

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 17 October 2017

Report of
Assistant Director,
Regeneration & Planning

Contact Officer:
Andy Higham
Sharon Davidson
Ms Kate Perry
Tel No: 020 8379 3853

Ward:
Town

Ref: 16/03643/FUL

Category: Full Application

LOCATION: 1 Bodiam Close And 1 -3 Pevensey Avenue, Enfield, EN1 3HZ,

PROPOSAL: Demolition of the existing buildings and erection of a detached 3-storey building fronting both Bodiam Close and Pevensey Avenue to one day care centre at ground floor level, for up to 10 adults with learning and physical disabilities (Class D1), with supported living accommodation for up to 14 residents with learning and physical disabilities (Class C2) at ground, first and second floor levels; alterations to vehicular access and provision of associated car parking to the front, cycle parking and refuse/recycle storage (revised plans)

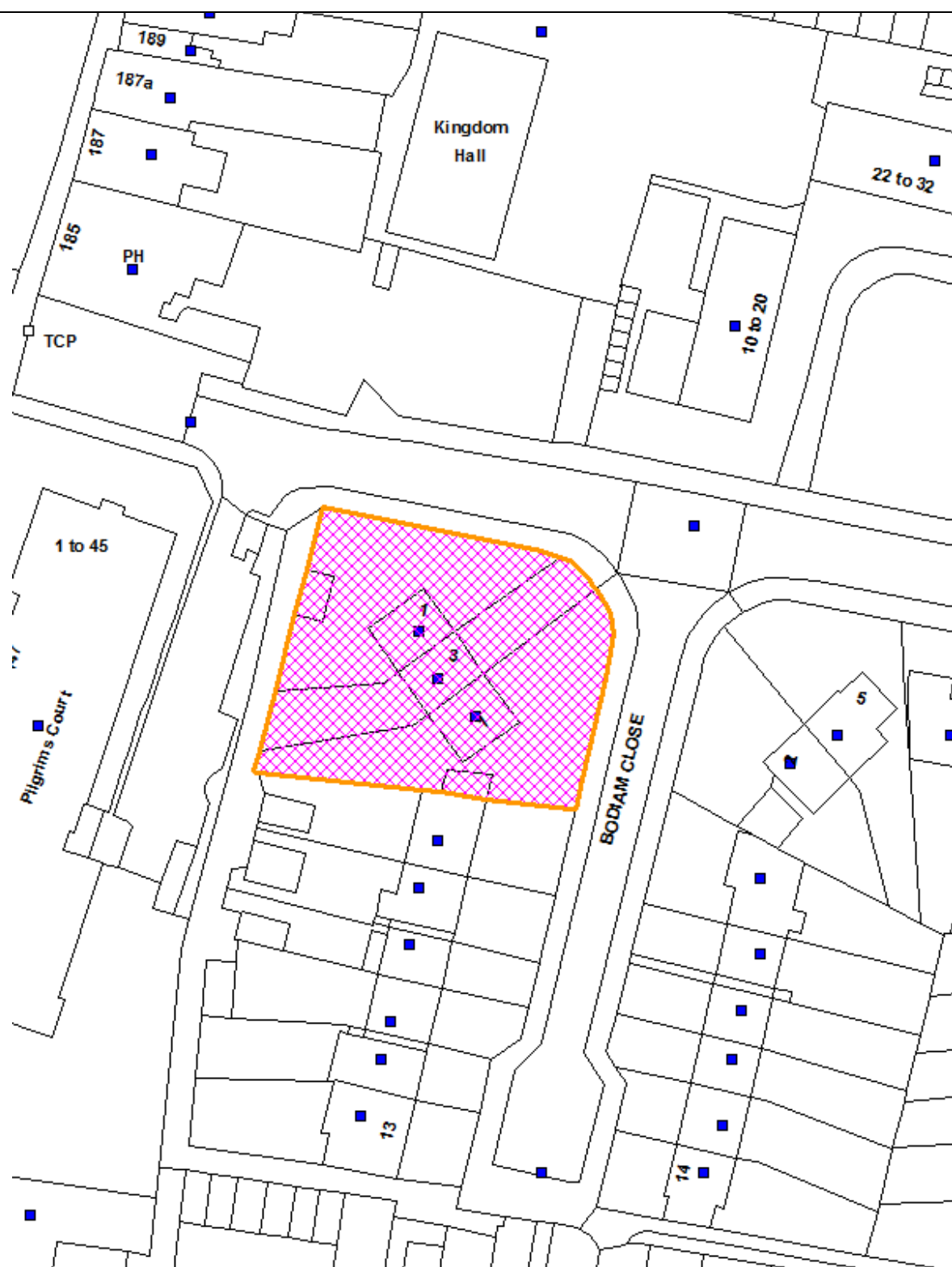
Applicant Name & Address:
Mr SAVVAS MICHAEL
BUCKWORTH COURT
HOLTWHITES HILL
ENFIELD
EN2 0RR

Agent Name & Address:
Mrs Carolyn Apcar
Kinetic House
Theobald Street
Borehamwood
WD6 4PJ
United Kingdom

RECOMMENDATION: GRANT permission subject to the attached conditions list.

Note for Members: This planning application was over turned by the planning committee 27.06.2017, at which meeting, members asked for a conditions list to be brought forward for the committee's consideration. This is the proposed conditions list which officers consider should be attached to this permission.

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DRAFT CONDITIONS: 1 Bodiam Close and 1-3 Penvensey Avenue ref: 16/03643/FUL

Permission be **GRANTED** subject to the following conditions:

1. 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.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) the development shall only be used as supported living accommodation within Use Class C2 and for no other purpose whatsoever without express planning permission first being obtained.

Reason: In the interests of residential amenity and car parking and highway safety.

3. The supported Living Accommodation hereby permitted shall be occupied by no more than 14 residents and 7 members of staff at any one time.

Reason: To minimise the impact of the development on the occupiers of neighbouring properties and to ensure car parking provision complies with the Council's adopted standards.

4. The day care centre hereby permitted shall be occupied by no more than 10 adults and 4 members of staff at any one time.

Reason: To minimise the impact of the development on the occupiers of neighbouring properties and to ensure car parking provision complies with the Council's adopted standards.

5. The day care centre hereby approved shall be open between the hours of 09:30 and 16:00 Mondays to Fridays only. The centre shall not be used at all at weekends.

Reason: To minimize the impact of the development on the occupiers of neighbouring properties

6. 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.

7. 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

8. The development shall not commence until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

9. 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 Development Plan Policies and to prevent the introduction of activity which would be detrimental to neighbouring amenity.

10. The development shall not be occupied until the redundant point of access to the site has been closed and the footway reinstated, and the new accesses constructed. The works shall be carried out at the developers expense.

Reason: To confine vehicle movements to the permitted points of access, to enable additional kerb-side parking to the roadway and to improve the condition of the adjacent footway

11. 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.

12. 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.

13. The development shall not be occupied until details of the siting and design 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, have been 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.

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

14. No development shall take place until a Sustainable Drainage Strategy has been submitted and approved by the Local Planning Authority.

A Sustainable Drainage Strategy must include the following information, and must conform to the landscaping strategy:

- a. A plan of the existing site
- b. A topographical plan of the area
- c. Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
- d. The controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate
- e. The proposed storage volume
- f. Information (specifications, sections, and other relevant details) on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan and the principles of a SuDS Management Train
- g. Geological information including borehole logs, depth to water table and/or infiltration test results
- h. Details of overland flow routes for exceedance events
- i. A management plan for future maintenance

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere and to ensure implementation and adequate maintenance.

15. Prior to occupation of the development approved, a verification report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing.

Reason: In the interest of managing surface water runoff as close to the source as possible in accordance with adopted policy.

16. The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must demonstrate the energy efficiency of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of the development and its services over Part L of the 2013 Building Regulations. The Energy Statement should outline how the reductions are achieved through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;

- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, the development shall be carried out strictly in accordance with the details 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 CO2 emission reduction targets are met.

17. Having regard to Condition 16 of this permission ('Energy Efficiency'), where it is demonstrated that it is feasible to employ low and zero carbon technologies, details of the selected technology / technologies shall be submitted to and approved in writing by the Local Planning Authority. Details shall be inclusive of:

- a. Any machinery/apparatus location, specification and operational details;
- b. A management plan and maintenance strategy/schedule for the operation of the technologies; and
- c. A servicing plan including times, location, frequency, method.

The renewable low and zero carbon technologies shall be installed in accordance with the approved details and operational prior to the first occupation of the development approved and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with adopted policy.

18. No balustrades or other means of enclosure shall be erected on the flat roof of the development. No roof shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

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

19. Before development commences details of the proposed green roof shown on drawing Bod/16/P/03 Rev.B shall be submitted to and approved in writing by the Local Planning Authority. The Green Roof shall be installed in accordance with the approved details.

Reason: To ensure a satisfactory appearance and in the interests of Sustainable Development.

20. The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests

of safety and amenity.

21. 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.

Informative

The construction of the vehicular access and the reinstatement of the existing access involve work to the public highway and this can only be undertaken by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.

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