

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17 October 2017

Report of

Assistant Director,
Regeneration & Planning

Contact Officer:

Andy Higham
Kevin Tohill
Eloise Kiernan Tel No: 0208 379 2531

Ward:

Upper Edmonton

Ref: 17/02962/RE4

Category: Development by Local Authority

LOCATION: Dover House, 28 Bolton Road, London, N18 1HR

PROPOSAL: Conversion of Caretakers space into 1 x 2 bed self-contained flats involving installation of windows.

Applicant Name & Address:

London Borough of Enfield
The Edmonton Centre
34-44 South Mall
Edmonton
N9 0TN

Agent Name & Address:

Capital Property and Construction
Nicon House
45 Silver Street
Enfield
EN1 3EF

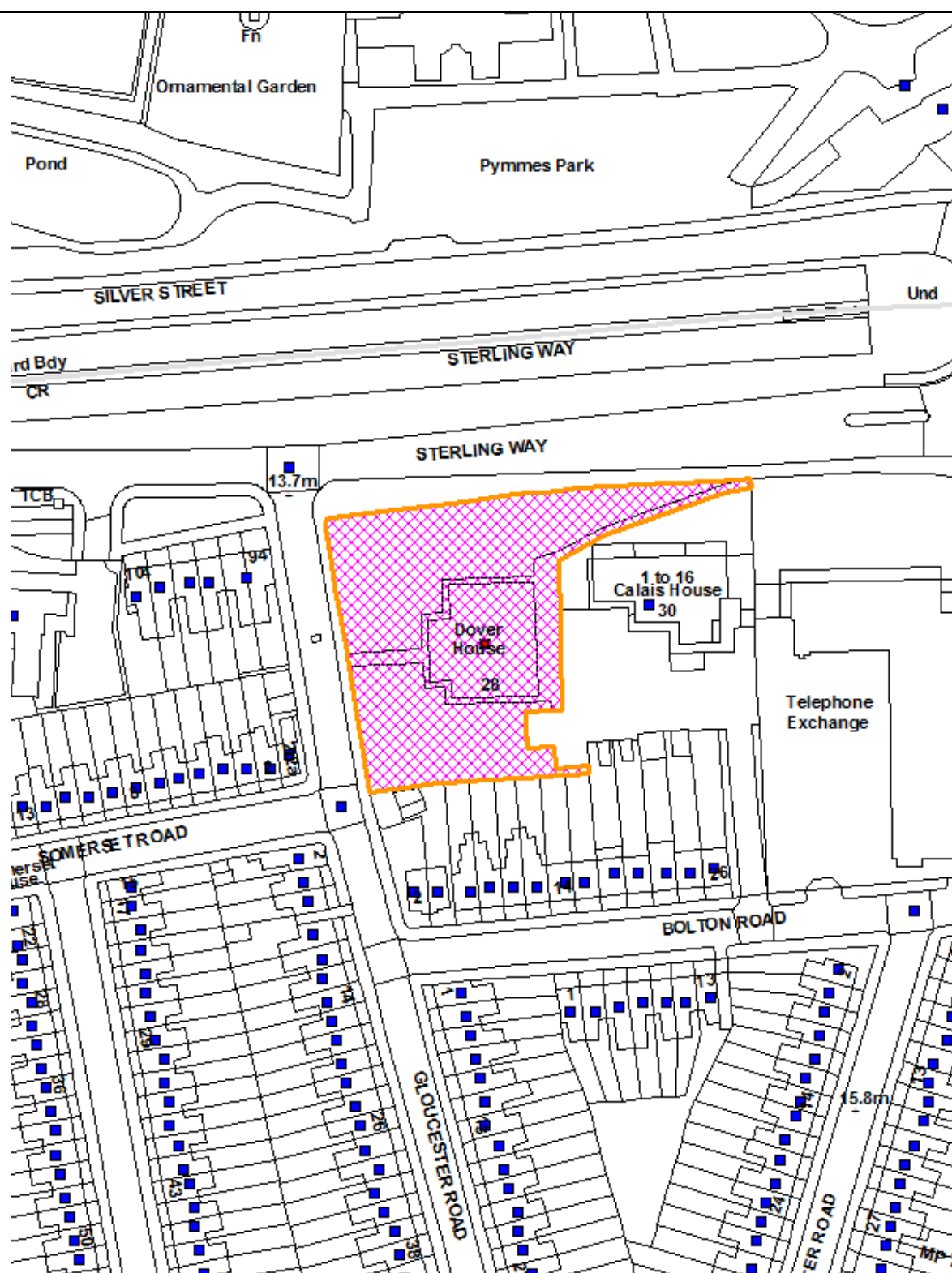
RECOMMENDATION:

That Planning Permission be **GRANTED** subject to conditions.

Note for Members:

The proposal is referred to Planning Committee due to the Council's interest in the building under the Council's scheme of delegation.

Ref: 17/02962/RE4 LOCATION: Dover House, 28 Bolton Road, London, N18 1HR



1. Site and surroundings

- 1.1 The application site comprises a fourteen storey tower block, which is situated on the northern side of Bolton Road with vehicular access to the south eastern corner of the site onto Bolton Road and pedestrian access to the western side of the site.
- 1.2 The street scene is predominantly residential with rows of terraced dwellings; however the Telephone Exchange abuts the site to the east and Sterling Way to the north.
- 1.3 The site is not listed, or within a Conservation Area.

2. Proposal

- 2.1 The applicant seeks full planning permission for the conversion of Caretakers space into 1 x 2 bed self-contained flats involving installation of windows at first floor level.
- 2.2 The previous scheme ref: 16/04338/RE4 was withdrawn as further details were required to demonstrate the use of the existing communal room within the Council block, which would be lost with the conversion into a two-bed flat.

3.0 Relevant Planning Decisions

- 3.1 16/04338/RE4 - Conversion of communal area on first floor into 1 x 2 bed self-contained flat - withdrawn.

4. Consultation

Statutory and Non Statutory Consultation

- 4.1 Traffic and Transportation - No objections subject to conditions.
- 4.2 Education - No comments.
- 4.3 Estates Renewal - No comments.
- 4.4 Thames Water - No objections.

Public Responses

- 4.5 Letters were sent to 87 adjoining and nearby residents on 1 August 2017 and expired on 22 August 2017. No responses were received.

5. Relevant Policy

5.1 Development Management Document

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD17	Protection of Community Facilities
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking

5.2 Core Strategy

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP30 Maintaining and improving the quality of the built and open environment

5.3 London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 6.13 Parking
- 7.4 Local character

5.4 Other Policy NPPF, NPPG

6. **Analysis**

Principle of development

- 6.1 The proposal seeks to convert the existing floorspace at first floor level serving a communal area into an additional two bed flat.
- 6.2 Policy DMD17 of the Development Management Document states that the Council will protect existing community facilities in the Borough and that proposals involving the loss of community facilities will not be permitted unless:
 - a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility, or
 - b. Evidence is submitted to demonstrate that there is no demand for the existing use or any alternative community use.
- 6.3 Within the Design and Access Statement, the applicant states that the existing space is not utilised for any purpose. Its most recent function was as a communal meeting room over three years ago and prior to that as a remote storage facility for the residents of Dover House and in the past for residential purposes as Caretakers flat.
- 6.4 Given the above history of the units, it is considered that as the existing area has served no function for existing residents for the last 3 years and the creation of a further residential unit to serve housing needs, would provide an acceptable use of this space, having regard to policies DMD3 and DMD17 of the Development Management Document and CP5 of the Core Strategy.

Character and Appearance

- 6.5 The creation of an additional flat would be predominantly internal with the exception of one additional window to serve bedroom 1 and patio doors to serve the

living/dining area. The additional fenestration would match the existing building in regards to size, colour and type. It is therefore considered that the proposed alterations would not be detrimental to the character and appearance of the building, or visual amenities of Bolton Road, having regard to policy DMD37 of the Development Management Document.

Unit Sizes and Standard of Accommodation

- 6.6 Policy 3.5 of the London Plan, as detailed in Table 3.3 stipulates the minimum space standards for new development. The proposed unit would be expected to meet and where possible exceed these minimum standards. The proposals will also be expected to meet the design criteria in the London Housing SPG.
- 6.7 The GIA excludes staircases, communal areas and any other area which is incapable of practical use. Additionally, each unit would need to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

Flats	Dwelling type (bedroom (b)/persons- bedspaces (p))	Required GIA (sq.m) in London Plan	GIA (sq,m)
Flat 13	2b4p	70	72

- 6.8 The submitted drawings demonstrate that the flat would exceed minimum standards. Additionally, the layout and room sizes are acceptable to provide a spacious form of accommodation to future residents, having regard to policies 3.5 of the London Plan and CP4 of the Core Strategy.
- 6.9 In regards to amenity space, policy DMD9 of the Development Management Document seeks to provide adequate space for new development. The submitted drawings indicate that future residents would have direct access to the balcony area from the living room patio doors and additionally there is a large area of amenity space at ground floor level, which is adequate and accessible to all residents, having regard to policy DMD9 of the Development Management Document.

Neighbouring Amenities

- 6.10 The proposed works are predominantly internal and as such would not have any impact on residential amenities over the existing arrangement.
- 6.11 Additionally, it is considered that the creation of one additional unit for residential purposes, would not give rise to increase noise disturbance over the existing arrangement, having regard to policy DMD68 of the Development Management Document.

Traffic and Transportation

- 6.12 The application site is located on Bolton Road, which is unclassified with a PTAL of 5 and therefore is well served by public transport. The existing pedestrian and vehicular access will remain, which are considered acceptable.
- 6.13 The proposals are not considered to increase the demand for off-street parking significantly at the site and therefore the proposals would not lead to significant adverse impacts which will be prejudicial to the free flow of traffic in the area.

Cycle Parking

- 6.14 No details are given relating to cycle storage, however there is a space on the site to accommodate this and therefore details could be secured by an appropriate condition, should this be required, having regard to Policy DMD45 of the DMD and 6.9 of the London Plan.

Refuse Storage

- 6.15 No details are given relating to refuse storage, however there is adequate space within the existing refuse area, which could accommodate and therefore details could be secured by an appropriate condition, should this be required, having regard to Policy DMD47 of the DMD.

S106 and Community Infrastructure Levy (CIL)

- 6.16 As of the April 2010, new 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.
- 6.17 In this instance the development would not be liable for CIL as it is a conversion of existing floorspace.

7. Conclusion

- 7.1 In conclusion, the proposed development would result in the creation of additional residential accommodation which is welcomed and the loss of the existing community facility has been demonstrated as this has been vacant for the last 3 years. The proposals would not be detrimental to residential amenities or highway safety.

8. Recommendation

- 8.1 That planning permission be **GRANTED** subject to the following conditions:

1) Time limit

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.

2) Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans, 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.

3) Matching materials

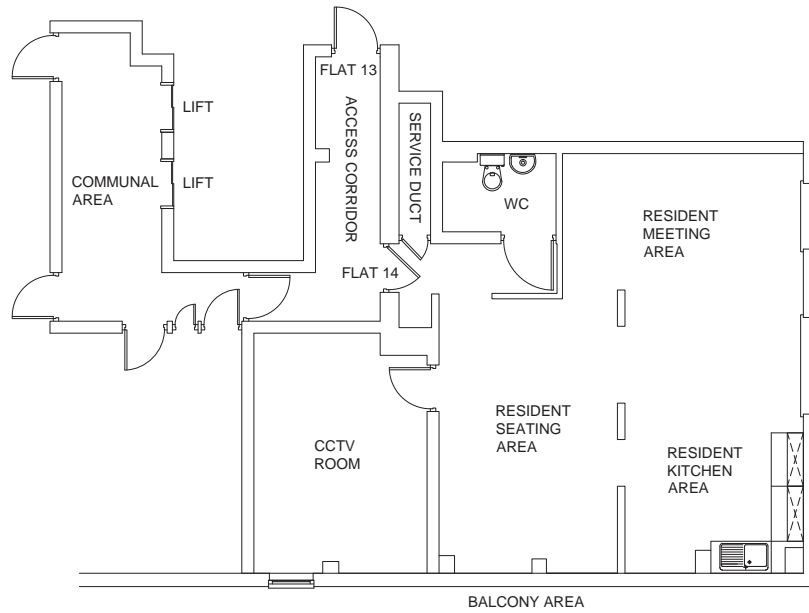
The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

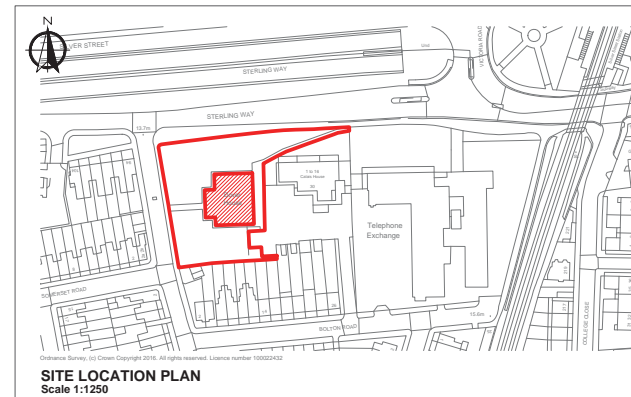
4) No additional fenestration

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.

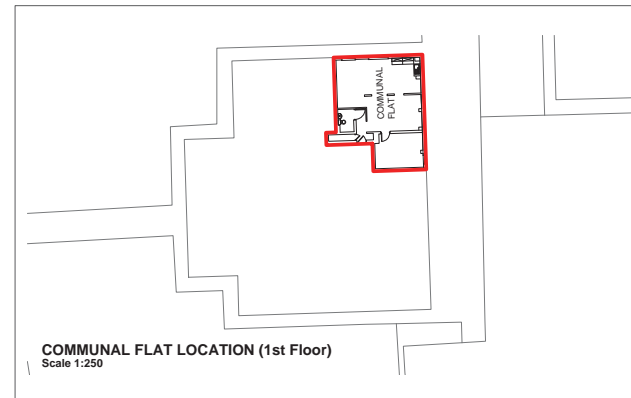
Reason: To safeguard the privacy of the occupiers of adjoining properties.



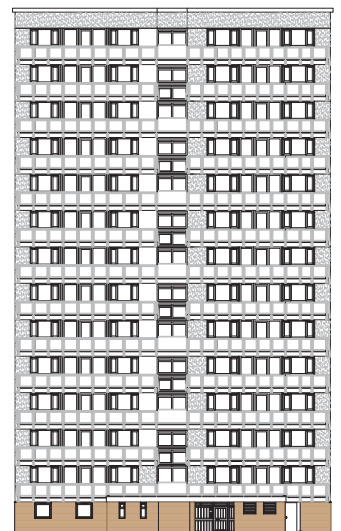
EXISTING FLOOR PLAN
Scale 1:50



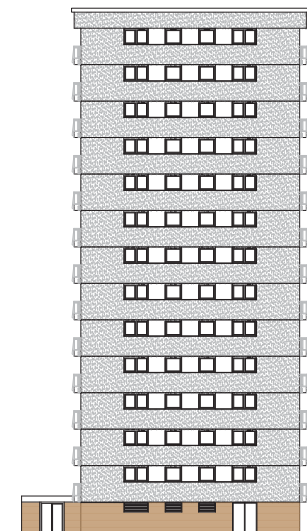
SITE LOCATION PLAN
Scale 1:1250



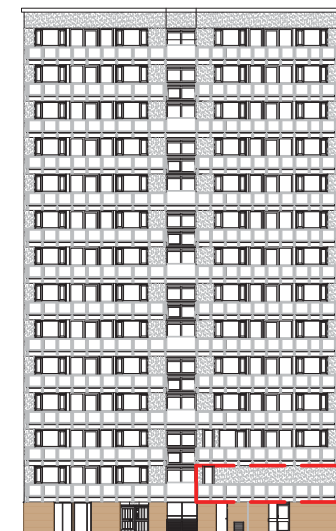
COMMUNAL FLAT LOCATION (1st Floor)
Scale 1:250



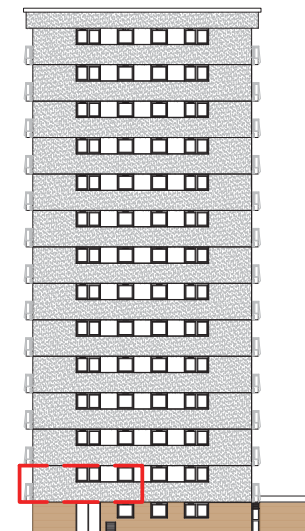
EXISTING FRONT ELEVATION - WEST
Scale 1:200



EXISTING SIDE ELEVATION - SOUTH
Scale 1:200



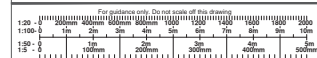
EXISTING REAR ELEVATION - EAST
Scale 1:200



EXISTING SIDE ELEVATION - NORTH
Scale 1:200

General Notes:

1. Drawing can be scaled for L.A. Planning purposes only
2. Dimensions for fabrication to be checked on site
3. All works to comply with the current Building Regulations
4. All works may be subject to revision
5. All drawings are the copyright of Capital PCC
6. This drawing may not be copied without prior permission



Rev	By	Chk	Date	Notes

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Enfield Homes

Project:

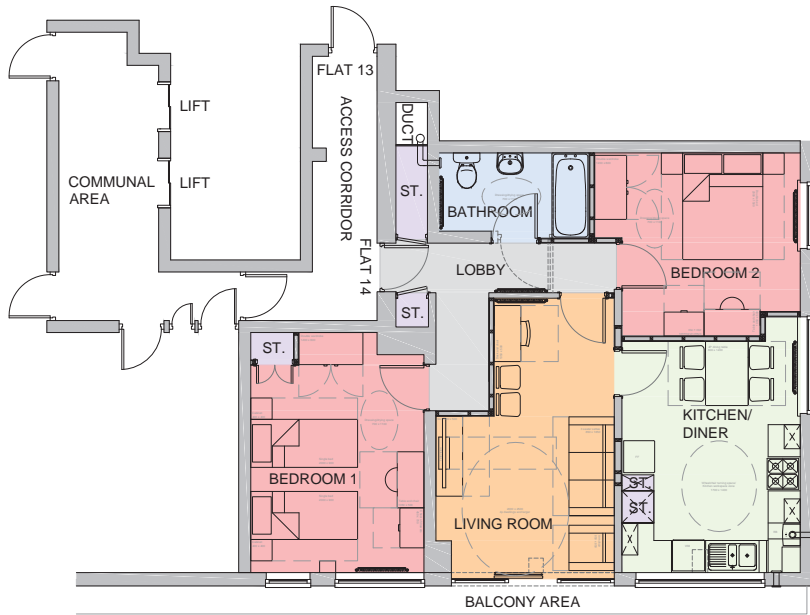
14 Dover House
Flat Conversion - 4p/2b Flat

Scale:	Date:	Drawn by:	Checked by:
As shown @ A1	Feb 2016	AP/DLW	DLW

Drawing Title:

Existing Plans & Elevations

Drawing No:	Revision	Status
16/14DH/01	-	P



PROPOSED FLOOR PLAN
Scale 1:50

Legend - Room Use

- Bedrooms
- Lounge
- Kitchen/dining
- WC/Bathroom
- Lobby
- Storage
- Communal area
- Walls

DWELLING SIZE	
Type	Flat
Bedrooms	2
Persons	4

ROOM SIZES	
Living room	15 M ²
Kitchen/Dining	14.3 M ²
Lobby	6.4 M ²
Storage	2.5 M ²
Bedroom 1	13.8 M ²
Bedroom 2	12 M ²
Bathroom	4.4 M ²

FLOOR AREA	
GIA	72.6 M ²

Design Standards

The dwelling layout is designed in accordance with the London Housing Design Guide where achievable. The LHDG incorporates the Lifetime Homes standards with compliance as set out below:

- Criterion 1 Car Parking Width: No designated parking - Not applicable.
Criterion 2 Access From Car Parking: The existing non-designated car parking is not adjacent to the main entrance however is within 50m and there is level access from the rear of the block.
Criterion 3 Approach gradients: Existing pedestrian access to the building is level or gently sloping.
Criterion 4 Entrances: The existing main entrance is illuminated, covered with level access and accessible access controls.
Criterion 5 Communal Stairs and Lifts: These areas were not assessed due to retrospective works being unfeasible as however the areas appear reasonable.
Criterion 6 Doorways & Hallways: The front door provides a clear opening width of 800 mm however a 300mm nib to leading edge is only available to the external side of the flat due to existing conditions. All other doors comply with the minimum clear opening requirements apart from those immediately accessed from the lobby due to the existing lobby width requiring 900mm clear opening which is unfeasible.
Criterion 7 Wheelchair Accessibility: There are spaces for turning a wheelchair within the living room and dining/kitchen areas. The entrance lobby is restricted due to the existing corridor width of 900mm.
Criterion 8 Living Room: The living room is accessible on the flat entrance level with adequate circulation space for wheelchair users and additional seating provision allocated.
Criterion 9 Entrance Level Bedspace: The bedspaces are accessible on the flat entrance level.
Criterion 10 W.C: A wheelchair accessible entrance level WC is not feasible as a retrospective provision however the bathroom is accessible on the flat entrance level.
Criterion 11 Adaptability: The bathroom walls are capable of taking adaptations such as handrails between heights of 300 mm and 1500 mm above ffl. Any stud-work walls are to be ply banded between these heights.
Criterion 12 Future Through Floor Lifts: This property is situated within a block of flats with 2 No. communal lifts - Not applicable
Criterion 13 Tracking Hoist Route: It is deemed that the route between the bathroom and the main bedroom is a reasonable route due to the short distance required to travel.
Criterion 14 Bathroom Layout: The bathroom is designed to incorporate ease of access to the bath, WC and wash basin. The activity space in front of the WC is slightly restricted at 800mm.
Criterion 15 Windows: The windows do not comply with the requirement for glazing to begin at 800mm above ffl or lower. The window heights are existing and the new windows are designed to match the existing windows sizes throughout the high rise block.
Criterion 16 Controls: All switches, sockets, ventilation and service controls in all rooms, including the kitchen and bathroom, to be consistently located between 450mm and 1200mm from ffl. Service controls include boiler controls, programmers and thermostatic controls (including those on radiators). Electrical consumer units and associated trip switches are deemed a service control and should be within the height range required by this Criterion. At least one window in each room should have window handles (a ventilation control) within this height band.

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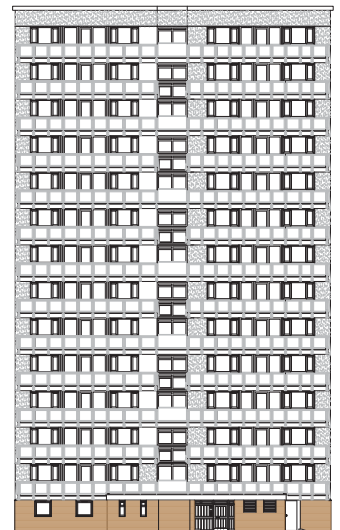
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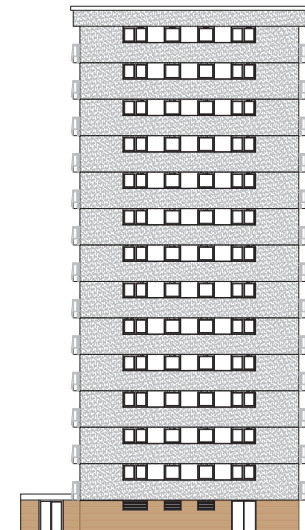
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Drawing Title:
Proposed Plans & Elevations

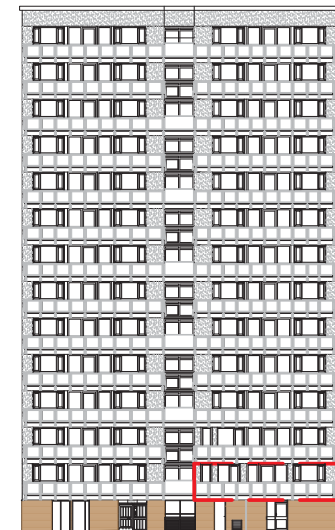
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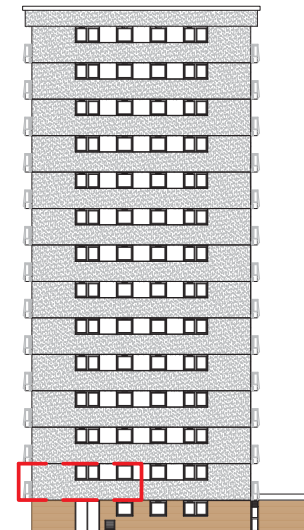
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