

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 20th October 2015

Report of
Assistant Director, Planning,
Highways & Transportation

Contact Officer:
Andy Higham
Sharon Davidson
Ms A Treloar

Ward:
Cockfosters

Ref: 14/04825/FUL

Category: Full Application

LOCATION: Trent Boys School House, 120 Cockfosters Road, Barnet, EN4 0DZ

PROPOSAL: Conversion of office building at rear of site to residential use to provide 2 x 2- bed single family dwellings, installation of solar panels.

Applicant Name & Address:

Dacol LTD
Hillside House
2-6 Friern Park
North Finchley
London
N21 9BT

Agent Name & Address:

Mr Philip Pearlman
79 Calder Avenue
Brookmans Park
Hatfield
Hertfordshire
AL9 7AJ

RECOMMENDATION:

That, subject to the completion of a S106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Note for Members:

Ref: 14/04825/FUL LOCATION: Trent Boys School House, 120 Cockfosters Road, Barnet, EN



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Scale 1:1250

North



1. Site and Surroundings

- 1.1 The site has a regular shape and is approximately 553m² in area. It contains the former Trent Park Boys School House and is enclosed by brick walls, a palisade fence and a timber gate. The School House is a two-storey Victorian building with a steeply pitched slate roof, gault brickwork, and tripartite metal framed windows. It is a non-designated heritage asset within the Trent Park Conservation Area and is identified as a contributory building within the Character Appraisal. There are three Horse Chestnut Trees on site, two of which are protected by Tree Preservation Orders (TPOs). The property benefits from vehicle access off Cockfosters Road. Construction has commenced on site for a two-storey building at the rear of the site for use as office; the piles have been installed and the building is fixed in terms of its size and location (planning reference APP/Q5300/A/11/2151815/N and 14/03334/NMA).
- 1.2 To the south is an access road to the Cockfosters Underground Station which is a Grade II Listed Building (circa 1933). To the north is a petrol station. To the east is Trent Park Cemetery.
- 1.3 The site is located within the Trent Park Conservation Area and the Enfield Chase Heritage Area, and adjoins the Green Belt.

2. Proposal

- 2.1 The application seeks planning permission to erect a two-storey building at the rear of the site for residential use (configured as two semi-detached houses) and associated parking layout, enclosure and landscaping. The building is the same as that approved under planning reference APP/Q5300/A/11/2151815/N and 14/03334/NMA albeit the following changes:
- Increase the width and depth of the building from 12.2m (w) x 6m (d) with 225mm front projections to 12.3m (w) x 6.3m (d) with 450mm projections.
 - Alterations to the fenestration to provide two front doors with entrance canopies, two rear doors, and windows on the side elevations.
 - Provide bicycle stores on either side of the building.
- 2.2 The materials schedule is detailed below.

Roof tiles	Natural Slate Blue Grey by SSQ
Brickwork and arches	Hanson Belgravia Gault Blend
Stonework	Reconstructed Stone by Haddonstone
Fenestration	Black Powder Coated Aluminium Framed Double Glazed
Front doors	Polished Hardwood in Hardwood Frames
Timber soffits and fascia	Painted Black
Rainwater goods	Cast Iron Sinclair Classical by Saint Gobain
Bicycle stores	Painted Sofwoord Construction with Translucent Profiled Polycarbonate Roof
Refuse stores	Gault Blend Construction with Hardwood Louvered Gates and Timber Framed Roof with Felt Finish
Permeable block paving	Hanson Formpave, Aquasett (type), Brindle

	(colour)
Footpaths, patios and terrace	Stone Paving

- 2.3 The proposed development would include new and repaired enclosure, formalised car parking, and hard and soft landscaping.
- 2.4 The existing 1.5m high brick walls would be retained and repaired, and a new pedestrian access gate would be installed within the front brick wall. The existing vehicle access gates would be retained. A new 1.8m high close boarded fence would be erected around the remainder of the site.
- 2.5 The proposed development would utilise the existing vehicle access and provide hardstanding within the forecourt to park three vehicles.
- 2.6 The proposed development would retain the three Horse Chestnut Trees and increase the soft landscaping; 51m² existing soft landscaping and 237m² proposed soft landscaping.

Accommodation

- 2.7 The semi-detached two-storey dwellings would have same layout with an open plan kitchen / dining / living area on the ground floor, and 1 double bedroom and 1 single bedroom on the first floor.
- 2.8 Dwelling 1 would have 67m² floor area and 55m² amenity space.
- 2.9 Dwelling 2 would have 68m² floor area and 100m² amenity space.
- 2.10 The remainder of the site would be for the School House which would continue to have a residential use and communal pedestrian and vehicle access.

Amended plans

- 2.11 The plans were amended during the course of the application to:
- Retain the roof profile of the approved building.
 - Delete the solar collectors on the front and rear roof planes.
 - Revise the design of the entrance canopies and bicycle stores to late-Victorian style porches with wrought iron gallows brackets.
 - Delete the 1.2m high fences within the site and delineate the communal and private areas with hard and soft landscaping.
 - Revise the car park layout.
 - Correctly show the siting and height of the School House following a topographical survey.
 - Delete the side and rear extensions to the School House which constituted permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2008 (planning reference P14-00329LDC).
 - Provide 1:20 details of the canopies and the stone casements and recessed windows.
 - Provide a daylight and sunlight assessment.

3. Relevant Planning Decisions

- 3.1 TP/10/1765: erection of a detached two-storey building at the rear for B1 (office) refused 15/2/2011, appeal allowed (APP/Q5300/A/11/2151815/N). The Inspector commented:
- "... I recognise that the School House, with its strong elevations, is an important feature in the Conservation Area. But, as the Council themselves accept, bringing that building, now in a very dilapidated condition, into a beneficial use weighs in favour of the appeal project overall. On balance, I come to the conclusion that what is now proposed would preserve the character and appearance of the Conservation Area"*
- 3.2 TP/10/1765/DP1: details submitted pursuant to APP/Q5300/A/11/2151815/N which allows erection of a detached two-storey building at the rear for B1 (office) approved 8/12/2011.
- 3.3 P13-02064LDC: use of the school house as dwellinghouse approved 16/9/2013.
- 3.4 P14-00329LDC: ground floor side and rear extension and first floor rear extension approved 21/5/2014.

It is noted that works have not commenced for the extensions to the School House and that the property no longer benefits for this type of enlargement under Article 3, Schedule 2, Part 1 Class A.2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

- 3.5 14/03334/NMA: minor material amendment to APP/Q5300/A/11/2151815/N to allow adjustment of the sitting of the office building and variation of the approved plan numbers approved 28/10/2014.

4. Consultations

4.1 Statutory and non-statutory consultees

English Heritage GLASS

- 4.1.1 No objection. No further assessment or conditions necessary.

Conservation Advisory Group:

- 4.1.2 The Group have objected.

Original application

- 4.1.3 The proposed development, particularly in the context of the approved extensions to the School House (P14-00329LDC), would constitute an overdevelopment of site. The roof extension, by way of the increase in the roof pitch and the ridge height, would be overly dominant in the School House setting. Concern is also raised regarding the car park layout and the turning area.

Amended plans

- 4.1.4 The CAG continue to maintain their objection that the new residential accommodation represents an overdevelopment of the site.

Conservation Officer:

- 4.1.5 No objection.

Original application

- 4.1.6 The site is located within the Trent Park Conservation Area and contains the former Headmaster's House; the only surviving part of the former Trent Park Boys School. The two-storey Victorian building has a steeply pitched slate roof, gault brickwork, and tripartite metal framed windows. The site is flanked by Cockfosters Underground Station (Grade II Listed) and a petrol station. The site backs onto Trent Park Cemetery; a post Second World War burial ground created on former agricultural land.

- 4.1.7 The National Planning Policy Framework states [paragraph 135]:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 4.1.8 The proposed development by reason of its siting, scale and massing raises concern regarding the impact on the School House. Having reviewed the site's planning history, it appears that an overdevelopment has been permitted through repeated piecemeal applications that amass to significant development. It is therefore requested that the site's planning history be carefully scrutinised before any further planning permission is granted.
- 4.1.9 The separation between the proposed development and the School House and the increase in overall scale by reason of the roof extension would detract from the School House and its setting. I do not object to subdivision of the historic curtilage in principle, but am of the opinion that the proposed development would not conserve or enhance the character and appearance of the School House.
- 4.1.10 Whilst the roof extension takes cues from the surrounding buildings; it would result in an overall scale that is not subordinate to the School House or in keeping with the original settlement pattern. The approved roof form is much more in keeping with the School House in terms of scale, design and detail (planning reference: APP/Q5300/A/11/2151815/N and 14/03334/NMA).
- 4.1.11 The proposed entrance canopies draw on 'polite' late 18th / early 19th century architecture and are at odds with the late-Victorian School House.
- 4.1.12 The proposed solar collectors on the front and rear roof planes are incongruous additions that would detract from the School House and the wider Conservation Area.
- 4.1.13 The proposed materials are consistent with those approved; however I would request that further details be required by condition.

4.1.14 In summary, the proposed development would cause harm to the School House which is a non-designated heritage asset. This harm cannot be justified in terms of any public benefit. The proposed development would not conserve or enhance the School House or its setting by better revealing its heritage significance and special interest. The increase in overall scale by reason of the roof extension would dominate and detract from the School House and the wider Conservation Area.

Amended plans

4.1.15 The amended roof form, 1:20 details of the windows and the revised canopies, and deletion of the solar collectors and the 1.2m high fences within the site are welcomed.

4.1.16 Although I do not object to subdivision of the historic curtilage in principle, the proposed development is sited excessively close to the School House and would detract from the non-designed heritage asset and its setting. I do not believe that this type of development would conserve or enhance the character and appearance of the surrounding area. However, as the siting and scale of a similar building has already been approved in this location by the Inspector, I reluctantly state that I cannot object to this.

4.1.17 I therefore have no further objection to the proposal, subject to the aforementioned recommended amendments and conditions.

Traffic and Transportation Officer: no objection.

Original application

4.1.18 Traffic generation would not adversely affect traffic flows on the adjoining highway. Further information is required to demonstrate that vehicles can enter and exit the site in forward gear. The spaces should be clearly marked and meet the minimum dimensions. The bin store should provide for 1 x 1100 litre refuse bin and 1 x 360 recycling bin. The proposed bicycle parking is supported.

Amended plans

4.1.19 The revised car park layout is acceptable subject to the following condition:

- The parking arrangement/spaces on site forming part of the development shall be marked as shown on approved plan ref: 1643/10/REV E. The parking arrangement/spaces shall be implemented and permanently maintained thereafter.
Reason: To ensure vehicles can enter and exit the site in forward gear for highway safety reasons.

Environmental Health Officer

4.1.20 No objection subject to conditions relating to site contamination/remediation and sound insulation

London Underground

4.1.21 No objection.

Thames Water

4.1.22 No objection subject to informatives regarding provision for surface water drainage.

4.2 Public response

4.2.1 The neighbours were notified of the application by mail (4 letters) and public notice. No objections were received.

5. Relevant Policies

5.1 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 on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.7 Renewable energy
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.16 Green Belt

5.2 Core Strategy

- Policy 2 Housing supply and locations for new homes
- Policy 3 Affordable housing
- Policy 4 Housing quality
- Policy 5 Housing types
- Policy 20 Sustainable energy use and energy infrastructure
- Policy 21 Delivering sustainable water supply, drainage and sewerage infrastructure
- Policy 25 Pedestrians and cyclists
- Policy 30 Maintaining and improving the quality of the built and open environment
- Policy 31 Built and landscape heritage
- Policy 33 Green Belt and countryside
- Policy 46 Infrastructure contributions

5.3 Development Management Document

Policy 2	Affordable housing for development of less than 10 units
Policy 6	Residential character
Policy 8	General standards for new residential development
Policy 9	Amenity space
Policy 10	Distancing
Policy 37	Achieving high quality and design-led development
Policy 38	Design process
Policy 44	Conserving and enhancing heritage assets
Policy 49	Sustainable design and construction statements
Policy 50	Environmental assessment methods
Policy 51	Energy efficiency standards
Policy 53	Low and zero carbon technology
Policy 54	Allowable solutions
Policy 56	Heating and cooling
Policy 58	Water efficiency
Policy 61	Managing surface water
Policy 79	Ecological enhancements
Policy 81	Landscaping
Policy 83	Development adjacent to the Green Belt

5.4 Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance
Section 106 Supplementary Planning Document
Mayor's Supplementary Housing Guidance
Trent Park Conservation Area Character Appraisal

6. **Analysis**

Principle

- 6.1 The adopted policies encourage residential development that provides new housing to accommodate London's increasing population and changing demographics.
- 6.2 However, the proposed development must also be assessed in relation to its impact on the non-designated heritage asset and the wider Conservation Area, impact on the Green Belt, quality of accommodation and amenity space, highway considerations etc.

Impact on the non-designated heritage asset and the wider Conservation Area

- 6.3 The National Planning Policy Framework states [paragraph 135]:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.4 Policy 31 of the Core Strategy seeks to ensure that:

Built development and interventions in the public realm that impact on heritage assets have regard to their special character and are based on an understanding of their context. Proposals within or affecting the setting of heritage assets will be required to include a thorough site analysis which explicitly demonstrates how the proposal will respect and enhance the asset.

6.5 DMD 44 states that:

Applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.

Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, detailing and materials.

6.6 The site is located within the Trent Park Conservation Area. Apart from the University of Middlesex Trent Park Campus which occupies the centre, the Conservation Area is predominately rural and comprised of farm land, park land and a golf course.

6.7 The site forms part of Character Area 3: Outlying Farm and Parkland. The key characteristics of this area can be summarised as [paragraph 3.7.14]:

- *The surviving rural landscape. The open nature of the park land and associated agricultural land forms an important part of the wider landscape of the Green Belt.*
- *The historic integrity of the estate. Trent Park is unusual in the London area in that the estate remains intact and relatively undeveloped.*
- *The important role of the park as a backdrop. To the north, the park provides an important backdrop to the formal landscape and gardens surrounding the mansion, particularly in terminating long vistas.*

6.8 The School House is a non-designated heritage asset within the Conservation Area. The only reference to School House in the Character Appraisal is at paragraph 3.7.12 (emphasis added):

*Three groups of buildings have a negative effect on the character of the area... The third, a modern petrol station, with an illuminated canopy, forms an uninviting gateway to Cockfosters. **Adjacent, and dwarfed by the canopy, are the remains of a Victorian school, once an attractive building in a rural setting.***

6.9 As discussed elsewhere in this report, the School House is a two-storey Victorian building with a steeply pitched slate roof, gault brickwork, and tripartite metal framed windows. It is a non-designated heritage asset within the Trent Park Conservation Area and is identified as a contributory building within the Character Appraisal. The School House is currently vacant and the property is in a neglected condition.

- 6.10 The application seeks planning permission to erect a two-storey building at the rear of the site for residential use (configured as two semi-detached houses) and associated parking layout, enclosure and landscaping. The proposed building is largely the same as the building approved for office use by the Inspector under planning reference APP/Q5300/A/11/2151815/N , albeit minor changes to the dimensions and the fenestration to reflect the residential use. In this regard, it is considered that the proposed development would have no greater harm on the School House and on the wider Conservation Area than the approved building. This position is acknowledged by the Conservation Officer
- 6.11 The additional 100mm width, 300mm depth and 225mm front projections would not unreasonably enlarge the building to the extent that it would crowd the School House over and above what has already been granted nor require facilitating tree works to the adjoining Horse Chestnut Trees.
- 6.12 The changes to the fenestration to provide two front doors with entrance canopies, two rear doors, and windows on the side elevations would complement the architectural design of the building and would not have an unacceptable impact on the setting of the School House.
- 6.13 The canopies on either side of the building to shelter the bicycle stores would match the front entrance canopies. They would be positioned on either side of the building, setback from the front façade so as not to impede the outlook from the open plan kitchen / dining / living areas to Trent Park Cemetery or to reduce the size of the rear courtyards.
- 6.14 The associated works to provide new and repaired enclosure, formalised car parking, and hard and soft landscaping are acceptable.
- 6.15 The existing boundary treatments to the side and rear are in poor condition and in need of repair / replacement.
- 6.16 The amount of hardstanding within the forecourt for car parking is less than that approved under APP/Q5300/A/11/2151815/N.
- 6.17 Private and communal areas within the site would be delineated by surface treatments and soft landscaping. The landscape scheme would reduce the existing area hardstanding by approximately 198m².
- 6.18 In the light of the previous appeal decision, the erection of a building of the size and scale proposed in the location proposed, within the setting of the School House has already been found to be acceptable. The building proposed as part of this application is largely the same in terms of its siting, size and scale and therefore would have the same impact. Given this, it is considered that the proposed development would have no greater impact on the School House, its setting and the wider Conservation Area and would, as with the appeal scheme, preserve the character and appearance of the Conservation Area and comply with Policies 7.4, 7.6 and 7.8 of the London Plan, Policies 30 and 31 of the Core Strategy, and Policies 37, 38 and 44 of the Development Management Document.

Development adjacent to the Green Belt

- 6.19 DMD 83 states that development located next to or within close proximity to the Green Belt will only be permitted if all of the following criteria are met:
- a. *There is no increase in the visual dominance and intrusiveness of the built form by way of height, bulk and mass on the Green Belt;*
 - b. *There is a clear distinction between the Green Belt and urban area;*
 - c. *Views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained.*
- 6.20 The proposed development would satisfy these criteria. The proposed building is the same as that for office use under planning reference APP/Q5300/A/11/2151815/N albeit minor changes to the dimensions and the fenestration to reflect the residential use. There would be no increase in the visual dominance or intrusiveness of the built form on the Green Belt. The development would maintain the clear distinction between the Green Belt and the urban area which is provided by the boundary treatments and the adjoining petrol station and Cockfosters Underground Station. The development would not impede any views and vistas from the Green Belt into urban areas and vice versa.
- 6.21 For these reasons, it is considered that the proposal would constitute appropriate development adjacent to the Green Belt in accordance with Policy 7.16 of the London Plan, Policy 33 of the Core Strategy, and Policy 83 of the Development Management Document.

Quality of accommodation

Floorspace

- 6.22 Table 3.3 of the London Plan provides minimum floorspaces for different housing types. It is noted that there is no minimum floorspace for a 2-bed 3-person two-storey dwelling, albeit the standards give a minimum requirement of 61 sq.m for a 2 bed 3 person flat. The minimum floorspace for a 2-bed 4-person two-storey dwelling is 83m².
- 6.23 Dwelling 1 would have 67m² floorspace and Dwelling 2 would have 68m² floorspace, exceeding the requirement for a 2 bed 3 person flat, but falling short of the standard for a 2 bed 4 person dwelling. However, the dwellings are considered acceptable because:
- The floor plans clearly show 1 double bedroom and 1 single bedroom within each of the dwellings.
 - There is no minimum floorspace for a 2-bed 3-person two-storey dwelling. However, the dwellings would exceed the minimum floorspace for a 2-bed 3-person unit which is 61m².
 - The dwellings would provide flexible and functional layouts with adequate room sizes, floor-to-ceiling heights, access to natural light, ventilation and outlook etc.

Amenity space

- 6.24 DMD 9 provides minimum private amenity spaces for different housing types. It is noted that there is no minimum private amenity space for a 2-bed 3-

person dwelling. The minimum private amenity space area for a 2-bed 4-person dwelling is 23m².

- 6.25 The proposed development would exceed this standard; Dwelling 1 would have 55m² amenity space and Dwelling 2 would have 100m² amenity space..
- 6.26 It is considered that the proposed development would provide an acceptable quality of accommodation and amenity space for future residents in accordance with Policy 3.5 of the London Plan, Policy 4 of the Core Strategy, and Policies 8 and 9 of the Development Management Document.

Impact on residential amenity

- 6.27 There are no adjoining residential properties. However, the impact of the proposed development on the amenities of the future occupants of the School House and vice versa should be assessed.
- 6.28 DMD 10 states that new development should maintain a 22m distance between the rear facing windows of two-storey buildings, unless it can be demonstrated that the proposed development would not result in inadequate light or privacy.
- 6.29 The proposed development would result in a 6.6m and 7m distance between the rear elevation of the School House and the front elevation of Dwelling 1. However, this is considered acceptable in this instance because:
- The layout of Dwelling 1 (and Dwelling 2) would be oriented to overlook Trent Park Cemetery. The ground floor window opposite the School House would be a secondary source of light and outlook to the living / dining area which would also have a flank window and double doors opening to the rear courtyard. The first floor windows opposite the School House would serve bathrooms which would be screened with internal blinds and obscure glazing. In this regard, it is noted that bathrooms are not habitable rooms, ie. they are not places where people live, cook, eat or sleep.
 - The School House has ground floor kitchen / dining room windows and first floor bedroom and bathroom windows opposite Dwelling 1 (planning reference: P13-02064LDC dwg no. 1257 02). It is considered that Dwelling 1 would not have an undue impact on the privacy of future residents of the School House or vice versa having regard to the hedge between the ground floor windows and the non-habitable first floor windows to Dwelling 1.
 - The amenity space to Dwellings 1 and 2 would be located on the east, west and south sides of the building. The amount of overshadowing is considered acceptable having regard to:
 - The orientation of the plot;
 - The surrounding public open spaces;
 - The daylight and sunlight assessment prepared by Stinton Jones Consulting Engineers.
 - The amenity space to the School House would be located on the south side of the building and would not be overshadowed by the proposed development.

Highway considerations

Pedestrian access

- 6.32 Pedestrian access would be provided by way of a new gate within the front brick wall. It is recommended that details of the new gate be required by condition.

Car parking

- 6.33 The proposed development would utilise the existing vehicle access and provide hardstanding within the forecourt to park 3 vehicles.

Bicycle parking

- 6.34 Bicycle parking would be provided on either side of the building. The design of the bicycle stores would be sympathetic to the setting of the School House and the wider conservation area.

Refuse storage

- 6.35 Refuse storage would be provided next to the vehicle access behind the front brick wall. It is recommended that details of refuse storage be required by condition.

Sustainable design and construction

- 6.36 DMD 49 requires that all new development achieves the highest sustainable design and construction standards in accordance with the relevant planning policy having regard to technical and economic feasibility.
- 6.37 DMD 61 requires that all new development includes details of the proposed measures to manage surface water as close to its source as possible in accordance with the London Plan drainage hierarchy. The proposed measures should maximise the use of, and where possible, retrofit sustainable urban drainage systems.
- 6.38 DMD 81 requires high quality landscape schemes that enhance the local area, benefit biodiversity, and help reduce water run-off.
- 6.39 It is recommended that details of sustainable design and construction standards, surface water drainage and landscaping be required by condition to ensure compliance with the adopted policies.

S106

- 6.40 Section 106 (S106) of the Town and Country Planning Act 1990 allows local planning authorities to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of infrastructure and services such as affordable housing, education and highways.

- 6.41 The S106 Supplementary Planning Document (SPD) sets out the circumstances in which a S106 agreement is likely to be required and provides details of the type and level of financial contribution necessary.
- 6.42 In accordance with Core Policy 46 and Policy DMD2 the development would be required to make financial contributions towards affordable housing and education subject to viability.
- 6.43 The agent has submitted a viability assessment to demonstrate that any contribution towards affordable housing and education would affect the development viability which includes restoration of the School House for use as single family dwelling.
- 6.44 The Council's viability expert has reviewed the assessment and concluded that the scheme cannot make a contribution towards affordable housing but can provide:

Mayoral CIL	£3,099.55
Section 106 education	£3,711.96
5% Council monitoring fee	£185.60
Total contributions	£6,997.11

- 6.45 The agent has confirmed agreement to these contributions noting that it CIL change depending on the monthly index figure.

Community Infrastructure Levy

- 6.46 The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace 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 sqm.
- 6.47 The development is CIL liable. The CIL calculation based on the current index figure is $(£20 \times 135\text{m}^2 \times 256)/223 = £3,099.55$

7. Conclusion

- 7.1 Having regard to the earlier appeal decision, it is considered that the development now proposed has no greater impact on the School House or the wider Conservation Area and this its character and appearance would be preserved. The development is considered acceptable in all other respect and approval is therefore recommended.

8 Recommendation

- 8.1 That, subject to the completion of a S106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to **GRANT** planning permission subject to the following conditions
1. Approved Plans Revised
The development hereby permitted shall be carried out in accordance with the approved plans, including any plans 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. Approved Layout

The 2 x 2-bed dwellings hereby permitted shall be laid out in accordance with the approved plans. There shall be no deviation from the approved layout or the number of bedrooms without prior approval from the Local Planning Authority.

Reason: To ensure the development provides an appropriate quality of accommodation.

3. Details of External Materials

No development shall take place until:

- a) full details of both hard and soft landscape works (including details of boundary treatments, refuse storage and bicycle storage) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved; and
- b) samples of the materials to be used in the construction of the external surfaces of the new building and hardstanding hereby permitted have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory appearance having regard to the setting of the non-designated heritage asset and the wider Conservation Area.

4. Parking Layout

The parking arrangement/spaces on site forming part of the development shall be marked as shown on approved plan ref: 1643/10/REV E. The parking arrangement/spaces shall be implemented and permanently maintained thereafter.

Reason: To ensure vehicles can enter and exit the site in forward gear for highway safety reasons.

5. Provision of Car Park and Hard and Soft Landscape Works

Neither the existing building nor the new building shall be brought into residential (C3) use until:

- a) space has been laid out within the site for 3 vehicles to be parked in accordance with the details approved under condition 4 above.
- b) hard and soft landscape works have been carried out in accordance with the details approved under condition 3a above.

Reason: In the interests of proper planning and the amenities of future residents.

- 6 The units hereby approved shall be built in accordance with Requirement M4(2) of Building Regulations and shall be maintained as such thereafter. Prior to occupation evidence of compliance with Requirement M4(2) across the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, DMD8

of the Development Management Document and Policy 3.5 of the London Plan.

7 SUDS 1

No development shall take place until an assessment has been carried out into the potential for disposing of surface water by means of a sustainable drainage (SUDS) scheme, in accordance with the principles of sustainable drainage systems set out in national planning policy guidance and statements, and the results of that assessment have been provided to the Local Planning Authority. The assessment shall take into account the design storm period and intensity; methods to delay and control the surface water discharged from the site; and measures to prevent pollution of the receiving groundwater and/or surface waters.

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.

8 SUDS 2

Surface water drainage works shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. Those details shall include a programme for implementing the works. Where, in the light of the assessment required by condition "SUDS 1" of this permission, the Local Planning Authority concludes that a SUDS scheme should be implemented, details of the works shall specify:

- i. a management and maintenance plan, for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime; and
- ii. the responsibilities of each party for implementation of the SUDS scheme, together with a timetable for that implementation.

Reason: To ensure implementation and adequate maintenance 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.

9 Construction Management Plan

The 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 be written in accordance with London Best Practice Guidance and contain:

- i. A photographic condition survey of the roads, footways and verges leading to the site.
- ii. Details of construction access and associated traffic management.
- iii. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
- iv. Arrangements for the parking of contractors' vehicles.
- v. Arrangements for wheel cleaning.
- vi. Arrangements for the storage of materials.
- vii. Hours of work.

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

Reason: To ensure construction does not lead to damage of the nearby road network and to minimise disruption to the adjoining Cockfosters Underground Station and petrol station.

10. Contamination Assessment
The development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.
Reason: To avoid risk to public health and the environment.
11. Noise Impact Assessment
The development shall be constructed/ adapted so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am – 11pm, 30 dB(A) in bedrooms from 11pm – 7am measured as a LAeq,T and 35dB(A) in the remaining living spaces measured as a LAeqT 7am – 11pm and 11pm – 7am. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development taking place. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences.
Reason: To minimise excessive noise and provide a high quality accommodation for future residents.
12. No Additional Fenestration
Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any amending order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the written approval of the Local Planning Authority.
Reason: To ensure satisfactory appearance having regard to the setting of the non-designated heritage asset and the wider Conservation Area, and to protect residential amenity within the site.
13. No Additional Buildings or Extensions
Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class A to H of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any amending order, no additional buildings or extensions to buildings shall be erected without the prior written approval of the Local Planning Authority.
Reason: To ensure satisfactory appearance having regard to the setting of the non-designated heritage asset and the wider Conservation Area, and to protect residential amenity within the site.
14. Private Vehicles Only
The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any

other purpose. No more than 3 vehicles shall be parked within the parking area(s)

Reason: To prevent the introduction of activity which would be detrimental to residential amenity and to ensure satisfactory appearance having regard to the setting of the non-designated heritage asset and the wider Conservation Area

- 15 The development shall provide for no less than a 19% 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 (expressed as the improvement of the Dwelling Emission Rate over the Target Emission Rate). To accord with DMD50 and DMD55 the development shall adhere to the energy hierarchy and the feasibility of Low or Zero Carbon Technologies must be explored and, where feasible, be specified as part of the build along with a maintenance and management strategy for their continued operation.

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 & 55 of the Development Management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan and the NPPF.

- 16 Prior to occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 110 litres per person per day.

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

Reason: Enfield is an area of serious water stress. This optional technical standard will 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, DMD58 of the Development Management Document and Policy 5.15 of the London Plan

- 17 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.

18. Time Limited Permission

The development to which this permission relates must be begun no later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



Appeal decision

Site visit made on 16 August 2011

by Mike Croft MA DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 August 2011

Appeal ref APP/Q5300/A/11/2151815

Trent Boys School House, 120 Cockfosters Road, Barnet, EN4 0DZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Jemada Properties Ltd against the decision of the Council of the London Borough of Enfield.
 - The application (ref TP/10/1765), dated 17 December 2010, was refused by notice dated 15 February 2011.
 - The development proposed is the refurbishment of an existing building to use as B1 offices and the erection of a new detached two-storey B1 offices building to the rear.
-

Decision

1. I allow the appeal and grant planning permission for the refurbishment of an existing building to use as B1 offices and the erection of a new detached two-storey B1 offices building to the rear at Trent Boys School House, 120 Cockfosters Road, Barnet, EN4 0DZ, in accordance with the terms of the application ref TP/10/1765, dated 17 December 2010, subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 2. The development hereby permitted shall be carried out in accordance with drawings nos 1257.PO1A and 1257.PO2A.
 3. No development shall take place until
 - a. full details of both hard and soft landscape works (including details of boundary treatments and refuse storage provision) have been submitted to and approved in writing by the local planning authority, and these works shall be carried out as approved; and
 - b. samples of the materials to be used in the construction of the external surfaces of the new building hereby permitted have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.
 4. Neither the existing building nor the new building shall be brought into B1 use until
-

- a. space has been laid out within the site in accordance with drawing no 1257.PO1A for three cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear;
- b. a means of access for pedestrians has been constructed in accordance with drawing no 1257.PO1A; and
- c. hard and soft landscape works have been carried out in accordance with the details approved under condition 3a above;

Inspector's reasons

2. The appeal site lies within the Trent Park Conservation Area. The main issue is whether the appeal project would at least preserve the character and appearance of the Conservation Area and/or be otherwise visually harmful in its local setting.
3. The School House is on the east side of Cockfosters Road. It is the only building remnant of Trent Boys School, most of which was to the north of the site on an area now occupied by a petrol filling station. To the south is the access to Cockfosters Station Car Park (which also provides access to a public footpath going eastwards beyond the site) and then the station building. The Conservation Area is a large one – roughly 2 km square – and the appeal site is next to its southern boundary.
4. My attention has been drawn to the recent planning history of the site. This has included four appeal dismissals, the two most recent in June 2009 and July 2010 (APP/Q5300/A/09/2099676 and APP/Q5300/A/09/2117018 respectively) relating to the change of use of the School House and the erection of a rear extension for Class B1 purposes. The two most recent appeal decisions indicate that my colleagues took no exception to the B1 use of the site or to some additional building. That is also the Council's current position.
5. The Council take the view that any new building here should replicate the features of the School House or be of contemporary design, but argue that the replication envisaged in the proposed new building would be incomplete as it would not extend to the window and door surrounds which form an important feature in views from Cockfosters Road. They also point out that, while the roof ridge of the new building would be lower than that of the School House, the roof pitch would be shallower. They claim that the gable features on the front elevation of the new building would appear particularly incongruous and dominant. They conclude that the appeal project would be harmfully intrusive in its Conservation Area setting.
6. In coming to my own view of the proposal before me, I keep very much in mind that the new building proposed in this case would be a building that would be physically separate from the School House – by 7½ m – whereas the two most recent appeal decisions related in part to extensions that would be physically attached to the School House. The separation now proposed would be clear both from Cockfosters Road and from the car park access. My colleague in July 2010 made a point of commenting that the L-shaped form of the extension proposed then would be prominent from Cockfosters Road. My assessment is that the separation now proposed allows a rather greater degree of design freedom than if a physically attached extension were still envisaged. In those circumstances I believe that the degree of replication is adequate. Nor do I believe that the differing roof pitches, including those of the gables on

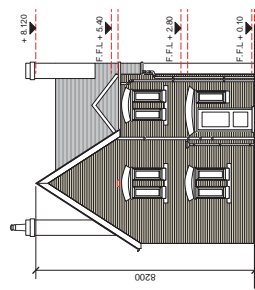
the new building, would form jarring features given the various angles at which they would be seen. Both of my colleagues, in 2009 and 2010, were concerned about the materials proposed for the extension, but brickwork is proposed for the walls of the new building in this case, and I see no problem in securing the details of that through a condition on a permission.

7. Like my colleagues I recognise that the School House, with its strong elevations, is an important feature of the Conservation Area. But, as the Council themselves accept, bringing that building, now in a very dilapidated condition, into beneficial use weighs in favour of the appeal project overall. On balance, I come to the conclusion that what is now proposed would preserve the character and appearance of the Conservation Area.
8. As well as Conservation Area harm, the Council are also concerned about harm to the heritage value of the School House itself, to the open character of the adjacent Green Belt, and to the visual amenities of the surrounding area and Area of Special Character. My assessment is that the reasons I give in paragraphs 6-7 above for taking a favourable view of the appeal project are also applicable to these aspects. I conclude that the appeal project would not be in conflict with the policies of Enfield Unitary Development Plan, 1994, and the Enfield Plan Core Strategy, adopted in November 2010, that the Council cite.
9. The Council provide no list of suggested conditions in the event of the appeal being allowed, although they and the appellant refer to conditions in different parts of their representations. I have followed these references where they are clear and where it is necessary to do so. The non-standard conditions that I impose are in the interests of the appearance of the site and the locality and vehicular and pedestrian safety.

Mike Croft

Inspector

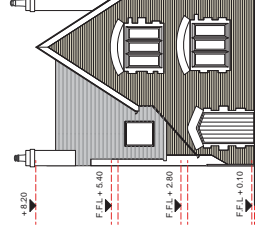
THIS DRAWING PRINTS FULL TO MARKED SCALE AT A1 AND HALF SCALE AT A3



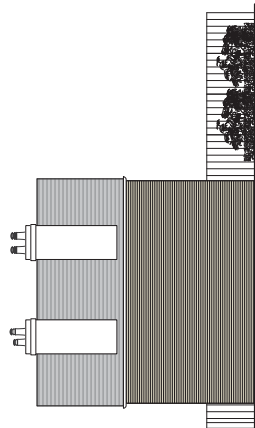
EXISTING REAR ELEVATION 1:100



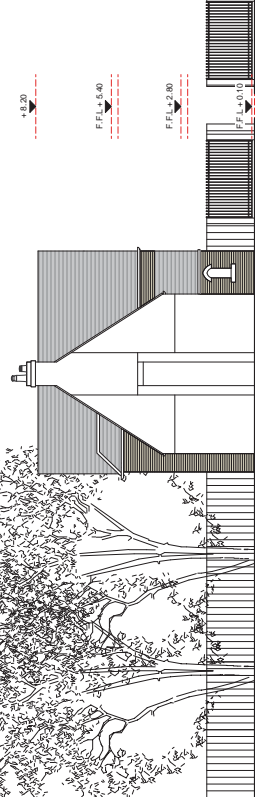
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

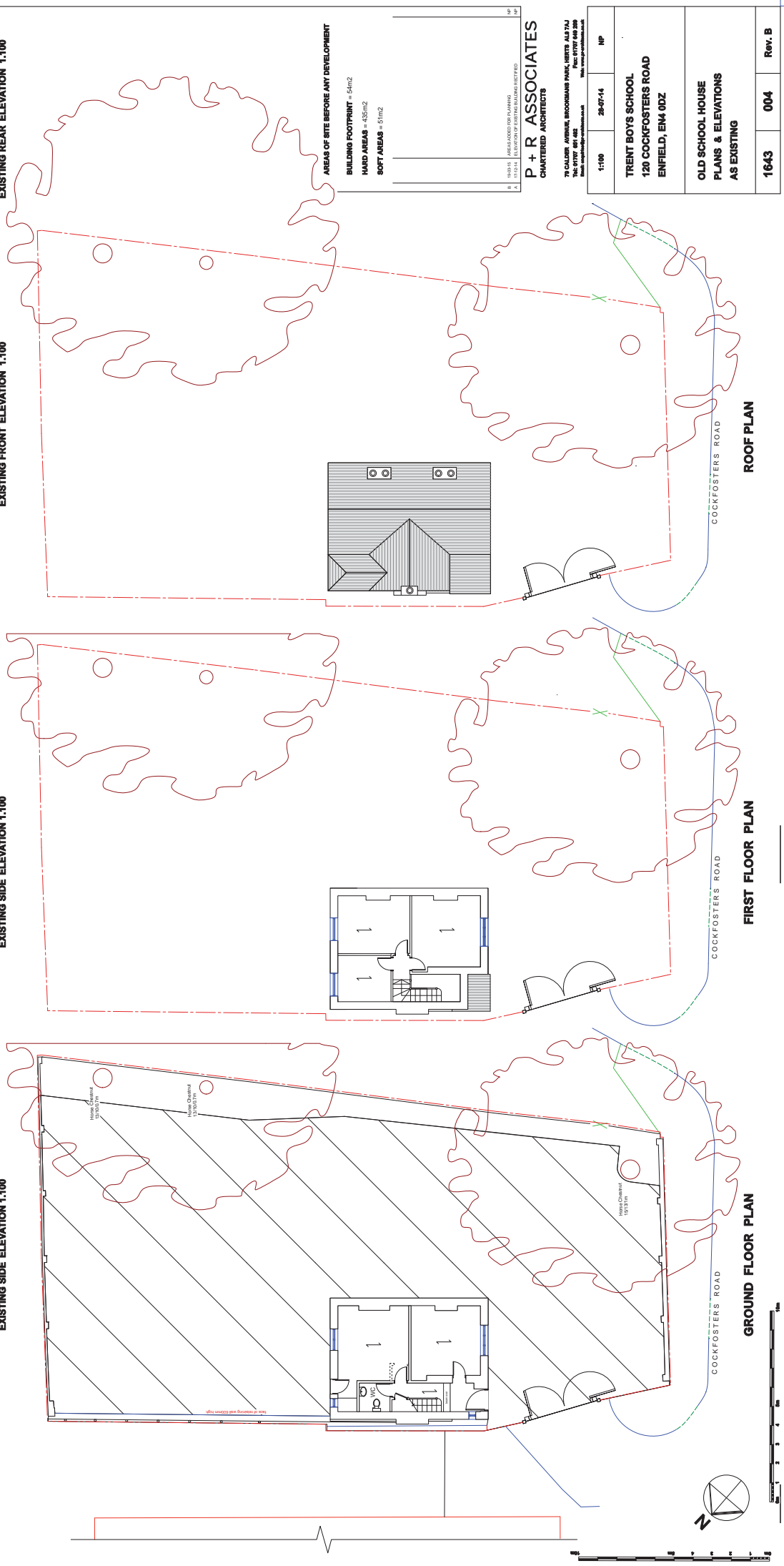
AREAS OF SITE BEFORE ANY DEVELOPMENT

BUILDING FOOTPRINT = 54m²
 HARD AREAS = 435m²
 SOFT AREAS = 51m²

P + R ASSOCIATES
 CHARTERED ARCHITECTS

79 CALDER AVENUE, BRIDGEMANS PARK, HERTS AL7 7JW
 Tel: 01438 750000 Fax: 01438 750001
 Email: info@prassociates.co.uk Web: www.prassociates.co.uk

1:100	28-07-14	HP
TRENT BOYS SCHOOL 120 COCKFOSTERS ROAD ENFIELD, EN4 0DZ		
OLD SCHOOL HOUSE PLANS & ELEVATIONS AS EXISTING		
1643	004	Rev. B



ROOF PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

THIS DRAWING PRINTS FULL TO MARKED SCALE AT A1 AND HALF SCALE AT A3

- KEY:**
-  PROPOSED WALLS AND INFILLS
 -  EXISTING WALLS
 -  EXISTING STRUCTURE TO BE REMOVED

CONDITION 1:
Development must begin before 22 August 2014

CONDITION 2:
Development must be carried out in accordance with drawings nos. E27-P01A and E27-P02A

- CONDITION 3:**
- (A) Corporate "quasi-set" permeable traditional brickwork
 - (B) Formwork "quasi-set" or "quasi-set combined" permeable traditional brick paving
 - (C) Re-use enclosure
 - (D) Brickwork - "Hanson, beige/gray gault blank"
 - (E) Gabled brick roof - "Hanson beige/gray gault blank"
 - (F) Natural roof tiles - "Stoneiser - Celtic grey"
 - (G) Rainwater goods (upvc, gainted finish)
 - (H) Timber facade and soffits
 - (I) Timber framed doors
 - (J) Aluminium framed windows

CONDITION 4:
Proposed new building and extension should not be brought into full use until:
 (A) The building is completed within the site in accordance with drawing no. E27-P01A, for three cars to be entered and leave the site in forward gear
 (B) Means of access for pedestrian have been constructed in accordance with drawing no. E27-P01A and
 (C) All proposed works have been carried out in accordance with the details approved under condition 3.

AREAS AS APPROVED

BUILDING FOOTPRINT = 127m²

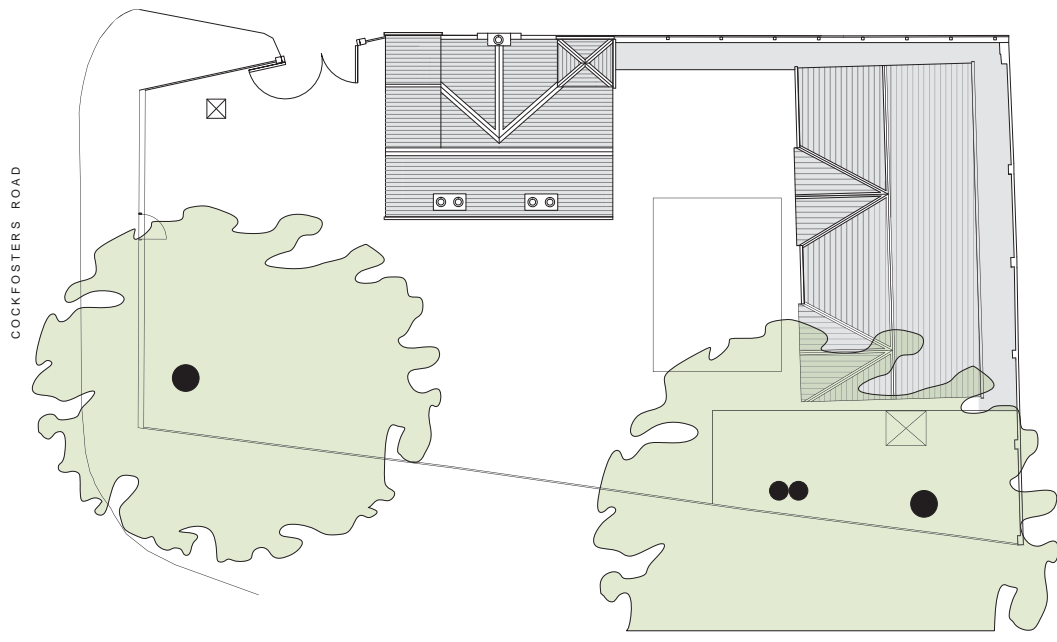
HARD AREAS = 300m²

SOFT AREAS = 105m²

P + R ASSOCIATES
CHARTERED ARCHITECTS

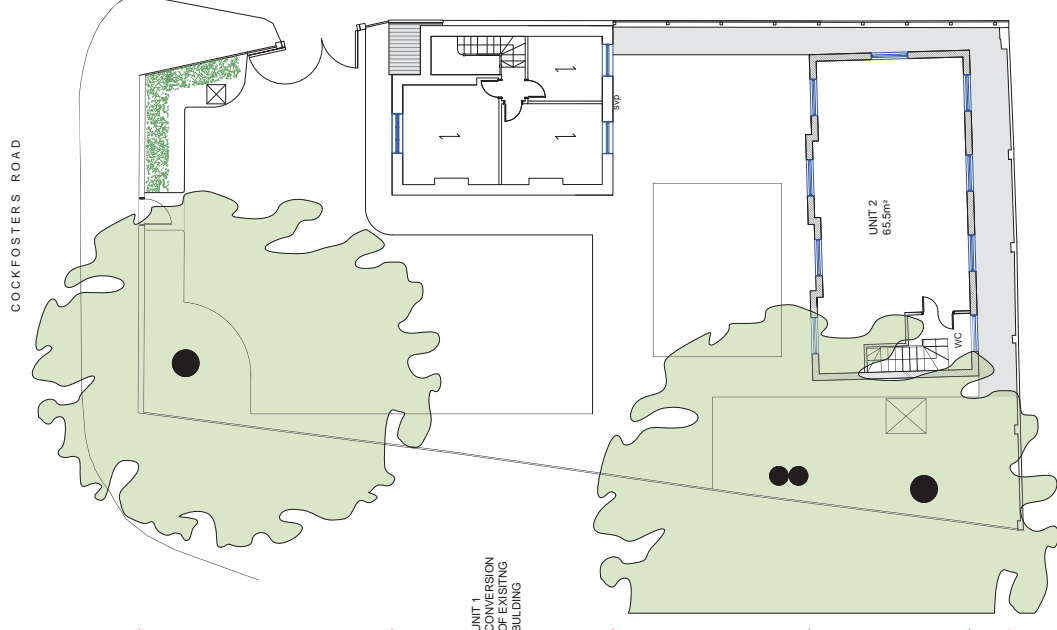
70 CHALDER AVENUE, BROOMFIELD PARK, HERTS AL7 7JW
Tel: 01438 741111 Fax: 01438 741112
www.p-r.co.uk

1100	28-07-2014	RP
TRENT BOYS SCHOOL 120 COCKFOSTERS ROAD ENFIELD EN4 0DZ		
GROUND FLOOR, FIRST FLOOR, & ROOF PLAN As Approved with Building moved		
1643	01	Rev. B



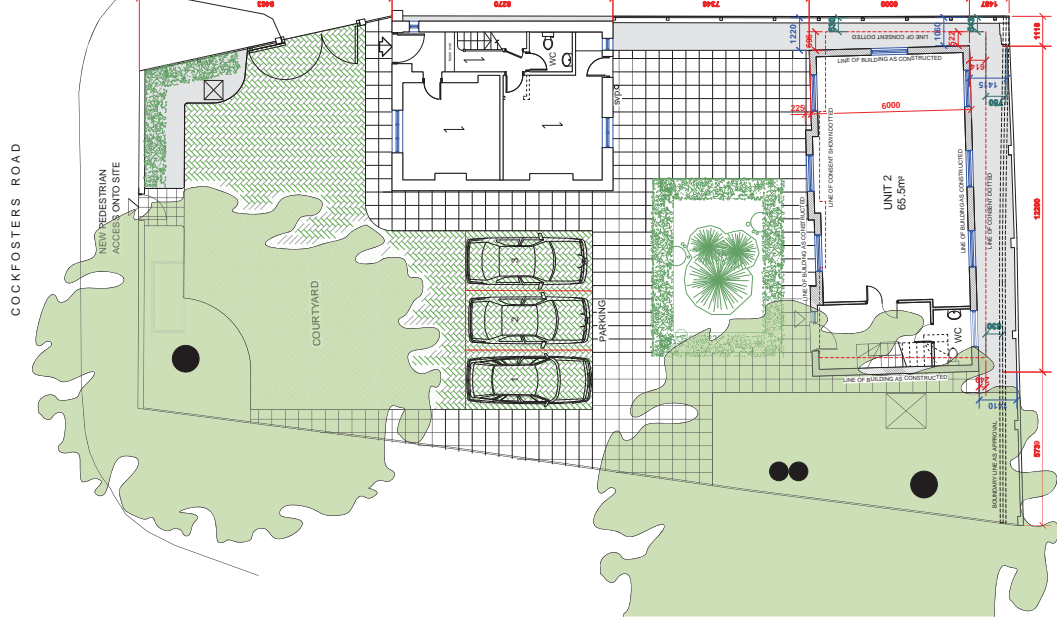
PROPOSED ROOF PLAN

SCALE 1:100



PROPOSED FIRST FLOOR PLAN

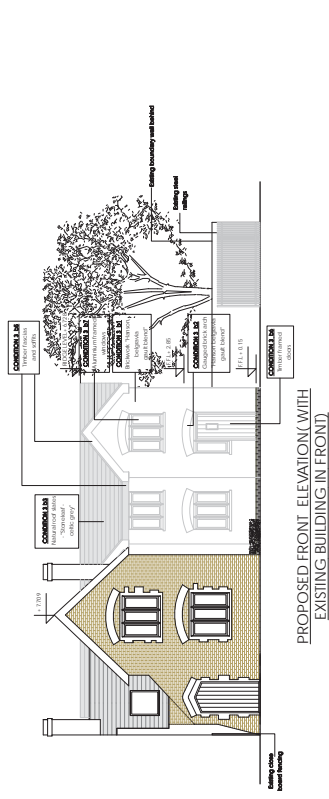
SCALE 1:100



PROPOSED GROUND FLOOR PLAN

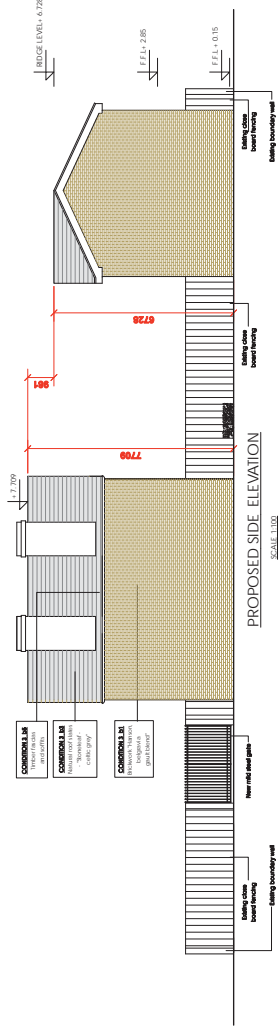
SCALE 1:100





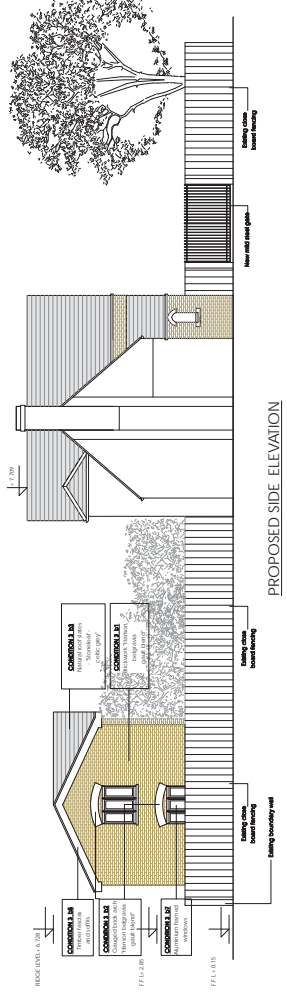
PROPOSED FRONT ELEVATION (WITH EXISTING BUILDING IN FRONT)

SCALE: 1:100



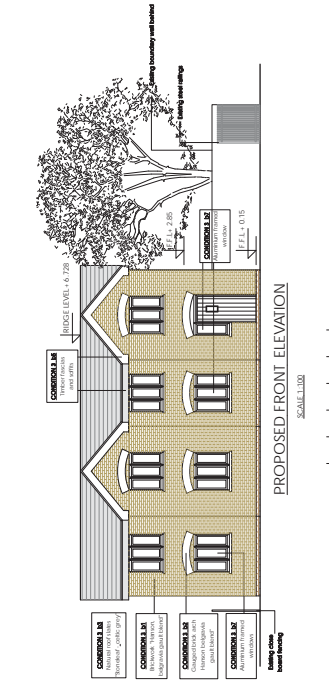
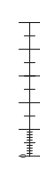
PROPOSED SIDE ELEVATION

SCALE: 1:100



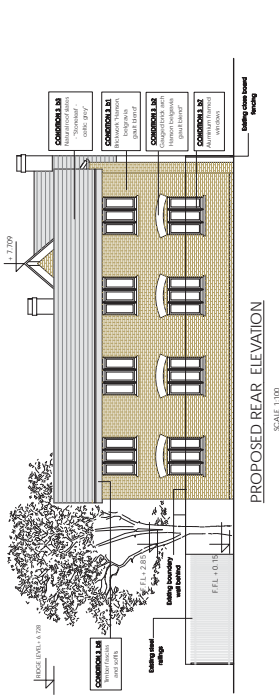
PROPOSED SIDE ELEVATION

SCALE: 1:100



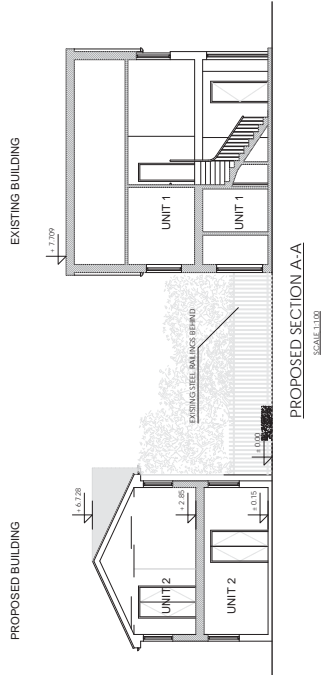
PROPOSED FRONT ELEVATION

SCALE: 1:100



PROPOSED REAR ELEVATION

SCALE: 1:100



PROPOSED SECTION A-A

SCALE: 1:100



1:100	28-07-2014	HP
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TRENT BOYS SCHOOL 120 COCKFOSTERS ROAD ENFIELD EN4 0DZ		
ELEVATIONS As Approved		
1643	002	Rev. B

