

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 21st November 2017

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham Tel: 020 8379 3848
Kevin Tohill Tel: 020 8379 3841
Ray Reilly Tel: 020 8379 3579

Ward: Edmonton
Green

Application Number : 17/02964/RE4

LOCATION: Hereford House- 11 Cameron Close- London- N18 2LN

PROPOSAL: Change of use of existing store and walkway to 1x studio flat with private amenity space.

Applicant Name & Address:
Enfield Council Major Works Team
36-44 South Mall
Edmonton
London
N9 0TN

Agent Name & Address:
Philip Prank Partnership
Quantum House
113 Euston Street
London
NW1 2EX
United Kingdom

RECOMMENDATION: That planning permission be **GRANTED** subject to conditions.

1. Site and Surroundings

- 1.1 Hereford House is a 1960s eight storey, residential building comprising 40 tenanted and leaseholder owned properties. The block is located in the south east of the Borough of Enfield and situated in close proximity to Angel Road railway station. The block faces onto Cameron Close and backs on Leicester House which is another similar residential block to the south. The site is accessed from Ellanby Crescent via Craig Park Road and Cavendish Road.
- 1.2 Hereford House underwent a major conversion project in the 1990s whereby the existing multi-story carpark, situated between Hereford House and Leicester House (a similar block, located to the south) was demolished in order to provide additional accommodation on the ground and first floor levels. The block now comprises a mixture of flats (ground and first floor properties), maisonettes (upper floor properties), service and storage areas, arranged around one fire escape stair core/lift shaft, situated in the centre of the building.
- 1.3 The part of the building subject of this application is a caretakers store and side walkway to another communal access way. This is located on the south side of the building and appears to be relatively dilapidated and was seen as boarded up during the site visit. It forms an area of approximately 38 to 39 sqm relatively central to the building on the ground floor level.
- 1.4 The site is not located in a Conservation Area and it is not Listed. The surrounding area is predominantly residential made up of residential block of flats such as Hereford House and two storey terraced house in the outlying streets.

2. Proposal

- 2.1 The application proposes the conversion of the existing caretaker's storeroom and side access walkway into a studio flat 38sqm in area. It also proposes to install new doors and windows on the elevation and also proposes to enclose the entrance way at the front as a private amenity space in a similar manner to the adjacent flats on either side. It is noted that the communal stairs and lobby area to the North side of Hereford House would still be accessible via the original front doors.

3. Sites Planning History:

- 3.1 15/02181/FUL: Replacement windows and main entrance door.-
Granted with Conditions 11th August 2015.
- 3.2 15/03872/RE4: Replacement of the existing roof covering, new waterproofing system to all walkways & balconies, replacement of existing rainwater drainage (inc. walkway & balcony outlets), replacement of existing walkway & balcony balustrading/vertical screens, Provision of new bird netting & spikes to private balconies & fire escapes, replacement of existing windows and balcony doors (where required) and upgrade of existing communal and emergency lighting. The general repair of masonry & concrete surfaces, repair of original fire escape structure & modern balustrading, redecoration of all previously painted surfaces and replacement of the existing integrated reception system, replacement of the existing lightning protection system,

replacement of existing extractor fans, minor estate improvement works (paving repairs and fencing etc.)

Granted with Conditions- 14th October 2015.

- 3.3 15/04321/FUL: 20 Hereford House- Replacement of windows and doors.

Granted with Conditions- 23rd October 2015.

4. Consultations

4.1 Internal

- 4.1.2 Traffic and Transportation- No objections, subject to conditions for details of cycle parking

4.2 Public

- 4.2.1 40 Neighbours were consulted on 25th of September. 1 Objection has been received from the leaseholder of Number 7 Hereford House:

- Do not wish for the existing storerooms and walkway to be converted into a studio flat with private amenity space. We need the storeroom for everyday uses.

Officers response: This issue will be responded to in the main body of the report.

5. Relevant Policy

5.1 Core Strategy

SO4 New homes
SO5 Education, health and wellbeing
SO8 Transportation and accessibility
SO10 Built environment
CP3 Affordable Housing
CP4 Housing Quality
CP5 Housing Types
CP9 Supporting Community Cohesion
CP20 Sustainable Energy Use and Energy Infrastructure
CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP30 Maintaining and improving the quality of the built and open environment
CP32 Pollution

S106 Supplementary Planning Document (Adopted November 2011)

5.2 The London Plan (revised 2015)

- 3.3 Increasing housing supply
3.4 Optimising housing potential
3.5 Quality and design of housing developments
3.8 Housing choice
3.9 Mixed and balanced communities
3.10 Definition of affordable housing

3.11	Affordable housing targets
3.12	Negotiating affordable housing
3.13	Affordable housing thresholds
3.14	Co-ordination of housing development and infrastructure
5.2	Minimising carbon dioxide emissions
5.3	Sustainable design and construction
5.7	Renewable energy
5.10	Urban greening
5.13	Sustainable drainage
5.14	Water quality and wastewater infrastructure
5.15	Water use and supplies
5.16	Water self-sufficiency
5.18	Construction, excavation and demolition waste
6.9	Cycling
6.13	Parking
7.1	Building London's neighbourhoods and communities
7.2	An inclusive environment
7.3	Designing out crime
7.4	Local character
7.5	Public realm
7.6	Architecture
8.2	Planning Obligations
8.3	Community Infrastructure Levy

5.3 Development Management Document

DMD 2	Affordable Housing for developments of less than 10 units
DMD 3	Providing a Mix of Different Sized Homes
DMD 6	Residential Character
DMD 7	Development of Garden Land
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD47	New Road, Access and Servicing
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessments Method
DMD51	Energy Efficiency Standards
DMD52	Decentralised Energy Networks
DMD53	Low and Zero Carbon Technology
DMD55	Use of Roofspace/ Vertical Surfaces
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD72	Open Space Provision
DMD73	Children's Play Space
DMD79	Ecological Enhancements
DMD80	Trees on development sites
DMD81	Landscaping

Other Relevant Considerations

National Planning Policy Framework
London Housing Supplementary Planning Guidance.

6. Officers Analysis

The principle issues for consideration under this application are:

- Principle of the Development;
- Design, Character and Visual Appearance;
- Standard of Accommodation;
- Private Amenity Space;
- Highways Issues; and
- S106 Requirements and CIL Requirements.

6.1 Principle of the Development

6.1.1 All separate planning considerations for this proposal will be referred to in detail later in this report. However, upon assessment of relevant planning policy and following site inspections, the principle of the development is acceptable. It would provide for additional residential accommodation in the borough albeit only one additional studio flat. The proposal is located within a residential block in a wholly residential area and as such the principle of the residential use should be accepted.

6.1.2 Due regard has been given to the objection received from one resident about the loss of the existing storeroom and walkway. However the proposed storeroom has been examined on site and appeared to be closed up and appeared relatively dilapidated. In addition the application has also provided evidence that the store has been much underused and has been subject to a lot of vandalism and damage recently. Photographic evidence has been provided to support this. All this information has been taken into account and it is considered on balance the use of the storeroom and side walkway would be more suitable and in keeping with the ground floor level of the building as a residential flat. The use incorporating the proposed design changes would improve the appearance of this section of the building and overall it is considered it should be supported.

6.2 Design and Visual Appearance.

6.2.1 Policy DMD 37 aims to ensure that high standards of design are taken into consideration, with reference to the boundary treatment of the property, the use of materials and the proposals siting, layout, alignment, spacing, height, bulk and massing. In addition Policy 7.4 of the London Plan and DMD 6 states that developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 At present this specific storeroom section of the building is at odds with the appearance of the remainder of the building and especially the ground floor level. There are residential flats at ground floor level on either side with windows and doorways and small little rear amenity areas all of which consist of a standard pattern to the elevation at ground floor level. The proposed

conversion of the storeroom including the alterations to doors and fenestration will match in with the other flats on either side. In addition the enclosure of the part of the accessway to the existing store will also improve the appearance and create a consistent boundary treatment across the full length of Hereford House at ground level.

- 6.2.3 In conclusion, the proposed design changes to accommodate the conversion to a residential unit, visually are acceptable and would a significant improvement over the current appearance of the storeroom and as such should be supported.

6.3 Neighbouring Amenity

- 6.3.1 DMD 6 and 8 seek to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

- 6.3.2 Officers have assessed the application and are satisfied that the proposal creates no significant amenity concerns to surrounding neighbouring occupiers. There are no changes proposed that would impact upon neighbours with the exception of the minor changes to the doors and windows and also the outside amenity area. These works are all minor and would not impact upon adjoining neighbouring residents.

- 6.3.3 In addition it is considered that the use of the storeroom as a residential flat would be more in keeping to surrounding neighbours especially as the storeroom has been subject to vandalism and anti-social behaviour.

- 6.3.4 In conclusion, the proposal would have an acceptable impact to adjoining neighbours.

6.4 Standard of Accommodation and Private Amenity

- 6.4.1 The application is proposed as a studio flat with a gross internal area of 38.2sqm. The layout would consist of a separate kitchen, store area and shower-room with an open plan living sleeping area. The National and London Plan standards specify that this should be a minimum of 37sqm. Therefore the proposal is compliant internally.

- 6.4.2 To the front of the flat a private amenity area approximately 12sqm will be provided with a low level boundary wall and railing 1m high with a pedestrian access way. This will provide for a sufficient level of amenity space for this small studio flat and also double up as defensible space from the public highway and parking area adjacent. It is noted that the amenity area with the low level boundary area would not be particularly private. However this will match in with the other private amenity areas adjacent on this section of the building and on balance for a 1 person studio flat the amenity space is still very usable and functional.

- 6.4.3 In conclusion, the proposal provides an acceptable standard of accommodation for a 1 person studio flat having regard to National and London Plan standards.

6.5 Highway Issues

- 6.5.1 With regards to the highways issues in relation to the application the councils Traffic and Transportation department have commented on the application.
- 6.5.2 There have been no objections raised. Transport Officers are satisfied with the pedestrian access arrangements. The proposal for 1 studio unit for 1 person is also unlikely to create a significant level of trips to the site or have a noticeable impact onto car parking stress in the area. Future occupants could avail of the communal refuse storage for the apartment block. Transport officers have requested cycle parking for 2 cycles be provided. It is considered that this could be secured via condition.
- 6.5.3 Subject to this condition for details of cycle parking, there are no objections to the application from a highways perspective.

6.6 S106/ Contributions

- 6.6.1 The Council's local planning policy, as detailed in the S106 SPD (adopted November 2011) and policy DMD 2 of the Development Management Document (adopted 19th November 2014) requires contributions for Affordable Housing from all schemes of one unit upwards. The S106 SPD also requires contributions towards education on all developments, including those for a single dwelling, which increase pressure on school places.
- 6.6.2 On 11 May 2016, the Government won its appeal in the Court of Appeal against the High Court's quashing of the Written Ministerial Statement dated 28 November 2014. The Written Ministerial Statement exempted small scale development of 10 units (or less) from providing affordable housing and other 'tariff based' contributions under Section 106. Following the publication of the Court of Appeal judgement, Paragraph 31 of the National Planning Policy Guidance (NPPG) was reinstated.
- 6.6.3 This means that the change to national planning policy which initially came into force on 28 November 2014 now applies. Affordable housing (and other tariff-based contributions, such as those for education) are not payable on schemes where development delivers no more than 10 units and the site has a maximum gross floorspace of 1,000 square metres.
- 6.6.4 The Council has received legal advice and considered recent Planning Inspectorate decisions on appeal on this matter. It has concluded that, in general, it would be unwise to determine that DMD/S106 SPD policy would prevail above the national guidance in this regard. On this basis, the Council will no longer pursue S106 contributions for education or affordable housing on small sites. This matter, and its impact, will be re-evaluated in the review of the Local Plan.
- 6.6.5 In the light of the Court of Appeal decision and reinstatement of paragraph 31 of the NPPG, affordable housing contributions will no longer be sought for developments of 10 units or less provided the combined gross floor area does not exceed 1,000 square metres.

- 6.6.6 The development proposed comprises 1 units with a floor area of 38.2 sq m and therefore no contribution is sought.

6.7 CIL Contribution

- 6.7.1 The proposed scheme would not be CIL liable as no extensions are proposed.

7.0 **Conclusion**

- 7.1 Having regard to the above, it is considered that the proposed development is acceptable in principle. It would provide for an additional residential flat and a sustainable use of an underused storage room. It would not have an adverse impact to the character and setting of the streetscene and surrounding area or to the visual and residential amenity of neighbouring properties.

8.0 **Recommendation**

That planning permission be GRANTED subject to planning conditions outlined as below:

1. Time Limit

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

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

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

3. Materials to Match

The external finishing materials shall match those used in the construction of the existing building and boundary treatments.

Reason: To ensure a satisfactory external appearance.

4. No Additional Fenestration

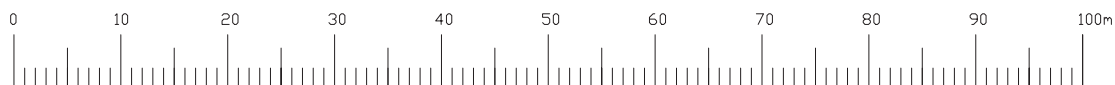
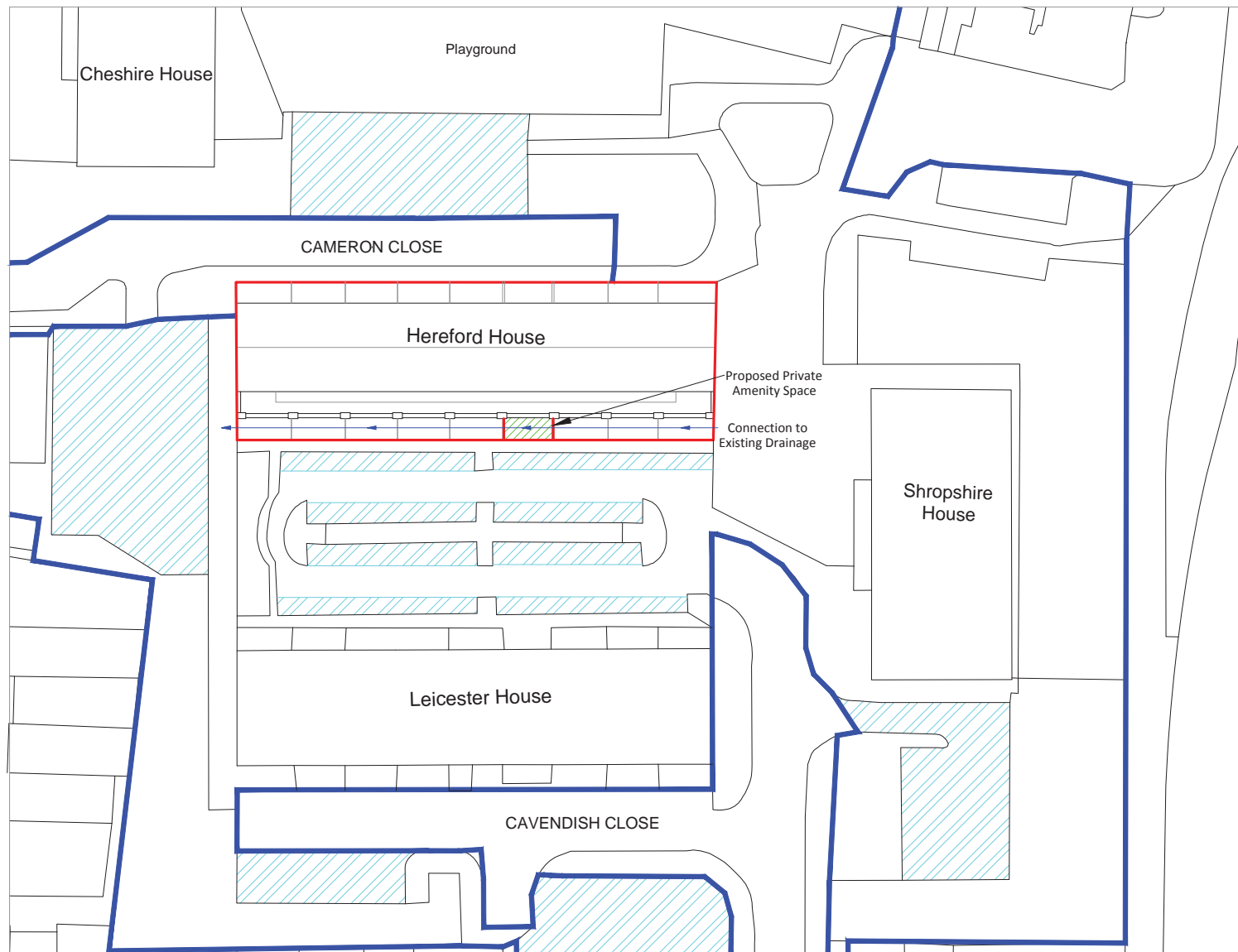
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

5. Cycle Parking

The development shall not be occupied until details of the siting, number and design of one long stay and one short stay cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To meet London Plan requirements.



Notes:

1. The level of information in this drawing is in relation to **AN APPLICATION FOR PLANNING CONSENT**. The information shown should not be used for any other purpose (such as Building Regulations Approval, Tendering or construction) unless permission is expressly given, in writing by the client.

2. The drawings is based on Ordnance Survey data. A specialist measured survey has not been carried out on site.

5. This drawing is to be read in conjunction with the following information:

- Drawing Numbers 16-123-HHPA/01 to 04
- Planning Application
- Design & Access Statement

Legend:

- The Site
- Other land owned by the Applicant
- Designated Parking Spaces Within The Applicant's Curtilage
- Proposed Private Amenity Space



Rev	Date
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Philip Pank Partnership
Quantum House
113 Euston Street
London
NW1 2EX

Tel: 020 7383 2859
Fax: 020 7388 4590
mail@philippank.com
www.philippank.com

Client:

Enfield Council

Project:

Proposed Conversion of Existing Caretaker's Store

Site:

Hereford House
London
N18 2LN

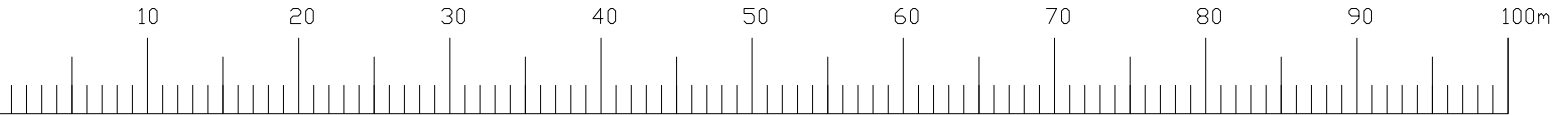
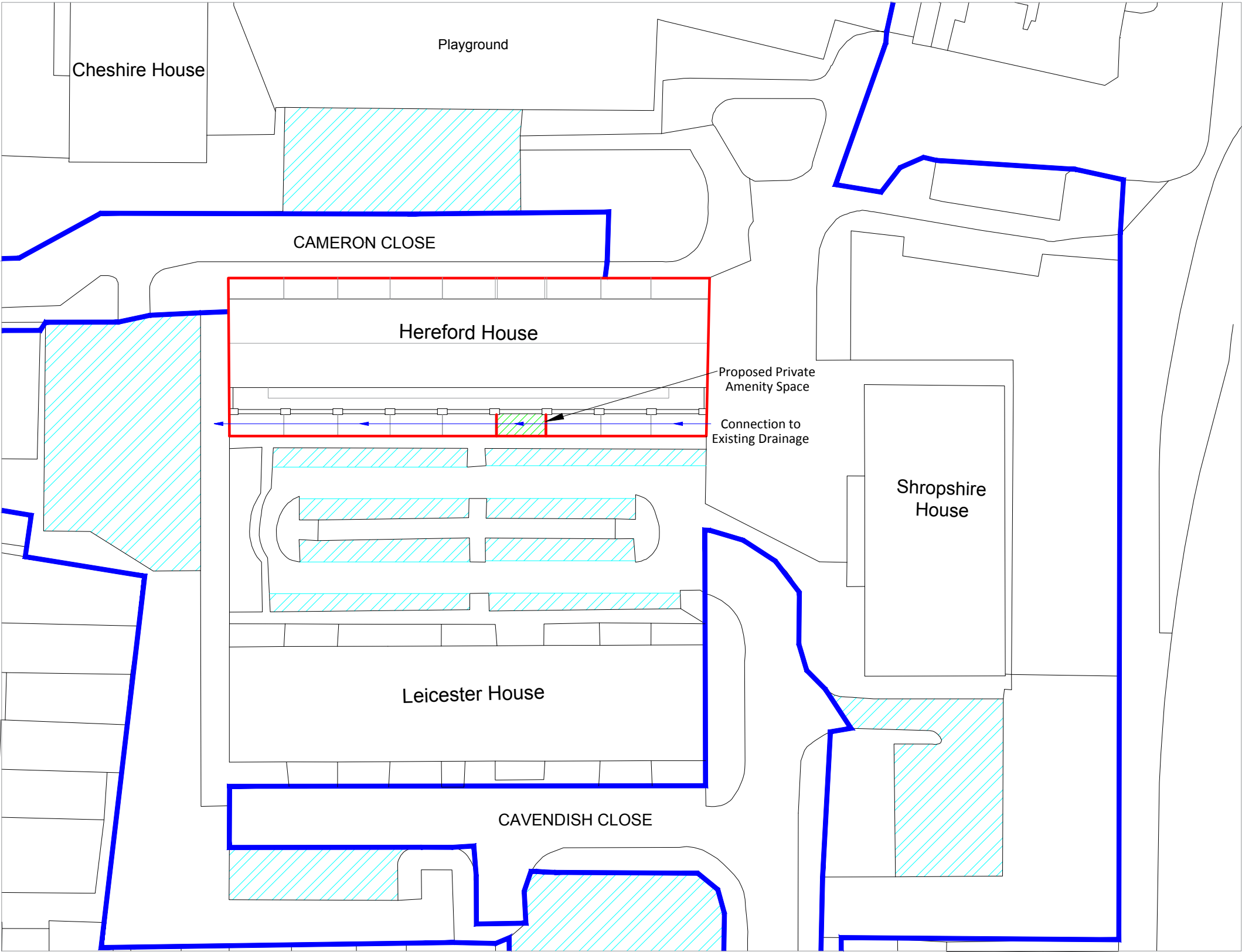
Drawing:
Site Plan

Scale
1:500 (A3)

Drawing No:
16-123-HHPA/02

Date:
07/06/2017

Drawn:
LS



- Notes:**
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Legend:

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- Other land owned by the Applicant
- Designated Parking Spaces Within The Applicant's Curtilage
- Proposed Private Amenity Space



Rev	Date
Philip Pank Partnership Quantum House 113 Euston Street London NW1 2EX	
Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client:	
Enfield Council	
Project:	
Proposed Conversion of Existing Caretaker's Store	
Site:	
Hereford House London N18 2LN	
Drawing:	
Site Plan	
Scale	Date:
1:500 (A3)	07/06/2017
Drawing No:	Drawn:
16-123-HHPA/02	LS

Existing



Proposed



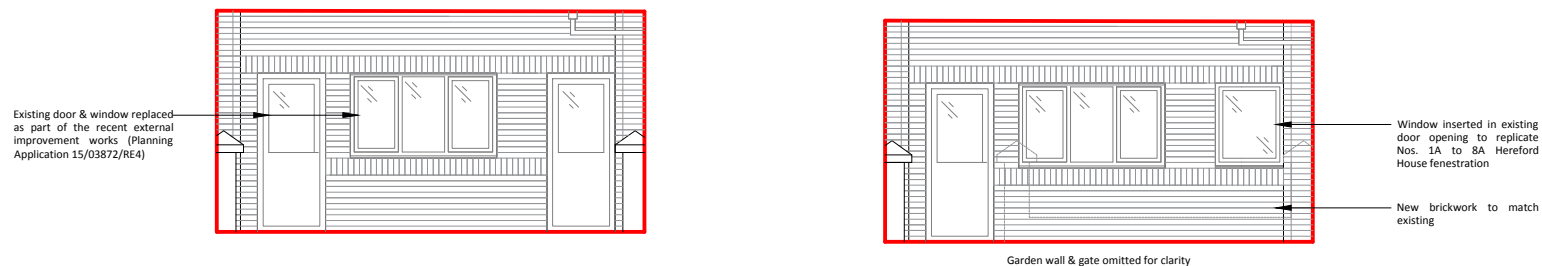
Garden wall & gate
omitted for clarity

Notes:

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3. The Contractor is to verify, set out, check and co-ordinate all dimensions on site prior to commencement and during the course of the works. Any discrepancies, either between written dimensions and site dimensions or between this drawing and other drawings or supporting information etc. should be brought to the immediate attention of Philip Pank Partnership.
4. The proposal comprises a single aspect dwelling, thus other external elevations are not affected.
5. All works to be carried out in strict accordance with current Building Regulations, Local Authority requirements, codes of practice, relevant British & European Standards & manufacturers' recommendations.
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Rev	Date
Philip Pank Partnership Quantum House 113 Euston Street London NW1 2EX Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com Client:	
Enfield Council Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House Cameron Close London N18 2LN	
Drawing: Existing & Proposed South Elevation	
Scale: 1:200 (A3)	Date: 06/06/2017
Drawing No: 16-123-HHPA/04	Drawn: LS



Notes:

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- Planning Application
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Rev

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Philip Pank Partnership
Quantum House
113 Euston Street
London
NW1 2EX

Tel: 020 7383 2859
Fax: 020 7388 4590
mail@philippank.com
www.philippank.com

Client:

Enfield Council

Project:

Proposed Conversion of Existing Caretaker's Store

Site:

Hereford House
Cameron Close
London
N18 2LN

Drawing:

Existing & Proposed Floor Plans & Elevations

Scale

1:100 (A3)

Drawing No:

16-123-HHPA/03

Date:

25/05/2017

Drawn:

LS

Proposed



Example of Garden Wall
to be Replicated

- Notes:
1. The level of information in this drawing is in relation to **AN APPLICATION FOR PLANNING CONSENT**. The information shown should not be used for any other purpose (such as Building Regulations Approval, Tendering or construction) unless permission is expressly given, in writing by the client.
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Philip Pank Partnership Quantum House 113 Euston Street London NW1 2EX Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client: Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House Cameron Close London N18 2LN	
Drawing: Additional South Elevation Drawing	
Scale: 1:200 (A3)	Date: 22/06/2017
Drawing No: 16-123-HHPA/05	Drawn: LS



Notes:

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Legend:

- The Site
- Other land owned by the Applicant



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Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client:	
Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Hereford House London N18 2LN	
Drawing: Location Plan	
Scale 1:1250 (A3)	Date: 07/06/2017
Drawing No: 16-123-HHPA/01	Drawn: LS