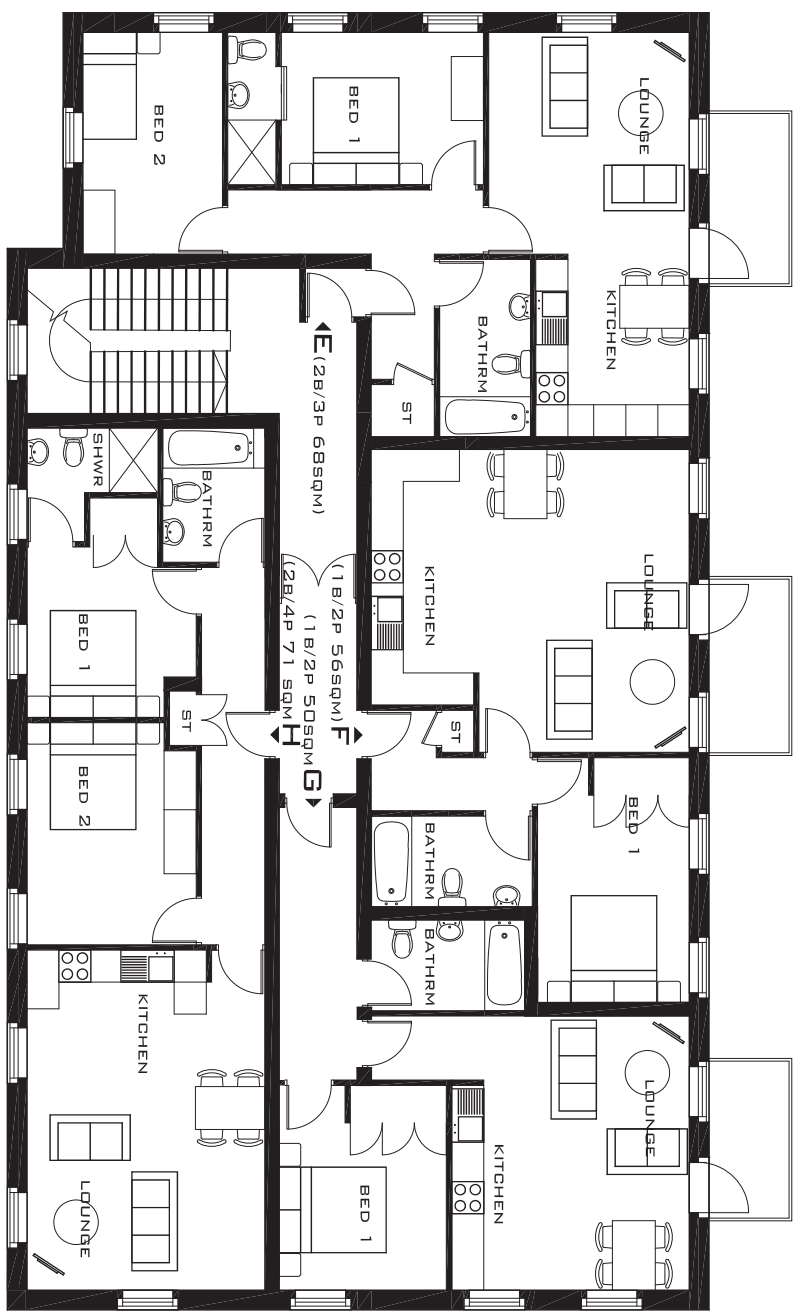


REVISIONS
 A GENERAL UPDATE 120414

PROJECT
 1 CRANBROOK LANE, N11

DRAWING
 PROPOSED FIRST FLOOR PLAN

PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE NOV 12
SCALE 1:100@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 151A



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NOTES
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DIAGRAM

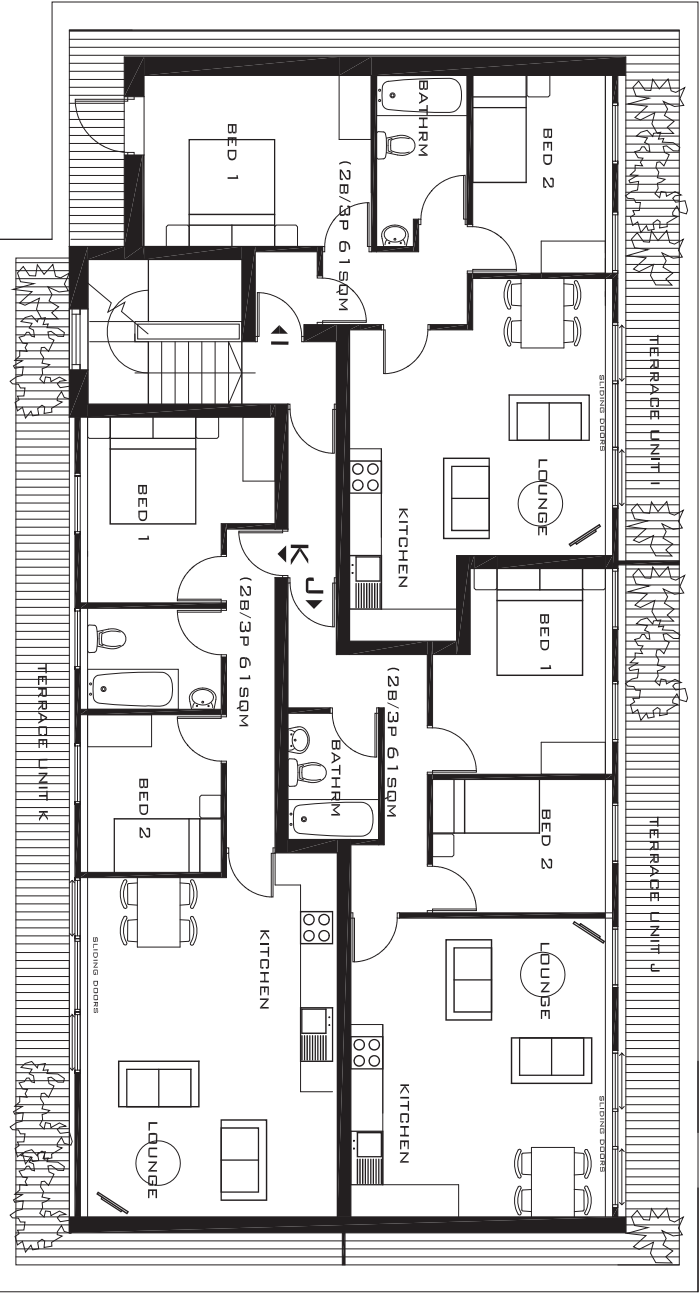


REVISIONS
 A GENERAL UPDATE 120414
 B GENERAL UPDATE 130814

PROJECT
 1 CRANBROOK LANE, N11

DRAWING
 PROPOSED SECOND FLOOR PLAN

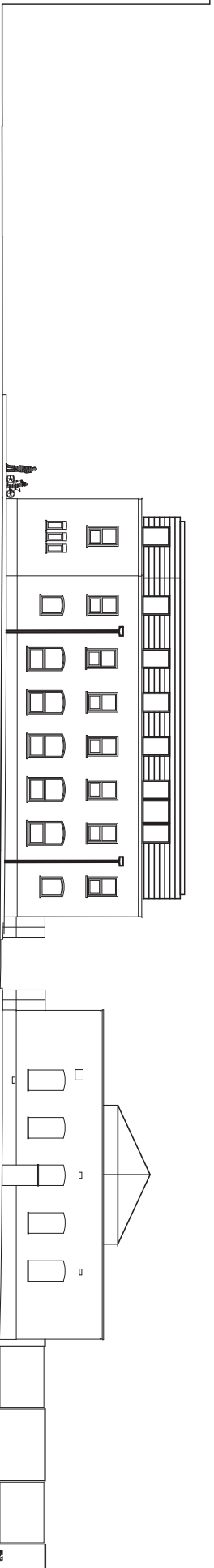
PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE NOV 12
SCALE 1:100@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 152B



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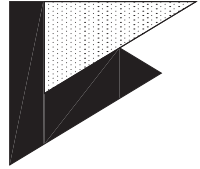
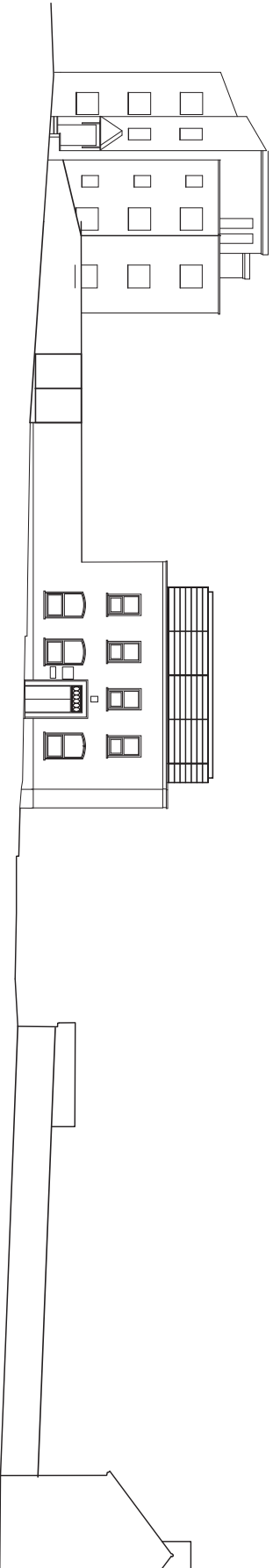
PROPOSED NORTH EAST
ELEVATION / SECTION



PROJECT
1 CRANBROOK LANE, N11

DRAWING
PROPOSED STREET ELEVATIONS
REVISIONS
A GENERAL UPDATE 120414
PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE FEB 12
SCALE 1:250@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 159A

PROPOSED SOUTH EAST
ELEVATION / SECTION



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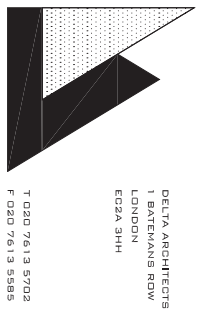
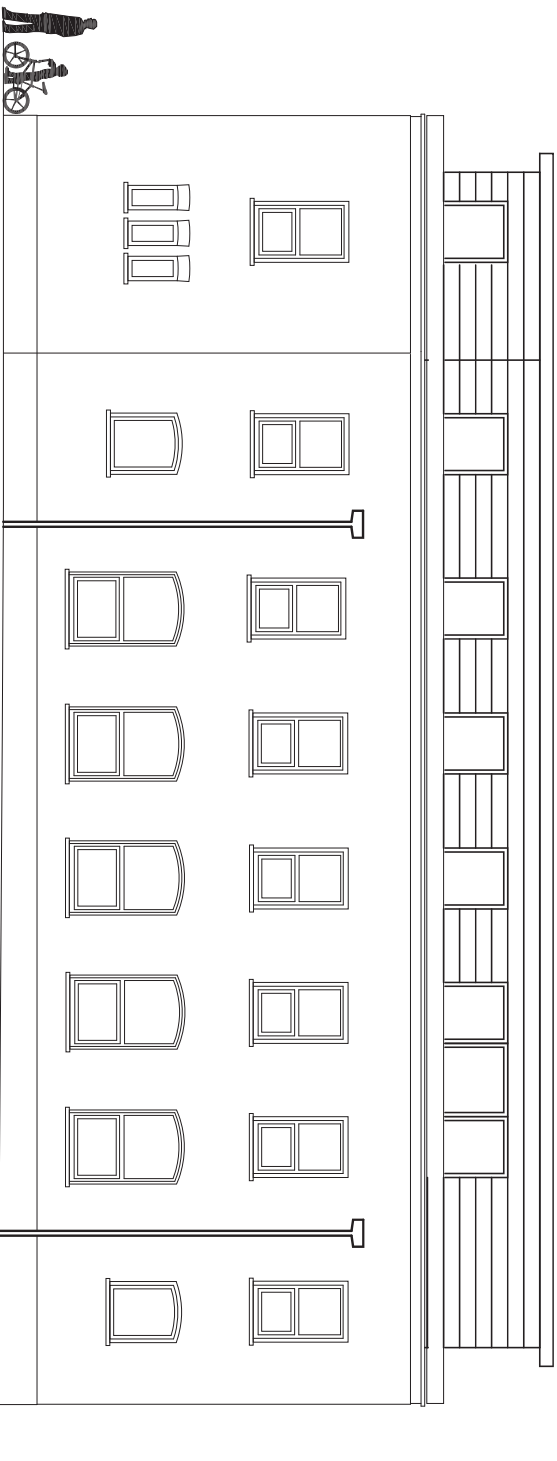
DIAGRAM

REVISIONS
A GENERAL UPDATE 120414
B GENERAL UPDATE 130814

PROJECT
1 CRANBROOK LANE, N11

DRAWING
PROPOSED NE ELEVATION

PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE FEB 12
SCALE 1:100@A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO **156B**



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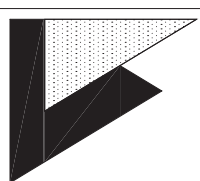
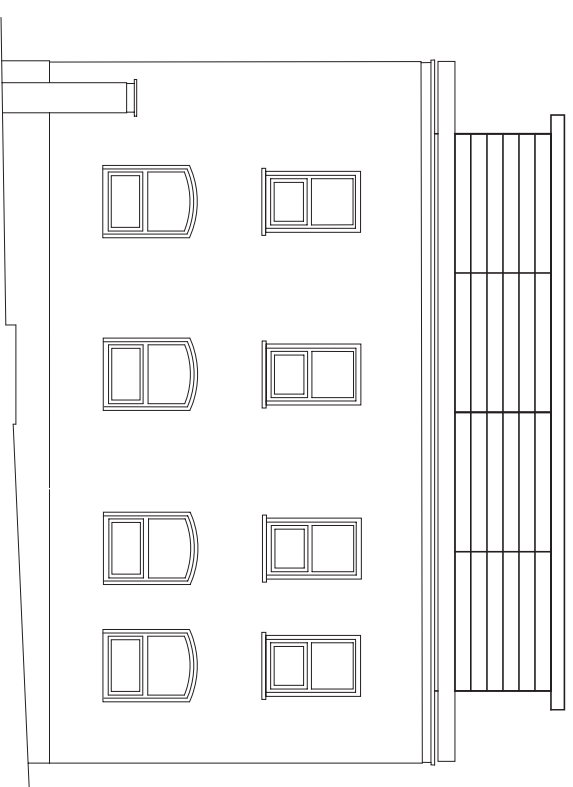
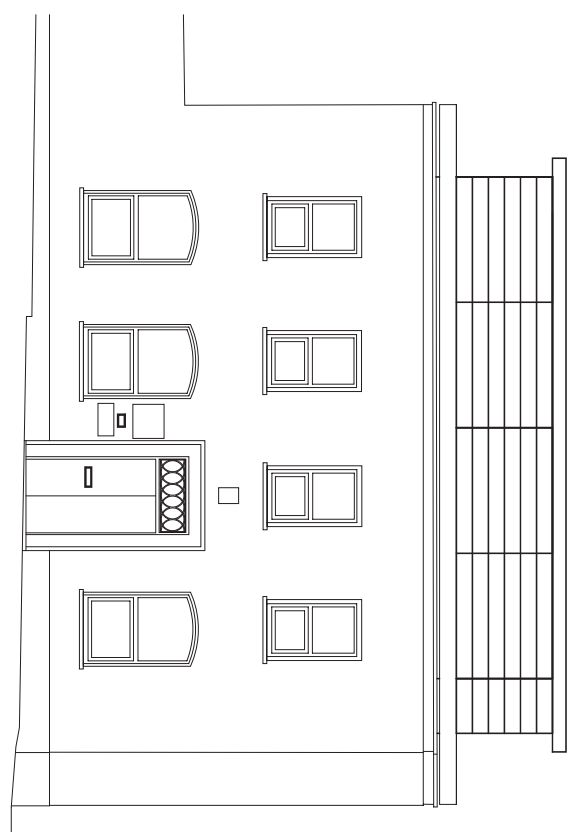
DIAGRAM

REVISIONS	
A GENERAL UPDATE	130414
B GENERAL UPDATE	130814
C GENERAL UPDATE	300914

PROJECT
1 CRANBROOK LANE, N11

DRAWING
PROPOSED SE AND NW ELEVATIONS

PROJECT ARCHITECT CB
DRAWN AA
CHECKED CB
DATE FEB 12
SCALE 1:100@ A3
STATUS PLANNING
PROJECT NUMBER 11022
DRAWING NO 158C



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