

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 30th June 2015

Report of
Assistant Director, Planning &
Environmental Protection

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Ward: Southbury

Application Number : 15/01940/RE4

Category: Minor

LOCATION: 2-72 OLD ROAD, ENFIELD, EN3 5XZ

PROPOSAL: External refurbishment of residential blocks, comprising addition of pitched roofs to existing flat roofs and render to external walls from first floor level and above

Applicant Name & Address:

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Agent Name & Address:

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RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992 subject to conditions:

1. Site and Surroundings

- 1.1 The subject site forms part of the Lytchet Way Estate, a housing estate owned and managed by Enfield Council. The estate is bounded to the north by Palmers Lane, to the east and south by the classified Hertford Road and Carterhatch Road respectively albeit where a portion of the estate to the south transcends this principal boundary. To the west the site abuts the mainline railway between Liverpool Street and Cheshunt.
- 1.2 The site is punctured by a series of adopted residential streets (of which Lawson Road forms a part) albeit where principal access to the estate is limited to the junctions between Carterhatch Road, Moorfield Road and Sherbourne Avenue to the south and Palmers Lane, Old Road and Lytchet Way to the north. There are no vehicle through routes across the estate.
- 1.3 The estate comprises 24 blocks of flats and maisonettes ranging in height between 2, 3 and 4 storeys, albeit where the highest concentration of units culminates in the 14 storey Hastings House to the south.
- 1.4 The site relies on informal on-street parking and more formalised surface car parking areas for its overall parking provision. The site has a PTAL of 2 and is serviced by regular bus routes (279, 121, 191 and 307) to both the Hertford Road and Carterhatch Lane. The nearest mainline railway station is Turkey Street located to the north of the site.
- 1.5 The site is not within a Conservation Area and does not form part of the curtilage of a Listed Building.
- 1.6 A number of established trees pepper the site throughout and the area.
- 1.7 The site is subject to an area Tree Preservation Order.
- 1.8 The site is not within a flood zone nor is it at risk of surface water flooding.

2. Proposal

- 2.1 This is an application for the external refurbishment of residential blocks, comprising addition of pitched roofs to existing flat roofs and render to external walls from first floor level and above. The scheme forms part of a wider estate renewal programme which sees the submission of three applications (under refs: 15/01938/RE4, 15/01939/RE4 & 15/01941/RE4) for the construction of additional an floor to provide a total of 25 additional units. This application originally proposed the creation of a third storey to provide a further 9 units. However, due to loading issues with the existing block this was amended to the creation of a pitched roof and render finish to the building above ground floor only

3. Relevant Planning Decisions

- 3.1 The wider site has an extensive planning history including a series of applications to install pitched roofs and replace windows and doors to several of the blocks under refs: 15/01477/FUL, P14-00683PLA, P14-00678PLA & P14-00673PLA). It is also understood that a further programme of external wall insulation is planned for the estate.

4. Consultations

4.1 Statutory and non-statutory consultees

Education:

- 4.1.1 At the time of writing, no response had been received, albeit where following amendment to the NPPG and the Written Ministerial Statement of 27th March 2015, education contributions can no longer be sought. Any response will be reported as a late item.

Traffic and Transportation:

- 4.1.2 Given the changes to the application to omit the new units, Traffic and Transportation have no comments to make.

Thames Water:

- 4.1.3 No objection subject to an informative.

4.2 Public response

- 4.2.1 The application was referred to 95 surrounding properties and 3 site notices were posted on and around the site. One written representation was received from the residents of No.19 Lytchet Way objecting to the development on the following grounds:

- Inadequate parking provision
- Loss of parking
- Noise nuisance
- Overdevelopment
- Loss of light

- 4.2.2 In addition it is understood that a public consultation was held between LB Enfield, Playle & Partners LLP, Pellings LLP (consultant for the Decent Homes scheme) and the residents and leaseholders of Lytchet Way on 28 April 2015.

5. Relevant Policy

5.1 The London Plan

Policy 2.6 – Outer London: vision and strategy

Policy 2.7 – Outer London: economy

Policy 2.8 – Outer London: transport

Policy 2.14 – Areas for regeneration

Policy 3.1 – Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

Policy 3.6 – Children and young people’s play and informal recreation facilities
Policy 3.7 – Large residential 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 on individual private residential and mixed use schemes
Policy 3.13 – Affordable housing thresholds
Policy 3.14 – Existing housing
Policy 3.15 – Coordination of housing development and investment
Policy 3.16 – Protection and enhancement of social infrastructure
Policy 3.17 – Health and social care facilities
Policy 3.18 – Education facilities
Policy 4.12 – Improving opportunities for all
Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.5 – Decentralised energy networks
Policy 5.6 – Decentralised energy in development proposals
Policy 5.7 – Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land
Policy 6.9 – Cycling
Policy 6.10 – Walking
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 7.3 – Designing out crime
Policy 7.4 – Local character
Policy 7.5 – Public realm
Policy 7.6 – Architecture
Policy 7.7 – Location and design of tall and large buildings
Policy 7.8 – Heritage assets and archaeology
Policy 7.9 – Heritage-led regeneration
Policy 7.14 – Improving air quality
Policy 7.15 – Reducing noise and enhancing soundscapes
Policy 7.16 – Green Belt
Policy 7.18 – Protecting local open space and addressing local deficiency
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodlands

Housing Supplementary Planning Guidance

5..2 Local Plan – Core Strategy

Strategic Objective 1: Enabling and focusing change

Strategic Objective 2: Environmental sustainability
Strategic Objective 3: Community cohesion
Strategic Objective 4: New homes
Strategic Objective 8: Transportation and accessibility
Strategic Objective 9: Natural environment
Strategic Objective 10: Built environment
Core Policy 1: Strategic growth areas
Core policy 2: Housing supply and locations for new homes
Core policy 3: Affordable housing
Core Policy 4: Housing quality
Core Policy 5: Housing types
Core Policy 6: Housing need
Core Policy 8: Education
Core Policy 9: Supporting community cohesion
Core Policy 20: Sustainable Energy use and energy infrastructure
Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure
Core Policy 24: The road network
Core Policy 25: Pedestrians and cyclists
Core Policy 26: Public transport
Core Policy 28: Managing flood risk through development
Core Policy 29: Flood management infrastructure
Core Policy 30: Maintaining and improving the quality of the built and open environment
Core Policy 31: Built and landscape heritage
Core Policy 32: Pollution
Core Policy 33: Green Belt and countryside
Core Policy 34: Parks, playing fields and other open spaces
Core Policy 36: Biodiversity
Core Policy 40: North east Enfield

Biodiversity Action Plan
S106 SPD

5..3 Development Management Document

DMD1: Affordable housing on sites capable of providing 10 units or more
DMD3: Providing a mix of different sized homes
DMD4: Loss of existing residential units
DMD6: Residential character
DMD8: General standards for new residential development
DMD9: Amenity space
DMD10: Distancing
DMD15: Specialist housing need
DMD16: Provision of new community facilities
DMD17: Protection of community facilities
DMD18: Early years provision
DMD37: Achieving high quality and design-led development
DMD38: Design process
DMD42: Design of civic / public buildings and institutions
DMD43: Tall buildings
DMD45: Parking standards and layout
DMD47: New road, access and servicing
DMD48: Transport assessments
DMD49: Sustainable design and construction statements

DMD50: Environmental assessments method
DMD51: Energy efficiency standards
DMD52: Decentralised energy networks
DMD53: Low and zero carbon technology
DMD55: Use of roofspace / vertical surfaces
DMD57: Responsible sourcing of materials, waste minimisation and green procurement
DMD58: Water efficiency
DMD59: Avoiding and reducing flood risk
DMD60: Assessing flood risk
DMD61: Managing surface water
DMD62: Flood control and mitigation measures
DMD63: Protection and improvement of watercourses and flood defences
DMD64: Pollution control and assessment
DMD65: Air quality
DMD66: Land contamination and instability
DMD67: Hazardous installations
DMD68: Noise
DMD69: Light pollution
DMD70: Water quality
DMD71: Protection and enhancement of open space
DMD72: Open space provision
DMD73: Child play space
DMD76: Wildlife corridors
DMD77: Green chains
DMD78: Nature conservation
DMD79: Ecological enhancements
DMD80: Trees on development sites
DMD81: Landscaping

5.4 National Planning Policy Framework

5.4.1 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions – an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or

5.4.2 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

- 5.4.3 In addition, paragraph 173 of the NPPF states that in the pursuit of sustainable development careful attention must be given to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

5.5 National Planning Practice Guidance

- 5.5.1 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) to consolidate and simplify previous suite of planning practice guidance. Of note to members is that the NPPG strongly advocates good design as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

- 5.5.2 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Local planning authorities are required to take design into consideration and should refuse permission for development of poor design. Local planning authorities should give great weight to outstanding or innovative designs which help to raise the standard of design more generally in the area. This could include the use of innovative construction materials and techniques. Planning permission should not be refused for buildings and infrastructure that promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

5.5 Other Material Considerations

North East Enfield Area Action Plan (Submission Version)

London Plan Housing SPG

Affordable Housing SPG

Enfield Market Housing Assessment

Providing for Children and Young People's Play and Informal Recreation SPG and revised draft

Accessible London: achieving an inclusive environment SPG

Planning and Access for Disabled People: a good practice guide (ODPM)

London Plan Sustainable Design and Construction SPG

Mayor's Climate Change Adaption Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayors Water Strategy

Mayor's Ambient Noise Strategy

Mayor's Air Quality Strategy

Mayor's Transport Strategy

Land for Transport Functions SPG

London Plan; Mayoral Community Infrastructure Levy

6. Analysis

6.1 The main issues to consider are as follows:

- i. Character and appearance;
- ii. Amenity of neighbouring properties;

6.2 Character and Appearance

6.2.1 The site lies within an established residential area with an associated curtilage of a sufficient size to support an intensification of use and, the status of the existing residential use would be considered to be previously developed land consistent with the sequential preference for development sites contained within the NPPF. The site falls within the boundaries of the North East Enfield Area Action Plan. While no Policies are directed specifically at the Lytchet Way Estate, the document contains a presumption to support a rolling programme of estate renewal. The subject scheme would qualify under this presumption. In this regard, the development would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 5 of the Core Strategy insofar as it provides an addition to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets.

6.2.2 Policy DMD37 aims to ensure that high standards of design are taken into consideration, in all developments. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. In addition Policy 7.4 of the London Plan states that developments should have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings.

6.2.3 In terms of its general aesthetic, with the decision to partially render the façade, the subject estate does possess a largely consistent palette of materials throughout albeit where it is considered that the estate is looking tired and relatively oppressive with blank facades that add little in terms of visual interest. Mindful of wider aspirations to render surrounding blocks, it is considered that the works to render the exterior would serve to actively enhance the quality of the area. It is noted that the Design and Access Statement indicates that the external render options would draw from a palette of four tri-colour render options across each of the 4 development sites. Whilst the LPA would acknowledged that the wider estate would benefit from an enhancement in the exterior finish, the estate does benefit from a harmonised design, materials palette and sense of place which the LPA would be reluctant to erode with ad hoc changes. In this regard, while the principle of the change is acceptable, officer would wish to discuss further the options and approach to cladding and external finish of the buildings to ensure an estate wide approach to design is adopted and carried out. Accordingly a condition is recommended to require, notwithstanding the suggested approach contained in the application, that the details of finishing materials be submitted and approved prior to the commencement of development.

6.2.4 In relation to the installation of a pitched roof, the applicant has stated that it forms part of a wider initiative to enhance the appearance of the estate as a whole and would match already consented examples to the south of the site. In this regard, it is considered that the pitched roofs would be a welcome enhancement to the general aesthetic of these 1960s blocks and would serve to better integrate them into the more traditional architectural styling's of the surrounding area. Therefore, it is considered that the proposals would comply with the requirements of Policy CP30 of the Core Strategy, DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

6.3 Impact to Neighbouring Properties

6.3.1 In the determination of this application, due regard must be given to the potential impact of the new residential development on the amenities enjoyed by neighbouring properties particularly given objections raised by neighbouring properties. Under the current submission objectors cited concerns relating to the potential for a loss of light as reason to object to the scheme.

6.3.2 Given the decision of the applicant to remove the fourth floor due to structural issues, it is considered that the impact of the pitched roof would be negligible. In any case, a daylight and sunlight analysis was submitted and the results indicate that an analysis of daylight and sunlight penetration taken at the summer solstice, the winter solstice and the winter equinox is such that while the additional storey would have had some impact upon the neighbouring properties, this would be negligible even when built over four storeys with a pitched roof. The removal of this storey is such that any impact will clearly be even further reduced and hence is acceptable.

CIL

6.3.3 The scheme does not qualify for a CIL contribution.

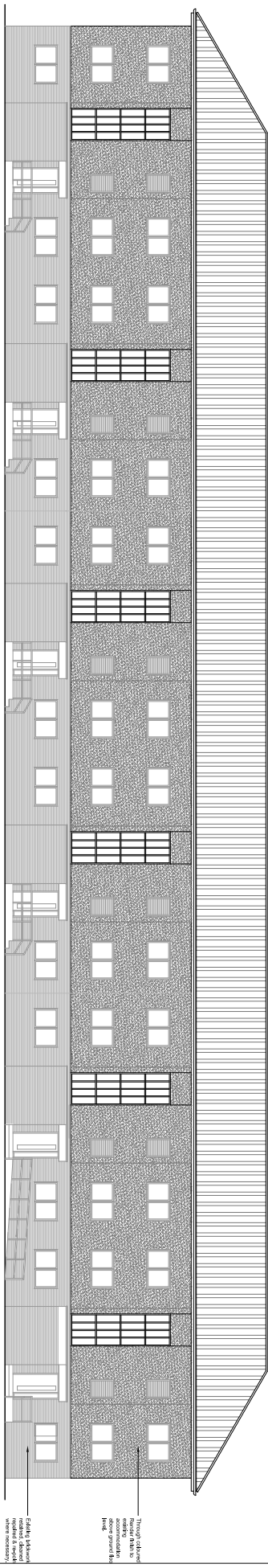
7 Conclusion

7.1 The proposed works, with the reservation regarding the external cladding materials, are considered acceptable in the context of the character and appearance of the area and the amenities of adjoining and nearby residents.

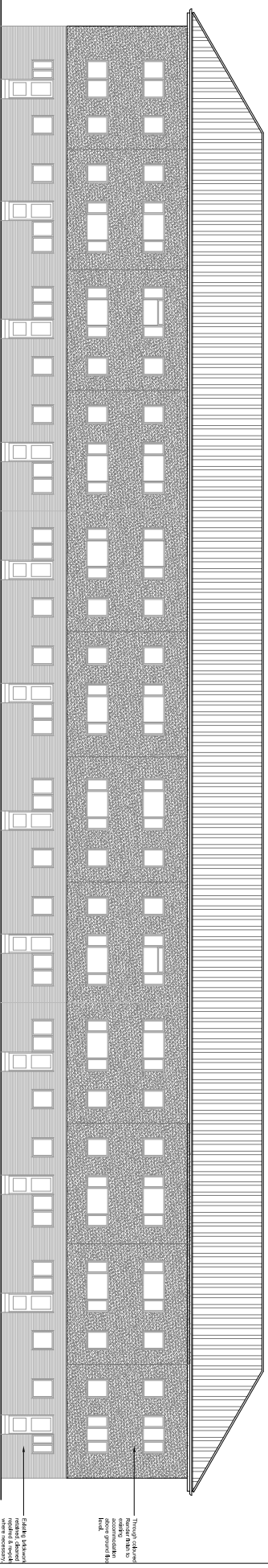
8. Recommendation

8.1 That planning permission granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions to address the following issues (see schedule below).

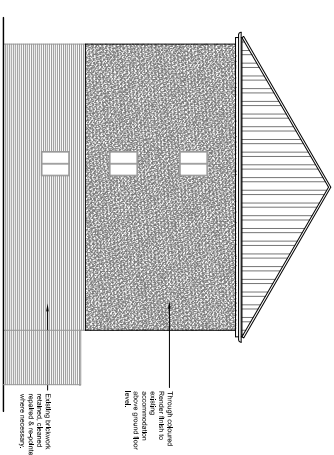
1. Approved Plans
2. Time limitation
3. Details of Materials
4. Tree protection during construction works



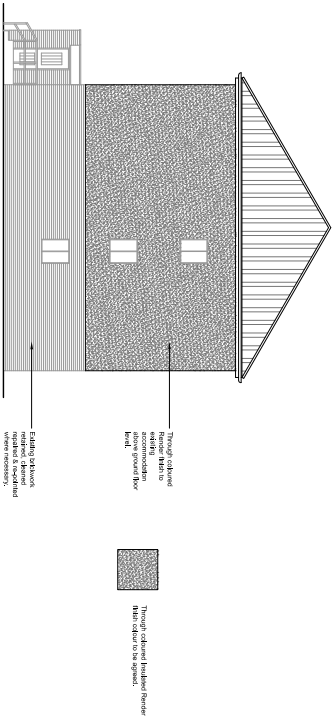
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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NO.	DATE	DESCRIPTION	BY
1	28.05.15	E Third Floor extension omitted	
2	23.04.15	D Render option changed	
3	06.04.15	C Elevation heights and door & windows corrected	
4	17.03.15	B Louvers added to Top Floor	
5	12.03.15	A Internal Layout	

PLYLE & PARTNERS LLP
 CONSULTING ENGINEERS & ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Proposed Elevations
 Enfield Borough Council

DATE: 09.02.2015
 SCALE: 1:100 @ A1
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