

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 19<sup>th</sup> July 2016

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

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**Ward:** Highlands

**Application Number :** 15/05727/RE4

**Category:** Dwellings

**LOCATION:** GARAGES, PERRY MEAD, ENFIELD, EN2 8BP

**PROPOSAL:** Redevelopment of site to include demolition of existing garage block, erection of a part 2, part 3 storey terrace of 4 dwellings comprising of 1 x 2- bed and 3 x 3-bed single family dwelling with associated landscaping, amenity space, refuse storage and cycle parking and new access

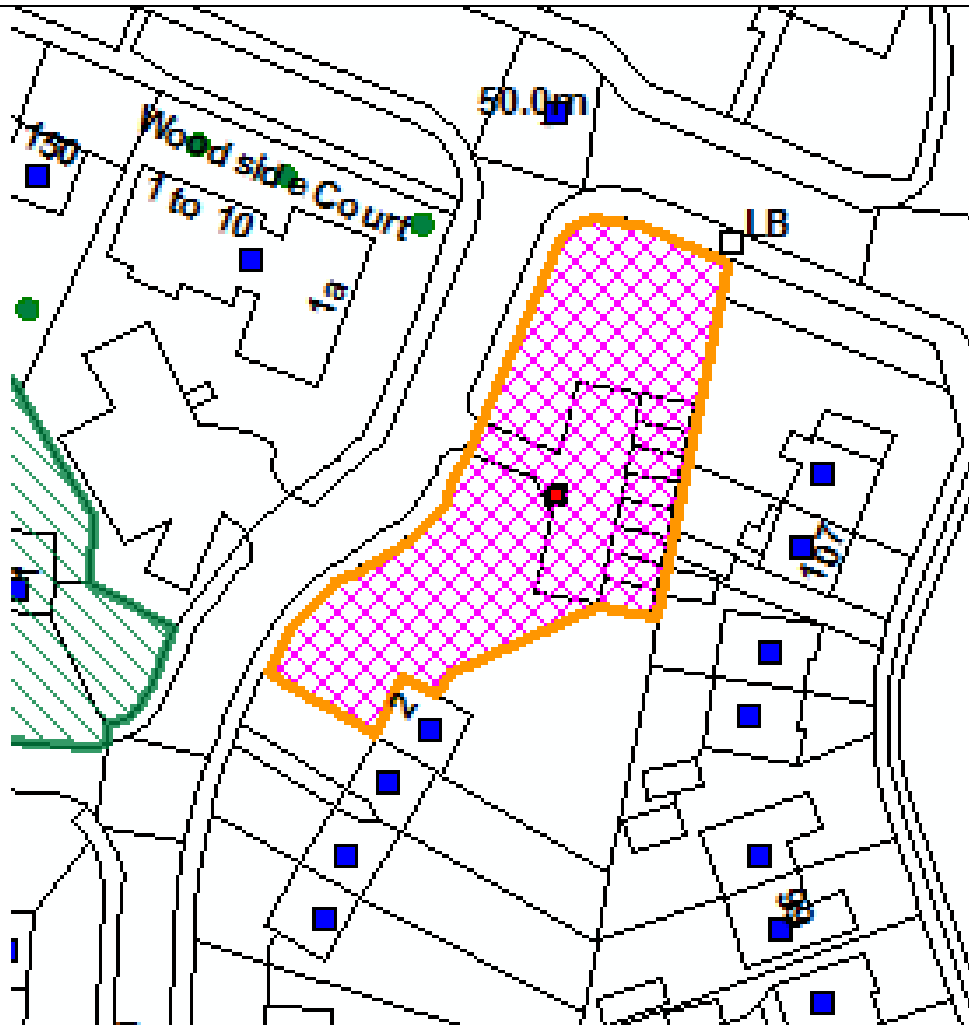
**Applicant Name & Address:**  
Mr Nick Fletcher  
Project Manager,  
Health, Housing and Adult Social Care  
London Borough of Enfield  
C/O Agent

**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: 15/05727/RE4 LOCATION: Garages, Perry Mead, Enfield, EN2 8BP



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Scale 1:1250

North



## **1. Site and Surroundings**

- 1.1 The site comprises 893 sq.m plot of partially previously developed land. At present the site is occupied by a set of largely defunct and derelict single storey garages with associated access and hardsurfacing located to the north east corner of Perry Mead and its junction with Holtwhites Hill. The remainder of the site contains a number of trees and an expanse of grassed area that provides a degree of public amenity to the surrounding area.
- 1.2 The surrounding area is characterised a mix of residential units. The larger Holtwhites Estate comprises a series of 2-storey terraced blocks of maisonettes each designed with a general aesthetic that is consistent throughout the wider area, while larger 3-4 storey flatted blocks exist to the north and west of the site. Monks Road lays to the east of the site and is characterised by smaller single storey bungalows.
- 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 a part 2, part 3 storey terrace of 4 dwellings comprising 1 x 2-bed and 3 x 3-bed single family dwelling 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 15/01121/PREAPP & 15/02864/PREAPP – Proposed redevelopment of site to provide 9 residential units, comprising 6 x 2-bed flats and 3 x 3-bed houses & proposed redevelopment of site to provide 5 x 2-storey houses, comprising 3 x 3-bed, 1 x 2-bed, and 1 x 1-bed. (Follow up to 15/01121/PREAPP) – The redevelopment of the site has been the subject of extensive pre-application discussions with a two of iterations presented for consideration. To date two formal pre-application responses have been issued (10/04/15 and 25/07/15 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 No objection subject to conditions for both cycle parking and refuse storage.

#### Environmental Health:

- 4.1.2 Raise no objections to the scheme subject to conditions relating to noise transmittance and contamination.

Housing:

- 4.1.3 Raise no principled objections to the scheme.

Education:

- 4.1.4 At the time of writing no response had been received from colleagues in Education. Any response received will be reported as a late item albeit where an undertaking to pay relevant contributions for education provision in the Borough and in accordance with the s106 SPD has been agreed.

Economic Development:

- 4.1.5 At the time of writing, no response had been received from the Economic Development team. Any comments will be reported as a late item at committee.

Thames Water:

- 4.1.6 No objections subject to a condition to secure a piling method statement.

**4.2 Public response**

- 4.2.1 The application was referred to 36 surrounding properties and a site notice was placed at the site (21 days expired 11/01/16). Following negotiations a further round of consultation was sent out with a 14 day expiry period ending 18/02/16. At the time of writing two written representations were received from residents of No.1 Woodside Court and No.109 Monks Road objecting to the development citing the following grounds:

- Affect local ecology
- Conflict with Local Plan
- Development too high
- Noise nuisance
- Out of keeping with the character of the area
- Potentially contaminated land
- Close to adjoining properties
- Inadequate access
- Increase in traffic
- Loss of parking
- Loss of privacy
- Loss of light
- Strain on existing community facilities

**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 and in particular the compatibility of the development with the provisions of the NPPF and the definition of previously developed land;
- 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 8 garages set within a larger green space with a number of established (self-seeded) trees. While it is acknowledged that the development will result in the loss of a degree of semi-formal public amenity provision, this green space provides more of a setting to the garages and the wide and open aspect of the junction rather than as substantive external amenity provision in its own right. The land is unkempt and in land use terms is a poorly planned remnant of post-war social housing estates that were characterised by a loose suburban fabric with ill-defined public realm. In a broad sense, the site is brownfield (or previously developed) in that its demise is 8 garages, consequently the wider greenery to the site can be considered more in terms of providing setting and visual amenity than it can as usable public open space.
- 6.2.4 In addition, the design of the development is such that the scheme seeks to respond to the context of the site in the formation of a built form that relates well to the established building lines to the south, east and west of the site and consequently the development is set within its boundaries preserving the setting of this open aspect junction and responding positively to the loose suburban fabric that serves to define the character of the wider estate. Indeed the development benefits from significant amounts of private and semi-private amenity space which, with suitable landscaping measures and the retention of those established trees to the site, will both soften the built form and preserve visual amenity. Hence the principle of development and the loss of semi-formal open space is justified and the development is considered to accord with the provisions of the NPPF.

### 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 4 residential units. The supporting housing mix document shows a relevant breakdown as follows:

Unit type		Housing Provision	%
<b>Houses</b>	2B 4P	1	25%
	3B 5P	3	75%
<b>TOTAL</b>		4	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 the larger 3B 5P units. However, to cite concern in relation to the over provision of larger family sized accommodation particularly where there is an absence of family sized accommodation would be difficult to sustain and would broadly accord with the findings of Enfield’s

Strategic Housing Market Assessment (SHMA) 2010. In this regard, it is considered that the stated mix is acceptable on balance.

#### 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 at 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 212 habitable rooms per hectare or 44 units per hectare which while towards the upper end of the range would be within acceptable parameters. The scheme must be viable and serve to cross-subsidise other social housing endeavours as part of the ‘Small Sites 2’ programme.
- 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-storey terraced building typology interspersed by larger flatted development over 3-4 storeys. The subject site is largely regular in configuration albeit where a kink in Perry Mead narrows the majority of the site to the north and results in a parcel of land that has more constrained overall footprint than the nearest typical contemporaries. This has presented a design challenge in seeking to optimise the use of the site. However, through negotiation the quantum of development has been reduced significantly. In responding to the constraints and opportunities of the site, the revised scheme seeks to respond directly to the context of the site with recessed building lines that respond directly to established referents lining Holtwhites Hill to the north and Perry Mead to the south. While it is acknowledged that the relief afforded by larger front garden areas that characterise development to the wider estate cannot be achieved on the site, relief and a more modest defensible front garden space is provided on the site. This coupled with the replication of established building lines ensures

that the development will be read in context and provide a natural extension and transition from the existing housing stock.

- 6.4.6 The scale, bulk and massing of the scheme is also considered appropriate and pays sufficient attention to the pattern of development in the surround with two storey units provided to the south of the site before reaching three storeys to the corner of Holtwhites Hill and Perry Mead where the additional height can be comfortably accommodated and would in context be within height ranges established by flatted blocks to the north and west of the site. Again, the recessed building line to Holtwhites Hill responds positively to the established pattern of development and preserves the open aspect of the junction.
- 6.4.7 The relatively steep topography of the site running from west to east is such that a greater degree of sensitivity of the development to properties lining Monks Road which are predominately single storey. Through negotiation, revised cross sections of the site have been submitted to more accurately contextualise the development within the street scene. The height of the development when travelling to the east or west along Holtwhites Hill clearly respects the topographical differences that afflict the site, with a reasoned step down consistent with the graduation of the roofline to the west, demonstrating a recognition and replication of the rhythm of development in the surrounding area that successfully negotiates the transition between the larger development at Woodside Court to the single storey bungalows of Monks Road. The feature 3-storey element to the corner of the site, is also justified and reads well within the street scene optimising the potential for a gateway structure, announcing Perry Mead within the street scene and to some degree balancing the more imposing Woodside Court to frame the properties to the south whilst retaining significant separation to the corner of the site.
- 6.4.8 The decision to incorporate single storey elements to the Perry Mead elevation provides some visual relief from the bulk and mass of the development when viewed from the lower Monks Road and serves to break up the built form to Perry Mead providing some vertical relief and giving a sense of a development that provides single family accommodation. 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.
- 6.4.9 Members are advised that Officers expressed concern throughout the process in relation to the overall presentation of the elevations to key vantage points. There was concern that the proposed fenestration would appear to create a cluttered unbroken mass lacking vertical relief.
- 6.4.10 The design statement accompanying the application and clarified in a subsequent statement from the agent states that the design of the development seeks to extol the sub-sumption of individual units into a larger mass more indicative of the Holtwhites estate. However, Officers held that the absence of articulation to the front and rear elevations created a largely blank façade and the undulation of the arches would ensure that the development would be read not in terms of individual units, but as a single entity that lacked vertical breaks which rather than reinforcing local distinctiveness would result in something of an incongruous elevational

treatment that would serve to exacerbate the perception of its overall scale, particularly to the rear where the development would appear as an unbroken mass that would dominate the rear aspect of units lining Monks Road. Such design approach was considered to be one that would serve to disrupt the pattern and rhythm of development in the surrounding area and dominate the street scene. The absence of fenestration to the rear – presumably to address issues of overlooking – served again to exacerbate a perception of bulk and an uninterrupted and potentially oppressive rear façade.



**Illustration 1: Front Elevation (Original Submission)**



**Illustration 2: Rear Elevation (Original Submission)**



**Illustration 3: Site Plan (Original Submission)**

6.4.11 To address this issue, Officers identified that the nearest architectural referents to the wider estate featured a book-end stepped features to each of the end units to the terraced block. Such examples were evident throughout the estate with an articulation of the building line. Indeed, even where continuous terrace blocks exist, rainwater goods, a regular arrangement of fenestration and a symmetry of form ensures an articulation of the built form that enable that both provides relief to the front elevation and allows units are read as separate entities or more modest parts of a single terrace, effectively breaking up the bulk and mass of the group of properties.



**Illustration 4: Example of Bookend Development**



**Illustration 5: Example of Continuous Façade**

6.4.12 A series of meetings were held with the applicant and following extensive negotiation, these elements of the scheme were removed and revised elevations submitted.



**Illustration 6: Front Elevation (Revised Submission)**



**Illustration 7: Rear Elevation (Revised Submission)**





**Illustration 8: Site Plan (Revised Submission)**

6.4.13 At the request of Officers, the revised submission now shows a stepped front and rear elevation with a slightly increased footprint of the end units and the addition of celestial lights to the rear. These relatively modest and simple design element serves to ensure that the scale, bulk and massing of the development is fractured, providing visual relief and allowing the units to be read as single entities whilst retaining an architectural motif that ensures that the four units are perceived as a coherent group that successfully mediates the its relationship to the parent estate and wider surround. Such relief is particularly important to the rear where it is held that the additional windows and stepped building line ensures that the development is significantly less imposing while preserving a sense of privacy to residents lining Monks Road. Window design will let light in, but ensure no views out and as a consequence result in a far better living environment for future residents than was apparent in the original scheme.

6.4.14 The use of an arched design to the main entrances of the units to the front elevation remains and while these would represent something of an alien feature within the surrounding area, the recession of the entrance does contribute to an articulation in the built form albeit where this could have been accommodated with a more regular right angled form – as was the case with the Padstow Road scheme considered by Members at a recent Committee – however, on balance it is considered that refusal on this basis alone would be difficult to substantiate, albeit where a resolution by Members to grant consent should not be considered as a precedent by which other schemes can be assessed. The applicant has also sought to revise the scheme to show larger crenulated windows to the front elevation. While larger windows to the front elevation again would contribute to the creation of an enhanced

living space for residents, the crenulation in the design of the wider group again is questionable in the degree to which this would integrate into the pattern of development in the surrounding area. That said, it must be acknowledged that the existence of roof terraces does go some way in breaking up the built form. However, given the complexities of the design and the degree of departure in this modern building typology from the pattern of development in the surround, it is considered that further detailed information in the form of 1:20 scale plans and sections must be secured by way of condition to ensure that the development is of a sufficient high quality that would positively contribute to the character and appearance of the surround. Therefore, on the basis of the revised plans, Officers consider that the development is – on balance – consistent with the provisions of Local Plan and can be supported having regard to Policy CP30 of the Core Strategy, DMD8 and DMD37 of the Development Management Document, Policy 3.4 of the London Plan and the NPPF.

#### *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
2 storey houses	4b6p	99	99
	2b4p	83	79
	3b4p	87	84
	3b5p	96	93
	4b5p	100	97
3 storey houses	4b6p	107	106
	3b5p	102	99
	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 constraints of the site, with its steep topography and the need to ensure impact to properties lining Monks Road is minimised, is such that the development has been design to follow the fall of the land and as such contains a step down to the principle living area. The decision to incorporate this most stair is such that the development is unable to achieve M4(2) or M4(3) standards. Whilst contrary to Policy, Members must balance this requirement against wider considerations that would see the delivery of family sized development to an under-utilised plot of land. In this regard, and mindful of the considerations elsewhere in this report, the delivery of housing to the site is supported in principle and alterations to adapt the development to relevant accessibility standards may consequently render the development unacceptable in other terms potentially increasing the height and scale of the

development to a level that may unacceptably impact upon neighbouring properties. On balance, therefore, the failure to comply with accessibility standards is a direct consequence of a site and topography that undermines compliance with relevant standards without a mechanism by which compliance can be secured in planning terms. Invariably exceptional circumstances will be encountered on certain sites whereby plot constraints are such that full compliance cannot be secured. Steep topography is a widely recognised exception and hence refusal on this basis cannot be substantiated and non-compliance is acceptable in this instance only.

*Amenity Provision/Child Playspace*

6.4.23 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:

<b>Dwelling type</b>	<b>Average private amenity space (across the whole site)</b>	<b>Minimum private amenity required for individual dwellings (m<sup>2</sup>)</b>
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

6.4.24 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.

6.4.25 From submitted plans it is clear that the area average capable of providing screened private amenity space to the rear of each of the units exceeds minimum average standards by some margin.

6.4.22 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 10.8 sq.m of play space required based on child yield.

6.4.23 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 playspace 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 playspace 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 generously proportioned 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 No.2 Perry Mead and Nos. 103 to 109 Monks Road.
- 6.5.3 In taking the each of the two roads in turn, No.2 Perry Mead lies to the south of the site with what would be considered as dual principal elevations facing north and west respectively. The property presents one of the principal elevations to the subject site and contains the main entrance and fenestration to the ground and first floors. From observations made on site, it would appear that these windows service secondary living areas including a bathroom. The relationship of the subject scheme to this neighbouring property is such that while the development would marginally sit proud of the existing front building line, the separation of the development as well as its relative orientation ensures that the scheme does not impact unduly upon this unit and would not give rise to adverse conditions prejudicial to residential amenity either through a loss of outlook or indeed light. The presence of relatively dense and established vegetation to this elevation also lessens the impact of the scheme, which while discernible would not result in any undue harm. It is acknowledged that the flank elevation to the southernmost property does contain flank fenestration at first floor level. This window services a bedroom and benefits from alternative sources of outlook and light and hence a condition to secure obscured glazing to this single window would be sufficient to safeguard the privacy of this neighbouring property. Thus, on balance, the impact of the development to No.2 Perry Mead is deemed to be acceptable.
- 6.5.4 In relation to those properties lining Monks Road, the topography of the site is such that these bungalows are set lower than the subject site and so are much more sensitive to impacts resultant from the imposition of the built form. As has been stated previously, the kink in the circulatory Perry Mead narrows the majority of the site to the north and results in a parcel of land that has more constrained overall footprint than the nearest typical contemporaries. This constraint conspires to dramatically reduce the degree of separation the development can enjoy from its shared boundary to the east with the properties lining Monks Road. The net result of this reduction is an inability

for the development to achieve minimum distances standards for facing windows – namely 22m for 1-2 storey developments and 25m for 1-3 storey developments – ranging from between 16m to the northern end of the site to maximum of 20m to the south. Clearly this is contrary to Policy DMD10, however, through pre-application this was an acknowledged constraint of the site and through varying iterations of the scheme in its design evolution including revisions just recently secured, this deficiency has been acknowledged and tabled viable design solutions serve to mitigate for the overall impact of the scheme.

- 6.5.5 The purpose of Policy DMD10 is to set some threshold standards by which to assess schemes and ensure that adequate daylight / sunlight or privacy is maintained for existing surrounding development. The mandate adopted by the applicant in this scheme has been to respond to this requirement and demonstrate the contextual circumstances by which a smaller distance can be justified. In this regard, the decision to design a scheme that responds more directly to topographical changes across the site and served to create a form of development that is shrink-wrapped – so far as is practicable to ensure minimum space standards can be achieved – and when scrutinised in cross-section it is clear that the development successfully negotiates the topography and differing scale of buildings to the east and west of the site, providing a transition that sits comfortably within the street scape whilst ensuring that the maximum amount of separation is maintained to the rear of the site. The installation of single storey elements to the scheme further serves to break up the built form, providing visual relief to residents of Monks Road and offering views out across to Perry Mead and development beyond. The further stepped articulation of the end units to the rear elevation and the provision of celestial windows, breaks up the former oppressive expanse of the rear wall and consequential reduces a perception of overall scale and bulk. Such measures render the scheme as less imposing within its context whilst ensuring the delivery of viable units.
- 6.5.6 To further validate the design solutions tabled, the applicant has provided a detailed sunlight / daylight assessment to accompany the scheme. While it is acknowledged that the Council does not currently have specific daylight/sunlighting standard thresholds, through the adoption and application of the Housing SPG, the use of BRE Report 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' in the measurement of daylighting is an applicable methodology by which an assessment of the impact of the scheme can be conducted.
- 6.5.7 BRE Report 209 indicates that acceptable minimum daylight penetration would be expressed in terms of an Average Daylighting Factor and set at the following levels:
- 1% for bedrooms
  - 1.5% for living rooms
  - 2 % for kitchens (or combination living spaces)
- 6.5.8 Access to direct sunlight is expressed in terms of Annual Probable Sunlight Hours (APSH) where occupants would have a reasonable expectation of receiving direct sunlight for at least 25% of the probable sunlight hours annually and 5% over the winter months (although this is caveated by the fact such standards are often not possible on modern, dense, city centre sites).

6.5.9 The study examines the results of daylight and sunlight tests to all of the neighbouring properties laying to the periphery of the site. The methodology adopted by the report states that sufficient daylight is achieved if the angle between the roof-level of the proposed development and the mid-point of the lowest utilised window of the neighbouring building is greater than 25°. Where details of the windows are unknown the guidance states that a height of 1.6m from the ground is taken as a representative mid-point. The mid-point is extended across the length of the façade. This criterion can be simply checked geometrically, where the planes do not intersect the proposed building structure sufficient daylight penetration is assumed. In terms of overshadowing the results of the assessment demonstrate that all of the gardens and amenity areas tested to Monks Road meet or exceed the BRE target criteria for sunlight. The first test of Policy DMD10 is therefore satisfied.

6.5.10 In relation to the test of privacy, the terraces and fenestration to the rear elevation at first and second floor levels has been designed so as to offer no views out of the site to these sensitive neighbouring properties. Through negotiation high level celestial lights have been installed and serve to break up the bulk and mass of the previously largely blank façade to the rear whilst ensuring the penetration of natural light into the individual units. The net result of this change is such that no views to the Monks Road will be possible and hence privacy and a perception thereof must be preserved ensuring that the development complies with the second test. Whilst it is acknowledged that objections have been raised from residents lining Monks Road, in this regard and on balance it must therefore be concluded that the development will not unduly impact upon the residential amenity of neighbouring properties and would consequently comply with the provisions of DMD8 and DMD10.

## 6.6 Highway Safety

### *Site Context*

6.6.1 The Public Transport Accessibility Level (PTAL) of the site is 2 to 3 indicating that the site has poor access to public transport routes. Perry Mead is an unclassified road. There are no parking restrictions in the vicinity of the site and a vehicular access to the existing garages.

### *Access and Servicing*

6.6.2 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.*'

6.6.3 The plans indicate that where new dwellings are being provided the existing access to garages will be closed off and the footway reinstated. Therefore no vehicular access and related off street parking is proposed for the dwellings. This is in line with Enfield DMD Policy 46. The applicant will need to cover the cost of reinstatement of the footway and should contact Highway Services to discuss this.

6.6.4 The proposal indicates that each property will have pedestrian access via an individual gate along the front boundary of each property. The applicant will



need to ensure that these access arrangements meet relevant guidelines including the Inclusive Mobility Guide.

- 6.6.5 The access points from each of the units should be joined up to the existing footways on the nearside of the development site. The existing footways around the site are worn out and in consultation with colleagues in Traffic and Transportation these should be re-paved as part of the proposals to improve the quality and attractiveness of the street scene and make it more user-friendly to promote walking and cycling in the area. This approach would meet the requirements of the London Plan Policy 6.10 and Enfield DMD Policy 47 which highlight the need for safe and convenient pedestrian access to new developments including for wheelchair users. This will be secured by condition.
- 6.6.6 In general terms, the intensification of use will not result in a significant increase in serving demands in excess of levels currently experienced. The unrestricted parking in the area coupled with the width of the adjoining highway is such that larger vehicles including waste vehicles can enter and exit the site easily.

#### *Car Parking*

- 6.6.7 The current London Plan Policy 6.13 – and related maximum standards as set out in Table 6.2 in the Parking Addendum – indicates 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.
- 6.6.8 The proposal indicates that the existing garages on the site are being lightly used (only 2 of the 8 are being rented) and that there is evidence from other sources that the actual usage is only 1 in 8. This would indicate a loss of off-street car parking of between 1 and 2 spaces. The applicant has indicated that they propose to accommodate the parking requirements for the site on-street. Car parking surveys undertaken indicate that on-street capacity overnight is approximately 50% on Perry Mead, it is therefore reasonable to assume that there is available capacity for the additional car parking generated by the development.
- 6.6.9 Considering the scale of the development proposed it is thought that the parking demand can be accommodated on-street and that the development is, therefore, consistent with current parking policies as contained in the London Plan Policy 6.13 and DMD Policy 45.

#### *Cycle Parking*

- 6.6.10 The proposals indicate that each new home will have access to two covered cycle spaces within the rear garden which meets the London Plan requirements for long stay parking. To fully comply with the London Plan standards the applicant will also need to make provision for 2 short stay cycle parking spaces, which are secure, publically accessible and conveniently located for visitors to the new dwellings. The details of this provision can be secured by way of a condition.

## 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.

### *Code for Sustainable Homes*

- 6.7.4 Core Policy 4 of the adopted Core Strategy requires that all residential developments should seek to exceed Code Level 3 of the Code for Sustainable Homes. DMD50 of the Development Management Document has updated this target and new residential developments within the Borough are now required to exceed a Code Level 4 rating. The WMS formally withdrew the Code for Sustainable Homes and in its transitional arrangement indicated that the Code would only remain applicable to legacy case. The scheme is not defined as a legacy case and hence the requirements of the Code do not apply.

### *Green Roofs*

- 6.7.5 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 limit scale and scope of the development site is such that works will not affect the nature conservation value of the site or the surrounding area. The report contains a number of recommendations for ecological enhancements – including bird and bat boxes – which will be secured via condition consistent with Policies CP36 and DMD79.

6.6.15 In terms of tree protection, the site contains a number of established trees the majority of which are due to be retained. An arboricultural report has been submitted for consideration and in consultation with the Council's Tree Officer the findings of the report are satisfactory subject to a condition to secure relevant tree protection measures.

#### *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. The Council's SuDS Officer has objected to the scheme on the basis of an excessive discharge rate non compatible or compliant with the require greenfield run-off rate specified by Policy DMD61. The issue is currently under discussion with the application and resolution will be secured by condition.

#### *Pollution & Air Quality*

6.6.17 Core Policy 32 of the Core Strategy and Policy 7.14 of the London Plan seek to ensure that development proposals should achieve reductions in pollutant emissions and minimise public exposure to air pollution.

6.6.18 In consultation with Environmental Health no objections subject to a condition to secure an acoustic report due to the proximity of the development to the mainline railway line. This is considered acceptable.

#### *Contaminated Land*

6.6.19 Core Policy 32 and London Plan Policy 5.21 seeks to address the risks arising from the reuse of brownfield sites to ensure its use does not result in significant harm to human health or the environment. The subject site is not known to be at significant risk from ground based contaminants, however, in the interests of due diligence a condition to require a contaminated land study and scheme to deal with any potential contaminants will be levied.

#### *6.7 S106 Contributions*

6.7.1 On 28th November 2014 a written ministerial statement was published and announced changes to S106 planning obligations for small scale development. Paragraphs 12 to 23 of the National Planning Policy Guidance (NPPG) were amended to state that contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build developments containing 10 units or less with a gross area of no more than 1000 sq.m.

6.7.2 The position was subsequently challenged and a case was brought to the High Court by West Berkshire District Council and Reading Borough Council

refuting the decision on 28th November 2014 to make alterations to national policy in respect of planning obligations for affordable housing and social infrastructure contributions and the decision on 10th February to maintain those Policy changes following the completion of an Equalities Impact Assessment (EqIA).

6.7.3 On 31st July 2015 Mr Justice Holgate upheld the challenge and ruled that the changes to national policy on 28th November 2014 were unlawful and contrary to the provisions of the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004. In addition, Mr Justice Holden ruled that the failed to comply with the public sector equality duty under the Equality Act 2010 and consequently failed to give due regard to all material considerations. On this basis, Mr Justice Holden quashed the policy and subsequent changes to the NPPG. Accordingly, paragraphs 012-023 of the NPPG on planning obligations have been removed.

6.7.4 Subsequently, the SoS for Communities and Local Government appealed the decision of Mr Justice Holgate. Lord Justice Treacy and Lord Justice Laws residing at the Court of Appeal held that the Appeal was allowed. On or around 19th May 2016 paragraph 031 was reinserted into the NPPG stating that '[t]here are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account. These circumstances are that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm'

6.7.5 The LPA have sought Counsel advice in relation to the changes in relation to the status of adopted Policy. Counsel advice concluded that while adopted Policy within the Local Plan carried weight and remained a material consideration, the change in Policy to exclude small scale development from affordable housing contributions and other tariff style contributions – as a more recent Policy – carried greater weight and hence in consultation with colleagues in Planning Policy a direction to suspend the application of these types of s106 contributions to small scale development has been made subject to the ongoing Local Plan Review.

## 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 385 sq.m of new floor area equating to a total of £7,700 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 came into force as of 1<sup>st</sup> April 2016. The development will result in 385 sq.m of new floor area equating to a total of £23,100 is payable (as index adjusted).

## 7. **Conclusion**

7.1 The subject development utilises existing and underutilised 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 be 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 The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

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

2 The development shall not commence until details of the external finishing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

3 The development shall not commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

4 The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

5 The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.  
Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

6 The development shall not commence until details showing facilities for the loading, unloading and turning of vehicles clear of the highway have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be constructed in accordance with the approved details before the development is occupied and shall be maintained for this purpose.  
Reason: To ensure that the development complies Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

7 Prior to commencement of superstructure works details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, and security details shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.

8 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.  
Reason: To ensure that the development complies with Unitary Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

9 Within 3 month of the commencement of superstructure works details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

10 Prior to first occupation details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

11 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.

12 Within 3 months of the commencement of superstructure works full details of both hard and soft landscape proposals shall be submitted to and approved by the Local Planning Authority. The landscape details shall include:

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- 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)
- Full details of tree pits including depths, substrates and irrigation systems
- The location of underground services in relation to new planting
- Implementation timetables.
- 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 and submitted Preliminary Ecological Appraisal dated May 2015
- SuDS enhancements
- 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 afforded by appropriate landscape design, and to increase resilience to the adverse impacts of climate change the in line with Core Strategy policies CP36 and Policies 5.1 - 5.3 in the London Plan.

13 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.

14 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.

15 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.

16 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.

17 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.

18 Following practical completion of works, but prior to first 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 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.

19 Prior to first occupation details of a rainwater recycling system shall be 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.

20 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 with a greenfield run-off rate. 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..

21 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).

22 Prior to first occupation, details of biodiversity enhancements, to include 8 bird and 8 bat bricks/tubes/tiles designed and incorporated into the materials of the new building, shall be submitted and approved in writing by the council.

Confirmation of installation shall then be provided in the form of a photographic survey and formal letter confirming installation from a Suitably Qualified Ecologist prior to first occupation of the units.

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.

23 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 Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

24 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.

25 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.

26 The renewable energy technologies (photovoltaics), shall be installed and operational prior to the first occupation of the development. Prior to installation 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 occupation, 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 final occupation of the development.

The development shall be carried out strictly in accordance with the details so approved prior to occupation 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.

27 Prior to commencement of superstructure works to the site a Green Procurement Plan shall be 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.

28 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.

29 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.

30 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.

31 Development shall not commence until an 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.

32 Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees

- c) Details of construction within the RPA or that may impact on the retained trees
- d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- e) Boundary treatments within the RPA
- f) Methodology and detailed assessment of root pruning
- g) Arboricultural supervision
- h) The method of protection for the retained trees

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies.

33 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. An acoustic report with a scheme of 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 residents from noise and disturbance

34 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, 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 approval in writing of the Local Planning Authority.

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

35 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.

36 The development shall not commence until detailed plans and sections to a minimum scale of 1:20 have been submitted and approved in writing by the Local Planning Authority to cover the following areas:

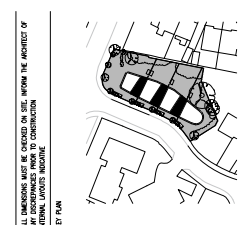
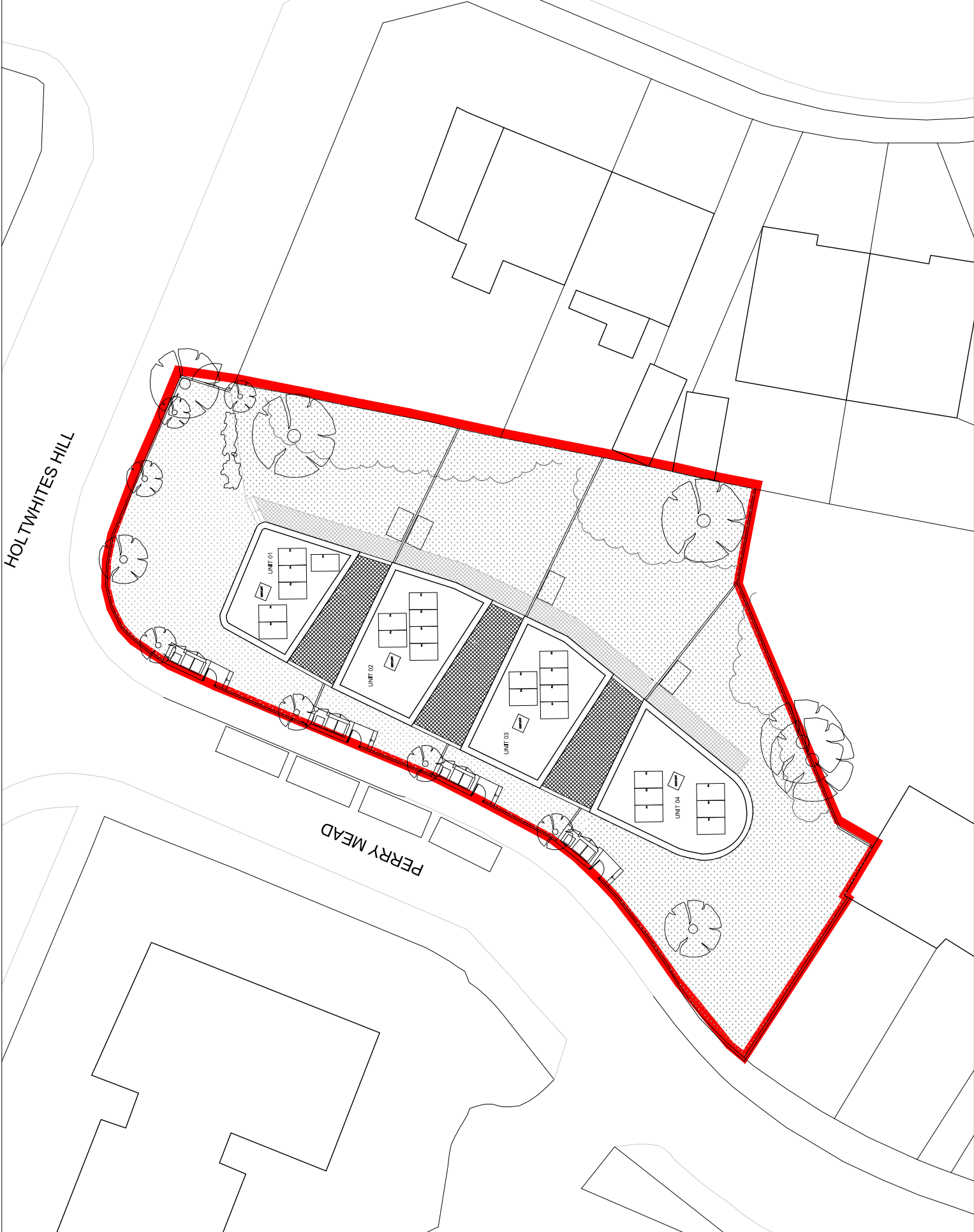
- All windows and doors
- Unit entrances and arches
- Roof terrace and balcony finishes
- Crenulated roof
- Steeped front and rear façade

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

Reason: To ensure satisfactory appearance.

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

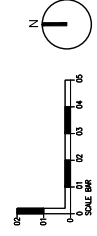
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



ALL DIMENSIONS MUST BE CHECKED ON SITE. SHOW THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT AND INTERNAL LANDS INCLUDE KEY PLAN

**NOTES**

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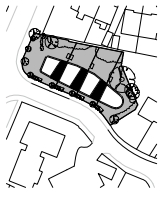
— = Boundary of development site

No. Boundaries shown in presumed locations, Enfield Housing to confirm legal boundaries

**SCHEDULE OF ACCOMMODATION :**  
 Unit 01 : 3 Bed / 5 person house = 107sq2 / 20sq2 Garden  
 Unit 02 : 3 Bed / 5 person house = 86sq2 / 7sq2 Rear Garden  
 Unit 03 : 3 Bed / 5 person house = 86sq2 / 7sq2 Rear Garden  
 Unit 04 : 2 Bed / 4 person house = 84sq2 / 18sq2 Garden

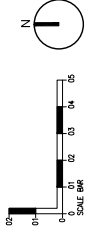
NO. 241116 ISSUED FOR PLANNING DC PH  
 NO. 220613 SHOWN FOR REVIEW DC PH  
 DATE DESCRIPTION DATE USE  
**PETER BARON ARCHITECTS**  
 173 High Street, London, EC1A 1BE  
 020 7424 1444  
 CLIENT LONDON BOROUGH OF ENFIELD  
 PROJECT PERRY MEAD  
 LONDON  
 DRAWING TITLE PROPOSED SITE PLAN  
 SCALE 1:100 AT SHOT  
 DRAWN BY PJANNING  
 CHECKED BY PER\_P\_070  
 NO. P02  
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ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE IMPROVEMENT OF CONSTRUCTION.  
 INTERNAL LAYOUTS INDICATED.  
 NOT FINAL



**NOTES**

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**SCHEDULE OF ACCOMMODATION :**

- Unit 01 : 2 Bed / 2 person house = 107m<sup>2</sup>
- Unit 02 : 3 Bed / 3 person house = 125m<sup>2</sup>
- Unit 03 : 3 Bed / 3 person house = 125m<sup>2</sup>
- Unit 04 : 2 Bed / 4 person house = 84m<sup>2</sup>

FOR SALE IN 2014. USED FOR PLANNING  
 FOR 2014. USED FOR PLANNING  
 FOR 2014. USED FOR PLANNING  
 FOR 2014. USED FOR PLANNING

**PETER BARBER ARCHITECTS**  
 115 High Street, London, EC1A 1AA  
 020 7463 4499

CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LONDON  
 DRAWING TITLE: GROUND FLOOR GA

SCALE 1:100 AT 3000  
 DATE: 11/11/14  
 DRAWING NO: PER\_P\_100  
 REV: P04

HOLTWHITES HILL

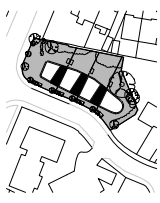
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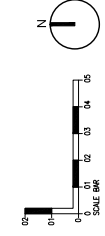


ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE IMPACT OF CONSTRUCTION ON EXISTING ADJACENT BUILDINGS AND INTERNAL LANDSCAPING IS ASSESSED.  
 KEY PLAN



**NOTES**

- ALL WORK SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LOCAL AUTHORITY AND THE BUILDING REGULATIONS.
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE IMPACT OF CONSTRUCTION ON EXISTING ADJACENT BUILDINGS AND INTERNAL LANDSCAPING IS ASSESSED.
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**SCHEDULE OF ACCOMMODATION :**

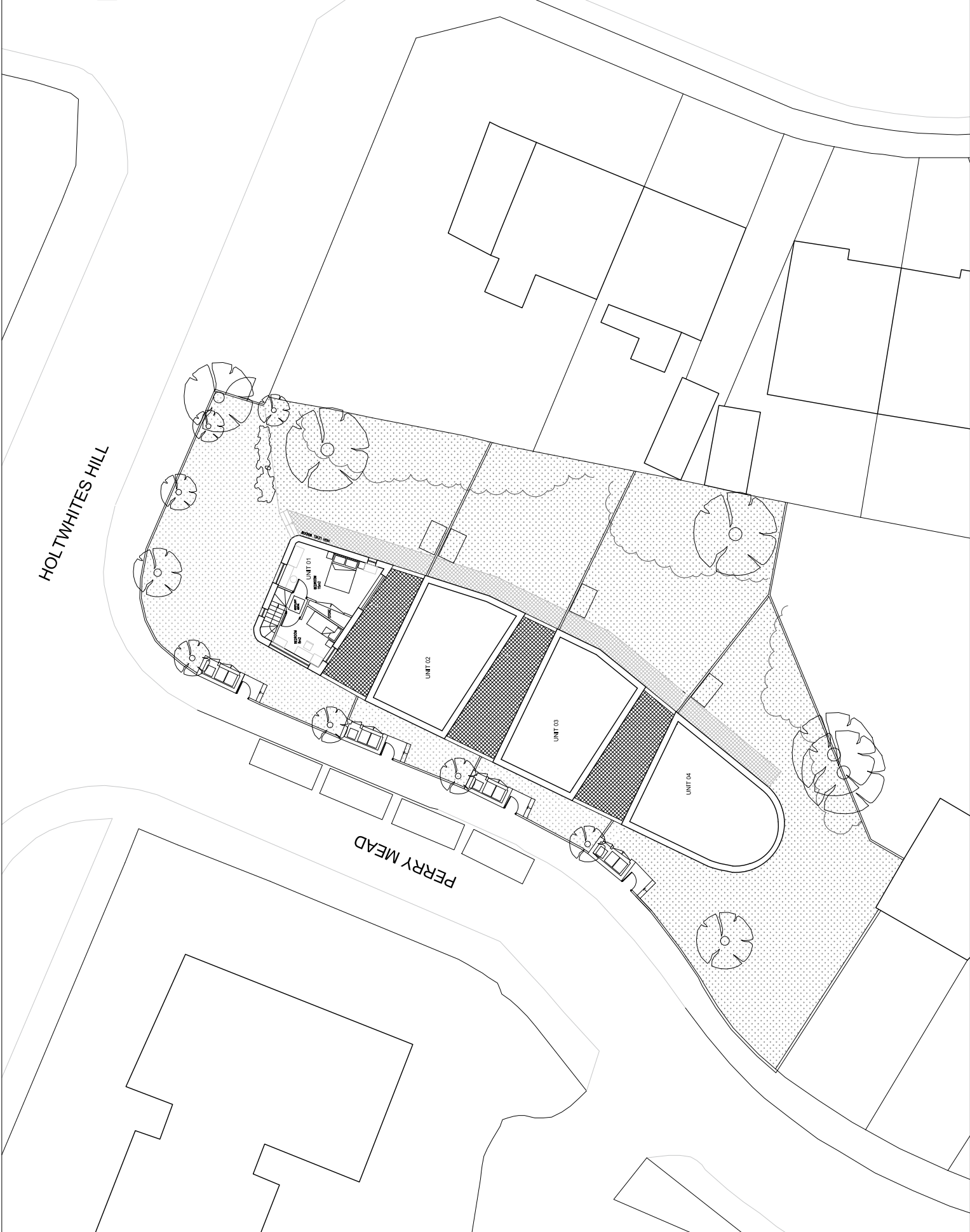
- Unit 01 : 3 Bed / 5 person house = 137sqm
- Unit 02 : 3 Bed / 5 person house = 99sqm
- Unit 03 : 3 Bed / 5 person house = 99sqm
- Unit 04 : 2 Bed / 4 person house = 99sqm

FOR ALL THE SEES FOR DRAWING  
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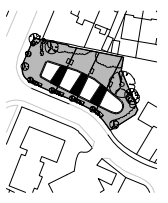
**PETER BARBER ARCHITECTS**  
 173 High Street London, EC1A 1BE  
 020 7424 1111  
 peterbarberarchitects.com

CLIENT  
 LONDON BOROUGH OF ENFIELD  
 PROJECT  
 PERRY MEAD  
 LONDON  
 DRAWING TITLE  
 FIRST FLOOR GA

SCALE 1:100 AT SHEET  
 DATE  
 DRAWN BY  
 CHECKED BY  
 PROJECT NO.  
 PER\_P\_101  
 REV.  
 P04  
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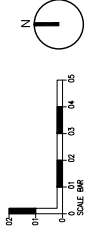


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**NOTES**

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**SCHEDULE OF ACCOMMODATION :**  
 Unit 01 : 3 Bed / 5 person house = 107sqm  
 Unit 02 : 3 Bed / 5 person house = 98sqm  
 Unit 03 : 3 Bed / 4 person house = 89sqm  
 Unit 04 : 3 Bed / 4 person house = 89sqm

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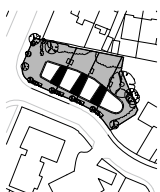
**PETER BARBERS ARCHITECTS**  
 173 High Street, London, EC1A 7EE  
 T: 020 7333 4499  
 www.peterbarbers.com

CLIENT  
 LONDON BOROUGH OF ENFIELD  
 PROJECT  
 PERRY MEAD  
 LONDON  
 DRAWING TITLE  
 SECOND FLOOR GA

SCALE 1:100 AT SHEET

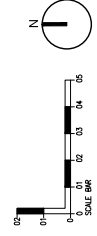
PLANNING  
 DRAWING NO.  
 PER\_P\_102  
 REV.  
 P04  
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 KEY PLAN



NOTES

- IN PERSON MEETINGS TO DISCUSS MANAGEMENT STRATEGIES SUBJECT TO LOCAL PLANNING.
- PREFACE: THESE PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ANY CHANGES MUST BE APPROVED BY THE ARCHITECT AND CLIENT.
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- THE ARCHITECT HAS CONDUCTED VISUAL IMPACT ASSESSMENTS AND REPORTS FOR THIS SITE AND SURROUNDING AREAS.



SCHEDULE OF ACCOMMODATION :

UNIT 01	3 Bed / 5 person house = 50m <sup>2</sup>
UNIT 02	3 Bed / 5 person house = 50m <sup>2</sup>
UNIT 03	3 Bed / 5 person house = 50m <sup>2</sup>
UNIT 04	2 Bed / 4 person house = 50m <sup>2</sup>

FOR PLANNING PURPOSES FOR PLANNING DC PH  
 FOR LOCAL AUTHORITY APPROVAL TO BUILD DC PH  
 FOR LOCAL AUTHORITY APPROVAL TO OCCUPY DC PH  
 FOR LOCAL AUTHORITY APPROVAL TO OCCUPY DC PH  
 FOR LOCAL AUTHORITY APPROVAL TO OCCUPY DC PH

**PETER BARON ARCHITECTS**  
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 Tel: +44 (0)20 7463 1000  
 Email: info@peterbaronarchitects.com

CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LONDON  
 DRAWING TITLE: ROOF PLAN

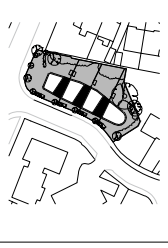
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 DRAWING DATE: 2014  
 DRAWING BY: PER\_P\_103  
 DRAWING CHECKED BY: P04  
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HOLTWHITES HILL

PERRY MEAD

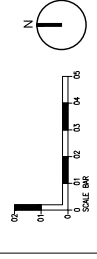


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 WORKING LAYOUTS INDICATE TO BE CONFIRMED ON SITE.  
 KEY PLAN



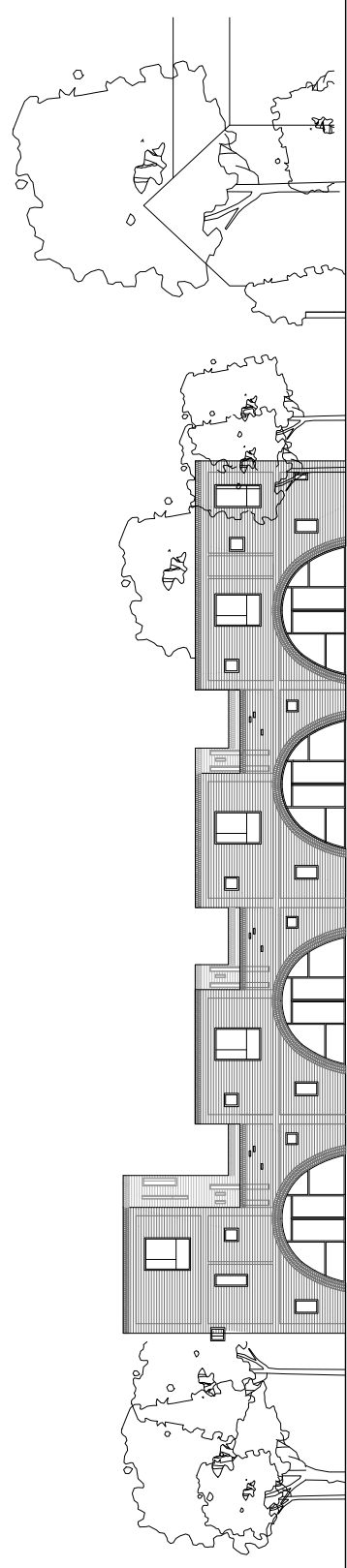
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- THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SITE SURVEY DATA PROVIDED BY THE CLIENT OR ANY OTHER PARTY.
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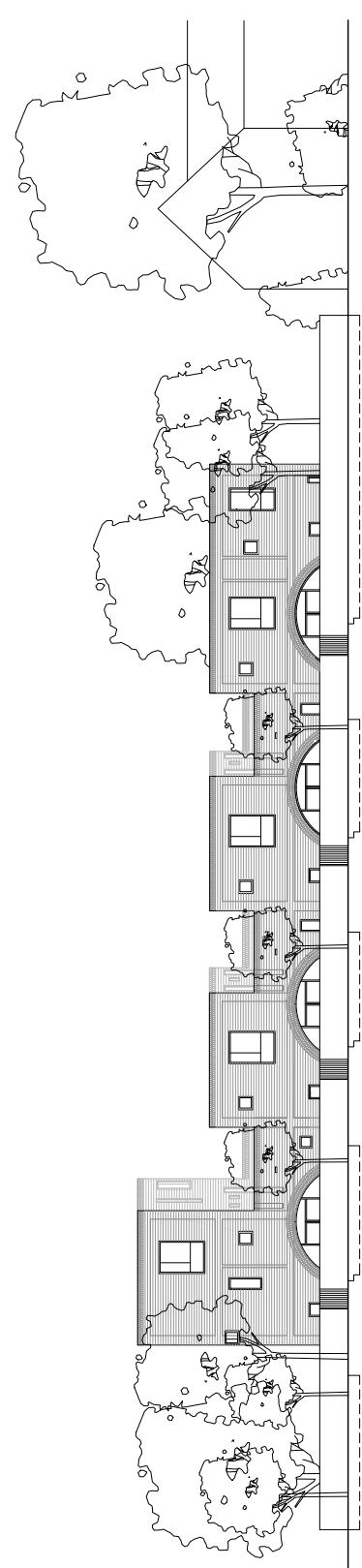


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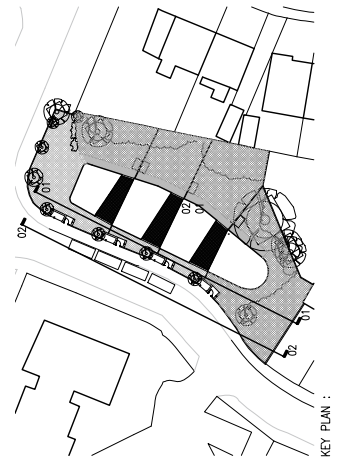
- Unit 01 : 3 Bed / 5 person house = 81m<sup>2</sup>
- Unit 02 : 3 Bed / 5 person house = 81m<sup>2</sup>
- Unit 03 : 3 Bed / 5 person house = 81m<sup>2</sup>
- Unit 04 : 2 Bed / 4 person house = 61m<sup>2</sup>



01 PERRY MEAD - PROPOSED FRONT ELEVATION



02 PERRY MEAD - PROPOSED FRONT ELEVATION FROM STREET



KEY PLAN :

DR PH  
 DC PH  
 DC PH  
 DC PH  
 DC PH  
 DC PH  
 DC PH  
 DC PH

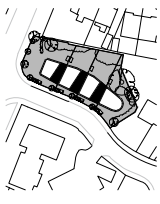
PETER BARBER ARCHITECTS  
 107 St John Street, London, E1 6AB  
 T: +44 (0)20 7797 8000  
 F: +44 (0)20 7797 8001

CLIENT : LONDON BOROUGH OF ENFIELD  
 PROJECT : PERRY MEAD  
 LOCATION : LONDON  
 DRAWING TITLE : PROPOSED ELEVATIONS 01

SCALE 1:100  
 DATE : 2015  
 DRAWING NO. : AT 30421

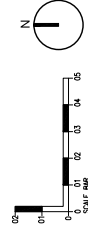
PLANNING  
 DRAWING NO : PER\_P\_300  
 REV : P04  
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ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.  
 WORKING LAYOUTS INDICATE KEY PLAN



NOTES

- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- WORKING LAYOUTS INDICATE KEY PLAN
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- WORKING LAYOUTS INDICATE KEY PLAN

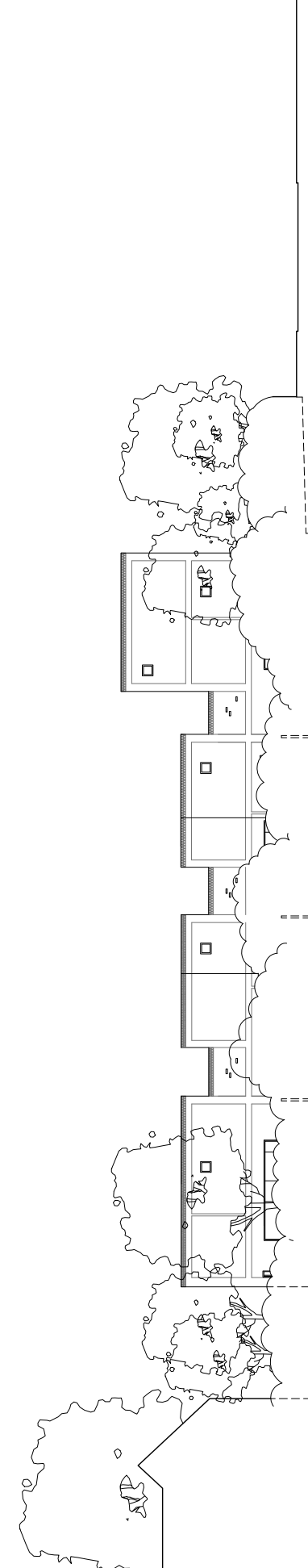


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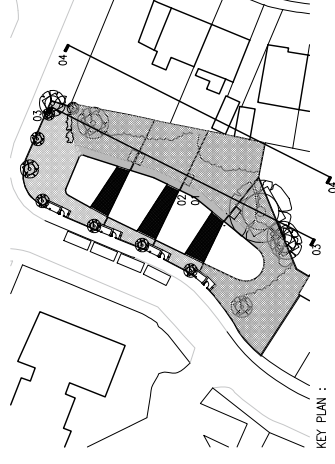
- UNIT 01 : 3 Bed / 5 person house = 107m<sup>2</sup>
- UNIT 02 : 3 Bed / 5 person house = 96m<sup>2</sup>
- UNIT 03 : 3 Bed / 5 person house = 96m<sup>2</sup>
- UNIT 04 : 2 Bed / 4 person house = 82m<sup>2</sup>



13. PERRY MEAD - PROPOSED REAR ELEVATION FROM REAR GARDEN



14. PERRY MEAD - PROPOSED REAR ELEVATION FROM NEIGHBOURING PROPERTY



KEY PLAN :

FOR JULY 13, ISSUED FOR PLANNING  
 FOR 27.08.13, DRAFT ISSUE FOR REVIEW  
 DATE DATE DESCRIPTION  
 DATE DATE DESCRIPTION

**PETER BARBER ARCHITECTS**

107 Perry Mead, London, W14 9JF  
 020 8834 1833

CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LONDON

DRAWING TITLE: PROPOSED ELEVATIONS 02

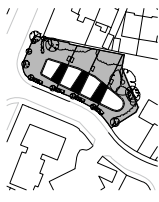
SCALE 1:100  
 DATE: 27.08.13  
 DRAWN BY: AT

PLANNING

DRAWING NO: PER\_P\_301  
 REV: P03

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ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.  
 WORKING LAYOUTS INDICATED.  
 KEY PLAN



NOTES

- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- WORKING LAYOUTS INDICATED.
- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- WORKING LAYOUTS INDICATED.



SCHEDULE OF ACCOMMODATION :

- Unit 01 : 2 Bed / 5 person house = 107sqm
- Unit 02 : 2 Bed / 5 person house = 98sqm
- Unit 03 : 2 Bed / 4 person house = 84sqm
- Unit 04 : 2 Bed / 4 person house = 84sqm

FOR ALL INFORMATION ISSUED FOR PLANNING  
 DATE: 27/06/18  
 DRAWN: [Name]  
 CHECKED: [Name]

**PETER BARBER ARCHITECTS**  
 107 Perry Mead, London, W14 9PE  
 Tel: 020 8812 1000  
 Email: peter@peterbarberarchitects.com

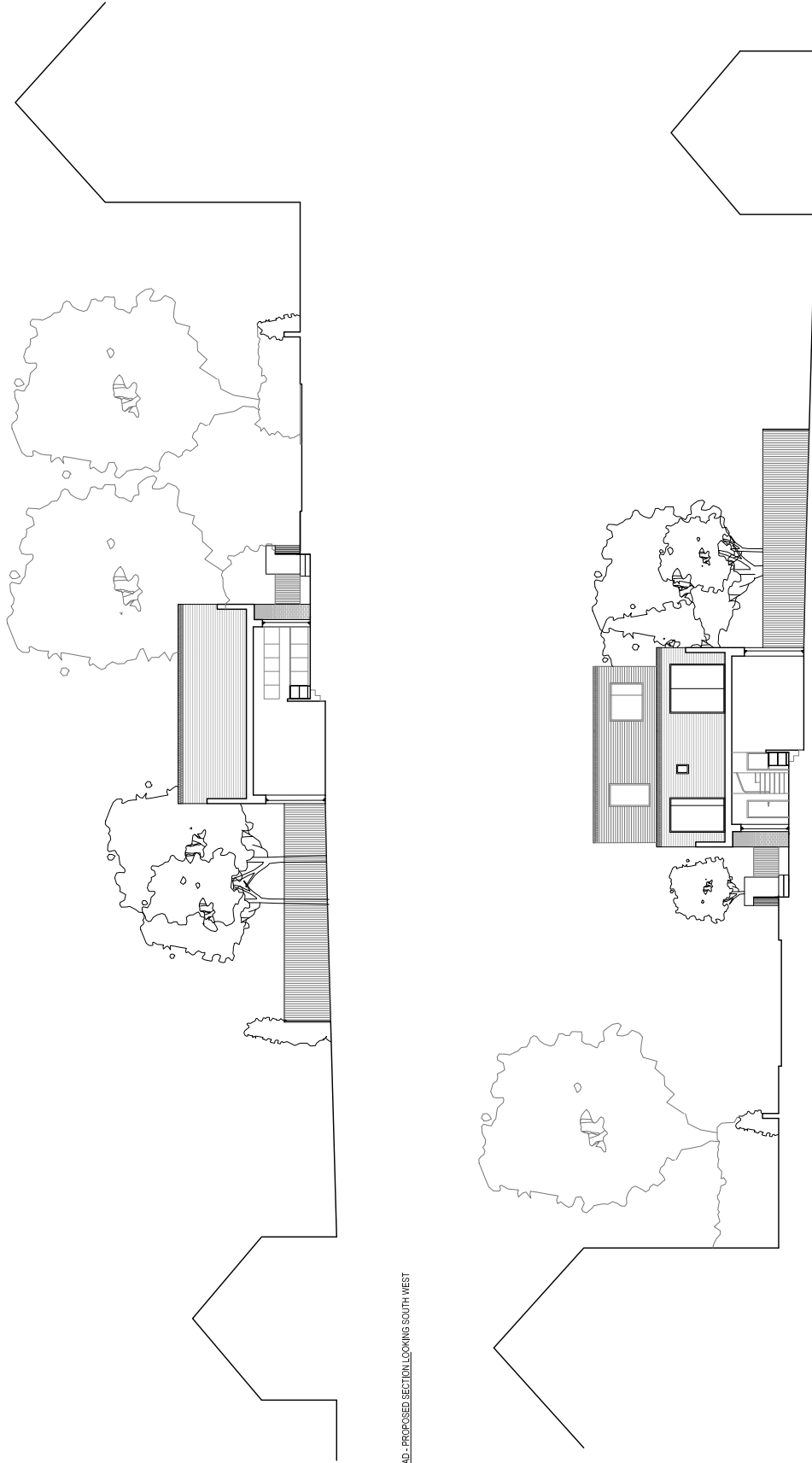
CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LOCATION: LONDON  
 DRAWING TITLE: PROPOSED ELEVATIONS 03

SCALE: 1:100  
 DATE: 27/06/18

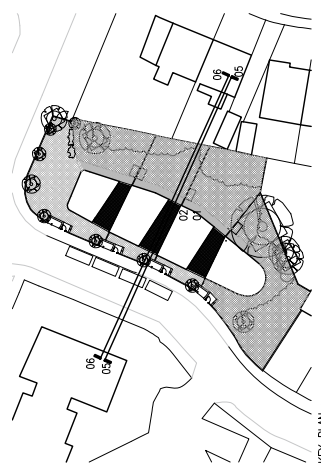
PLANNING

DRAWING NO: PER\_P\_302  
 REV: P03

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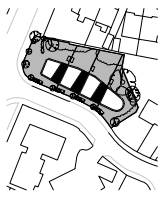
PERRY MEAD - PROPOSED REAR SECTION LOOKING SOUTH WEST



KEY PLAN :

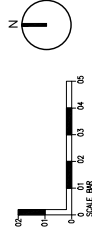
PERRY MEAD - PROPOSED REAR SECTION LOOKING NORTH EAST

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.  
 WORKING LAYOUTS INDICATE KEY PLAN



**NOTES**

- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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- THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



**SCHEDULE OF ACCOMMODATION :**

- Unit 01 : 3 Bed / 5 person house = 107sqm
- Unit 02 : 3 Bed / 5 person house = 98sqm
- Unit 03 : 3 Bed / 5 person house = 98sqm
- Unit 04 : 2 Bed / 4 person house = 67sqm

PREPARED FOR: ISSUED FOR PLANNING  
 DATE: 27/06/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

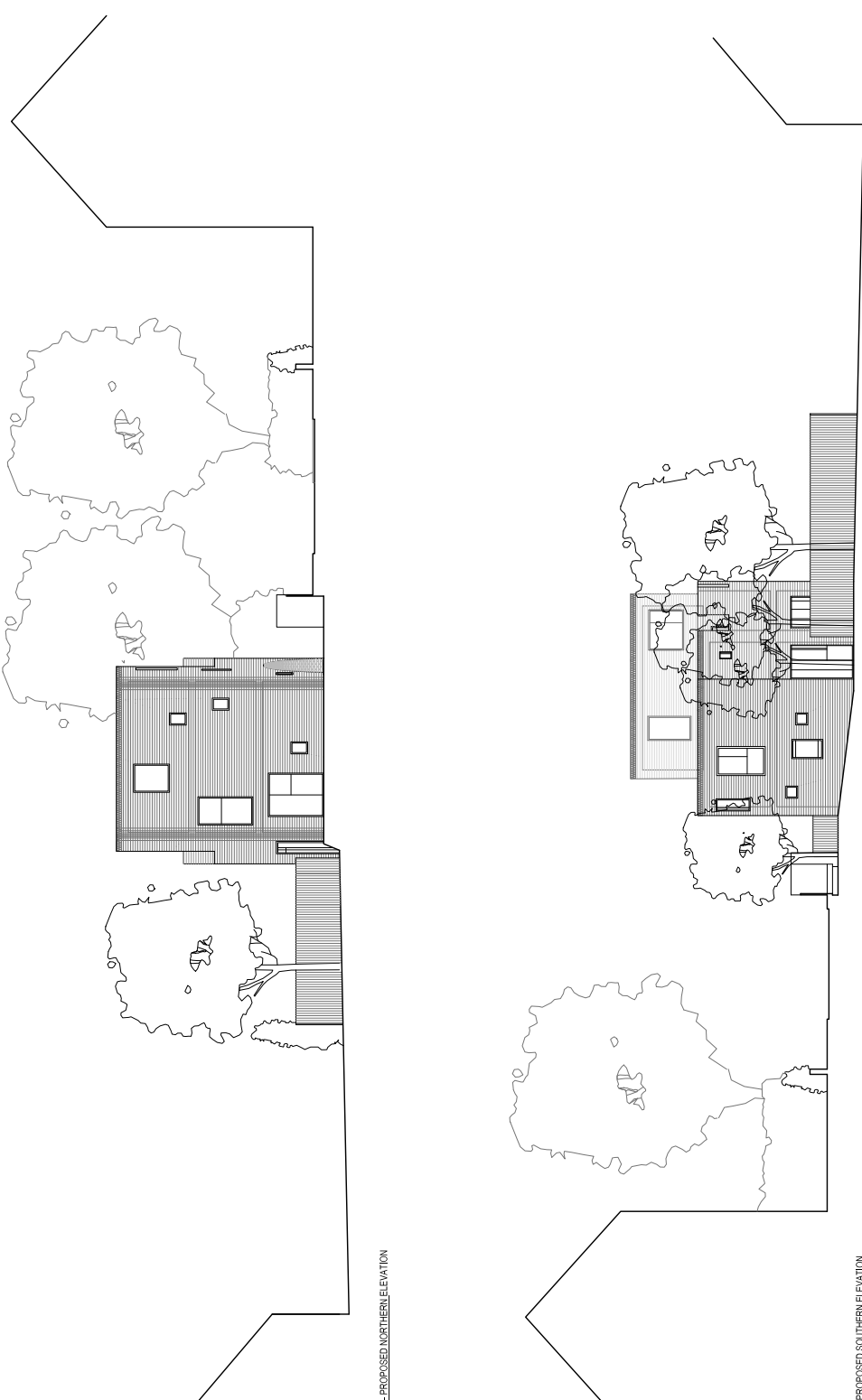
**PETER BARBER ARCHITECTS**  
 107 Perry Mead, London, SE14 6JG  
 020 7520 1000

CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LOCATION: LONDON

DRAWING TITLE: PROPOSED ELEVATIONS 04

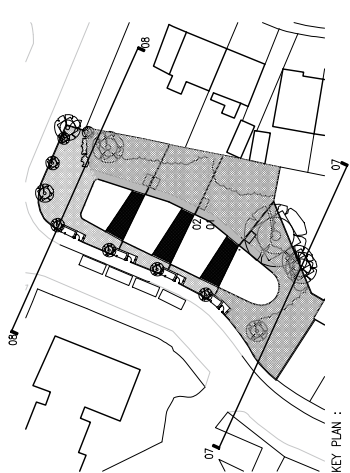
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 DATE: 27/06/18  
 DRAWING NO: PER\_P\_303

REVISION: P03  
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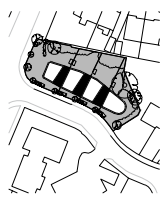
07 PERRY MEAD - PROPOSED NORTHERN ELEVATION

08 PERRY MEAD - PROPOSED SOUTHERN ELEVATION



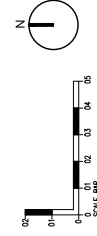
KEY PLAN :

ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.  
 WORKING LAYOUTS INDICATE THE PROPOSED POSITION OF THE BUILDING.



NOTES

- ALL DIMENSIONS MUST BE CHECKED ON SITE BEFORE THE ARCHITECT OF RECORD COMMENCES CONSTRUCTION.
- THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE WORKING LAYOUTS INDICATED THEREON.
- THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR THE WORKING LAYOUTS INDICATED THEREON.
- THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR THE WORKING LAYOUTS INDICATED THEREON.
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- THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE DESIGN OF THE BUILDING OR THE WORKING LAYOUTS INDICATED THEREON.



07 PERRY MEAD - PROPOSED NORTHERN ELEVATION

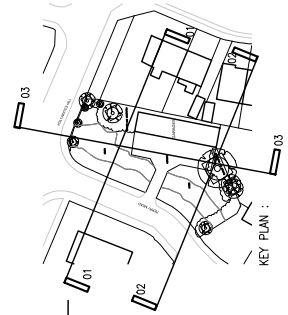
08 PERRY MEAD - PROPOSED SOUTHERN ELEVATION

FOR PLATINUM ISSUED FOR PLANNING DC PH  
 FOR ZONING DRAFT ISSUE FOR REVIEW DC PH  
 FOR DATE DESCRIPTION DATE CHK

**PETER BARBER ARCHITECTS**  
 101 Park Street, London, W1C 2NS  
 Tel: 020 7493 4488

CLIENT: LONDON BOROUGH OF ENFIELD  
 PROJECT: PERRY MEAD  
 LONDON  
 DRAWING TITLE: EXISTING ELEVATIONS

SCALE 1:100  
 DATE: 11/2015  
 DRAWING NO: PER\_P\_310  
 REV: P03  
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KEY PLAN :