

Ref: 14/03915/FUL

LOCATION: Myddelton Farm, Bulls Cross, Enfield, EN2 9HE

SUGGESTED CONDITIONS

1. Approved Plans – as Amended

Unless required by any other condition, the development hereby permitted shall be carried out in accordance with the approved plans, including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Time Limited Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Materials

Notwithstanding any submitted plan or supporting document, detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun:

- a. 1:20 scale drawing and 1:5 scale sections of the proposed curtain walling system (inclusive of junctions with historic fabric);
- b. 1:20 scale drawing and 1:5 scale sections of the proposed roof lights;
- c. 1:20 scale drawing and 1:5 scale sections of the proposed secondary glazing;
- d. Samples of the proposed external cladding materials, roof slate and yard paving;
- e. Sample panel of brickwork, showing brick, bonding and pointing;

The works shall thereafter be carried out in accordance with the approved details and the approved sample brickwork panel shall be retained on site throughout the duration of works.

Reason: To ensure a satisfactory appearance to the development having regard to its sensitive location within a Conservation Area and in close proximity to listed and unlisted heritage assets.

4. Windows Condition Survey

Prior to development commencing, a detailed condition of windows survey of all windows to the farmhouse and all outbuildings to be retained shall be submitted to the Local Planning Authority for approval in writing. The survey should identify any areas of window replacement together with the relevant 1:5 scale sections of any replacement windows.

The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that the design and details are in the interest of the locally listed building.

5. No Additional Fenestration

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no external windows or doors other than those indicated on

the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

6. Hard Surfacing

Unless otherwise required or specified by any other condition attached to this permission, the surfacing materials to be used within the development including footpaths, access roads and paths shall match those as annotated on the approved plans.

Where in close proximity to the root protection areas of any retained tree(s) or hedge(s) (as shown on Drawing No. EDP 1977/03c (the Tree Protection Plan)), the works shall be undertaken in accordance with the measures identified in the approved Arboricultural Method Statement.

The surfacing shall be carried out in accordance with the approved detail before the development is occupied.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance and to ensure that the method of construction of hard surfaced areas do not adversely affect the health of retained trees and hedges.

7. No External Pipework / Extraction / Ventilation Units / Plant

No plumbing, pipes, plant or relocated services and fittings shall be fixed on the external faces of the buildings forming the approved scheme unless shown otherwise on the approved drawings or other documentation hereby approved or unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development having regard its sensitive location within a Conservation Area, heritage assets within / and in proximity to the site and the surrounding Green Belt.

8. Refuse

The proposed waste management operation of the development shall be undertaken in accordance with the measures proposed in the submitted Waste Management Plan. Where waste facilities are to be provided external to any building that forms part of the development approved, details of the design, size and siting shall first be provided to the Local Planning Authority for approval in writing. The waste facilities shall be provided in accordance with the approved detail.

Reason: In the interest of visual amenity having regard to the sensitive location of the site and the recycling of waste materials in support of the Boroughs waste reduction targets.

9. Restriction of Use of Flat Roofs

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or modifying that Order), no balustrades or other means of enclosure shall be erected on the roof of the single storey extension to the farmhouse. No roof of any part of the farmhouse extension or of the crescent building shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: In the interest of visual amenity having regard to the sensitive location of the development within a Conservation Area, heritage assets in proximity to the site and the surrounding Green Belt; to safeguard the privacy of the occupiers of adjoining properties; and to safeguard those areas as “green roof”.

10. Levels (not to exceed stated)

No building or ground re-profiling hereby approved should exceed the maximum individual height as shown on the approved drawings without the prior written approval of the Local Planning Authority.

Reason: In the interest of visual amenity having regard to the sensitive location of the development within a Conservation Area, heritage assets in proximity to the site and the surrounding Green Belt.

11. Boundary Wall (with the Pied Bull)

The boundary wall to be erected on the common boundary with the Pied Bull public house shall match the adjacent stable building wall with regard to the material and methods used, inclusive of colour, texture and profile, and in the facebond and pointing.

Reason: In the interest of visual amenity, having regard to the desire to improve the setting of the adjacent grade II listed public house.

12. Details of External Lighting

Notwithstanding the submitted Lighting Assessment, prior to development commencing, details of the design, siting, lux levels and measures to prevent external lighting affecting light sensitive premises or ecologically sensitive areas in the vicinity of the development shall be submitted to the Local Planning Authority for approval in writing. The submitted details shall include:

- a. A layout plan with beam orientation;
- b. A schedule of equipment;
- c. Measures to avoid glare on new bat roosting features and features of suitable bat foraging/commuting habitat (such as hedges, tree lines and watercourses);
- d. An isolux contour map showing light spillage to 1 lux both vertically and horizontally in areas identified as being of importance for commuting and foraging bats

The approved lighting scheme shall be implemented prior to first occupation in accordance with the approved detail and permanently maintained.

Reason: In the interest of protecting the amenity of the adjoining residential occupiers and the minimal disruption to wildlife friendly habitats whilst being cognizant of the need to provide suitable levels of lighting appropriate to the sites location within the Green Belt and Conservation Area.

13. Private Vehicles Only

The parking area forming part of the development shall only be used for the parking of private motor vehicles only and shall not be used for any other purpose.

Reason: To ensure that the development complies with Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

14. Vehicular Access (Restricted to Site Manager / Emergency Access Only)
Vehicular access to Myddelton Farm from Bulls Cross shall be restricted for the purposes of emergencies only and the two parking bays at the front of the Farmhouse unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the use of the access point does not lead to an unacceptable increase in intensity in the interest of highway safety and the free-flow of traffic.

15. Cycle Parking / Facilities

Within 6 months of development commencing, the details (including elevational details) for covered cycle parking for the storage of a minimum of 7no. bicycles and ancillary cycle facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage and ancillary facilities shall be provided prior to first occupation of the development the subject of this permission and permanently maintained. The approved cycle storage shall be kept free from obstruction, and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

16. Restricted Use (to remain ancillary to the Training Centre)

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking, re-enacting or modifying that Order, the development hereby approved shall only be used as a lodge in conjunction with the use, function and operation of the adjacent Tottenham Hotspur Training Centre (Use Class *suus generis*) and shall not be used for any other purpose.

Reason: To ensure that the development remains ancillary to the adjacent Training Centre, having regard to its sensitive location within a Conservation Area and the Green Belt, and to ensure that the development complies with adopted parking and servicing standards.

17. Details of Drainage Plan / SUDs

The development shall not commence until the details of a drainage plan, having regard to the conclusions and recommendations contained within the submitted "Flood Risk Drainage Report" has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved detail.

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere.

18. Archaeology

Notwithstanding any other condition attached to this permission, no development or demolition shall take place other than in accordance with the submitted Written Scheme of Investigation (Doc ref:LP1839E-SAE-v1.2).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the submitted Written Scheme of Investigation and the provision for

analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development due to the potential of heritage assets of archaeological interest surviving on the site.

19. Landscaping

Unless otherwise approved in writing or required by any other condition attached, the landscaping to be provided throughout the development shall only be undertaken in accordance with the approved plans.

Plantings shall be provided within the first planting season following practical completion of the development. Any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an alternative approved in writing by the Local Planning Authority.

Reason: To enhance the ecological value of the site and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted policy, and to ensure highway safety.

20. Tree Protection

The protection of retained trees, shrubs and hedgerows throughout the demolition and construction phases of the development shall be undertaken in accordance with the recommendations contained in the submitted Arboricultural Method Statement. There shall be no deviation from those recommendations without the prior written approval of the Local Planning Authority.

Reason: To ensure that the retained trees, shrubs and hedgerows on the site are not adversely affected by any aspect of the development, having regard to adopted policy

21. Vegetation Clearance (Outside of Nesting Season)

All areas of trees, hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: Nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended), this condition will ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy

22. Ecological Management Plan

No development hereby permitted shall commence until an Ecological Management Plan detailing how the ecologically important features of the site will be protected during the works and maintained/enhanced after and how all site works will be carried out in accordance with best environmental working practice has been submitted to, and approved in writing by the Local Planning Authority. The management plan will include the following details:

- a. EPZs - Protection of ecological important features through installation of Ecological Protection Zones (EPZs) with appropriate buffers - to be established during the construction phases;
- b. Implementation timetables;
- c. Sensitive timing of new hedgerows, cut on 3-year rotation (with no more than 1/3 cut any one year) to increase wildlife value;
- d. Established cutting regime in grassland habitats to aid establishment;
- e. Long-term annual hay-cut and removal of arisings in newly established areas of species-rich grassland to promote botanical diversity;
- f. Maintenance of the two new wildlife ponds through removal of overhanging scrub, clearance of woody debris and de-silting if / when necessary.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not lead to complete deterioration of the ecological value of the site, and that the development leads to maintenance of the site's ecological value in both the short and the long term in line with the NPPF and CP36 of the Core Strategy. To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy.

23. Biodiversity Enhancements

No development shall take place until the following biodiversity enhancements have been provided to the Local Planning Authority for approval in writing:

- a. bird and bat boxes/tiles/bricks to be built into the new buildings (as detailed in the Ecological Appraisal and as will be detailed in the EPS licence application supporting Bat Mitigation Strategy);
- b. A green roof with extensive substrate base (80-150mm) noting species of wildflowers and grasses to be planted/included within seed mix and long-term maintenance and management plan to ensure its up-keep.

The biodiverse roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape.

The development shall be undertaken in accordance with the approved detail, unless otherwise approved in writing by the Local Planning Authority.

Reason: To assist in flood attenuation and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted Policy.

24. Use of Retained Paddock

The use of the retained paddock area to the rear (east) of the crescent building shall only be accessed for purposes of maintenance and emergency egress only and not for any other purpose including for amenity / recreational purposes.

Reason: To safeguard the amenity of the neighbouring residential occupiers and to enable the paddock to be used as an area for ecological / biodiversity enhancements.

25. Bats (EPS Licence Required)

No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved

in writing by the Local Planning Authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

Reason: To ensure that bats and their roosts (a material consideration) are not impacted by the proposed development, in line with the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

26. Great Crested Newts (EPS Licence Required)

No works hereby permitted shall commence until the relevant licences for development works affecting great crested newts have been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter, mitigation measure approved in the licence shall be maintained in accordance with the licence/approved details. Should the applicant conclude that a licence for development works affecting great crested newts is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the LPA.

Reason: To ensure that great crested newts and their breeding habitat (a material consideration) are not impacted by the proposed development, in line with the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

27. BREEAM

Evidence confirming that the development achieves a BREEAM New Construction rating of no less than 'Excellent' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

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

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

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and adopted policy.

28. Details of Renewable Energy Provision

Prior to development commencing, details of the proposed photovoltaic panels and ground source heat pump shall be submitted to the Local Planning Authority for approval in writing. The submitted detail shall include:

- a. Design;
- b. Size;
- c. Siting; and
- d. Maintenance strategy / inclusive of times, frequency and method

The development shall be carried out in accordance with the approved detail, implemented prior to first occupation, and permanently maintained.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO₂ emission reduction targets by renewable energy are met in accordance with adopted Policy.

29. Energy Efficiency

The development shall be implemented in accordance with the accompanying '*Energy Statement*' and shall provide for an improvement over a Part L 2013 baseline of no less than 35% total CO₂ emissions arising from the operation of a development and its services. Unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority is satisfied that CO₂ emission reduction targets by renewable energy are met in accordance with adopted policy.

30. Details of Energy Performance Certificate

Following practical completion of works, a final Energy Performance Certificate shall be submitted to the Local Planning Authority for approval in writing. 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 is satisfied that CO₂ emission reduction targets are met in accordance with adopted policy.

31. Details of Construction Management Plan

No development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include details of the following:

- a. The arrangements for wheel cleaning;
- b. The arrangements for the storage of materials;
- c. Hours of work;
- d. The arrangements for the securing of the site during construction;
- e. The arrangement for the parking of contractors' vehicles clear of the public highway.
- f. The siting and design of any ancillary structures.
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

The development shall be carried out in accordance with the approved construction methodology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

32. Construction Site Waste Management

The development shall not commence until a Construction Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- a. Target benchmarks for resource efficiency set in accordance with best practice
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- c. Procedures for minimising hazardous waste
- d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- e. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 50% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by the London Plan.