

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 23rd January 2018

Report of

Assistant Director, Regeneration
& Planning

Contact Officer:

Andy Higham
Sharon Davidson
Ms Marina Lai
Tel No: 0208 379 4944

Ward:

Edmonton Green

Application Number: 17/02695/RE4

Category: LBE - Development by LA

LOCATION: Leicester House, 17 Cavendish Close, London, N18 2LP

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

Applicant Name & Address:

Mr Paul Hermant
Enfield Council (Major Works Team)
36-44 South Mall
Edmonton

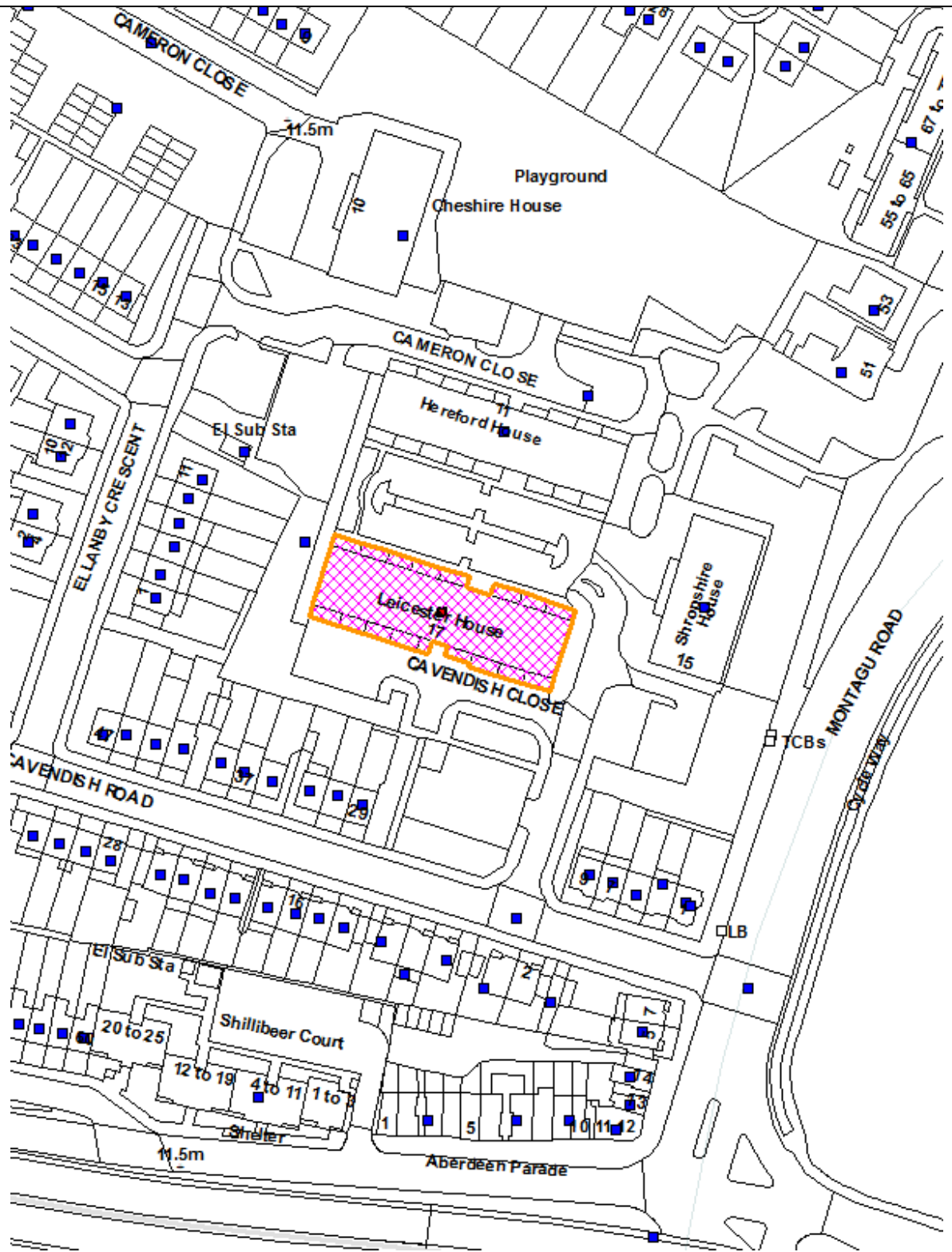
Agent Name & Address:

Mr Luca Speroni
Philip Pank Partnership
Quantum House
113 Euston Street

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

Notes to members: The proposal is council-owned development.

Ref: 17/02695/RE4 LOCATION: Leicester House, 17 Cavendish Close, London, N18 2LP



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Scale 1:1250

North



1. Site and Surroundings

- 1.1. Leicester 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 site is accessed from Ellanby Crescent via Craig Park Road and Cavendish Road.
- 1.2. Leicester House underwent a major conversion project in the 1990s whereby the existing multi-story carpark, situated between the subject building and Hereford House (a similar block, located to the north) 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. 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 neither located in a Conservation Area and nor is Listed. The surrounding area is predominantly residential made up of residential blocks of flats such 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.
- 2.2. The existing communal stairs and lobby area to the subject building would remain.

3. Relevant Planning History

- 3.1. 15/03917/RE4: Planning permission was approved for external improvement works to replace existing roof covering, waterproofing system to all walkways and balconies, replacement rainwater goods, balcony balustrading/vertical screens/doors, fire escape, windows, lighting, extractor fans, provision of bird netting/spikes, repairs to paving, fencing, masonry, concrete surfaces, fire escape, balustrading, redecoration of all painted surfaces.

4. Consultation

Public Consultations

- 4.1. 40 x neighbouring properties were notified of the proposed development by letters. No comments were received.

Internal

- 4.2. Traffic and Transportation - The Team raised no objections to the proposal, subject to conditions.

External

- 4.3. None

5. **Relevant Policy**

5.1. Core Strategy

CP2: Housing Supply and Locations for New Homes

CP4: Housing quality

CP22: Delivering sustainable waste management

CP24: The road network

CP25: Pedestrians and cyclists

CP30: Maintaining and improving the quality of the built and open environment

CP46: Infrastructure contributions

5.2. Development Management Document

DMD6: Residential Character

DMD8: General Standards for New Residential Development

DMD9: Amenity Space

DMD10: Distancing

DMD37: Achieving High Quality and Design-Led Development

DMD 38: Design process

DMD 45: Parking Standards and Layout

DMD47: New Roads, Access and Servicing

DMD49: Sustainable Design and Construction Statements

DMD51: Energy Efficiency Standards

5.3. London Plan (2015)

Policy 3.3: Increasing housing supply

Policy 5.3: Sustainable design and construction

Policy 6.9: Cycling

Policy 6.13: Parking

Policy 7.3: Designing out crime

Policy 7.4: Local character

Policy 7.5: Public realm

Policy 7.6: Architecture

Policy 8.2: Planning obligations

5.4. Other Relevant Policy

National Planning Policy Framework

5.5. Other Material Considerations

The Mayors Housing SPG (2012)

Enfield Strategic Housing Market Assessment (2010)

Nationally Described Space Standards (NDSS)

Waste and Recycling Storage Planning Guidance

6. Main Issues to be Considered

6.1. The main issues to be considered in respect of this application are:

- Principle of the development in terms of land use;
- Impact on neighbouring amenity;
- Quality of accommodation, including amenity provisions; and
- Traffic, parking and servicing issues.

7. Analysis

Principle of Development

6.2. The application building is located within a residential block in a wholly residential area. The proposed residential use at this location is considered appropriate to its local context and would provide for additional residential accommodation in the borough. Therefore the proposed development is considered acceptable in principle.

6.3. With regards to the resulting loss of the existing storeroom and walkway, the existing storage room has been examined on site and appeared relatively dilapidated. The submitted Design and Access Statement states that the store has been much underused and has been subject to a lot of vandalism and damage recently. 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.

Design and impact on the character of the immediate surrounding

6.4. 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.

6.5. There are existing residential flats at ground floor level on either side with windows and doorways and small rear amenity areas all of which consist of a standard pattern to the elevation at ground floor level. The proposed conversion would match the fenestrations of the other ground floor flats on either side. In addition the enclosure of the part of the access way to the existing store will also improve the appearance and create a consistent boundary treatment across the full length of Leicester House at ground level.

6.6. Given the design, scale and massing, the proposed development is considered appropriate to its local context and would enhance the local character.

Impact on Neighbouring Amenity

- 6.7. 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.
- 6.8. The proposal would only involve the minor external changes to the existing ground floor doors and windows of the subject building, none of which would have an impact on neighbouring residential amenity.
- 6.9. 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.
- 6.10. In light with the above assessment, the proposed development would have an acceptable impact on the neighbouring amenity to the adjoining occupiers.

Quality of Accommodation

- 6.11. Policy DMD 8 of the Development Management Document, Policy 3.5 of the London Plan and the London Housing SPG seek to ensure that new residential development is of a high quality standard internally, externally and in relation to their context. Policy 3.5 of London Plan specifically sets out the standards on minimum gross internal area (GIA) for different dwelling types.
- 6.12. DMD 9 (Amenity Space) requires that new residential development must provide quality private amenity space that is not significantly overlooked by surrounding development and meets or exceeds the minimum standards of 50sqm for dwelling house.
- 6.13. 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.
- 6.14. 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.
- 6.15. In conclusion, the proposal provides an acceptable standard of accommodation for a 1 person studio flat having regard to National and London Plan standards.

Transport Impact

- 6.16. The council's traffic and transportation department raised no objections to the proposal, as the proposal for 1 studio unit for 1 person is unlikely to create a significant level of trips to the site or have a noticeable impact onto car parking stress in the area.
- 6.17. 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.
- 6.18. Subject to this condition for details of cycle parking, there are no objections to the application from a highways perspective.

Planning Obligation

S106 Contributions

- 6.19. The proposal would result in the creation of less than 10 units, or 1000sqm, and therefore the S106 contributions are not required.

CIL

- 6.20. The proposal would result in the creation of additional units, and therefore would be Mayor CIL and Enfield CIL liable.

7. Conclusion

- 7.1. It is concluded that the proposed redevelopment of the site would not adversely impact on the character and setting of the surrounding, and would provide a good quality of accommodation to future occupiers while providing additional housing to the borough. The scheme would not create an adverse impact to the neighbouring amenity or unacceptable impact to highway function and safety.

8. Recommendation

- 8.1. As such, approval is recommended, subject to conditions.

Recommended Conditions:

Time Limited Permission

1. 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.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 16-123-LHPA/02; 16-123-LHPA/03 Rev. A; 16-123-LHPA/04; 16-LHPA/05;

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

Materials to Match

3. 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.

No Additional Fenestration

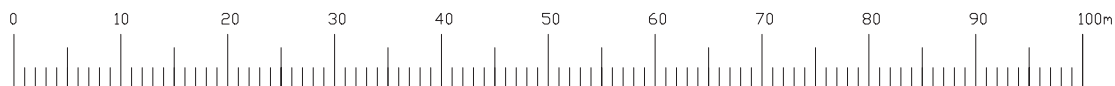
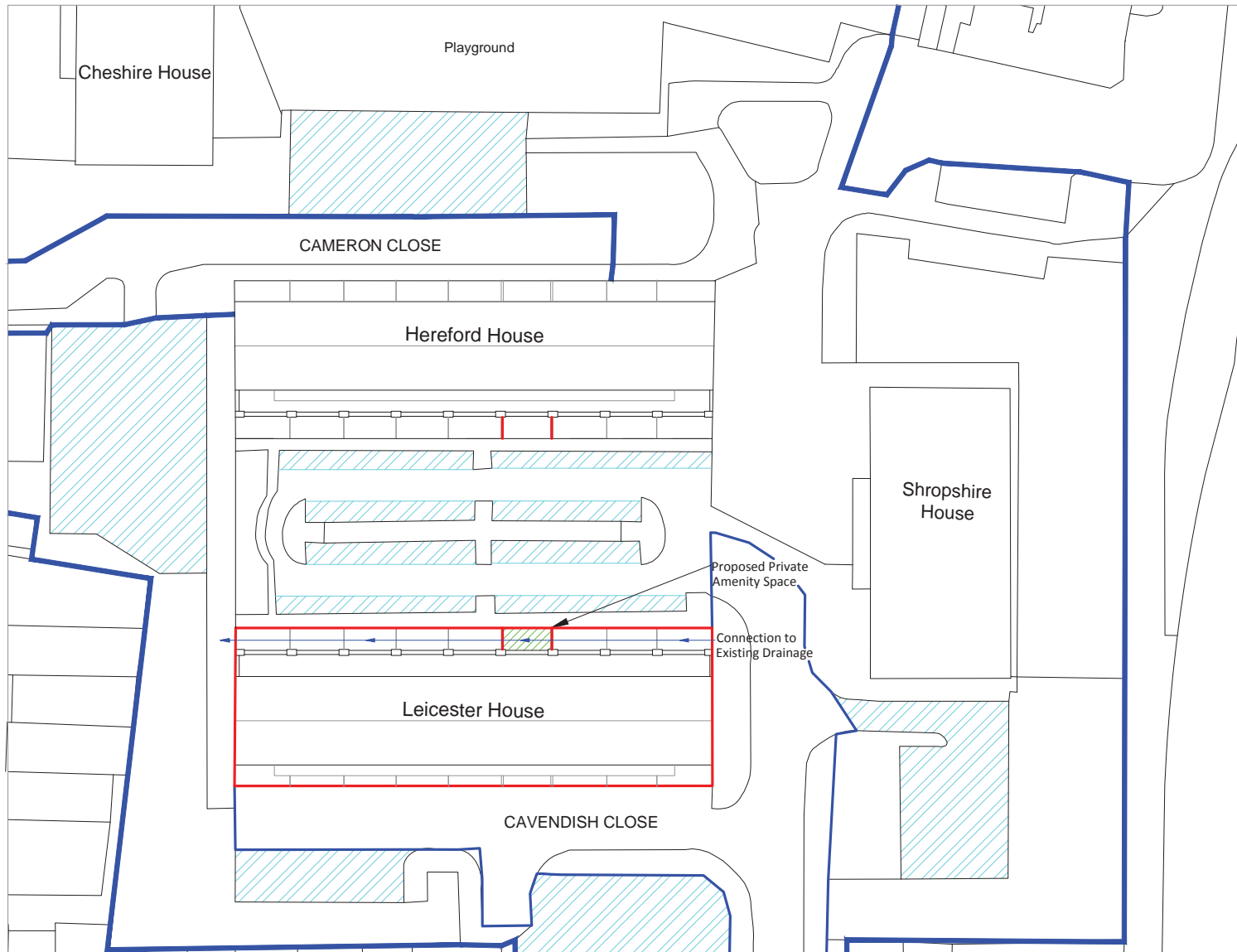
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing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

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

Cycle Parking

5. The development hereby permitted shall not be occupied until details of the siting, number and design of 1 X long stay and 1 X 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-LHPA/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

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:
 Leicester House
 London
 N18 2LP

Drawing:
 Site Plan

Scale 1:500 (A3)	Date 07/06/2017
Drawing No: 16-123-LHPA/02	Drawn: LS

Existing



Proposed

Garden wall & gate
omitted for clarity**Notes:**

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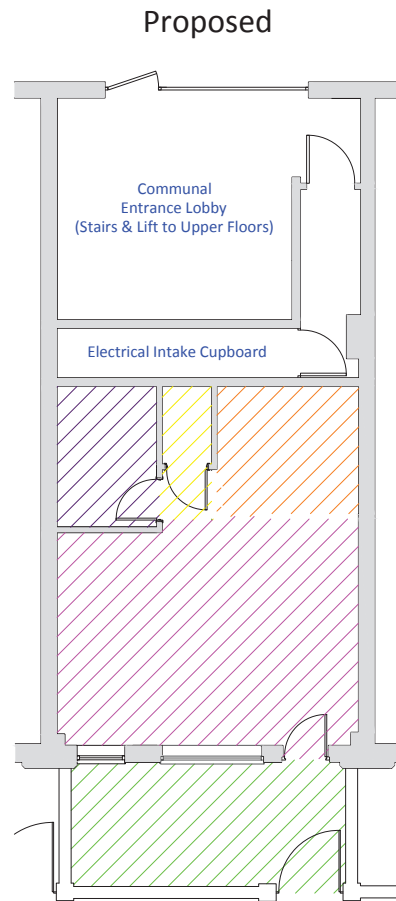
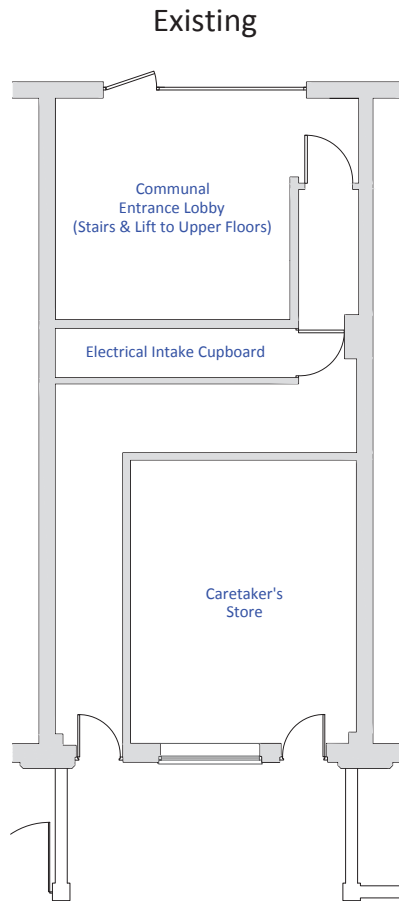
4. The proposal comprises a single aspect dwelling, thus other external elevations are not affected.

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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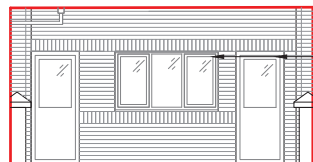
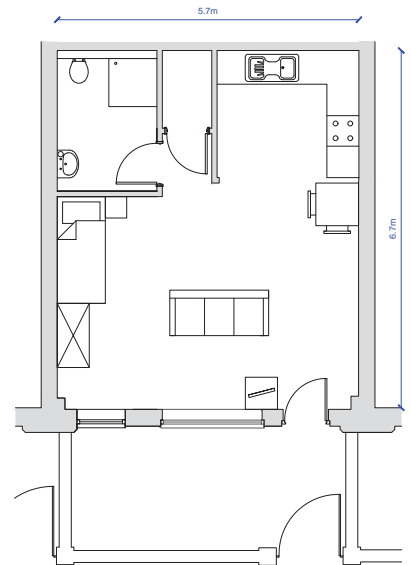
Rev	Date
Philip Pank Partnership Quantum House 113 Euston Street London NW1 2EX	
Tel: 020 7383 2859 Fax: 020 7388 4590 mail@philippank.com www.philippank.com	
Client:	
Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Leicester House Cameron Close London N18 2LP	
Drawing: Existing & Proposed North Elevation	
Scale	Date:
1:200 (A3)	14/06/2017
Drawing No:	Drawn:
16-123-LHPA/04	LS



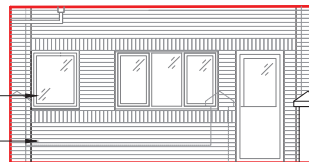
Areas

Bathroom	4.95m
Kitchen	6.61m
Living Area	23.66m
Circulation/Storage	2.29m
Private Amenities Space	12.03m
GIA	38.19m

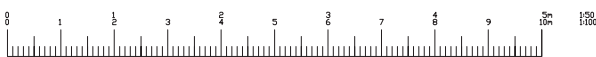
Suggested Furniture Layout



Existing door & window replaced as part of the recent external improvement works (Planning Application 15/03917/RE4)
 Window inserted in existing door opening to replicate adjacent fenestration at 1A to 8A Leicester House
 New brickwork to match existing



Garden wall & gate omitted for clarity



Notes:

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- Planning Application
- Design & Access Statement



Rev - A

Date - 22/12/17

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Client:

Enfield Council

Project:
 Proposed Conversion of Existing Caretaker's Store

Site:
 Leicester House
 Cameron Close
 London
 N18 2LP

Drawing:
 Existing & Proposed Floor Plans & Elevations

Scale: 1:100 (A3)	Date: 14/06/2017
Drawing No: 16-123-LHPA/03	Drawn: LS



Notes:

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- Planning Application
- Design & Access Statement

Legend:

- The Site
- Other land owned by the Applicant

Rev	Date

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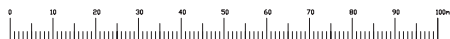
Site:

Leicester House
 London
 N18 2LP

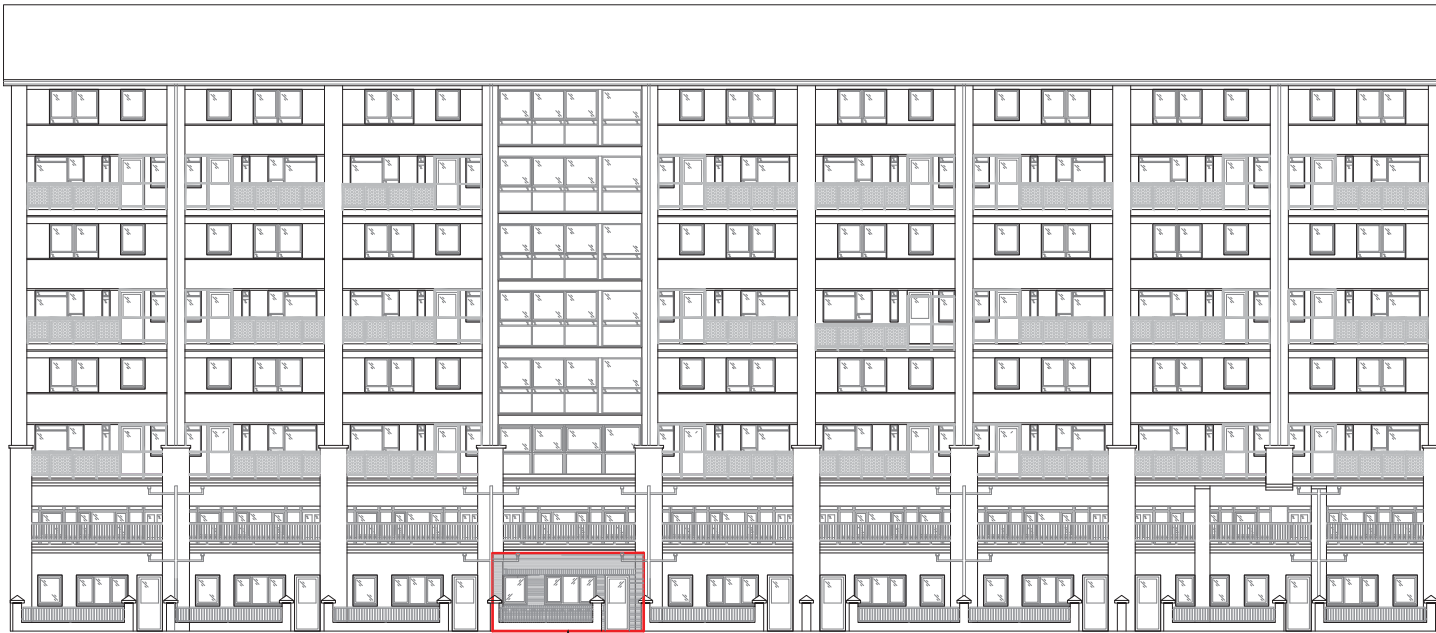
Drawing:

Location Plan

Scale 1:1250 (A3)	Date: 14/06/2017
Drawing No: 16-123-LHPA/01	Drawn: LS



Proposed



Example of Garden Wall to be Replicated

Notes:

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Client: Enfield Council	
Project: Proposed Conversion of Existing Caretaker's Store	
Site: Leicester House Cameron Close London N18 2LP	
Drawing: Additional North Elevation Drawing	
Scale 1:200 (A3)	Date: 22/06/2017
Drawing No: 16-123-LHPA/05	Drawn: LS