

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 24<sup>th</sup> May 2016

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
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**Ward:** Highlands

**Application Number :** 16/00350/RE4

**Category:** Dwellings

**LOCATION:** GARAGES REAR OF 11-19 LEE VIEW AND ADJACENT TO 25-27  
HEDGE HILL, ENFIELD, EN2 8RU

**PROPOSAL:** Redevelopment of site and erection of 3 x single family dwellings  
comprising 1 x 1-bed and 2 x 2-bed with associated landscaping, refuse storage, parking  
and cycle parking.

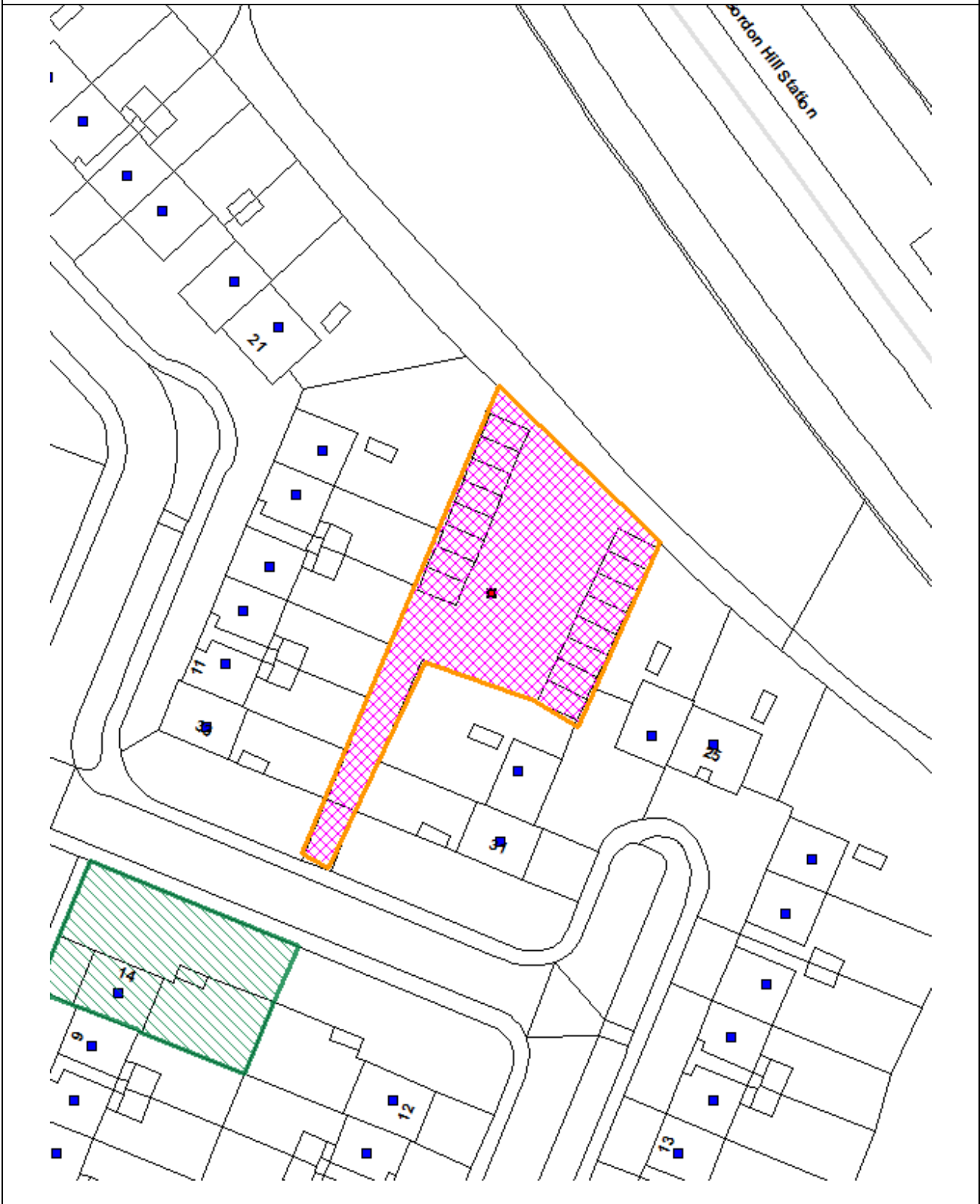
**Applicant Name & Address:**  
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Project Manager,  
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London Borough of Enfield  
C/O Agent

**Agent Name & Address:**  
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### RECOMMENDATION:

That planning permission to be **GRANTED** in accordance with Regulation 3/4 of the  
Town and Country Planning General Regulations 1992 subject to conditions and  
Unilateral Undertaking.

Ref: 16/00350/RE4 LOCATION: Garages Rear Of 11-19 Lee View And Adjacent To 25-27, Hedg



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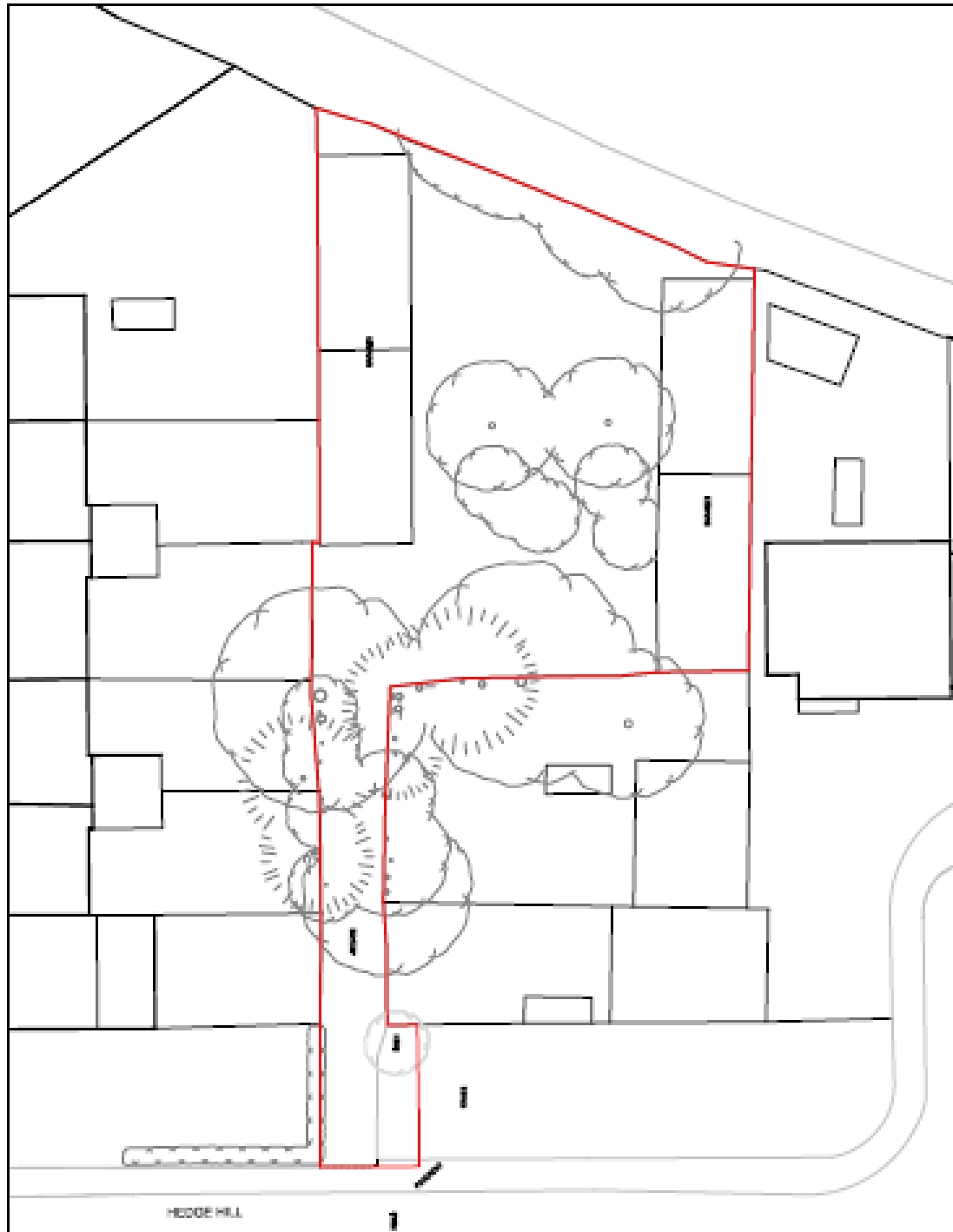
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## **1. Site and Surroundings**

- 1.1 The site comprises 704 sq.m plot of partially previously developed land. At present to site is occupied by a set of 16 largely defunct and derelict single storey garages with associated access and hardsurfacing located to the rear of Nos. 11-19 Lee View to the north-west and adjacent to the side boundaries of Nos. 25-27 Hedge Hill to the south-east. The site is bounded to the north-east by National Rail land and Gordon Hill mainline railway station. The site has been derelict for a number of years and contains self-seeded vegetation.
- 1.2 While the wider geographic contains a broad range of housing types, the Hedge Hill / Lee View Estate comprises a series of 2-3 storey terraced blocks of maisonettes and single family dwellings each designed with a general aesthetic that is consistent throughout.
- 1.3 Following revisions to relocate the refuse store to the grass verge directly adjacent to the main access, the redline boundary of the site was altered to incorporate this additional area. Accordingly all considerations relate to this new and slightly expanded site plan (as below):



**Illustration 1: Revised Site Plan**

1.4 The site is not within a Conservation Area nor is it a Listed Building.

## **2. Proposal**

2.1 The project proposes the redevelopment of this site resulting in the demolition and removal of the existing garages and the erection of 3 single storey residential units comprising 1 x 1-bed and 2 x 2-bed dwellings with associated landscaping, amenity space, refuse storage and cycle parking and new access.

- 2.2 Underpinning the scheme is a wider Council initiative known as 'Small Sites 2' driven by the Housing Department for the controlled release of brownfield land owned by the Local Authority for the provision of new residential accommodation and affordable housing.

### **3. Relevant Planning Decisions**

- 3.1 15/01285/PREAPP & 15/02096/PREAPP – Proposed erection of 3 x 3-bed 2-storey dwellinghouses (option 1) or erection of 3 x 2-bed 2-storey dwellinghouses (option 2) & proposed erection of 3 x 2-bed single storey dwellinghouses (follow on enquiry to ref: 15/01285/PREAPP).

The redevelopment of the site has been the subject of extensive pre-application discussions with a total of three iterations presented for consideration. To date two formal pre-application responses have been issued (16/04/15 and 16/06/15 respectively) each have established the principle of redevelopment of the site for residential purposes, subject to achieving an appropriate density, ensuring a suitable standard of accommodation, a satisfactory relationship to existing neighbouring development, appropriate servicing and access arrangements and car parking.

### **4. Consultations**

#### **4.1 Statutory and non-statutory consultees**

##### Traffic and Transportation:

- 4.1.1 Initially objected to the scheme on the basis of inadequate servicing and access. Revised details and additional parking surveys were requested including swept path analysis and the relocation of the refuse store to grass verge adjacent to the main access. Following additional consultation with colleagues in Traffic and Transportation, this initial objection was withdrawn subject to conditions.

##### Tree Officer:

- 4.1.2 National Rail land to the north east of the site comprises a large verge with established trees that provides a natural buffer to the railway line. While the Officer is unconcerned as to the removal of the existing self-seeded vegetation to the site and is satisfied that the established trees to the national rail land will not be harmed as a result of works and subject to relevant conditions, the Officer expressed concern that the rising topography of the verge and the number of established trees that directly abut the site is such that there is the potential for significant overshadowing to the residential units and rear garden areas of the properties. This would actively curtail the enjoyment of these areas and result in poor quality accommodation.

##### Thames Water:

- 4.1.3 No objections subject to relevant informatives.

#### **4.2 Public response**

- 4.2.1 The application was referred to 16 surrounding properties and a site notice was placed at the site (21 days expired 22/03/16). Following revisions, a further 14 day re-consultation was issued to take account of the change to the redline boundary and the newly relocated refuse store (14 days expired 24/05/16). At the time of writing no written representations were received. Any representations received will be reported as late items.

## **5. Relevant Policy**

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

- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Public Examination of the document was completed on Thursday 24th April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry significant weight having been occasioned at Public Examination and throughout the examination stage.

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

### **5.3.1 The London Plan (Consolidated)**

Policy 2.6 – Outer London: vision and strategy

Policy 2.7 – Outer London: economy

Policy 2.8 – Outer London: transport

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 3.11 – Affordable housing targets

Policy 3.14 – Existing housing

Policy 3.16 – Protection and enhancement of social infrastructure

Policy 4.1 – Developing London's economy

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 7.14 – Improving air quality  
Policy 7.15 – Reducing noise and enhancing soundscapes  
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 SPG

### 5.3.2 Local Plan – Core Strategy

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 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 32: Pollution  
Core Policy 34: Parks, playing fields and other open spaces  
Core Policy 36: Biodiversity

Biodiversity Action Plan

S106 SPD

#### 5.3.4 Development Management Document

DMD1: Affordable Housing on Sites Capable of Providing 10 units or more

DMD3: Providing a Mix of Different Sized Homes

DMD6: Residential Character

DMD8: General Standards for New Residential Development

DMD9: Amenity Space

DMD10: Distancing

DMD15: Specialist Housing Need

DMD37: Achieving High Quality and Design-Led Development

DMD38: Design Process

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

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

DMD64: Pollution Control and Assessment

DMD65: Air Quality

DMD68: Noise

DMD69: Light Pollution

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

Specific policies in the Framework indicate development should be restricted.

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 6<sup>th</sup> 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 particular note for members, the guidance builds on paragraph 173 of the NPPF stating that where an assessment of viability of an individual scheme in the decision-making process is required, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

## 5.5 Other Material Considerations

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)

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

Circular 06/05 Biodiversity and Geological Conservation- Statutory Obligations and Their Impact within the Planning System

## 6. **Analysis**

- 6.1 The main issues to consider are as follows:

- i. Principle of redevelopment to provide residential accommodation;

- ii. Housing mix;
- iii. Design;
- iv. Amenity of neighbouring properties;
- v. Highway safety;
- vi. Sustainability and biodiversity;
- vii. S.106 Obligations; and
- viii. Community Infrastructure Levy

## 6.2 Principle

- 6.2.1 The site lies within a predominantly residential area and hence the principle of residential development is broadly acceptable and consequently compatible with Policies 3.3 and 3.4 of the London Plan, Core Policy 5 of the Core Strategy. The provisions of the National Planning Policy Framework supports the redevelopment of previously developed site (known as brownfield land) identifying such sites as sustainable locations for development and preferential in planning terms to sites that would erode the openness of the wider environment including greenfield and green belt land. Developments that seek to utilise these alternative sites must demonstrate the exceptional circumstances where the loss of open space, the setting such space offers and the multiplicity of benefits such areas provide can be justified.
- 6.2.2 The Development Management Document reiterates this presumption and Policy DMD71 of states that development involving the loss of other open space will be resisted unless:
- a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
  - b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.
- 6.2.3 The subject site comprises a set of 16 garages set within a former hardstanding area with some self-seeded scrub. To the front of the site a small area of existing green verge will be lost in order to provide a refuse store to serve the new houses. Whilst development to the grass verge would fall outside of relevant definitions the area (which measures only 4.55 sq.m) is of such a modest size that its loss would not have a significant impact on the character and appearance of the area or the setting of existing residential properties. This element of the proposal can be, on balance, supported.

## 6.3 Housing Mix

- 6.3.1 London Plan Policy 3.8 encourages a full range of housing choice. This is supported by the London Plan Housing SPG, which seeks to secure family accommodation within residential schemes, particularly within the social rented sector, and sets strategic guidance for councils in assessing their local needs. Policy 3.11 of the London Plan states that within affordable housing provision, priority should be accorded to family housing. Also relevant is Policy 1.1, part C, of the London Housing Strategy which sets a target for 42% of social rented homes to have three or more bedrooms, and Policy 2.1, part C, of the draft Housing Strategy (2011) which states that 36% of funded affordable rent homes will be family sized.

6.3.2 Core Policy 5 of the Core Strategy seeks to ensure that ‘*new developments offer a range of housing sizes to meet housing need*’ and includes borough-wide targets housing mix. These targets are based on the finding of Enfield’s Strategic Housing Market Assessment and seek to identify areas of specific housing need within the borough. The targets are applicable to the subject scheme and are expressed in the following table:

Tenure	Unit Type	Mix
<b>Market Housing</b>	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	15%
	3 bed houses (5-6 persons)	45%
	4+ bed houses (6+ persons)	20%
<b>Social Rented Housing</b>	1 and 2-bed flats (1-3 persons)	20%
	2-bed houses (4 persons)	20%
	3 bed houses (5-6 persons)	30%
	4+ bed houses (6+ persons)	30%

6.3.3 While it is acknowledged that there is an established need for all types of housing, the study demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors.

6.3.4 The subject scheme proposes 100% market housing provision comprising 3 residential units. The supporting housing mix document shows a relevant breakdown as follows:

Unit type		Housing Provision	%
<b>Houses</b>	1B 2P	1	33.3%
	2B 4P	2	66.6%
<b>TOTAL</b>		3	100%

6.3.5 In accordance with submitted figures the proposed development would fail to achieve the housing mix targets stipulated by Core Policy 5 with what would seem to be an overconcentration of smaller units and the absence of larger family sized units. However, while a greater vibrancy of mix would be preferable in principle, weighting must be attributed to the context of the site and indeed the mix of units in the wider surround. In this regard, it is clear that the site is constrained bounded by existing development and national rail land with a relatively narrow access / service road. The relationship of the site to its neighbours and the loose suburban fabric of development in the surround is such that the constraints of the site are manifest in terms of a defined building envelope and density range.

6.3.6 These constraints coupled with a generally established presumption adopted by the Local Plan and in particular Policy 3.4 of the London Plan, that

development sites should seek to optimise – rather than maximise – housing potential, is such that to achieve the number of units deemed necessary to respond such constraints, achieve appropriate density levels and indeed to be considered sufficiently viable to cross-subsidise the 100% affordable housing scheme at Ordnance Road (ref: 15/05576/RE4) the applicant has submitted that the provision of family sized accommodation (3+ bedrooms) is not achievable on site.

- 6.3.7 Through pre-application the provision of larger units was encouraged, however, this position was caveated with a wider recognition that *‘the single storey design option may prevent delivery of larger units without consequently undermining other issues.’* While the mix advocated by CP5 is noted, other relevant material considerations including the delivery of viable units to cross-subsidise affordable housing provision elsewhere in the borough is a compelling argument particularly when one considers the evident constraints of the site which conspire to either undermine delivery or undermine the scheme in planning terms – namely the compulsion to build over a single storey to maintain numbers. Weighting has also be given the vibrancy of mix in the wider surround with a large proportion of family sized units and indeed the fact that 2-bed 4-person units provide much needed starter homes for smaller families. Therefore, on balance and in this instance only the absence of a 3-bed unit is justified.

#### 6.4 Design

##### *Density*

- 6.4.1 For the purposes of the London Plan density matrix, it is considered the site lies within a suburban area with a PTAL 2-3 albeit where the vast majority of the wider area has a much lower PTAL indicating that it has modest access to public transport, despite being within close proximity to Enfield Town public transport access links. In this regard, the density matrix suggests a density of between 150 and 250 habitable rooms per hectare. The character of the area indicates that the average unit size in the area has between than 3.1 – 3.7 rooms. This suggests a unit range of 40 to 80 units per hectare.
- 6.4.2 Consistent with the advice given a pre-application stage, the number of units proposed at the site has been reduced to positively respond to the concerns of the Local Planning Authority. In density terms, such a reduction has resulted in the creation of 156 habitable rooms per hectare or 42 units per hectare and would be within acceptable ranges.
- 6.4.3 It is acknowledged that advice contained within the NPPF and the London Plan Housing SPG suggests that a numerical assessment of density must not be the sole test of acceptability in terms of the integration of a development into the surrounding area and that weight must also be given to the attainment of appropriate scale and design relative to character and appearance of the surrounding area particularly given the concerns of objectors to the scheme. Thus, the density range for the site must be appropriate in relation to the local context and in line with the design principles in Chapter 7 of the London Plan and Core Strategy Policy 30: Maintaining and improving the quality of the built and open environment and commensurate with an overarching objective that would seek to optimise the use of the site and will be discussed in the following paragraphs.

- 6.4.5 The surrounding area is characterised by a loose suburban fabric with a predominately low rise 2-3 storey terraced building typology of uniform appearance. The subject site is largely indiscernible from the public realm with only the briefest of glimpses across the site from the narrowest of vantage points and even then is largely obscured by existing and established trees to the rear gardens of adjacent properties. This gifts the site with a degree of flexibility in design that given the evident constraints would mandate more innovative design solutions. This has presented a design challenge in seeking to optimise the use of the site, however, through extensive negotiation throughout the planning process and instigated by the Local Planning Authority the quantum of development has been reduced.
- 6.4.6 In responding to the constraints and opportunities of the site, the revised scheme exploits the enclosed nature of the site and its perceived constraints, through overlooking by adjacent properties, to create an inward looking courtyard typology that seeks to minimise its impact to neighbouring properties while creating, what the architect argues is, a visually interesting built form. From submitted plans, it is clear that the design with undulating parapet façade, porthole windows, narrow and repeated window and door apertures to the front elevation is a marked departure from the pattern of development in the surrounding area. The supporting documentation does not fully justify this particular design rationale in terms of how it responds to the wider context.
- 6.4.7 However, while of modern design, the NPPF is clear in its mandate that Local Planning Authorities do not impose architectural styles or particular tastes on development rather that they advocate high quality design and reinforce local distinctiveness. In this regard, while the development is a departure from the pattern of development that serves to define the character of the surrounding area, Members must be mindful of the fact that the site is not discernible from the public realm and therefore there is a greater degree of flexibility in the built form.
- 6.4.8 Indeed, a design pastiche of the wider estate with a limited overall aesthetic quality would itself be an unwelcome addition to the site and would do little to enhance the appearance of the area. Through the design process, the form, scale, bulk and massing of the development has sought to positively engage with the constraints on the site to create a space that both reduces its impact to neighbouring properties, but also one that serves to define its own secluded character that transcends the wider estate.
- 6.4.9 Thus in acknowledging the departure of the development in design terms, weighting has been attributed to its benefits notably in the provision of new homes, the need to achieve a critical mass of development and indeed the way that the development positively responds to its constraints, rather than an absolute assessment of the degree to which the scheme is appropriate to the location or indeed reinforces local distinctiveness. Therefore, and on balance, the design approach here is considered acceptable. Further scrutiny would be inevitable on a site that did not have the seclusion of this piece of land and the design approach adopted here would not be acceptable in every instance.

#### *Residential Standards*

- 6.4.10 The Mayor's London Plan and any adopted alterations form part of the development plan for Enfield. In addition to this, Enfield's Local Plan comprises the relevant documents listed in policy context section above.
- 6.4.11 On 27th March 2015 a written ministerial statement (WMS) was published outlining the government's policy position in relation to the Housing Standards Review. The statement indicated that as of the 1st of October 2015 existing Local Plans, neighbourhood plan, and supplementary planning document policies relating to water efficiency, access and internal space should be interpreted by reference to the nearest equivalent new national technical standard. Decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy.
- 6.4.12 DMD5 and DMD8 of the Development Management Document and Policy 3.5 of the London Plan set minimum internal space standards for residential development. In accordance with the provisions of the WMS, the presence of these Policies within the adopted Local Plan is such that the new Technical Housing Standards – Nationally Described Space Standard would apply to all residential developments within the Borough. It is noted that the London Plan is currently subject to Examination, with Proposed Alterations currently being considered which seek to reflect the Nationally Described Space Standards.
- 6.4.13 Notwithstanding the fact that the existing Development Plan Policies broadly align with the new technical standards and in acknowledgement of London Plan review process, the LPA has sought Counsel Advice in relation to the status of adopted Local Plan Policy. As a starting point, when determining applications for planning permission and related appeals, as decision maker is required:
- a. By section 70(2) of the 1990 Act to have regard, inter alia, to the provisions of the development plan, so far as material to the application, and to any other material planning considerations; and,
  - b. By section 38(6) of the Planning and Compulsory Purchase Act 2004, to decide the matter in accordance with the development plan unless material considerations indicated otherwise.
- 6.4.14 The weight to be given to material considerations is for the decision maker (i.e. the LPA or the Secretary of State) making the decision in the exercise of its planning judgment.
- 6.4.15 The changes announced as part of the WMS are a material planning consideration in the determination of applications. However, the change to national policy is only one of a number of material planning considerations that must be taken into account in the determination of any particular application or appeal. As a matter of law, the change to national policy cannot supplant, or override, any other planning considerations, including any provisions of the development plan, that are material to the application.
- 6.4.16 Section 38(6) of the 2004 Act must be read together with section 70(2) of the 1990 Act. The effect of those two provisions is that the determination of an application for planning permission, or a planning appeal, is to be made in accordance with the development plan, unless material considerations indicate otherwise.

6.4.17 It is for the decision-maker to assess the relative weight to be given to all material considerations, including the policies of the development plan material to the application or appeal (see *City of Edinburgh Council v Secretary of State for Scotland (1997)*). Accordingly, when determining such applications the Council must have regard to and apply the provisions of the Local Plan including DMD5, DMD8 and 3.5 which requires that all new residential development attain a minimum internal floor area across all schemes and remain a material consideration.

6.4.18 Table 3.3 of The London Plan (2011) specifies minimum Gross Internal Areas (GIA) for residential units. Paragraph 3.36 of the London Plan specifies that these are minimum sizes and should be exceeded where possible. As the London Plan has been adopted, the GIA's have considerable weight. In addition, paragraph 59 of the National Planning Policy Framework (2012) (NPPF) states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. Policy 3.5 of The London Plan also specifies that Boroughs should ensure that, amongst other things, new dwellings have adequately sized rooms and convenient and efficient room layouts.

6.4.19 In view of paragraph 59 of the NPPF and Policy 3.5 of The London Plan, and when considering what is an appropriate standard of accommodation and quality of design, the Council has due regard to the Mayor of London's Housing Supplementary Planning Guidance (SPG) (November 2012). As an SPG, this document does not set new policy. It contains guidance supplementary to The London Plan (2011) policies. While it does not have the same formal Development Plan status as these policies, it has been formally adopted by the Mayor as supplementary guidance under his powers under the Greater London Authority Act 1999 (as amended). Adoption followed a period of public consultation, and it is therefore a material consideration in drawing up Development Plan documents and in taking planning decisions.

6.4.20 When directly compared, the difference between the Development Plan standards and the new Nationally Described Space Standard can be expressed in the following table:

Unit Type	Occupancy Level	London Plan Floor Area (m <sup>2</sup> )	National Space Standard Floor Area (m <sup>2</sup> )
Flats	1p	37	37
	1b2p	50	50
	2b3p	61	61
	2b4p	70	70
	3b4p	74	74
	3b5p	86	86
	3b6p	95	95
	4b5p	90	90
	4b6p	99	99
2 storey houses	2b4p	83	79
	3b4p	87	84
	3b5p	96	93
	4b5p	100	97
	4b6p	107	106
3 storey	3b5p	102	99

houses	4b5p	106	103
	4b6p	113	112

6.4.21 In accordance with submitted plans and with reference to the schedule of accommodation all of the units either meet or exceed relevant standards and hence would be broadly acceptable.

*Inclusive Access*

6.4.20 London Plan SPG and Local Plan imposes further standards to ensure the quality of accommodation is consistently applied and maintains to ensure the resultant development is fit-for-purpose, flexible and adaptable over the lifetime of the development as well as mitigating and adapting to climatic change. In this regard, all units are required to achieve Lifetime Homes standards with a further 10% being wheelchair accessible. The WMS replaced Lifetime Homes standards with optional Building Regulations standards M4(2) and M4(3). These optional standards are applicable to the scheme as the development plan contains clear Policies requiring specialist housing need and in a more broad sense, development that is capable of meeting the reasonable needs of residents over their lifetime. The new standards are broadly equivalent to Lifetime Homes and Wheelchair Accessible Homes and accordingly it is expected that all properties are designed to achieve M4(2) with a further 10% achieving M4(3).

6.4.21 The development has been designed to accommodate these requirements and is considered to be acceptable subject to conditions.

*Amenity Provision/Child Playspace*

6.4.22 Policy DMD9 seeks to ensure that amenity space is provided within the curtilage of all residential development. The standards for houses and flats are as follows:

Dwelling type	Average private amenity space (across the whole site)	Minimum private amenity required for individual dwellings (m <sup>2</sup> )
1b 2p	N/A	5
2b 3p	N/A	6
2b 4p	N/A	7
3b 4p	N/A	7
3b 5p	N/A	8
3b 6p	N/A	9
2b 4p (house)	38	23
3b 5p (house)	44	29
4b 6p (house)	50	35

6.4.23 In addition to the standards for private amenity space set out above, flats must provide communal amenity space which:

- a. Provides a functional area of amenity space having regard to the housing mix/types to be provided by the development;
- b. Is overlooked by surrounding development;
- c. Is accessible to wheelchair users and other disabled people;



d. Has suitable management arrangements in place.

6.4.24 As originally submitted concern was levied in relation to the size of the rear garden serving Unit 3 to the east of the site. Following revisions which saw the relocation of the refuse and cycle store, an additional enclosed garden area to the south of the unit has been provided and hence in terms of a numerical assessment of the scheme, each of the units would exceed minimum space standards with an average across the site in excess of stated minimum average standards.

6.4.26 The overall quality and design of amenity space is also important to consider how successfully it functions, screening to facilitate privacy, accessibility, sunlight to allow for prolonged usage and management arrangements can help to create a space which is attractive and inviting therefore promotes the use of the space for leisure and relaxation. The subject site is clearly constrained and the layout of the site is such that the rear gardens of the units are located to the northern aspect directly adjacent to the national rail mainline and its large verge. The verge is densely vegetated with several large established trees.

6.4.27 Through the pre-application stages significant concerns were expressed by Officers that the gardens and indeed the individual units would be largely overshadowed undermining the quality of the space for future residents. While additional separation and relief has been provided in the current submission which has seen the enlargement of the garden space, consistent with the comments of the Tree Officer it is clear that the garden areas would still be overshadowed by the trees which when taken with a northerly orientation would undermine the overall quality of the space and potentially render the units as less attractive to prospective residents. However, in considering the merits of the case, weighting must be attributed to the evident constraints of the site. It is clear from considerations throughout this report that due care has been given to address these constraints in the development of this challenging, but ultimately developable site. Inevitably with such a constrained site it is often not possible to satisfy all Local Plan requirements and hence an assessment as to the appropriateness of the scheme must be taken on balance. In this regard, the provision of additional housing in the borough the presumption for sustainable development within the NPPF and indeed the fact that in all other respects the development has met with or exceeded minimum standards used to establish housing quality, it is considered that refusal on this basis alone would be difficult to substantiate. Members are advised that this approach may not be taken on other sites, but that the merits of this case are such that, when taken in the round, would constitute exceptional circumstances to justify the scheme in this instance only.

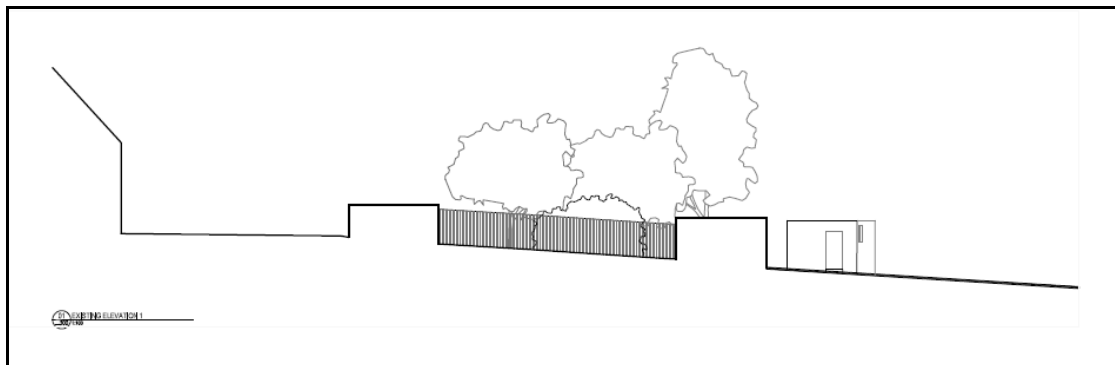
6.4.28 London Plan policy 3.6 requires that development proposals that include residential development make suitable provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs at a ratio of 10 sq.m of play space per child. This would result in a requirement for 4.1 sq.m of play space required based on child yield.

6.4.29 No formal play provision has been provided, however, regard must be given to the nature, type and context of the development within the wider surround. Each of the family unit benefits from Policy compliant doorstep private

gardens which are of a sufficient size to ensure practical and functional use. In accordance with the Play and Informal Recreation SPG, the presence of private garden space removes the requirement to provide play-space for the under 5's and further states that where existing provision is within 400m for 5-11 year olds and 800m for 12+ year olds this too can be taken into account in determining the degree and nature of the play-space requirement. While there are no public recreation grounds within these thresholds, Town Park is within walking distance to the south of the site and mindful of the quantum of development it is considered that the absence of dedicated play space is broadly acceptable given the provision of private garden areas to each of the units.

## 6.5 Impact of Neighbouring Properties

- 6.5.1 Policy DMD8 of the Development Management Document seeks to ensure that all new residential development is appropriately located, taking account of the surrounding area and land uses with a mandate to preserve amenity in terms of daylight, sunlight, outlook, privacy, noise and disturbance. In addition, DMD10 imposes minimum distancing standards to maintain a sense of privacy, avoid overshadowing and to ensure that adequate amounts of sunlight are available for new and existing developments.
- 6.5.2 The context of the site is such that the only likely impact of the development to neighbouring properties would be limited to Nos. 15-19 Lee View and Nos. 27-29 Hedge Hill.
- 6.5.3 Through pre-application discussions, the impact of the development was established as one of the critical constraints of the site. At present, the area comprises a series of 16 garages located to the eastern and western boundaries directly adjacent the rear boundaries of properties lining Lee Road and the side boundaries of properties lining Hedge Hill. As has been stated previously, as directed by Officers, every effort has been made to orientate, locate and minimise the impact of the built form to these neighbouring units.



**Illustration 2: Existing Site Section (North Facing)**



**Illustration 3: Proposed Section / Elevation North Facing**

6.5.4 In taking each in turn, the height of the existing garages when measured from Lee View is 1.8m while to Hedge Hill, the falling topography of the site is such that the height of the garages is increased to 2.6m. In accordance with submitted plans – and allowing for topographical changes to the north and east of the site, the height of the development to the shared boundaries to Lee View is increased to 2.6m and to Hedge Hill the increase sees an overall height of 3m to the shared boundary. While this is clearly higher than the existing development to the site, the built form is contained within the existing footprint depth to each boundary and this increase in height is not considered to be particularly harmful given that the increase is modest in relative terms and the absolute difference in impact would only be measured in relation to a 600mm increase to Lee View and a 200mm difference to Hedge Hill. To Hedge Hill the development would only be marginally larger than the existing outbuilding to this property while to Lee View the separation of the built form afforded by the rear garden area to this property render the impact of the increase in height as negligible. Indeed the design of the development is such that it turns its back on its neighbours, seeking to reduce its impact to these properties, with a mono-pitched roof treatment that increases in height to the centre of the site and away from these more sensitive properties. It is considered that the scheme does not impact unduly upon neighbouring properties.

## 6.6 Highway Safety

### *Site Context*

6.6.1 The Public Transport Accessibility Level (PTAL) of the site is 2 indicating it has a low level of public transport accessibility despite being within close proximity to Gordon Hill Mainline Train Station and indeed the range of transport available from Enfield Town.

6.6.2 There is a single access to the site from Holtwhites Hill – a classified road. Hedge Hill and Lee View has no parking restrictions and benefits from both informal on-street parking as well as formalised off-street parking both in terms of hard-standing and integral garages. The site contains 16 individual garages all of them are in disrepair and are currently vacant.

6.6.3 The proposed development seeks to provide 1 cycle parking space per unit with a further 3 car parking spaces to the central courtyard.

### *Access and Servicing*

- 6.6.4 Pedestrian access is clearly defined and the proposed arrangements meet London Plan Policy 6.10 Walking and Enfield DMD Policy 47 which requires that '*[a]ll developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities.*'
- 6.6.5 The plans indicate that a shared surface will form the only access to the site. Dedicated pedestrian access is typically required on all sites, however, the previously developed nature of the site and indeed the established curtilages that bind and restrict the access is such that the access route to the site is too narrow for dedicated provision. While this is less than ideal, the quantum of development is such that the demand from pedestrians to access and egress the site would be relatively low and hence is broadly acceptable in this instance.
- 6.6.6 As originally submitted, concern was raised by colleagues in Traffic and Transportation relating to servicing provision for the site, where it is evident that the access and associated courtyard parking was too constrained to allow access for service vehicles. Further parking surveys were commissioned and while it is clear that at points during the day on-street parking provision is at saturation point, the quantum of development is such that demand for servicing will itself be relatively low and could be accommodated to the surrounding streets.
- 6.6.7 In relation to refuse storage concern was also raised. Traffic and Transportation considered that provision to a store adjacent to Unit 3 was inadequate and would be contrary to building regulations requirements. Revisions were submitted which showed the refuse store relocated to a grass verge adjacent to the sole access to the site. Traffic and Transportation has indicated that this arrangement is acceptable subject to conditions.

#### *Car Parking*

- 6.6.8 The current London Plan Policy 6.13 – and related maximum standards as set out in Table 6.2 in the Parking Addendum – indicate that the maximum provision for a new development of this size and setting is up to 1.5 car parking spaces per residential unit. There is also maximum provision set by number of bedrooms with a 2 bed having less than 1 space and a 3 bed less than 1.5. The following section has been examined in consultation with colleagues in Traffic and Transportation.
- 6.6.9 In the responses to the various pre-applications it was indicated that, given the poor access to public transport of the site, as a minimum the parking ratio would have to be 1 per unit. A car parking space has been provided for each unit and swept path analysis have indicated that a medium sized vehicle could access, park and egress the site in forward gear. While clearly constrained, this is considered to be acceptable.
- 6.6.10 In relation to cycle parking, submitted plans indicate storage facilities to the rear of each property to provide storage for a single bicycle this is considered to be acceptable.

#### 6.7 Sustainable Design and Construction

##### *Energy*

- 6.7.1 In accordance with London Plan Policy 5.2 and DMD51 of the Development Management Document, the application includes an energy strategy for the development setting out how carbon dioxide emissions will be reduced with an overarching target to reduce carbon dioxide emission by 19% over Part L of Building Regulations 2013 across the site.
- 6.7.2 The Policy embeds the principles of the energy hierarchy (be lean, be clean, be green) and requires strict adherence to the hierarchy to maximise energy efficiency in development from the ground up, ensuring that the structure of the energy policies serve to incentivise considered innovative design as the core value in delivering exemplar sustainable development in accordance with the Spatial Vision for Enfield and Strategic Objective 2 of the Core Strategy. Indeed, reflecting the overarching strategic vision for the borough, the Policy goes further than the London Plan and instils a flexibility in the decision making process to seek further efficiencies and deliver exemplar developments within our regeneration areas.
- 6.7.3 An Energy Statement has been omitted from the scheme, however, the D&A indicates that the development will commit to the Code 4 equivalent energy strategy. This is considered acceptable subject to condition.

#### *Green Roofs*

- 6.6.13 Policy DMD55 of the Development Management Document seeks to ensure that new-build developments, and all major development will be required to use all available roof space and vertical surfaces for the installation of low zero carbon technologies, green roofs, and living walls subject to technical and economic feasibility and other relevant planning considerations. Despite pre-application advice, green roofs have been omitted from the scheme and while it is acknowledged that the use of photovoltaic panels to the roof may limit the options for green roof provision, it is not considered that this point alone is sufficient to omit the requirement. In this regard, it is considered that further feasibility testing – secured via condition – will be necessary to ensure that the development maximises the biodiversity and sustainable drainage benefits in accordance with the DMD and Biodiversity Action Plan (BAP).

#### *Biodiversity*

- 6.6.14 An ecological report has been submitted. The report concludes that the site does not have significant biodiversity value and suggests relevant enhancements to complement the adjacent SMIC. The orientation of the development is such that the rear gardens of the units face the railway lines and hence the wildlife corridor and associated SMIC would be expanded as a result of the works. The self-seeded scrub is of little value in biodiversity terms and its clearance is acceptable. Conditions relating to landscaping, bird / bat boxes, tree protection (verges), limitations in site clearance to avoid nesting season and SuDS will be levied to ensure appropriate measures to enhance biodiversity are in place.

#### *Flood Risk/Sustainable Urban Drainage*

- 6.6.16 The subject site is not within a Flood Zone and hence has a low annual probability of flooding. In accordance with Policies DMD 59, 60, 61 and 62 the adequate management of surface water-run-off is a key consideration in

the detailed specification of the scheme. To comply with relevant Policy a condition to secure Sustainable Drainage Systems will be levied to ensure compliance with the predicted 1 in 1 and 1 in 100 year (allowing for climate change) and over a 6 hour period.

## 6.7 *S106 Contributions*

6.7.1 The application has been submitted on behalf of the Council and relevant requirements governed by the s106 SPG shall be secured via Unilateral Undertaking including but not limited to:

- a. Affordable housing provision
- b. Education contributions

### *Affordable Housing*

6.7.3 Policy CP3 of the Core Strategy states that '*[s]ome form of contribution towards affordable housing will be expected on all new housing sites...For developments of less than ten dwellings, the Council will seek to achieve a financial contribution to deliver off-site affordable housing based on a Borough-wide target of 20%.*' This is reiterated in Policy DMD2 of the Development Management Document.

6.7.4 As submitted, the scheme seeks to deliver the 3 market units. A submitted valuation report from the applicant indicates that £96,234.82 is payable for affordable housing with a further £5,064.86 payable in education contributions. The valuations of the resale value of the units is considered to be realistic given current market conditions and the contributions will be secured by a Unilateral Undertaking.

## 6.8 *Community Infrastructure Levy*

6.8.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional 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.

6.8.2 The development will result in 197 sq.m of new floor area equating to a total of £4,841.08 is payable (as index adjusted). No discount is afforded by virtue of the existing vacant garages.

6.8.3 Enfield's CIL was formally adopted and come into force as of 1<sup>st</sup> April 2016. The development will result in 197 sq.m of new floor area equating to a total of £14,523.23 is payable (as index adjusted).

## 7. **Conclusion**

7.1 The subject development utilises an existing and underutilised brownfield site. The quantum, mix and tenure of the development taking into account all relevant considerations is considered to be appropriate to the site and following revisions responds positively to established character and appearance of the surrounding area as well as securing the delivery of housing to the area. In this regard, Members are being asked in considering

the officer recommendation to grant planning permission, to also grant delegated powers to officers to agree the final wording for the conditions deemed necessary to render the scheme acceptable in planning terms.

## **8. Recommendation**

**8.1 That planning permission to be granted in accordance with Regulation 3/4 of the Town and Country Planning General Regulations 1992 subject to conditions**

**8.2 That officers be granted delegated authority to finalise the precise wording of the conditions to cover the issues identified within the report and summarised below.**

### **8.3 Conditions in summary**

1. C60 – Approved Plans (Revised)
2. C07 – Details of Materials
3. C09 – Details of Hard Surfacing
4. C10 – Details of Levels
5. C11 – Details of Enclosure
6. C13 – Details of Loading/Unloading/Turning Facilities
7. C16 – Private Vehicles
8. C19 – Details of Refuse Storage & Recycling Facilities
9. C25 – No additional Fenestration
10. C41 – Details of External Lighting
11. C59 – Cycle parking spaces
12. RSC1 – Restriction of PD: Notwithstanding Classes A (including installation / replacement of guttering to a new design or in different materials, the rendering or cladding of a façade), B, C, D, E, F, G and H of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no alterations to the building, buildings or extensions to buildings shall be erected or enacted at the proposed single dwelling houses or within their curtilage without the permission in writing of the Local Planning Authority.

Reason: In order to protect the character and appearance of the subject properties and surrounding area, to protect the amenities of the adjoining properties and to ensure adequate amenity space is provided.

13. RSC2 – Landscaping: No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. The landscape details shall include:

- o Planting plans
- o Written specifications (including cultivation and other operations associated with plant and grass establishment)
- o Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- o Full details of tree pits including depths, substrates and irrigation systems
- o The location of underground services in relation to new planting
- o Implementation timetables.

- o Biodiversity enhancements with relevant ecological (value) assessment to show a net gain in the ecological value of the site in accordance with the Biodiversity Action Plan
- o SuDS enhancements
- o Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to travel across the site (e.g. gaps in appropriate places at the bottom of the fences)

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision of amenity, and biodiversity enhancements, to be afforded by appropriate landscape design, and to increase resilience to the adverse impacts of climate change in line with Core Strategy policies CP36 and Policies 5.1 - 5.3 in the London Plan.

14. RSC3 – Tree Protection (Verges)
15. RSC4 – Hours of Work: No demolition, construction or maintenance activities audible at the site boundary of any residential dwelling shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday or at any time on Sundays and bank or public holidays without the written approval of the Local Planning Authority, unless the works have been approved in advance under section 61 of the Control of Pollution Act 1974.

Reason: To minimise noise disturbance.

16. RSC5 – Impact Piling: No impact piling shall take place without the prior written approval of the Local Planning Authority and shall only take place in accordance with the terms of any such approval.

Reason: To minimise noise disturbance.

17. RSC6 – Construction Deliveries: Deliveries of construction and demolition materials to and from the site by road shall take place between 08:00 – 18:00 Monday to Friday & 08:00 - 13:00 on Saturday and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To minimise noise disturbance.

18. RSC7 – Construction Management Plan: No development shall take place until Construction Management Plan, written in accordance with the 'London Best Practice Guidance: The control of dust and emissions from construction and demolition' or relevant replacement detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the local planning authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.



Reason: To minimise the impact of the development upon air quality.

19. RSC8 – Sound Insulation: 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 in bedrooms, living rooms and dining rooms and 30 dB(A) in bedrooms from 11pm 7am measured as a LAeq,T. The LAF Max shall not exceed 45dB in bedrooms 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 protect future residents from noise and disturbance.

20. RSC9 – Contamination: 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 measure 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.

21. RSC10 – Water Efficiency: Following practical completion 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 105 litres per person per day for the residential uses.

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

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

22. RSC11 – Rainwater Harvesting: The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

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

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

23. RSC12 – Surface Water Drainage: The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 1 and 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

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

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

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

24. RSC13 – Site Clearance: All areas of 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: 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. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

25. RSC14 – Bird / Bat Nesting: No development hereby permitted shall commence until details of biodiversity enhancements, to include 6 bird and 6 bat bricks/tubes/tiles designed and incorporated into the materials of the new building along the western boundary, adjacent to the railway line and tree corridor, has been submitted and approved in writing by the council.

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

26. RSC15 – Green / Brown Roof: The development shall not commence until a feasibility study for the provision of green/brown roof(s) shall be submitted and approved in writing by the Local Planning Authority.

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

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

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

27. RSC16 – EPC: Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority. 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 CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

28. RSC17 – Carbon: The development shall provide for no less than a 19% reduction on the total CO<sub>2</sub> emissions arising from the operation of a development and its services over Part L of Building Regs 2013 as stated in the accompanying energy statement.

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

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

29. RSC18 – Renewables: The renewable energy technologies (photovoltaics), shall be installed and operational prior to the first occupation of the development. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary); and,

Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:

- d. A revised scheme of renewable energy provision, which shall provide for no less than 20% onsite CO<sub>2</sub> reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to c) above. The final agreed scheme shall be installed and operation prior to the first occupation of the development.

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

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets by renewable energy are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

30. RSC19 – Green Procurement: The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

31. RSC20 – CCS: The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

32. RSC21 – SWMP: The development shall not commence until a 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 85% 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 Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

33. RSC22 – Construction Methodology: That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. a photographic condition survey of the roads, footways and verges leading to the site;
- b. details of construction access and associated traffic management to the site;
- c. arrangements for the loading, unloading and turning of delivery, construction and service vehicles clear of the highway;
- d. arrangements for the parking of contractors vehicles;
- e. arrangements for wheel cleaning;
- f. arrangements for the storage of materials;
- g. hours of work;
- h. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition' or relevant replacement.

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.

34. Development shall not commence until and Employment and Skills Strategy to accord with the provisions of the s106 SPD has been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the strategy and verification of compliance with the approved details shall be submitted for approval prior to first occupation.

Reason: To accord with the s106 SPD and secure local employment and training opportunities.

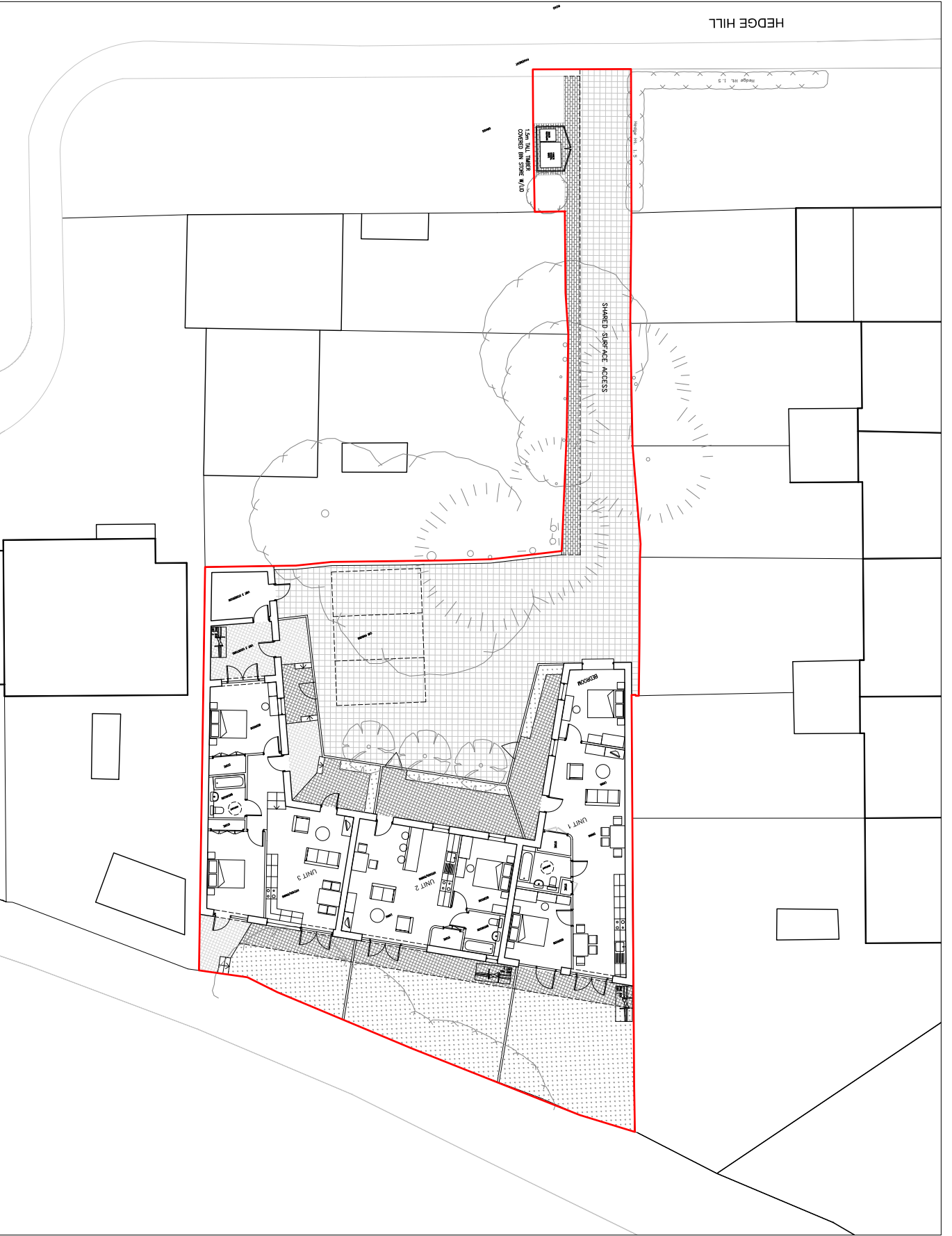
35. C51A Time Limited Permission

36. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

Reason - To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

**Informatives:**

1. The applicant is informed that they must contact Network Rail before any works commence on the site as it adjoins operational railway land. Consent must be obtained from Network Rail and they must be contacted well in advance of the proposed date of commencement of any works.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute, at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

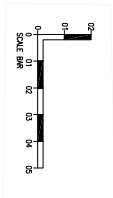


ALL DIMENSIONS SHOWN ARE IN METERS UNLESS OTHERWISE STATED. DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE STATED.

**NOTES**

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**KEY**



- 1. Proposed building footprint
- 2. Proposed landscaping
- 3. Proposed shared staircase access
- 4. Proposed BM store w/10
- 5. Proposed site boundary
- 6. Proposed site access
- 7. Proposed site parking
- 8. Proposed site drainage
- 9. Proposed site landscaping
- 10. Proposed site boundary

10. Proposed building footprint  
11. Proposed landscaping  
12. Proposed shared staircase access  
13. Proposed BM store w/10  
14. Proposed site boundary  
15. Proposed site access  
16. Proposed site parking  
17. Proposed site drainage  
18. Proposed site landscaping  
19. Proposed site boundary  
20. Proposed site access

**PREPARED BY**

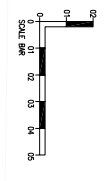
ENFIELD  
HEDGE HILL, GREATER LONDON  
PROPOSED SITE PLAN



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**KEY**  
 - WALL  
 - DOOR  
 - WINDOW  
 - FURNITURE  
 - PLANTING  
 - TERRACING  
 - DRIVEWAY  
 - PATHWAY  
 - BALCONY  
 - TERRACE  
 - ROOF  
 - GROUND LEVEL



**PROPOSED GROUND FLOOR PLAN**  
 UNIT 1  
 UNIT 2  
 UNIT 3  
 SHARED STAIRCASE  
 1.5m x 1.1m TIMBER COVERED BIN STORE W/AD



HEDGE HILL

ROAD

PAVEMENT

GRASS

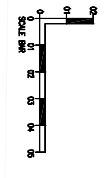
1.5m MILL NUMBER  
COVERED BY SPACE V/1/0



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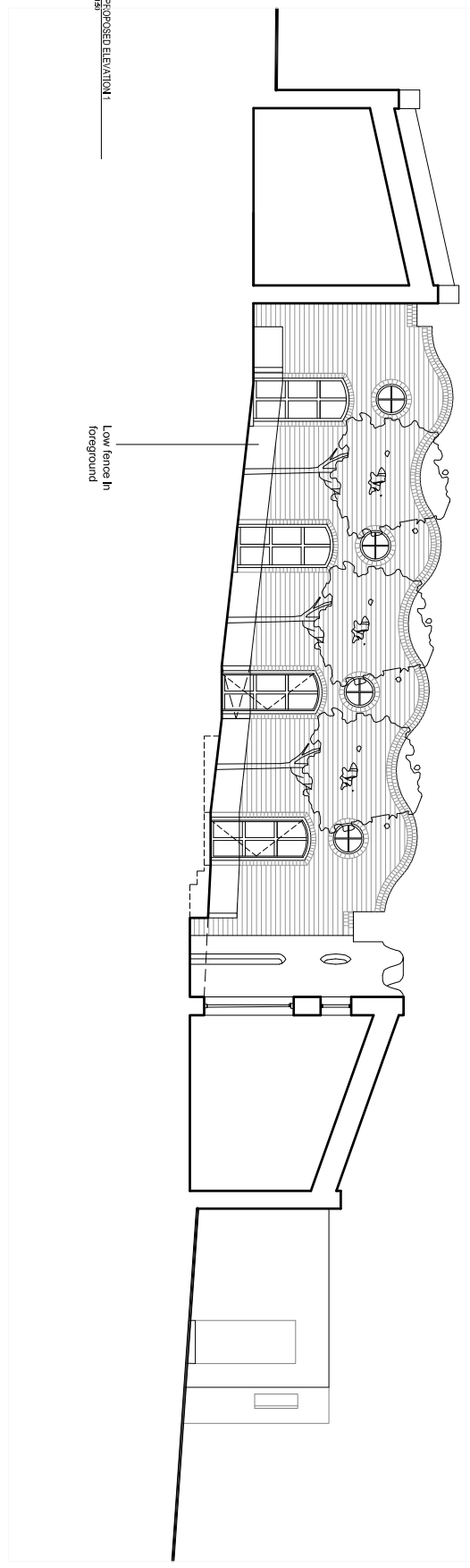
**NOTES**

1. THE PROPOSED ELEVATIONS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.
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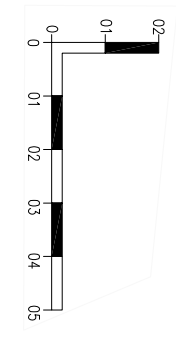
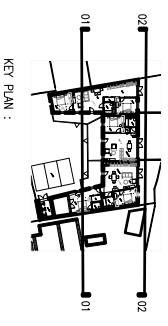
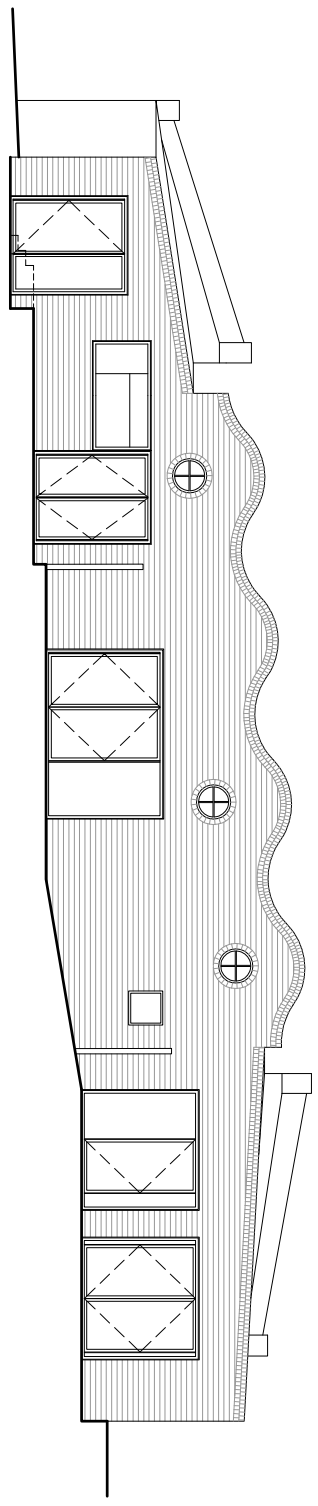
**KEY**



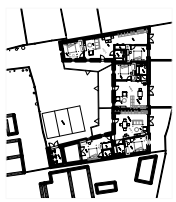
PROPOSED ELEVATION 1



PROPOSED ELEVATION 2



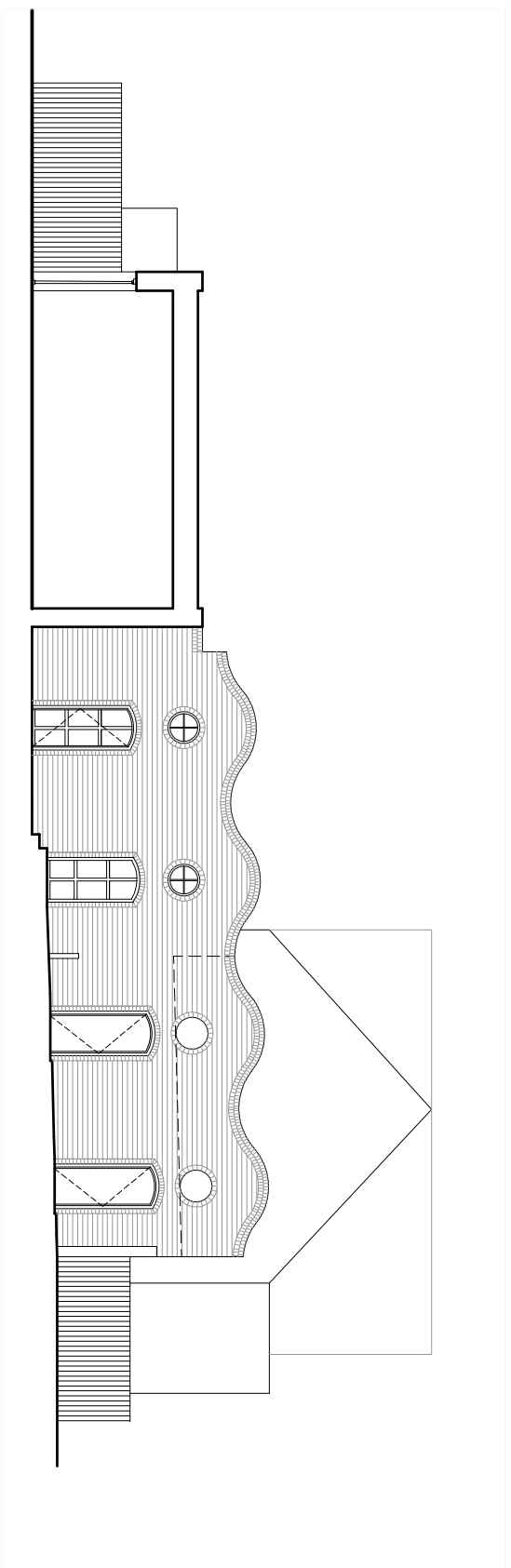
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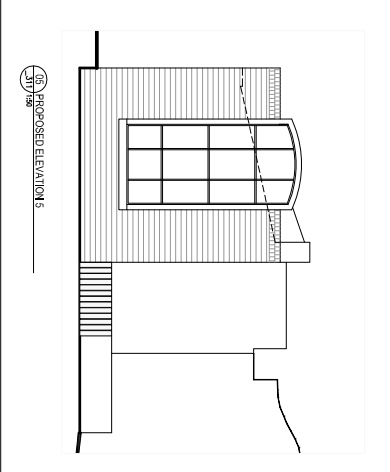
**NOTES**

1. THE ARCHITECT HAS CONDUCTED VISUAL IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT. THE VISUAL IMPACT ASSESSMENT IS AVAILABLE FOR VIEWING AT THE ARCHITECT'S OFFICE. THE VISUAL IMPACT ASSESSMENT IS AVAILABLE FOR VIEWING AT THE ARCHITECT'S OFFICE.
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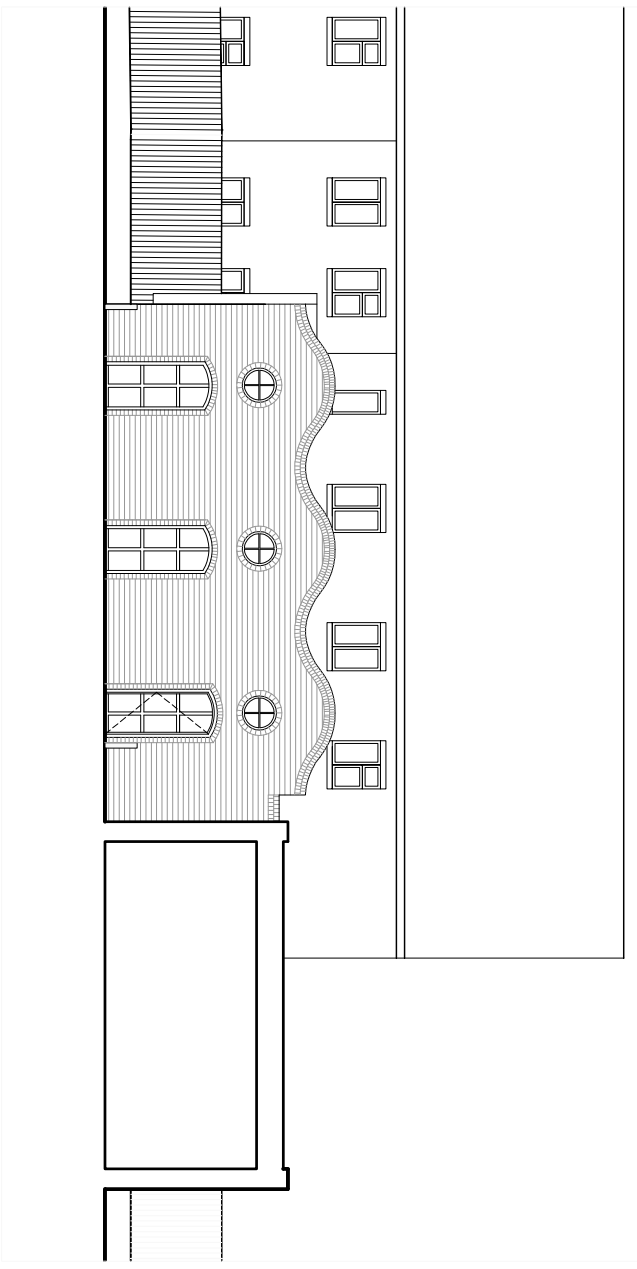
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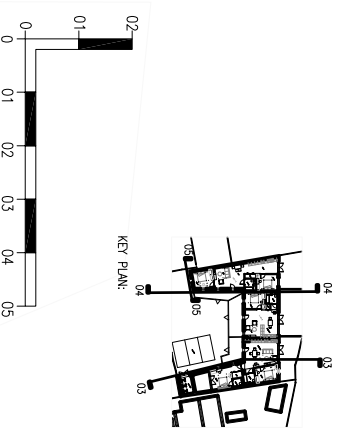
PROPOSED ELEVATION 3



PROPOSED ELEVATION 5



PROPOSED ELEVATION 4



KEY PLAN

REF: 01210 - ADDRESS: HEIDE HILL, GREATER LONDON  
 REF: 01210 - ADDRESS: HEIDE HILL, GREATER LONDON  
 REF: 01210 - ADDRESS: HEIDE HILL, GREATER LONDON  
**PETER BARBER ARCHITECTS**  
 140-142, Church Lane, London, E14 3JH, UK  
 1 203 289 1188  
 CLIENT: HEIDE HILL, GREATER LONDON  
 PROJECT: HEIDE HILL, GREATER LONDON  
 DRAWING NO: P02  
 DATE: 13.03.21  
 SCALE: 1:1000  
 SHEET: 1 OF 1  
 DRAWING NO: P02  
 DATE: 13.03.21