LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE Date: 21 November 2017

Report of Contact Officer: Ward: Cockfosters

Assistant Director,
Regeneration & Planning
David Gittens
Adam Squires

Ref: 17/03044/FUL **Category**: Full Application

LOCATION: 23 Camlet Way, Barnet, EN4 0LH

PROPOSAL: Redevelopment of site and erection of 2x4 bed detached single family dwellings and a block of 7 flats comprising 4x3, 1x2 and 2x1 bed apartments with associated landscaping and amenity space with carparking provided at basement level.

Applicant Name & Address:

Mr & Mrs Terry & Jill Feldman

23 Camlet Way Enfield, EN4 0LH Agent Name & Address:

Mr Alan Cox 224a High Street Barnet

RECOMMENDATION:

It is recommended that planning permission be **GRANTED** subject to conditions

Note for Members: Applications of this nature would normally be considered under delegated powers but the application has been brought to the Planning Committee because Councillor Pearce has requested that the application be presented to and determined by the Committee if Officers are minded to approve the scheme.

1. Site and Surroundings

- 1.1 The application site comprises the land at No.23 Camlet Way. The property is located on the northern side of Camlet Way, to the east of the intersection with Beech Avenue. The site is a rectangular shape and features 2 vehicle crossovers onto Camlet Way. The site is occupied by a detached dwelling to the front of the site with private amenity space located to the rear.
- 1.2 The surrounding area is residential in character, characterised by larger detached dwellings of varying sizes and styles and limited examples of flat type developments.
- 1.3 The rear of the site adjoins the Hadley Wood Conservation Area and the properties facing onto Crescent East.
- 1.4 There are a number of mature trees on the site to the front and rear, these are not protected by Tree Preservation Orders.

2. **Proposal**

- 2.1 The application seeks planning permission for demolition of the existing dwelling (no planning permission required) and redevelopment of the site to provide a three-storey block (plus basement car park) comprising seven (7) self-contained flats at the front of the site and two (2) two-storey detached dwellings toward the rear, with associated amenity space, gardens and car parking.
- 2.2 The proposed apartment block would feature four (4) three-bedroom apartments, one (1) two-bedroom apartments and two (2) one-bedroom apartments with associated gardens/balconies and underground car park below.
- 2.3 The two detached dwellings would each feature four bedrooms with a garage for two (2) parking spaces.
- 2.4 Access to the site would be provided via the existing crossovers from Camlet Way. The basement car park would be accessed via the eastern crossover and the dwellings to the rear of the site would be accessed via the western crossover with the driveway running along the western boundary.
- 2.5 A total of 15 car spaces would be provided on site, with 7 private spaces and 3 disabled access visitor spaces within the basement and 2 spaces within the garage of each detached house. One service/ visitor park would be located at the front of the site.

3. **Development History**

3.1 Site History

3.1.1 The following planning history for the site is considered to be relevant:

Reference	Proposal	Decision	Date
15/04097/FUL	Redevelopment of site	Refused	16/12/2015
	involving demolition of the		
	existing house, and erection		
	of 3-storey block of 9x2-bed		
	self contained flats and 4 x3		
	bed terraced mews houses		
	with gardens, amenity		
	space and car parking		

3.1.2 16/01384/FUL

Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking.- Refused under Delegated Authority 09/08/2016 for the following reasons;

- 1- The proposed apartment building at the front of the site, by reason of its density, scale, bulk, mass, design and siting, would be inconsistent with the pattern of development and would dominate and detract from the character and appearance of Camlet Way contrary to Policies 3.5, 7.4 and 7.6 of the London Plan, Policies CP 4 and CP 30 of the Core Strategy, Policies DMD 6, DMD 8, DMD 37 and DMD 38 of the Development Management Document, and the Enfield Characterisation Study.
- 2- The proposed form of development at the rear of the site, by way of its height, scale, siting and inadequate setbacks, represents inappropriate development of garden land which would cause adverse impacts on the character of the surrounding area and would fail to conserve or enhance the setting of the Hadley Wood Conservation Area, contrary to Policies CP 4 and CP 30 of the Core Strategy and Policies DMD 6, DMD 7, DMD 8, DMD 37, DMD 38 and DMD 44 of the Development Management Document, the Enfield Characterisation Study and the Hadley Wood Conservation Area Character Appraisal.
- 3- The proposed extent of hardstand at the front of the site, design of the forecourt and loss of the existing grass verge would cause harm to the character and appearance of the property and the street scene. These concerns are exacerbated the inability to provide sufficient scope for adequate landscaping on the loss in addition to harm to an established tree of significant amenity value. The proposal would therefore be contrary to Policies 3.5, 7.4 and 7.6 of the London Plan, Policies CP 4 and CP 30 of the Core Strategy, Policies DMD 6, DMD 8, DMD 37, DMD 38 and DMD 80 of the Development Management Document, and the Enfield Characterisation Study.
- 4- The proposal would fail to provide an appropriate mix of different sized dwellings, including an overprovision of two-bedroom units and an under provision of family sized dwellings, or an acceptable number of units suitable or easily adaptable for wheelchair users, and therefore fails to make an acceptable contribution to the recognised housing needs of the borough, contrary to Policies CP4 and CP 5 of

the Core Strategy and Policies DMD 3 and DMD 8 of the Development Management Document.

- 5- The proposal fails to robustly demonstrate that the proposed car parking facilities and access arrangements are acceptable, including access for refuse collection vehicles, contrary to Policy CP 24 of the Core Strategy, Policies DMD 45, DMD 46 and DMD 47 of the Development Management Document and Policies 6.12 and 6.13 of the London Plan.
- 6- The proposed car parking provision of two spaces per dwelling within the apartment building at the front of the site and visitor parking provision for the mews dwellings at the rear of the site would exceed the requirements of the London Plan and has not be robustly justified, contrary to Policy CP 24 of the Core Strategy, Policy DMD 45 of the Development Management Document and Policy 6.13 of the London Plan.
- 7- The proposed development would fail to provide adequate cycle parking facilities in accordance with the minimum standards set out in Table 6.3 of the London Plan or provide balanced car and non-car modes of travel, contrary to Policy 6.9 of the London Plan, Policy 25 of the Core Strategy, and Policy 45 of the Development Management Document.
- 8- The proposal fails to provide a sufficient affordable housing contribution contrary to Policies 3.10, 3.11, 3.12, 3.13 and 8.2 of the London Plan, Policies CP 2 and CP 46 of the Core Strategy, Policy DMD 1 of the Development Management Document, and the S106 Supplementary Planning Document.

3.1.3 16/0059/REFUSE

Appeal against decision 16/01384/FUL for the Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking.- The appeal was dismissed by the Inspector who found that;

- 1- The bulk, scale and massing of the development would be harmful to the character of the area
- 2- The proposal would not private a suitable housing mix to meet the Borough's needs.
- 3- The development had the potential for overlooking and harm to the amenity of the adjoining No.21 and No.25 Camlet Way.
- 4- The intensity of parking supplied would exceed the requirements of the site without suitable demonstration of need.
- 3.1.4 The main text of the Inspector's decision is discussed in more detail within the body of the report.

3.2 Relevant surrounding applications

3.2.1 The following planning history of the immediate area is considered to be relevant:

14/02622/FUL – 35 Camlet Way, Barnet, EN4 0LJ Redevelopment of the site to provide 8 residential apartments S106- Granted with conditions 27/03/2015

17/02071/FUL - 31 Camlet Way, Barnet, EN4 0LJ

Redevelopment of site by the erection of a detached 2-storeym 6-bed dwelling house including rooms in roof, basement level incorporating swimming pool, garage at front and associated landscaping

Granted with conditions 10/07/2017

15/01615/FUL- 18-20 Camlet Way

Demolition of 2x existing dwellings, redevelopment of site to provide 1x3 storey 4-bed single family dwelling on plot 20 and erection of 2-storey building to provide 5 flats (3-bed) on plot 18 with accommodation in ground and first floors and roof space, basement parking and communal amenity spaced S106- Granted with conditions 17/02/2016

TP/05/1426- 19 Camlet Way, Barnet, EN4 0LH

Demolition of existing dwelling and erection of a new detached 2-storey, 8-bed dwelling incorporating enclosed swimming pool and games room at basement level, and rooms in roof with front and rear dormer windows together with associated vehicular access.

Granted with conditions 12/10/2005

TP/03/1437- Land at rear of 29 Camlet Way, Hadley Wood,

Detached six-bed house with detached double garage and access from Camlet Way

Granted with conditions 10/10/2003

4. Consultations

4.1 Statutory and non-statutory consultees

Traffic & Transport

4.1.1 No objection pending the provision of additional information by way of condition, as discussed in the body of the report.

Tree Control

4.1.2 No objection pending the provision of additional information by way of condition, as discussed in the body of the report.

Sustainable Drainage

4.1.3 Sustainable Drainage advise that a sustainable drainage scheme is required for the development, as detailed in the body of the report

4.2 Public response

- 4.2.1 Letters were sent to seven (7) adjoining and surrounding properties with the consultation period expiring on the 11th of August. **Five (5) objections** were received, in summary the points of objection are;
 - Too close to adjoining properties
 - Development too high
 - Increase danger of flooding
 - Increase in traffic
 - Increase of pollution
 - Loss of privacy
 - More open space needed on development
 - Out of keeping with character of area
 - Over development
 - Will result in houses close to conservation area
 - Overlooking
 - Concerns regarding drainage
 - Undesirable precedent
 - Increase in noise and traffic
 - Unneeded development
 - Similar developments already under construction
 - Road safety concerns
 - Overdevelopment of back garden
 - Style of dwellings to rear is out of character to the surrounding houses
 - Proximity to trees
 - Affect local ecology
 - Loss of residential amenity
 - Impact to setting of Hadley Wood Conservation Area
 - Inconsistent with London Plan
 - inconsistent with DMD
 - bulky presentation to street scene
 - crown roof inconsistent with area
 - dwellings to rear overly visible
 - oversupply of hardstanding
 - difference in site levels leading to issues of overlooking
 - lack of screening between dwellings to rear and houses facing Crescent East
 - un-neighbourly intrusion
 - impacts to drainage
 - overdevelopment of site
 - overlooking from flank windows
 - lack of landscaping along shared boundaries
 - previous inspectors decision
 - more prominent than previous scheme
 - reduction in building width insufficient
 - over intensive use of rear garden

- request for obscure glazing of flank windows
- need for refuse management plan
- effect of basement on drainage issues

Conservation Advisory Group

- 4.2.2 The application was also considered by the Conservation Advisory Group (CAG) at its meeting held on the 31st of October 2017. On balance, CAG opposed the proposal by a vote of 5 for and 6 against, with 6 abstentions. A summary of the meeting minutes is provided as follows
 - CAG noted the application abounds conservation area
 - Flats on Camlet Way considered an improvement of the earlier proposal (16/01384/FUL)
 - Proposal includes 2 dwellings to located 13m from Conservation Area
 - Hadley Wood Conservation Area Study Group stated that views to and from the conservation area are largely void of buildings and structures. Concerns over visibility from Conservation Area
 - Agent indicated ability to introduce additional screening to rear of site to screen the houses from Conservation Area
 - CAG felt the modern design of the two houses was interesting and of a high architectural quality
 - Vote was taken due to disparity of views amongst members
 - On balance CAG opposed the aplication

5. Relevant Policies

London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing development
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on schemes
Policy 3.13	Affordable housing thresholds
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self sufficiency
Policy 6.13	Parking

Lifetime Neighbourhoods Local character

Policy 7.1 Policy 7.4 Policy 7.6 Architecture

Core Strategy

CP2	Managing the supply and location of new housing
CP3	Affordable housing
CP4	Housing Quality
CP5	Housing Types
CP6	Meeting Particular Housing Needs
CP8	Education
CP9	Supporting Community Cohesion
CP20	Sustainable Energy use and Energy Infrastructure
CP21	Delivering Sustainable Water Supply, Drainage and Sewerage
	Infrastructure
CP28	Managing Flood Risk
CP30	Maintaining and Improving the Quality of the Built and Open
	Environment
CP32	Pollution
CP36	Biodiversity
CP46	Infrastructure Contributions

Development Management Document

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DMD2 DMD3	Affordable Housing on Sites of less than 10 units Providing a Mix of Different Sized Homes
DMD4	Loss of existing residential units
DMD5	Residential Conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD49	Sustainable Design and Construction Statements
DMD 51	Energy Efficient
DMD 53	Low and zero carbon Technology
DMD 54	Allowable Solutions
DMD 55	Use of Roof Space/ Vertical Services
DMD 56	Heating and Cooling
DMD 57	Responsible Sourcing of Materials
DMD 58	Water Efficiency
DMD 59	Avoiding and Reducing Flood Risk
DMD 60	Assessing Flood Risk
DMD 61	Managing Surface Water
DMD 68	Noise

DMD 69	Light Pollution
DMD 78	Nature Conservation
DMD 79	Ecological Enhancements
DMD 80	Trees
DMD 83	Development adjacent to Green Belt

Other Material Considerations

National Planning Policy Framework National Planning Policy Guidance Technical Housing Standards – Nationally Described Space Standards Monitoring Report and Housing Trajectory 2015 Hadley Wood Conservation Area Appraisal

Analysis

6. Procedural matters

6.1 It is noted that the planning statement supplied as part of the application states that a number of documents have been agreed to be supplied by way of condition as part of the pre-application for the scheme. Formal agreements are unable to be reached at the preapplication stage as such application provide advice only. In some instances, it may be possible to condition the supply of certain information as a pre-commencement condition pending the approval of a scheme however this varies between applications and is decided by the relevant authority.

7. Previous application

- 7.1 The proposal is similar to previous applications for the site, with the most recent of these being, 16/01384/FUL which proposed 'Redevelopment of site and erection of a 3-storey block of 9 flats comprising (7 x 2-bed and 2 x 3 bed) involving balconies, terraces and basement parking and 3 x 4-bed terraced mews houses, involving associated landscaping, amenity space, and car parking'
- 7.2 This application was refused under delegated authority with this decision subsequently being upheld on appeal.
- 7.3 The key differences between the current proposal and the previous proposal include:
 - A reduction in the number of dwellings from 12 to 9, through the loss of one of the dwellings at the rear, and 2 flats within the apartment building.
 - A reduction in the overall number of car spaces from 31 to 15.
 - A reduction in the overall maximum height of the apartment building at the front of the site from 9.4m to 8.7m
 - The change in form of the apartment building to create a staggered setback

- Reduction in maximum width of development from 26.7m to 22.1m
- Increase in maximum depth of stepped development from 21.7 to 28.6m
- Increase in setback of apartment building from western boundary from 1.5m to 7m
- reduction in setback of apartment building from eastern boundary from 8.3m to 7.5m
- Alterations to the apartment mix to provide for a greater proportion of three-bedroom units.
- Increase in landscaping to front setback and reduction in hardstanding
- Increase in landscaping to side and rear boundaries
- Change in roof type of dwellings to rear from mansard to flat roofed
- Reduction in the number of dwellings to the rear from 3 to 2
- Reduction in the number of storeys of the dwellings to the rear from 3 to 2
- 7.4 The current application and the revisions from the previously refused scheme will be assessed against the previous Inspector's decision and the other relevant legislation, as outlined above.

8. Principle

- 8.1 The National Planning Policy Framework (NPPF) and London Plan advise that Local Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable and inclusive and mixed communities. In addition they advocate the efficient use of brown field sites provided that it is not of high environmental value. Policy 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected.
- 8.2 In broad terms, the proposal to provide residential accommodation would contribute to the strategic housing needs of Greater London and increase the housing stock of the Borough. Therefore the proposals are considered to be consistent with the aims and objectives of both strategic and local planning policies in this regard.
- 8.3 In addition, the principle of providing 2 detached single family dwellings to the rear of this site is acceptable. Whilst local objections have been noted concerning back land development in this characteristically low density suburban location, provided that the proposals do not cause harm to the established character and appearance of the area, it is not considered a refusal in principle could be supported. The 2 new dwellings and the dwelling to be replaced would each provide 4 bedrooms which means that family accommodation would be provided and the development would reflect the priorities identified in the "Monitoring Report and Housing Trajectory 2015" which seeks a greater provision of family accommodation (3+ bedroom homes) for which there is a deficit within the borough.

- 8.4 There is existing evidence of back land (or development of rear gardens) along Camlet Way and Beech Hill to the east of the site. Alderwood Mews and Burwood Place to the east of the subject site were both granted planning permission in the early 2000's, while properties located at 29 and 39 Camlet Way both feature dwellings to the rear (see planning history section of this report). These developments are considered to represent a material consideration in the assessment of the current proposal, as they now contribute to establishing the character of the locality which forms the context for the consideration of this application.
- 8.5 It is further noted that neither the previous application nor the Inspectors Decision raised an objection to the principle of the development of the site and accordingly, the LPA would see no reason to find otherwise in this regard.
- 8.6 Notwithstanding the above, the proposal must be judged on its own merits and it raises additional issues of density, scale, site coverage, context and the impact on the amenities of neighbours. In this context, Policy DMD 7 relates to the development of garden land. The policy states that the Council will seek to protect and enhance the positive contribution gardens make to the character of the borough. Development on garden land will only be permitted if all of the following criteria are met (in summary):
 - The development does not harm the character of the area
 - Increased density is appropriate taking into account the site context
 - The original plot is of sufficient size to allow for additional dwellings
 - The development must not have an adverse impact on residential amenity within the development or the existing pattern of development in the locality
 - Garden space and quality must be adequate for new and existing dwellings
 - The proposal provides appropriate access to the public highway
- 8.7 The current proposal therefore must be assessed in relation to this policy. The development will be expected to respect the established character of Camlet Way, having regard to density and scale, quality of design and appearance, impact on neighbouring amenities and parking provision.
- 9. <u>Development density</u>
- 9.1 The London Plan Density Matrix (Table 3.2) sets out appropriate density levels for residential development based on a range of criteria, including Public Transport Accessibility Level (PTAL), location and site area.
- 9.2 The site has a PTAL of 1b (Very poor), an overall area of 0.361 hectares and is considered to be within a 'Suburban' location. 'Suburban' locations are described as:

'areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys'.

- 9.3 Based on the above, the London Plan Density Matrix (Table 3.2) suggests a density of 150-200 habitable rooms per/hectare and 35-75 units per/hectare for the subject site. This translates to a suggested range of 135-180 habitable rooms per/ha and 31.5-67.7 units per/ha for the subject site.
- 9.4 The proposed development would be within the suggested maximum density based on the London Plan Density Matrix.
- 9.5 However, density is not the only measure when assessing suitability of a proposal for its locality. Other considerations such as impact on local character, impact on adjoining amenity, quality of the proposed, parking provision and scale of development are also relevant.

10. Housing Mix

- 10.1 As noted above, one of the reasons for refusal of the previous application was the over concentration of 2-bedroom dwellings, resulting in an inappropriate housing mix inconsistent with DMD and Core Policy.
- 10.2 Core Strategy Policy CP 5 requires that new development should provide a mix of different sized homes, and sets the following targets for different sized housing:

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20% 1 & 2 bed flats (1-3 Persons)
15 % 2 bed houses (4 persons)
45 % 3 bed houses (5-6persons)
20% 4+ bed house (6 + persons)
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- 10.3 CP 5 is supported by DMD 3 which requires that 'Development on sites capable of accommodating 10 or more dwellings should meet the targets'.
- 10.4 The Core Strategy policy (CP 5) is based on evidence from research undertaken by Ecotec. The findings of Ecotec's research, *Enfield Strategic Housing Market Assessment (February 2010)*, demonstrates a shortage of houses of all sizes, particularly houses with 3+bedrooms across owner occupier, social and private rented sectors. The greatest requirement in the owner occupied market housing sector is for family sized housing.
- 10.5 The earlier findings of Fordham's Research, Enfield Council Housing Study (September 2005) corroborate Ecotec's findings. The research showed there was an absolute shortage of four bedroom properties in the owner occupied sector, which is unique to that sector. The report modelled the potential demand and supply for different sized properties from 2003-2011 and found the greatest relative shortfall is for three or more bedroom properties for owner occupation. This is confirmed with data in the Monitoring Report and Housing Trajectory 2015 ("Monitoring Report") which was reported to the Local Plan Cabinet Sub-Committee on 3 March 2016. The Monitoring Report confirms that in 2014/15, new 3+ bedroom houses accounted for 23% of provision whereas Core Policy 5 and DMD3 seek 65%.

- 10.6 The proposal would provide for two (2) one-bed apartments (ie. 22%), one (1) two-bed apartments (ie. 11%), four (4) three-bedroom dwellings (ie. 44%) and two (2) four-bed apartments (ie. 22%).
- 10.7 It is noted that the two dwellings at the rear of the site each feature a 'study room' which could be used as a fifth bedroom.
- 10.8 Notwithstanding, Policy CP 5 calls for aggregate totals of 35% one and twobedroom dwellings and 65% three and four-bedroom dwellings. on this basis, it is considered that the development would provide a more appropriate provision of larger 3 and 4-bedroom dwellings than the previously refused scheme. It is therefore considered that the proposal would be consistent with Policies CP 5 and DMD 3.
- 10.9 Policy 3.8 of the London Plan states that at least 10% of new homes should be designed to be wheelchair accessible or be easily adaptable for residents who are wheelchair users. This is supported by Policy CP 4 which states that 'The Council will seek to achieve a borough-wide target of 10% of all new homes to be suitable or easily adaptable for wheelchair users'.
- 10.10 The supplied plans indicate that the ground 2 flats are designed so as to be wheel chair accessible. This would result in greater than 10% of the accommodation being wheelchair accessible, in accordance with Policy 3.8 of the London Plan.
- 11. <u>Impact on the character of the surrounding area</u>
- 11.1 The proposal consists of redevelopment of the site to provide a three-storey block (plus basement car park) comprising seven (7) self-contained flats at the front of the site and two (2) two-storey detached dwellings toward the rear, with associated amenity space, gardens and car parking.
- 11.2 The surrounding area is predominantly residential and generally characterised by large single dwellings set on large sites surrounded by extensive gardens. There are examples of unit development and garden development both to the east and west of the site. Recent approval history indicates the approval of a number of larger apartment type development in the surrounding area, as identified earlier in the report.
- 11.3 Policy DMD 6 requires that 'The scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies' and Policy DMD 8 states that new residential development must 'Be of an appropriate scale, bulk and massing'.
- 11.4 The revised scheme maintains the provision of a large flat building to the front and dwellings located to the rear. The previous scheme proposed a square building, while the current scheme is for a stepped elevation, in line with the front

elevation of No.21 to the east and stepping back to sit 4m in front of No.25 to the east. To the west of the site the development would sit 6m forward of the existing building line while to the west it would sit 2m behind the existing building line. The proposed flat building would be approximately 4m narrower than the existing dwelling to either side.

- 11.5 In terms of the visual impacts of the development, the major changes involve the reduction ridge height to match that of No.25 to the west, the reduced width of the flat building to preserve views down the side of the building and the stepped design of the building to break up the visual mass of the building from the previous square design.
- 11.6 The previous proposal was refused due to, among other reasons highlighted in this report:
 - The scale, bulk, mass, design and siting of apartment building at front of site: and
 - The height, scale, siting, inadequate setbacks and number of dwellings proposed at the rear.
- 11.7 More particularly, the inspector found in the previous decision that:

'the envelope of this (flat) building would provide a substantial three storey building with a bulk and mass that would be extremely dominant and visible in the street. The proposed building would be higher than the existing house. I accept this would only be a minor increase in height, however, given the shallow slopes and hipped roof of the existing building it would appear as a building of significantly greater bulk and mass. The existing building is already one of the larger properties in the street and the general form and appearance of the proposed apartment building, including the flat roof mansard style and depth of the property, would to my mind, result in the building appearing substantially larger than any in the immediate surroundings, out of keeping and excessively large

- 11.8 The development at the front of the site would be approximately 600mm lower than the previous proposal in terms of overall maximum height and would include alterations to the building footprint by the creation of the stepped elevation towards Camlet Way. The volume of dormers within the roof has been reduced from 6 to 4 at the front and 4 to 2 at the rear.
- 11.9 It is acknowledged that the development has made efforts to reduce the visual bulk of the structure in relation to the block structure, the massing at roof level and that the current building would have a narrower profile to the existing dwelling on the site. This is offset somewhat by the significant ridge height and roof mass when compared to the current dwelling of the site
- 11.10 In terms of the development character of the wider area, the use of large crown roofs to facilitate residential development and maximise living space within a site. Within the immediate setting of Camlet Way and Beech Hill to the east there are a number of example of similar roofed developments, with recently approved

- development at No.19 Camlet Way, No.18-20 Camlet Way and No.31 Camlet Way all featuring significant crown roof elements
- 11.11 While the inspectors decision previously stated that there were limited examples of similar crown roofs within the wider area, it is noted that the flat building approved at No.20 Camlet Way on the opposite side of the road to the subject site features a significant square crown roof which would not have been constructed at the time of the previous decision. The flat building approved at No.35 Camlet Way also features a similar development In comparison to this roof structure, the proposed roof comprised of 2 smaller crown elements is seen as providing a favourable juxtaposition to the roof and form of No.20.
- 11.12 It is noted that, in the decision for the development at No.20, the officers report identified that.

It is acknowledged that large buildings in comparison to the buildings within the vicinity would remain. However it is considered that the size of the plot, and the broader character of the area which is defined by larger dwellings and flatted buildings with crown roofs, can support a building of the proposed size. The building has been amended and this has reduced the bulk and massing of the building, so that it would not appear significantly out of keeping with the character and appearance of the street scene. Given the wide site frontage, and taking into account the scale of the existing building, it is considered that the proposed building is acceptable in terms of its height, width and depth. The presence of established trees and vegetation along the front and side boundaries of the site, and the separation of the building to the shared flank boundaries would further help ensure that the impact of the development would be lessened.

- 11.13 With reference to this decision, and the proximity to the subject site, it is considered that these views remain valid and that with the presence of comparable development within the area, having been constructed since the previous decision, the development would not appear overly out of keeping with the wider area
- 11.14 The previous decisions from the LPA and Inspector both referenced the width of the previous scheme and the lack of separation between the boundaries in the previous decision. This as a key feature of the area given the predisposition towards development fronting Camlet Way, with open and clear separation along boundaries between properties
- 11.15 Per paragraph 7 of the Inspectors decision it was identified that; 'the separation of the development to allow access to the rear would allow views between the properties towards the rear and expose views through to the development at the rear. Whilst there are examples of development beyond the predominant frontage development, this was for the most part individual properties and well screened'

- 11.16 To address this issue, the form of development has been revised, with a reduction to 2 dwellings at the rear and a change in roof form. This change in roof form results in the mass of the dwellings being centrally located in the middle of the site so as to be screened behind the bulk of the flat building, with a flat pitched roof being angled towards the edge of the site.
- 11.17 The introduction of this contemporary design element results in the mass of development to the rear being screened from Camlet Way, and per the proposed sections, unlikely to be visible from the street in this direction. The reduced roof form to the rear, combined with the increased setbacks form the previous schemes would result in the preservation of views between the subject property and adjoining properties towards the rear of the site. It is considered that to this end, the dwellings at the rear would not result in harm to the character of Camlet Way.
- 11.18 It is noted, that per the CAG Minutes, it was observed that the contemporary design of the dwellings to the rear was a positive design outcome from the previous scheme. It is considered that the revisions to the scheme in this direction are seen as having addressed the previous reason for refusal.
- 11.19 The second ground for refusal for the previous application related to the development at the rear of the site and was as follows:

'The proposed form of development at the rear of the site, by way of its height, scale, siting, inadequate setbacks and number of dwellings proposed, represents inappropriate development of garden land which would cause adverse impacts on the character of the surrounding area, contrary to Policies CP 4 and CP 30 of the Core Strategy and Policies DMD 6, DMD 7, DMD 8, DMD 37 and DMD 38 of the Development Management Document, and the Enfield Characterisation Study.'

- 11.20 The development at the rear of the site would now feature three dwellings, rather than four, and development would be two-storeys, rather than three. Dwellings at the rear would also be detached, rather than terraced, with a space of approximately 2m between each dwelling.
- 11.21 The officer's report for the previous proposal noted that development of the rear of the site would be over dominant and inconsistent with the pattern of development in the area and would disrupt the established pattern of large rear gardens, causing harm to the character of the area.
- 11.22 In terms of precedent, it is considered that the development to the rear of No.29 Camlet Way, in the form of the substantial 2 storey dwelling with a large crown roof and development located within the roof space is a comparable development. In terms of a physical comparison, the building footprint between the two sites would be similar, with the dwelling at No.29 displaying a higher level of visual bulk by way of the crown roof at the rear of the site.
- 11.23 The proposed development to the rear would have a height of 7m at its highest point, 700mm lower than the ridge of the previously proposed mansard roofs,

with the roof sloping to a height of 5.3m as the roof slopes away towards the site boundaries.

- 11.24 One of the concerns with the proposed development at the rear within the previous proposals was the inadequate setbacks from the side property boundaries. By the removal of one dwelling to the rear, the development would have a separation of 6m from either side boundary as opposed to the previously proposed. This, in conjunction with the reduction in building bulk towards the side boundaries results in a form of development that would have a reduced visual profile and offers better opportunities towards screening from both the public realm and adjoining properties
- 11.25 Having regard to the above, it is considered that the current proposal represents a significant reduction to the form, bulk and visual impact in the overall scale of development at the rear of the site. the development would be comparable to development found at 29 Camlet Way and by nature of the reduced roof profile may in fact be considered a lesser visual impact to this property. In this regard Council's previous concerns and reason for refusal with respect to the development at the rear of the site have been resolved to a satisfactory standard

Setting of the conservation area

- 11.26 The subject site is also located within the setting of the Hadley Wood Conservation Area, which commences at the rear property boundary and incorporates properties on the north and south sides of Crescent East and Crescent West either side of the railway cutting, as well as properties along Lancaster Avenue to the north.
- 11.27 While the subject site is not included within the conservation area, the impact of development on the setting of the conservation area must be considered.
- 11.28 DMD 44 (Enhancing and Enhancing Heritage Assets) is therefore relevant and states that:

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

And,

'The design, materials and detailing of development affecting heritage assets or their setting should preserve the asset in a manner appropriate to its significance'.

11.29 Paragraph 8.5.4 of the Development Management Document provides further guidance and states that 'The setting of an asset is not limited to its curtilage and is defined as the physical and non physical environment in which the asset is experienced, including consideration of views to and from the asset...'.

- 11.30 The development site adjoins the Hadley Wood Conservation Area to the north of the site, with the 2 dwellings located at the rear of the site facing towards the Conservation Area. Per the previous officers report for application 16/01384/FUL, concern was raised with regard to the impact of the mews dwellings and associated works at the rear, located within 4m of the Conservation Area at its closest point on the setting of Conservation Area. This was predominantly due to the potential for views towards the development from Crescent East.
- 11.31 The revised scheme reduces the intensity and form of development to the rear of the site and has moved the building line of these buildings forwards, so as to be located 12m from the boundary of the conservation area. The bulk of the dwellings to the rear has also changed with the previously proposed bulky mansard roofs being replaced by a flat pitched roof, making use of a green roof at first floor level.
- 11.32 The 2 dwellings proposed at the rear of the site would be located 12m from the boundary of the Conservation Area and approximately 90m from the public realm of the Conservation Area along Crescent East facing the site. The flat building located fronting Camlet Way would be approximately 65m from the conservation area and 140m when viewed from Crescent East
- 11.33 The CAG response in regard to the application was mixed, with a 6-5 vote carrying the objection. In respect to the dwellings to the rear, it was noted that the current scheme is an improvement on the previous scheme and that the form of the flat building was an improvement on the previous scheme. Conversely, the Hadley Wood Conservation Area Study group noted that the development would be visible from between the dwellings along Crescent East and would be detrimental to the Conservation Area due to the views in this direction. It is noted that while CAG raised an objection to the scheme, it was not identified as a form of development resulting in harm to the setting of the Conservation Area.
- 11.34 In respect of this, the applicant advanced additional information regarding the ability to implement additional screenings and plantings to the rear elevation if required by the CAG or the Local Authority. While no response regarding this was provided in the CAG minutes, the Case Officer is of the opinion that additional landscaping would be a positive contribution in this regard and would assist in offsetting harm to views from Crescent East. In the event of approval, as part of the revised landscaping plan condition detailed elsewhere in this report, additional screening in this direction would be required.
- 11.35 With regard to the previous application, the CAG offered an objection to the scheme on the basis of the piecemeal loss of development along Camlet Way and the loss of the fine dwellings in this direction harming the setting of the Conservation Area.
- 11.36 The Hadley Wood Conservation Area Character Appraisal acknowledges that by nature of the topographical nature of the area, the development along Crescent East falls away from the ridge carrying Camlet Way. By nature of this, any development located along Camlet Way will have an inherent degree of visibility due to the slope of the land.

- 11.37 The Character Appraisal does not make reference to development along Camlet Way impacting upon the setting of the Conservation Area, and more specifically, in the development pressures identified for the Area, development along the boundary is not identified as a pressure.
- 11.38 It is not considered that the response provided by CAG would offer sufficient justification or identifies a level of harm to the setting of the Conservation Area so as to warrant a reason for refusal. Concerns raised regarding the flat building would be difficult to substantiate given the significant distance between this building and the conservation area (in excess of 60m at the closest point). It is further noted that in the appeal decision issued by the Inspector, no reference was made to the development resulting in harm to the Conservation Area.
- 11.39 Given an intention to implement additional landscaping to the elevation presenting towards Crescent East, the setbacks of the development from the public realm of the Conservation Area and revised form and bulk of the development, it is considered the revised scheme would result in a reduced visual impression to the Conservation Area from the previous scheme
- 11.40 While the development would be visible from the Conservation Area, most notably along Crescent East, the impact of the proposed developments on the overall character of the conservation area has been reduced. The development is considered to lead to less than substantial harm to the setting of the Conservation Area.
- 11.41 Per Paragraph 134 of the NPPF it is identified that;

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use

- 11.42 In this instance, the public benefit of the scheme, namely the provision of additional, high quality accommodation within the Borough and the optimisation of the development potential of the site outweighs the less than substantial harm to the setting of the Conservation Area due to visual impacts from Crescent East.
- 11.43 Another reason for refusal with respect to the previous proposal related to the extent of hardstand at the front of the site and design of the forecourt.
- 11.44 The officer's report for the previous application provided the following assessment:

The current proposal is almost identical to the previously refused proposal in terms of the design of the front forecourt, with the exception of the loss of one car space which would accommodate the relocated bin store area. There has been no change in planning policy or circumstances since the issue of the previous refusal in late-2015 which would warrant the Council forming different view with respect to the

proposed design of the front of the site, and therefore it is considered that this ground for refusal has not been addressed by the current application.

11.45 This view was supported by the inspector who found that;

The proposed layout has limited opportunities for soft landscaping, the apartment building is moved forward on the plot, reducing the available area, a side accessway is created, a small free-standing building is introduced and formalised parking bays are introduced. There is limited sot landscaping provided and no real opportunities to increase this. The lack of soft landscaping would produce an appearance somewhat out of keeping in the street but would also reduce the ability to screen and soften the significant bulk of the proposed apartment building, thereby adding to its apparent dominance

- 11.46 The landscaping scheme has been significantly revised, with the carparking to the front being removed and the existing crossovers being preserved, removing the need for a large centralised area of hardstanding of the previous scheme. The revised landscaping scheme shows that an access path would be the only hardstanding to the front of the flat building, allowing for significant plantings across the front of the site and a significant soft landscaped area between the flat building and the front boundary fence.
- 11.47 It is noted that the existing site features a high percentage of hardstanding to the front elevation, save for the plating area and cedar tree to the east of the site. This cedar tree would be retained which would offer additional screening to the development. The landscaping scheme is considered to address the previous reason for refusal in that the high percentage of hardstanding is reduced and the proposal would in fact feature less to the front elevation as what currently exists. The landscaping would allow for better screening of the flat building towards Camlet Way and adjoining properties, reducing the visual impact of this structure. It is considered that there is scope for the inclusion of additional plantings from what is currently proposed and there is a presumption towards plantings consisting of mature varieties with active foliage's so as to provide more immediate screening. Conditions relating to this would be included with any approval
- 11.48 It is considered that the revisions to the current application previous scheme have addressed the previous reasons for refusal of the application relating to the bulk and scale, impact to the Conservation Area and lack of suitable landscaping. While the current scheme retains similarities to previous proposals, by nature of the planning system, previous decisions and reasons for refusal provide direction towards unsatisfactory elements of a scheme. It is therefore a reasonable expectation that a revised scheme would seek to rectify or revise a previous application. Overall, it is considered that the development present an acceptable scale of development compatible with existing development in the immediate vicinity of the site in terms of size and design.
- 12. Floor Area and Quality of Accommodation

- 12.1 DMD 8 requires that new residential development must 'meet or exceed minimum space standards in the London Plan and London Housing Design Guide'.
- 12.2 However, since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide and have been superseded by the nationally described space standards (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, the national standards take precedence and should be applied.
- 12.3 The proposed dwellings will be expected to meet and where possible exceed these minimum standards and those contained within the nationally described space standard.
- 12.4 The minimum floor area required for the various dwelling sizes/types proposed by this application are as follows:

Apartment size / type	Floorspace requirement
One bedroom, two-person apartment	50sqm
Two bedroom, four-person apartment	70sqm
Three bedroom, six-person apartment	95sqm
Two-storey, four-bedroom, eight-person dwelling	117sqm

- 12.5 The proposed apartments and mews dwellings are all very large and easily comply with the relevant internal spatial requirements.
- 13. <u>Amenity Space</u>
- 13.1 DMD 9 (Amenity Space) sets out the amenity space requirements for different sizes and types of dwellings.
- 13.2 The proposal provides for an area of communal amenity space in the centre of the site, and therefore the minimum area of amenity space for the One-bedroom, two-bedroom and three-bedroom apartments are 5sqm, 7sqm and 9sqm respectively.
- 13.3 Each of the apartments would be provided with a terrace or balcony which would meet these requirements.
- 13.4 DMD 9 also requires that four-bedroom houses each be provided with at least 50sqm of private amenity space. Both of the proposed dwellings would be provided with a rear garden comfortably in excess of 29sqm.
- 13.5 The current proposal also provides a communal open space area within the centre of the site, the size of which has been increased compared with the previous applications. Under the previous scheme there was no direct access to the amenity space at the rear from inside the flat building with residents forced to circumnavigate the building to enter the site. The current scheme features direct access to the amenity space from within the building with a door at ground floor

- level leading directly to this space. This is seen as an acceptable access arrangement and on this basis the communal amenity space would be appropriate.
- 13.6 It is noted that per DMD9, communal amenity space must be directly accessible to wheelchair users and disabled people and must have a suitable management arrangement in place. The ground floor plans show that Flat 1 has a ramp leading to the amenity space however there is no ramp access to the main building at the rear. Similarly, no detail of a management plan has been presented to detail how the space will be utilised and maintained. These aspects are considered to be readily rectifiable, and, in the event of approval, a condition requiring supply of this information would be imposed.
- 14. <u>Impact on the neighbours' amenity</u>
- 14.1 DMD 8 requires that new residential development must 'Preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance'.
- 14.2 Objections have been received from a number of surrounding properties, including properties with a direct abuttal to the site.
 - Daylight/sunlight/outlook
- 14.3 The officer's report of the previous proposal set out that the development would not result in any significant adverse impacts on adjoining properties in terms of daylight, sunlight or outlook.
- 14.4 In summary, this was because:
 - No. 21 Camlet Way would be separated by the proposed accessway and the flank walls of the adjoining dwelling and the proposed development would sit approximately 13m apart;
 - No. 25 Camlet Way features a two-storey wing which is set against the shared property boundary, and does not feature windows within the flank wall, mitigating any impacts on daylight, sunlight or outlook.
 - Both Nos. 21 and 25 Camlet Way are oriented to the north; and
 - The mews development to the rear would be separated from the two adjoining properties by 40-60m and from the properties to the rear by at least 50m.
- 14.5 It is considered that the current proposal, which includes reductions in the overall width of development, would not result in any new impacts in terms of daylight, sunlight or outlook when compared with the previous proposal.

Privacy/overlooking

- 14.6 Concerns were raised with the previous proposals due to there being a number of second floor windows within the side elevations which would directly overlook both adjoining properties and do not feature any screening.
- 14.7 This was not identified as a reason for refusal of the previous application as the Case Officer was of the of the opinion that the glazing of the flank windows would have prevented issues of overlooking. Notwithstanding this, the inspectors decision of the subsequent appeal found that;

The proposal would result in material harm to the living conditions of the occupiers of the adjoining property at No.21 and No.25 Camlet Way with particular reference to privacy and overlooking.

- 14.8 Primarily, the Inspector formed this view on the basis that the development would result in overlooking to the rear spaces of these adjoining properties due to the location of windows and balconies within the rear elevations, lack of screening between the sites and lack of separation between the sites.
- 14.9 For reference, the previous scheme had a separation of 1.5m from the western boundary and 8.5m from the eastern boundary. The rear building line sat slightly shallower than No.25 to the west and 14m in deeper than No.21. the proposal featured a large, open sided balcony at first floor level in the centre of the development. As a result of this, the inspector considered that the outlook from the open balconies would be more substantial than from existing windows and would increase the risk of overlooking to private areas close to the rear of these dwellings.
- 14.10 By nature of the revised, stepped design of the flat building, the depth of the extension in relation to the adjoining properties has changed, with the development extending past the rear building line of either dwellings, ensuring that views from rear facing windows and balconies are directed towards rear garden space.
- 14.11 At first floor level, there would be two rear terraces located within the rear elevation, each of these would be recessed terraces meaning that views to either side of the terrace are screened by the existing building. at second floor level, there would be one recessed terrace for Flat 5, while Flat 7 would feature an open balcony, with potential for views to either side of the development. This would be inappropriate, and inconsistent with the previous Inspectors decision, however this is rectifiable by the insertion of privacy screening to either elevation of the terrace, so as to restrict views towards the rear of the property. A condition ensuring this would be included with any approval.
- 14.12 While there would be some overlooking of rear garden spaces from the proposed rear windows and balconies, given the extension would extend past the rear of both adjoining dwellings, these views would be limited towards the rear garden spaces and would not overlook private spaces directly to the rear of the dwelling,

which was the primary concern of the previous inspectors decision. It is noted that views of rear garden spaces are not protected by DMD policy and such views are no different that would be reasonably expected by rear facing windows or a rear dormer.

- 14.13 As an aside, it is noted that the adjoining property at No.25 features a first floor rear terrace which wraps around side of the two-storey wing of this development. the views offered by this terrace may be impacted somewhat by the apartment development to the side boundary, however, the views to the rear garden spaces would be preserved.
- 14.14 It is also noted that there would also be some overlooking opportunities from the 3 north facing first floor windows of either dwelling at the rear of the site into the two adjoining properties of 20 and 22 Crescent East to the rear. However, as noted in the previous reports, the dwellings would be significantly separated from surrounding properties by 40-60m and immediate views would be to gardens, rather than habitable rooms. Therefore, it is considered that the development at the rear would not cause any significant impacts on privacy.
- 14.15 On the basis of the above, it is considered that the revised scheme would address the previous objection raised by the inspector with regard to overlooking of rear private spaces of No.21 and No.25 Camlet Way. As previously noted, there is a predisposition towards the planting of established vegetation for screening purposes, especially so along the shared boundaries to the sides and rear. As condition requiring this would be imposed.

Noise and disturbance

14.16 While the proposal would result in a significant increase in the number of vehicle movements to and from the site, it is considered that the proposal would not result in a significant increase in background noise so as to cause an unacceptable amenity impact.

15. Traffic Considerations

Access

- 15.1 Pedestrian access is clearly defined which meets London Plan Policy 6.10 Walking and Enfield DMD 47 which requires: "All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities." Any pedestrian access should be at least 1200mm wide to allow wheelchair users and those wheeling a bike to conveniently use it.
- 15.2 The existing vehicular accesses will be retained which is an acceptable approach. The proposed gates are recessed from the public highway by at least 5 metres and open inwards which is acceptable as this prevents vehicles being forced to gueue on the street to enter the site

15.3 Where the entry / exit point involves an enclosure, for reasons of pedestrian and cyclist safety, the Council requires unobstructed footway visibility starting at 0.6m to 1.0m in height above the footway for a distance of 2.0m horizontal from either edge of the access. This visibility is to be measured from a point 2.0m back from the edge of the footway. In the event of approval, a condition requiring confirmation as to the proposed means of enclosure would be imposed, allowing for confirmation of this detail.

Parking

- 15.4 The 10 car parking spaces for the flats slightly exceeds the maximum permitted by the London Plan. The previous application was refused in part due to an over supply of parking spaces, however, given the low PTAL rating of the site and that 2 disabled spaces would be provided, the parking mix is acceptable.
- 15.5 The site would provide electric charging provision for the spaces, with a minimum provision of 20% active and 20% passive spaces. Confirmation is required as to which spaces would feature charging points, with this information to be supplied prior to the commencement of construction.
- 15.6 Amended plans have been provided detailing that the lift is of a sufficient size to accommodate cycles using the basement parking and this detail is considered acceptable.
- 15.7 The scheme makes provision for cycle parking for each of the flats at level which would meet the requirements of the London Plan. The spaces are secure within the basement and no objection is raised to this aspect. Clarification is required with regard to the location of the visitor parking spaces and the location of the cycle parking spaces for the 2 dwellings, in light of the available space, it is considered that this information can be provided by way of condition.

Refuse

- 15.8 The location of the refuse and recycling store for the flats is acceptable although confirmation is required that there will be a level and solid surface that it can be transferred over to allow collection on the public highway. The location of the refuse and recycling storage for the houses appears to be just under 50 metres from the collection point which is acceptable.
- 15.9 The location, size, number and type of refuse and recycling containers will need to be specified and must be in line with Enfield guidance ENV 08_162, this information is able to be supplied by way of condition

16. Biodiversity

16.1 Core Policy 36 of the Core Strategy seeks to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified

- at a European, national, London or local level as being of importance for nature conservation.
- 16.2 No ecological appraisal has been supplied with the application, as the planning statement has identified an intention to supply this as a pre-commencement condition in the event of an approval being issued. While it is noted that the preapplication report detailed that this information would be required in the event of a full application, it is considered that an Ecological Appraisal can be supplied by conditions. Such a report would need to identify mitigation measures and a strategy to be adopted in order to ensure that there is no harm to protected species. Such measures would be expected to include the planting of native/wildlife friendly species, installation of bat boxes, butterfly houses, a stag beetle loggery and 3 bird boxes.
- 16.3 Furthermore a bat survey would be required prior to the demolition of the dwelling so as to protect any species within the site.

17. Impact on trees

- 17.1 DMD 80 requires consideration to be given to the impact of a proposed development on existing trees. It also requires additional landscaping to be provided where necessary.
- 17.2 The Council's Tree Officer has inspected the proposed development and has visited the site to consider the impact on trees. It is recognised that a number of neighbours have raised concern about the loss of trees on the site which they consider provides significant amenity value. It is noted that none of the trees on the site at present are subject to a Tree Preservation Order.
- 17.3 Per the response from Council's tree officer, no objection is raised to the principle of development, however an objection is raised with regard to the proposed refuse store at the front of the site which is located within the Root Protection Area of the large cedar to the front of the site. It has been recommended that the plans be revised to locate the refuse store on the western side of the front entrance path. It is considered that this would be easily achievable, and given the need for a condition for greater detailing of the landscaping to the front setback of the site, it would be possible to condition the revised location of the refuse store as part of the same process.

18. Energy

18.1 The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO2 reduction is required for new residential units having regard to economic viability and technical feasibility. An energy statement has been submitted with this application which demonstrates that that this is achievable. In the event of approval, a condition requiring an energy certification demonstrating a 35% CO2 reduction would be required prior to occupation of the residential spaces.

18.2 In addition, water efficiency measures will need to be provided. Submitted details will need to 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. This will be required by condition.

19. Flood Risk

19.1 DMD 60 requires new developments to be assessed in relation to their potential for increasing the risk of flooding. The current proposal has been inspected by the Environment Agency and they advise that they have no objection to the development on flood risk safety grounds. The proposal does not lie within Flood Zone 2 or 3 and on this basis, no objection is raised to the development in this regard.

20. Sustainable Urban Drainage SUDs

- 20.1 DMD 61 relates to the management of surface water. A Drainage Strategy is required to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS)
- 20.2 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.
- 20.3 The sustainable urban drainage strategy should include:
 - A site plan.
 - A layout plan.
 - A topographical plan of the area with contours and overland flow routes together with details of what happens in exceedance events.
 - The footprint of the area being drained, including all buildings and parking areas
 - Greenfield Runoff Rates for a 1 in 1yr event and a 1 in 100yr event plus climate change.
 - Storage volume.
 - Controlled discharge rate.
- 20.4 This will be required by condition.

21. <u>S106 Contributions</u>

21.1 On November 28th 2014 the Minister for Housing and Planning state announced, in a written ministerial statement, S106 planning obligation measures to support small scale developers and self-builders. 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 developments containing 10 units or less with a gross area of no more than 1000 sq m.

- 21.2 In April 2015, the Government's new policy approach was challenged in the High Court by two Local Authorities (West Berkshire District Council and Reading Borough Council). The challenge in the High Court was successful and on 31st July 2015, Mr Justice Holgate quashed the Secretary of State's decision to adopt the new policy by way of written ministerial statement. As a consequence, paragraphs 12 to 23 of the Planning Obligations section of the National Planning Practice Guidance (NPPG) were removed.
- 21.3 The Government subsequently appealed the High Court decision. The Court of Appeal on the 11th May 2016 upheld the Government's position set out in the 28th November 2014 written ministerial statement; this reinstates the small sites exemption from paying S106 affordable housing and other tariff style contributions and also reinstates the vacant building credit.
- 21.4 The Court of Appeal found the written ministerial statement to be lawful; however in making the judgement the Court found that the statement should not be applied as a blanket exemption which overrides the statutory development plan and the weight given to the statutory development plan is a consideration to be made by the Local Planning Authority.
- 21.5 As a result of this The London Borough of Enfield will no longer be seeking contributions for education on schemes which are 11 units and below. However, it will be seeking Affordable Housing contributions on schemes which are 10 units or less which have a combined gross floor space of more than 1000sqm. This is in conjunction with the criteria stipulated within the Planning Practice Guidance.
- 21.6 The current proposal would have a GIA in excess of 1000 sq.m and therefore a contribution towards Affordable Housing would be required in line with the Council S106 SPD (2016).
- 21.7 In line with the S106 SPD the applicant has submitted a Viability Statement which concluded that no contribution to Affordable Housing could be made if the proposal is to be economically viable.
- 21.8 The submitted Viability Statement has been reviewed by an independent viability assessor. The advice provided concludes that the following contributions can be made by the proposed viability:

Affordable Housing 5% Council monitoring fee =£294,349.98 Affordable Housing =£2,105.24**Total contributions** =£541,000.00

- The initial contributions offered by the applicant as set out in their submitted 21.9 Affordable Housing Financial Viability Report were significantly less than suggested by the Council's independent consultant who has undertaken a review of the proposal.
- 21.10 Following dialogue between the agent for the applicant and Council staff, the amounts detailed in the independent viability report were considered to be acceptable and the above-mentioned contributions were agreed upon as acceptable for the development.
- 21.11 As an aside, it is noted that the previous application 16/01384/FUL was determined to be liable for contributions of £451,000 following an independent review of the scheme. The current scheme represents an improved amount of some £90,000 for a scheme featuring 3 fewer dwellings.
- 21.12 The LPA is of the opinion that the afore mentioned figures represents an acceptable S106 contribution and a legal agreement for these contributions has been prepared on this basis.

22. Recommendation

- 22.1 Having regard to the above assessment, it is recommended that the application is **approved** subject to the following conditions:
 - 1. C51 Time Limited Permission
 - 2. Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

463316-3 Rev A 463316-2	Proposed Plans (Flats) Proposed Site Plan, Street Scene and Site Section
463316-4	Proposed Elevations (Flats)
463316-5	Proposed Plans & Elevations (House 1)
463316-6	Proposed Plans & Elevations (House 2)
463316-7	Proposed Street Scene & CGIS
LP/23CWB/020 B	Landscaping Plan
10079-001	Swept Path Analysis of Small refuse vehicle servicing the site
TPP/23CWB/010 B	Tree Protection Plan
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Reason: To ensure the development proceeds in accordance with the approved plans.

 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.

4. 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 a satisfactory visual appearance and in the in interests of highways safety

Revised landscaping plan shall include a landscaping management plan and predicted growth detail so as to ensure the plantings are appropriately maintained.

5. The development shall not commence until details of a revised landscaping plan detailing existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas has been submitted to and approved in writing by the Local Planning Authority. The revised plan shall provide additional plantings to the front, rear and side elevations of the site, with such plantings to include mature species. Its shall also include a landscaping management plan and predicted growth detail so as to ensure the plantings are appropriately maintained. 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

6. 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.

7. 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.

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

9. The development shall not commence until details of the construction of any access roads and junctions and any other highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in accordance with the approved details before development is occupied or the use commences.

Reason: To ensure that the development complies with adopted Policy and does not prejudice conditions of safety or traffic flow on adjoining highways.

10. Prior to the commencement of above ground works, details (including elevational details) for covered cycle parking for the storage of a minimum of 2 bicycles per dwelling has been submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to first occupation of the development and permanently maintained, kept free from obstruction, and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

11. Prior to the commencement of above ground works, 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.

12. The glazing to be installed in all flank elevations of the development shall be in obscured glass and fixed shut to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

- 13. 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
 - 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.

14. 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.

15. Prior to first occupation details of the internal consumption of potable water shall be 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. 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.

- 16. The development, including demolition of the existing dwelling, shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:
 - a. A photographic condition survey of the public roads, footways and verges leading to the site.
 - b. Details of construction access and associated traffic management.
 - c. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
 - 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. The storage and removal of excavation material.
 - i. Measures to reduce danger to cyclists.
 - j. Dust mitigation measures.
 - k. Membership of the Considerate Contractors Scheme

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

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

17. 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.

18. 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.

- 19. 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.

20. No works or development shall take place until Ecological Appraisal has been supplied and approved by the Local Planning Authority. Such a report is expected to identify ecological mitigation measures and a strategy to be adopted in order to ensure that there is no harm to protected species.

A plan shall be provided to show the locations of the proposed biodiversity enhancements and the development shall be carried out strictly in accordance with the approved plan and Ecological Appraisal.

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

21. Prior to the demolition of the existing dwelling of the site, a daytime bat inspection by a licensed bay consultant should be undertaken of the loft space of the dwelling. this report shall be supplied in writing to the Local Planning Authority for approval, prior to any works commencing on the site.

In the event that bats are determined to be present within the site, no works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and

approved in writing by the council. Thereafter mitigations measures approved in the shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council.

Reason: To ensure that the Council fulfils its duties under the Conservation of Habitats and Species Regulations (2010) (as amended) and that bats, a material consideration, are not adversely impacted upon by the proposed development.

- 22. Prior to the commencement of above ground works, a revised site plan detailing the following shall be supplied for the written approval of the Local Planning Authority;
 - Charging points for electric vehicles within the basement garage
 - A revised refuse store on the western side of the pedestrian entrance pathway
 - A wheelchair accessible ramp to the rear of the flat building
 - Privacy screenings 1.7m high to the side elevations of the balcony serving Flat 7

Reason: to ensure the development is in accordance with DMD Policy and Council requirements

23. No works or development shall take place until a basement impact assessment has been supplied and approved by the Local Planning Authority.

Reason: to ensure the basement does not effect the stability of the site or adjoining properties.

24. Prior to the first occupation of the flat building, a communal space management plan detailing the maintenance, orientation and design of the communal open space area has been submitted and approved by the Local Planning Authority

Reason: to ensure the communal open space is provided in accordance with DMD9.

25. No works or development shall take place until a refuse and servicing access management plan has been submitted and approved by the Local Planning Authority

Reason: to ensure that access and servicing to the site does not affect the amenity of adjoining properties and that refuse collection is in accordance with Enfield Policy.

Highways Informative

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

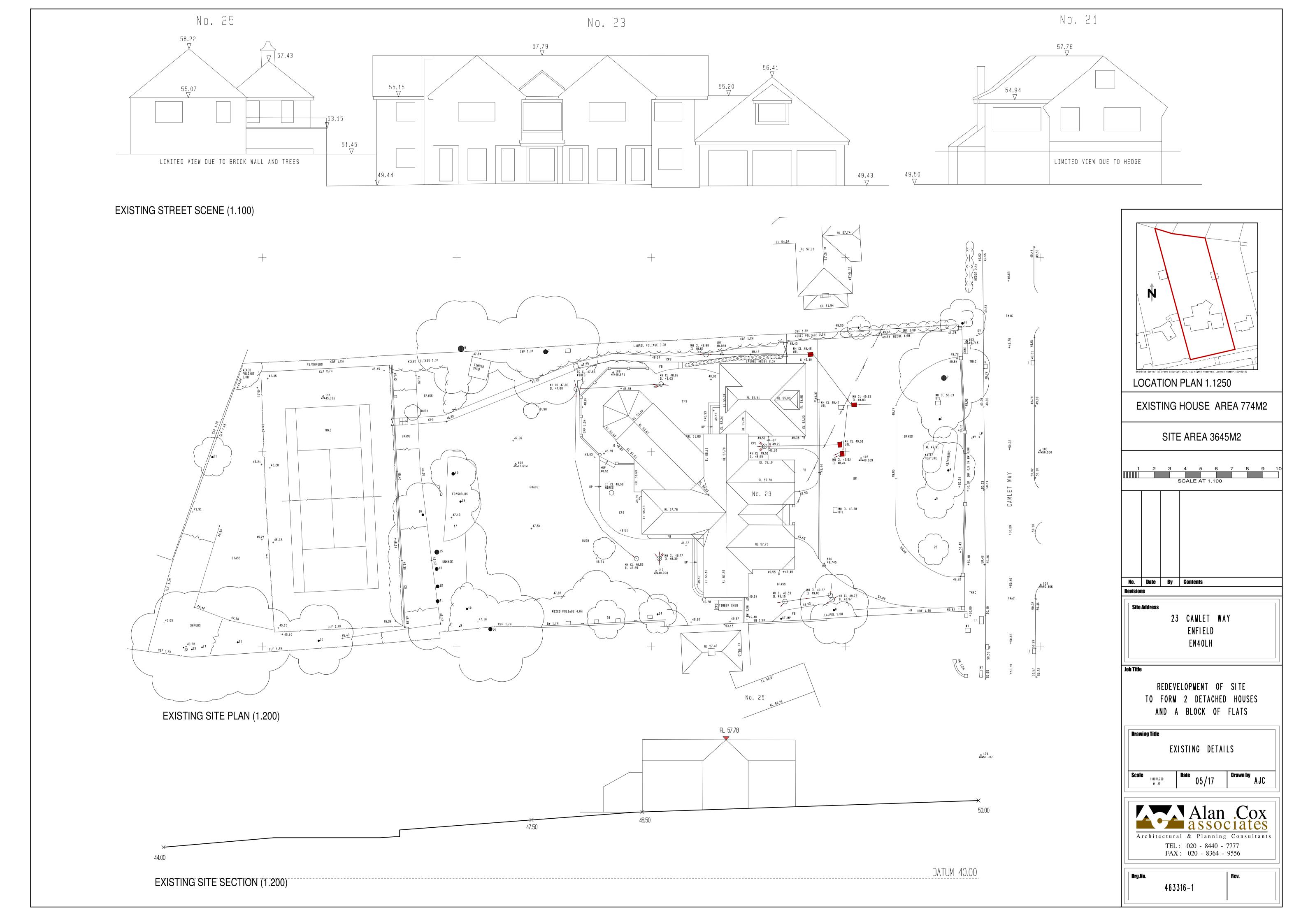
Environment Agency Informative

The applicant should be aware that under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Monken Mead Brook, designated a 'main river'. From 6th April 2016, the Flood Defence Consent regime moved into the Environmental Permitting Regulations to become Flood Risk Activity Permits. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

For further information on a Flood Risk Activity Permit please contact us at PSO-Thames@environment-agency.gov.uk







Landscape Plan

This Landscape Plan has been prepared as part of a Planning Application at 23 Camlet Way, Barnet, EN4 OLH. This application is for the demolition of the existing buildings and the residential development of the site with associated parking and amenity space. The proposal will require the removal of some trees as set out Arboricultural Report which accompanies this Planning Application.

Landscape Philosophy

To provide a landscape design which reflects the context of the site and the existing (residential) built form and public use around the site. The development will retain a prominent Cedar to the site frontage with Camlet Way and supplement this with additional screening (trees, hedges and shrubs) to soften the proposed built form and set it in the existing and proposed landscape. The retention of the Cedar was required by the Local Planning Authority as part of a previous Planning Application on the site. The planting of 15 no. trees is proposed through the site and this will mitigate for the removal of 15 no. trees as part of the site development.

Tree, hedge and shrub planting is proposed along the site boundaries to set and screen the development in the local area. Where practical this will retain existing established shrubs and trees along the site boundaries. Additional hedging and tree planting will take place between the flats to the site frontage and the houses to the rear of the site. These will provide a visual separation between the two elements of the scheme as well as softening and screening the development in longer views. Trees here will include large species which will provide a scale to the proposed development.

There will be formal planting areas associated with the residential garden areas and communal areas within the main body of the development. Where possible species used here will be beneficial to wildlife by providing nesting or refuse sites or a food source. Overall the development will provide a range of wildlife habitats across the site which will maintain or improve the bio-diversity of the site as well as providing an attractive setting for the development.

For information on Arboricultural issues refer to the Arboricultural Report as part of the submissions for this Planning Application.

Plan Details

Hard Material Specification

Surfacing Materials and Fencing are as to be used in the areas as shown on the Landscape Plan, as indicated on the Key and/or as set out below.

Hard Surface Materials Main Access Driveways, Footpaths and Car Parking Areas

Houses 1-2: Marshalls Drivesett Tegula Priora block paviors (SUDS) (subject to drainage consultants requirements). Three sized blocks laid in a random pattern: 240x160x60 mm, 160x160x60 mm and 120x160x60 mm. Colour:

Flats: Marshalls Tegula block paviors . Three sized blocks laid in a random pattern: 240x160x60 mm, 160x160x60 mm and 120x160x60 mm. Colour: Pennant Grev.

Patio Areas to Private Gardens of Flats

Yellow Limestone (or similar) to be used. Slabs to be of 3 no. sizes and laid in a random pattern. Slabs to be sealed with proprietary product to ensure against staining of slabs and to enhance colour.

Patio Areas and Footpaths to rear of Houses 1-2

Used to the rear garden areas of dwellings or other buildings Marshalls Indian Sandstone Paving Slabs - 'Brown Multi' or similar to be approved. Five sized slabs laid in a random pattern.

Granite setts 100 x100 mm may be used to define areas between different

surfaces. Alternatively medium sized blocks (160x160x60 mm) of Marshalls Drivesett Tegula Priora ('Pennant Grey' or 'Traditional') will be used.

Fencing Specification Existing boundary fencing will be retained and used to define site boundaries.

Where required damaged panels will be replaced with 1.8 m high timber fence panels.

External Site Boundaries Along the site frontage with Camlet Way 1.8 m railings between brick piers will be used. Railings will be vertical bar railings such as 'Churchill' produced by Alpha Rail Ltd. Nottinghamshire (www.alpharail.co.uk). Railings to be painted

Fencing along rear boundary of the flats to be green PVC coated steel hexagonal wire. 600 and 900 mm widths with 25 mm square mesh aperture. To be fixed to 75 x 75 mm timber posts. To 1.5-1.8 m height. Suppliers to include Boddingtons Ltd - www.boddingtons-ltd.com. Laurel hedge to be planted behind fence. Fence may be removed when a dense hedge has

<u>Internal Garden Boundaries</u>
Fencing will be required to define the rear or private garden boundaries. This will be 1.8m close boarded timber fencing.

Plant Specifications

height at planting

Tree Specification

Trees to be ordered within any relevant Bio-security measures. Acer cappadocicum 'Aureum' - 1 no. - 10-12 cm airth and 300-350 cm

Amelanchier 'RJ Hilton' - 2 no. - 10-12 cm airth and 300-350 cm height at planting

Cercis siliquastrum - 1 no. - 10-12 cm girth and 300-350 cm height at

Crataegus monogyna - 1 no. - 10-12 cm girth and 300-350 cm height

at planting Crataegus laevigata 'Punicea' - 1 no. - 10-12 cm airth and 300-350 cm

height at planting Davidia involucrata - 1 no. - 12-14 cm girth and 350-425 cm height at

Liriodendron tulipifera - 1 no. - 12-14 cm girth and 350-425 cm height at planting

- 1 no. - 10-12 cm girth and 300-350 cm height at Malus 'Indian Magic'

− 1 no. − 10−12 cm girth and 300−350 cm height Prunus x blireana

Prunus 'The Bride' - 3 no. - 10-12 cm girth and 300-350 cm height at planting

Quercus palustris - 1 no. - 12-14 cm girth and 350-425 cm height at Sorbus aucuparia -2 no. -10-12 cm girth and 300-350 cm height at

Hedging Specifications Beech Hedging (Fagus sylvatica)

Plant in a single row at 45 cm centres. Plants to be 60-80 cm, Bare Root Prune on an annual or biannual basis. Use 71 no. plants.

Escallonia Hedging (Escallonia 'Apple Blossom') in 2 no. sections

Plant in a single row at 75 cm centres. Plants to be 60-80 cm, Container Grown. Prune lightly in Spring. Use 15 no. plants.

Hornbeam Hedging (Carpinus betulus)

Plant in a single row at 45 cm centres. Plants to be 60-80 cm, Bare Root Prune on an annual or biannual basis. Use 42 no. plants.

Laurel Hedging (Prunus laurocerasus 'Rotundifolia')

Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain on an annual or biannual basis. Use 55 no. plants.

Hedging Specifications (Continued)

Osmanthus Hedging (Osmanthus x burkwoodii)

Plant in a single row at 50 cm centres. Plants to be 60-80 cm, Container Grown. Prune lightly in Spring after flowering. Use 60 no. plants.

Photinia Hedging (Photinia x fraseri 'Red Robin') Plant in a single row at 60 cm centres. Plants to be 60-80 cm. Container

Grown. Maintain on an annual or biannual basis. Use 31 no. plants.

Portuguese Laurel Hedging (Prunus Iusitanica) Plant in a single row at 60 cm centres. Plants to be 60-80 cm. Container Grown. Maintain on an annual or biannual basis. Use 30 no. plan

Privet Hedging (Ligustrum ovalifolium)

Plant in a single row at 30 cm centres. Plants to be 60-80 cm, Bare Root. Maintain on an annual or biannual basis. Use 70 no. plants.

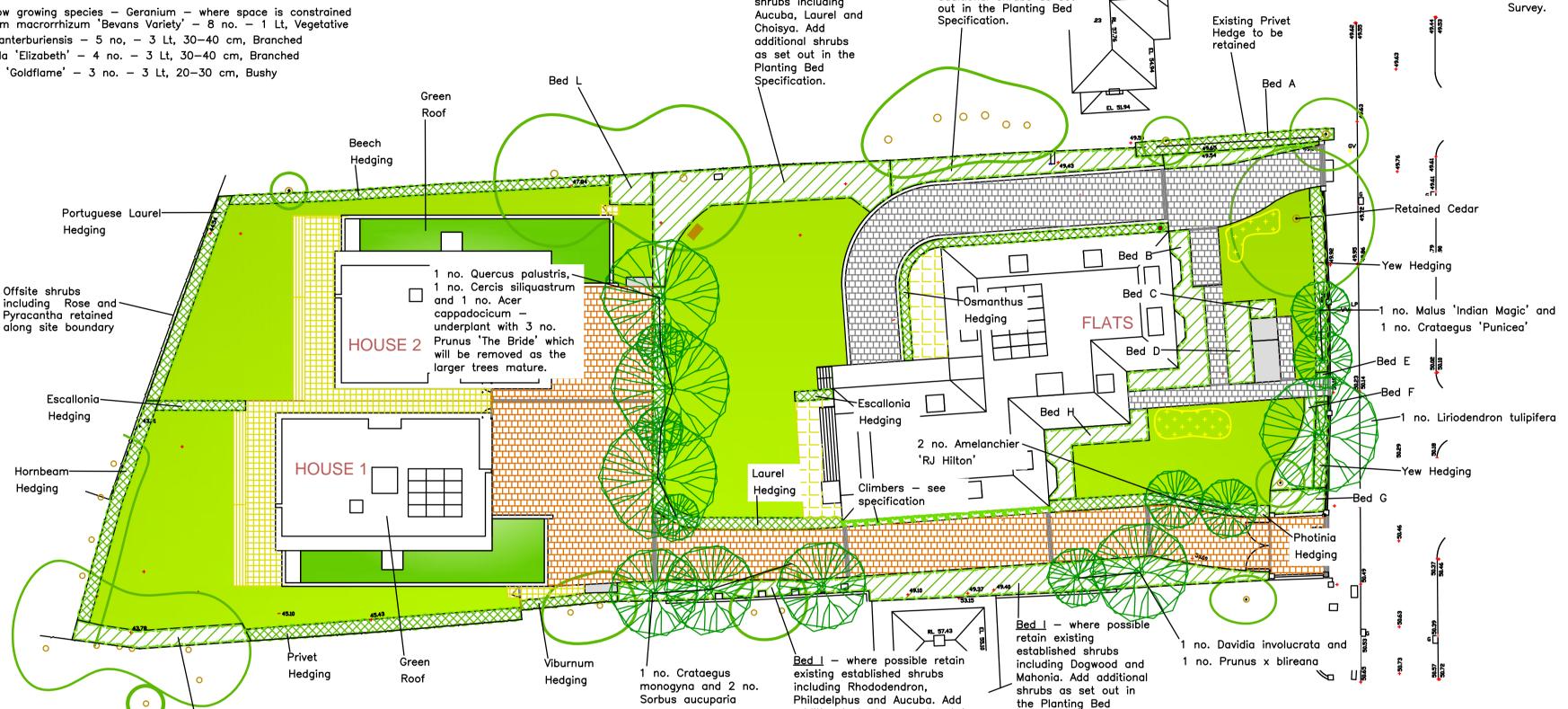
<u>Viburnum Hedging (Viburnum tinus 'Eve Price')</u> Plant in a single row at 60 cm centres. Plants to be 60-80 cm, Container Grown. Maintain as required to space available to between 1.8-2.0 m height. Use 13 no. plants.

Yew Hedging (Taxus baccata) Plant in a single row at 50 cm centres. Plants to be 60-80 cm, Container Grown. Maintain to between 1.8-2.0 m height. Use 43 no. plants.

Planting Bed Specifications

Plant low growing species — Geranium — where space is constrained Geranium macrorrhizum 'Bevans Variety' - 8 no. - 1 Lt. Vegetative Hebe canterburiensis - 5 no. - 3 Lt. 30-40 cm. Branched

Potentilla 'Elizabeth' - 4 no. - 3 Lt, 30-40 cm, Branched Spiraea 'Goldflame' - 3 no. - 3 Lt. 20-30 cm. Bushy



Bed K - where

existing established

shrubs including

possible retain

Planting Bed Specifications

Plant low growing species — Alchemilla, Brunnera, Geranium and Heuchera to front of bed. Plant taller species — Philadelphus and Rosmarinus — away from windows. Alchemilla mollis - 6 no. - 1 Lt, Vegetative

Brunnera macrophylla - 6 no. - 1 Lt. Vegetative Caryopteris x clandonensis 'Kew Blue' - 4 no. - 3 Lt, 30-40 cm,

Cistus 'Silver Pink' - 5 no. - 3 Lt, 30-40 cm, Bushy Erysium 'Bowles Mauve' - 4 no. - 1 Lt. Vegetative Geranium 'Johnson's Blue' - 8 no. - 1 Lt, Vegetative Hebe 'Nicolas Blush' -4 no, -3 Lt, 30-40 cm, Branched Heuchera 'Palace Purple' - 8 no. - 1 Lt, Vegetative

Philadelphus 'Sweet Clare' - 2 no. - 5 Lt. 30-40 cm. Branched Rosmarinus officinalis - 2 no. - 3Lt, 40-60 cm, Bushy Weigela florida 'Monet' - 5 no. - 3 Lt. 30-40 cm. Branched

Choisya ternata 'Aztec Pearl' - 2 no. - 5 Lt, 40-60 cm, Bushy

Plant low growing species — Potentilla and Tellima — to front of bed. Plant Viburnum to back of bed. Plant other species in groups for maximum impact. Acanthus mollis - 3 no. - 1 Lt, Vegetative Crocrosmia 'Lucifer' - 4 no. - 1 Lt, Vegetative Phlomis fruticosa - 3 no. - 3 Lt, 30-40 cm, Branched Potentilla 'Pretty Polly' - 5 no. - 3 Lt, 20-30 cm, Branched Spiraea 'Bumalda' - 3 no. - 5 Lt, 40-60 cm, Bushy

Pulmonaria 'Sissinghurst White' - 3 no. - 1 Lt. Vegetative

Tellima grandiflora 'Purpurea' - 6 no. - 1 Lt Vegetative

Viburnum tinus - 1 no. - 7.5 Lt, 40-60 cm, Bushy

Deutzia x hybrida 'Magicien' - 4 no. - 3 Lt, 40-60 cm, Branched Escallonia laevis 'Pink Elle' - 5 no. - 3 Lt, 30-40 cm, Bushy Hydrangea 'Hamburg' - 4 no. - 3 Lt, 30-40 cm, Branched Viburnum x judii - 4 no. - 5 Lt. 30-40 cm. Bushy

Berberis thunbergii f. atropurpurea — 2 no. — 10 Lt, 40—60 cm, Branched Elaeagnus pungens 'Maculata' - 1 no. - 3 Lt, 40-60 cm, Branched Weigela 'Bristol Ruby' - 2 no. - 5 Lt. 60-80 cm. Branched

Planting Bed Specifications (Continued)

Plant low growing species — Geranium, Heuchera and Osteospermum — to front of bed. Plant taller species — Cistus and Hypericum — away from windows. Plant Lavendula adjacent to access to flats. Plant other species in groups for maximum impact. Berberis 'Atropurpurea Nana' - 5 no. - 3 Lt, 20-30 cm, Bushy

Cistus x cyprius - 2 no. - 3 Lt. 30-40 cm. Bushy Geranium psilostemon – 8 no. – 1 Lt. Vegetative Heuchera 'Bressingham Hybrids' - 8 no. - 1 Lt, Vegetative Hypericum 'Hidcote' - 2 no. - 5 Lt, 40-60 cm, Bushy Lavendula angustifolia - 3 no. - 5 Lt, 30-40 cm, Bushy Osteospermum jucundum - 6 no. - 1 Lt. Vegetative Penstemnon 'Apple Blossom' - 8 no. - 1 Lt, Vegetative Phormium cookianum 'Cream Delight' - 4 no. - 3 Lt, 5 leaves

Pittosporum 'Golf Ball' - 4 no. - 5 Lt, 30-40 cm, Branched

Retain existing established shrubs where possible. Where gaps exist plant shrubs including those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 3-4 plants per 5m2. The height of the shrubs to be to a maximum of 4.0 m

Aucuba japonica - 10 Lt, 40-60 cm, Bushy Ceanothus 'Autumnal Blue' - 3 Lt, 40-60 cm, Leader with Laterals Cornus alba 'Elegantissima' - 5 Lt, 30-40 cm, Branched Deutzia scabra - 3 Lt, 60-80 cm, Branched Elaeagnus pungens 'Maculata' - 5 Lt, 60-80 cm, Branched Escallonia 'Ivevi' - 10 Lt. 60-80 cm. Bushv Forsythia x intermedia 'Beatrix Farrand' - 3 Lt, 60-80 cm, Branched Hydrangea paniculata 'Limelight' - 5 Lt, 40-60 cm, Branched Ligustrum ovalifolium — Bare Root, 60—80 cm, Branched Philadelphus 'Virginal' - 10 Lt, 60-80 cm, Branched

Spiraea 'Arguta' - 3 Lt, 40-60 cm, Branched

Svringa 'Katherine Havemever' - 10 Lt. 60-80 cm, Branched

3 Lt, 30-40 cm, Bushy

Retain existing established shrubs where possible. This includes the existing Laurel screen. Where gaps exist plant Laurel to retain the screen feature and shrubs to the front of the screen or where required. These include those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 1 plant per m2. The height of the shrubs to be between 1.0-3.0 m height

40-60 cm, Branched, Ceanothus ariseus var harizontalis 'Yankee Point' -

Aucuba 'Rozannie' - 5 Lt, 30-40 cm, Bushy, Berberis wilsoniae - 3 Lt,

Planting Bed Specifications (Continued)

Specification.

Bed J (continued)

Bed J - retain existing

established Laurel screen

together with Escallonia

vigorous regrowth. Add

additional shrubs as set

and Mahonia. Prune Laurel

where required to promote

Cornus 'Midwinter Fire' — 5 Lt, 30—40 cm, Branched Rosa rugosa 'Agnes' — 3 Lt, 30—40 cm, Branched, Symphoricarpos x chenaultii — 3 Lt, 40—60 cm, Branched, Viburnum davidii — 5 Lt, 30—40 cm height, Bushy, Viburnum tinus - 5 Lt. 30-40 cm height. Bushy

additional shrubs as set out in

the Planting Bed Specification.

Retain existing established shrubs where possible. Where gaps exist plant shrubs including those from the list below. The final list of plants used to be confirmed at the end of the development. To achieve an overall density of 3 plants per 5m2. The height of the shrubs to be to a maximum of 4.0 m

Berberis darwinii - 10 Lt, 40-60 cm, Bushy, Cornus alba 'Aurea' - 5 Lt, 30-40 cm, Branched, Cotinus coggyria 'Notcutts Variety' - 10 Lt, 40-60 cm, Branched, Choisya ternata — 5 Lt, 40—60 cm, Bushy, Forsythia x intermedia 'Beatrix Farrand' — 3 Lt, 60—80 cm, Branched, Ligustrum ovalifolium — Bare Root, 60-80 cm, Branched, Skimmia japonica - 5 Lt, 40-60 cm, Bushy Viburnum opulus - 7.5 Lt. 40-60 cm. Bushv

<u>Bed L</u>

Berberis thunbergii 'Aurea' - 3 no. - 5 Lt, 40-60 cm, Bushy Philadelphus 'Belle Etoile' - 1 no. - 3 Lt, 30-40 cm, Branched Weigela 'Bristol Ruby' - 2 no. - 5 Lt, 60-80 cm, Branched

Cornus sanguinea - 4 no. - 5 Lt, 30-40 cm, Branched Forsythia x intermedia 'Lynwood' - 4 no. - 5 Lt. 60-60 cm.

Sambucus nigra 'Aurea' - 2 no. - Bare Root. 60-80 cm. Branched Sarcococca confusa - 4 no. - 5 Lt, 30-40 cm, Bushy Skimmia japonica -4 no. -5 Lt, 40-60 cm, Bushy

Plant Daffodils (such as Narsissus 'February Gold') in the areas shown at a rate of 25 no. per m2

Bulb Areas

Climbers Use self clinaina climbers such as Parthenocissus auinquefolia or Hedera helix 'Glacier' to soften flank wall of flats.

General Plant Specification

All planting stock will comply with the Horticultural Trade Association National Plant specification. All planting preparation, handling, planting & maintenance should be in accordance with CPSE Code for Handling and Establishing plants. All trees and shrubs to comply with BS 3936 Part 1 1992, planted to BS 4043:1989 and BS 4428:1989. On completion of planting the whole area of the formal planted beds shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark.

Houses 1-2: Driveway Access and Car Parking Spaces — Drivesett Tegula Priora Permeable Block Paviours. Colour — Traditional. Flats: Driveway Access and Ramp -Tegula Block Paviours. Colour: Grey

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The original of this drawing was produced

in colour - a monochrome copy should

The size of planting greas, soil type and

pH should be confirmed prior to ordering

plant material to ensure correct numbers

their anticipated maximum canopy spreads

Plant substitutions may be made depending

Replacement plants will reflect the overall

The position of off site trees and trees

within groups is indicative where access

was restricted during the Arboricultural

to gauge their suitability within the space

available within the proposed site layout.

on availability at time of planting.

philosophy of the landscape scheme.

The trees to be planted are shown at

reserved.

Architects, Barnet.

not be relied upon.

of plants are obtained.

Houses 1-2: Patios and Footpaths to rear garden areas — Indian Sandstone Paving 'Brown Multi'. <u>Flats</u>: Private Patios — Yellow Limestone Paving

Amenity Grass areas

Proposed formal planting areas as set out in the Planting Specification. Proposed Bulb Planting Areas.

shown on the plan and set out within the Planting

Existing trees to be retained



Climbers as specified

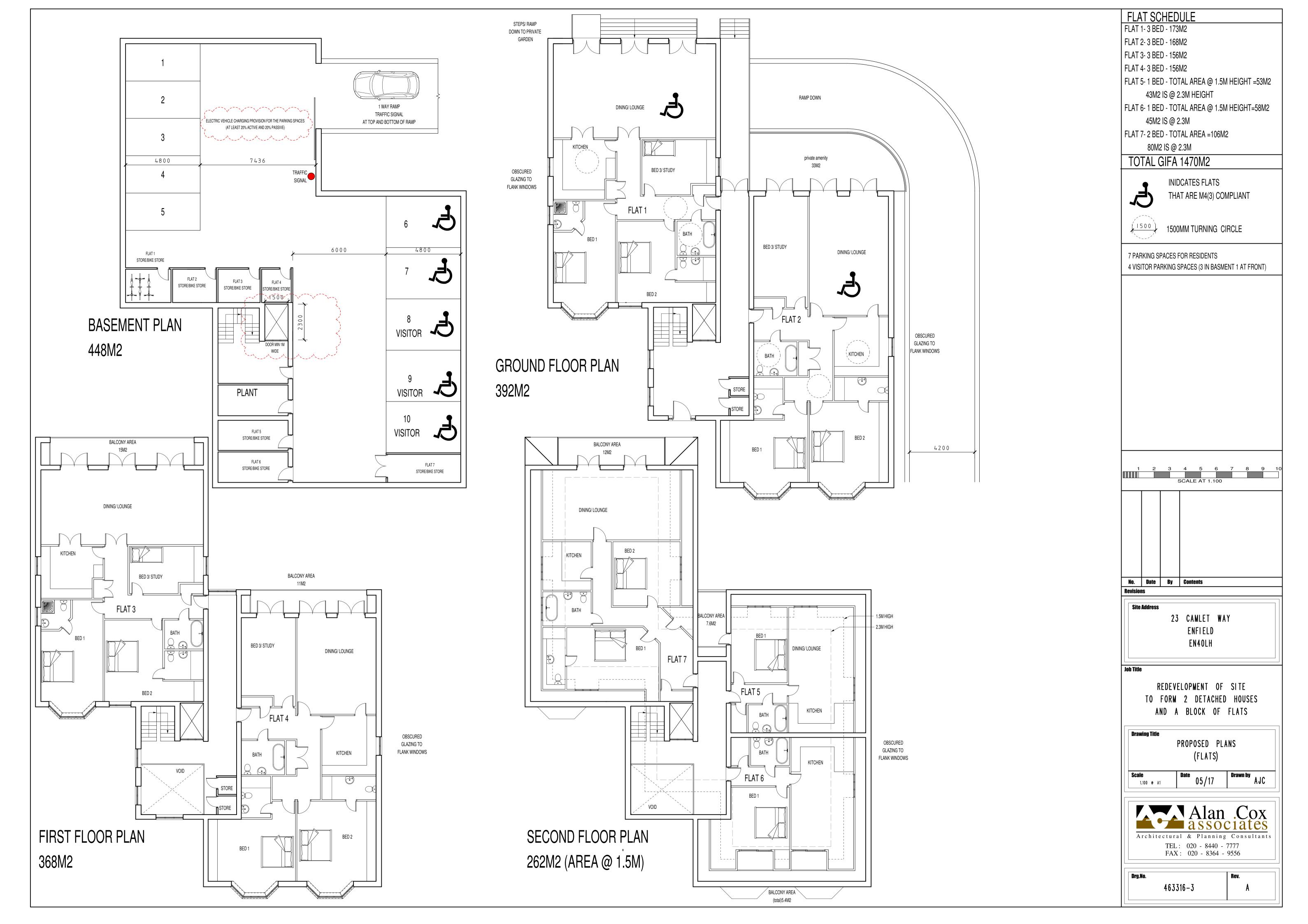
Drawing Title: Landscape Plan

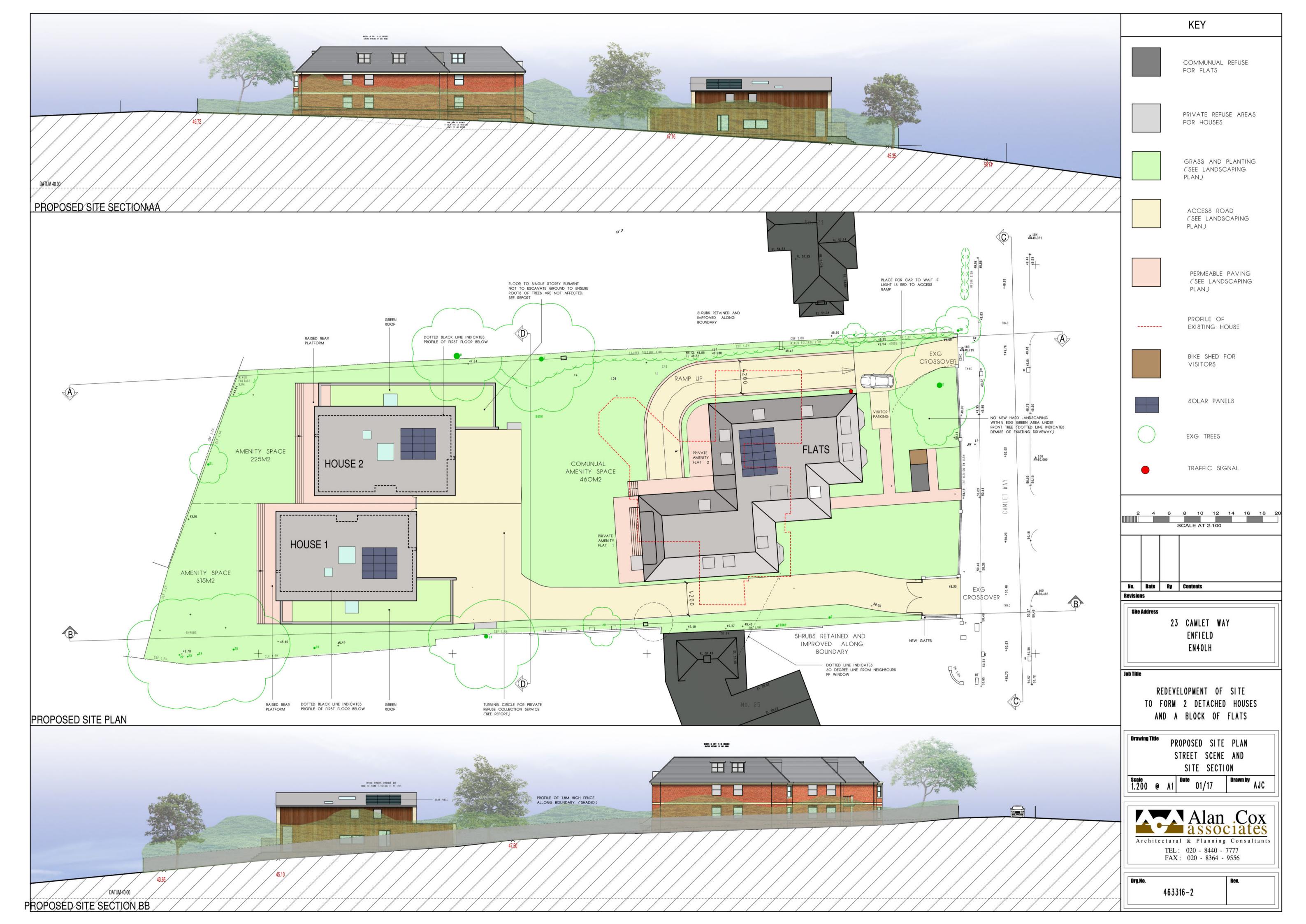
Drawing No: LP/23CWB/020 B Client: Mr and Mrs Feldman

Scale: 1:250 @ A1 Drawn By: drc

Date: June 2017

David Clarke BSc (Hons) PD Arb (RFS) CMLI M Arbor A Offices in Hertfordshire and Warwickshire Head Office: Willowbrook House, Church Lane, Fillongley, Warwickshire, CV7 8EW M: (07775) 650 835 or (01676) 541 833 e:mail: info@dccla.co.uk







HOUSE 2 HOUSE 1 CLEAR AT FF LEVEL TO FLANKS
TO ENSURE VIEWS MAINTAINED CLEAR AT FF LEVEL TO FLANKS
TO ENSURE VIEWS MAINTAINED ACROSS GREEN BELT

SECTION DD





No. Date By Contents

23 CAMLET WAY **ENFIELD** EN40LH

REDEVELOPMENT OF SITE TO FORM 2 DETACHED HOUSES AND A BLOCK OF FLATS

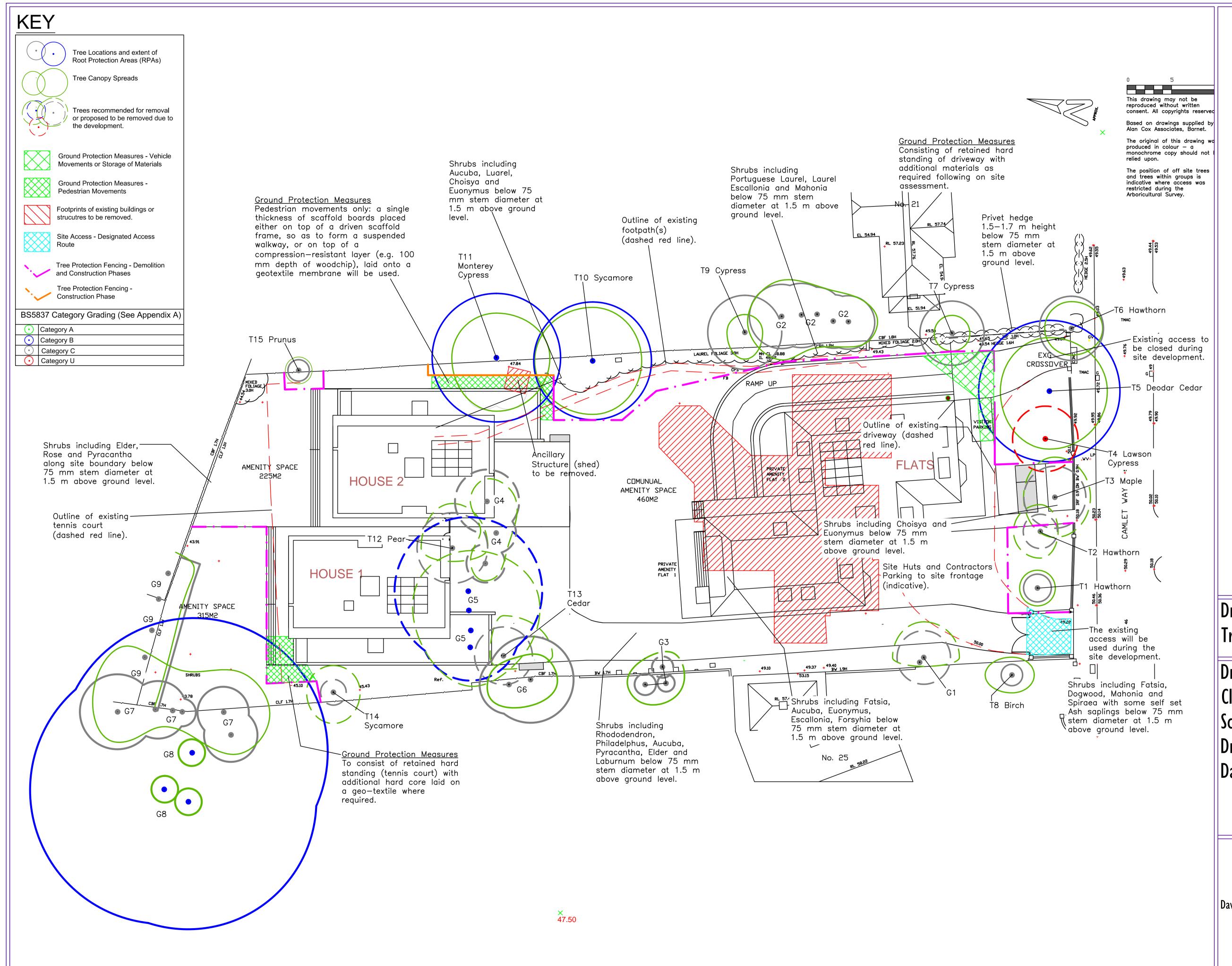
Drawing Title

PROPOSED STREET SCENE AND CGIS

Scale 1.100 @ A1 Date 01/17

Architectural & Planning Consultants TEL: 020 - 8440 - 7777 FAX: 020 - 8364 - 9556

463316-7



25 Camlet Way, Barnet, EN4 0LF

Drawing Title:
Tree Protection Plan

Drawing No: TPP/23CWB/010 B Client: Mr and Mrs Feldman

Scale: 1:200 @ A1

Drawn By: drc Date: June 2017

DCCLA

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