

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

**Date :** 20 March 2018

**Report of**  
Assistant Director,  
Regeneration & Planning

**Contact Officer:**  
Andy Higham  
Sharon Davidson  
Ms Claire Williams  
Tel No: 0208 379 4372

**Ward:**  
Town

**Ref:** 17/03925/FUL

**Category:** Full Application

**LOCATION:** Bridge House, 1 Forty Hill, Enfield, EN2 9HT

**PROPOSAL:** Redevelopment of site involving demolition of existing building and erection of a part single part two storey 75-bed care home with accommodation within the roof, parking and plant at basement level together with residential facilities including cafe, cinema and Hair Salon.

**Applicant Name & Address:**

Mr Harnoop Atkar  
Oakland Primecare  
Regal House  
Royal Crescent  
Ilford  
IG2 7JY  
United Kingdom

**Agent Name & Address:**

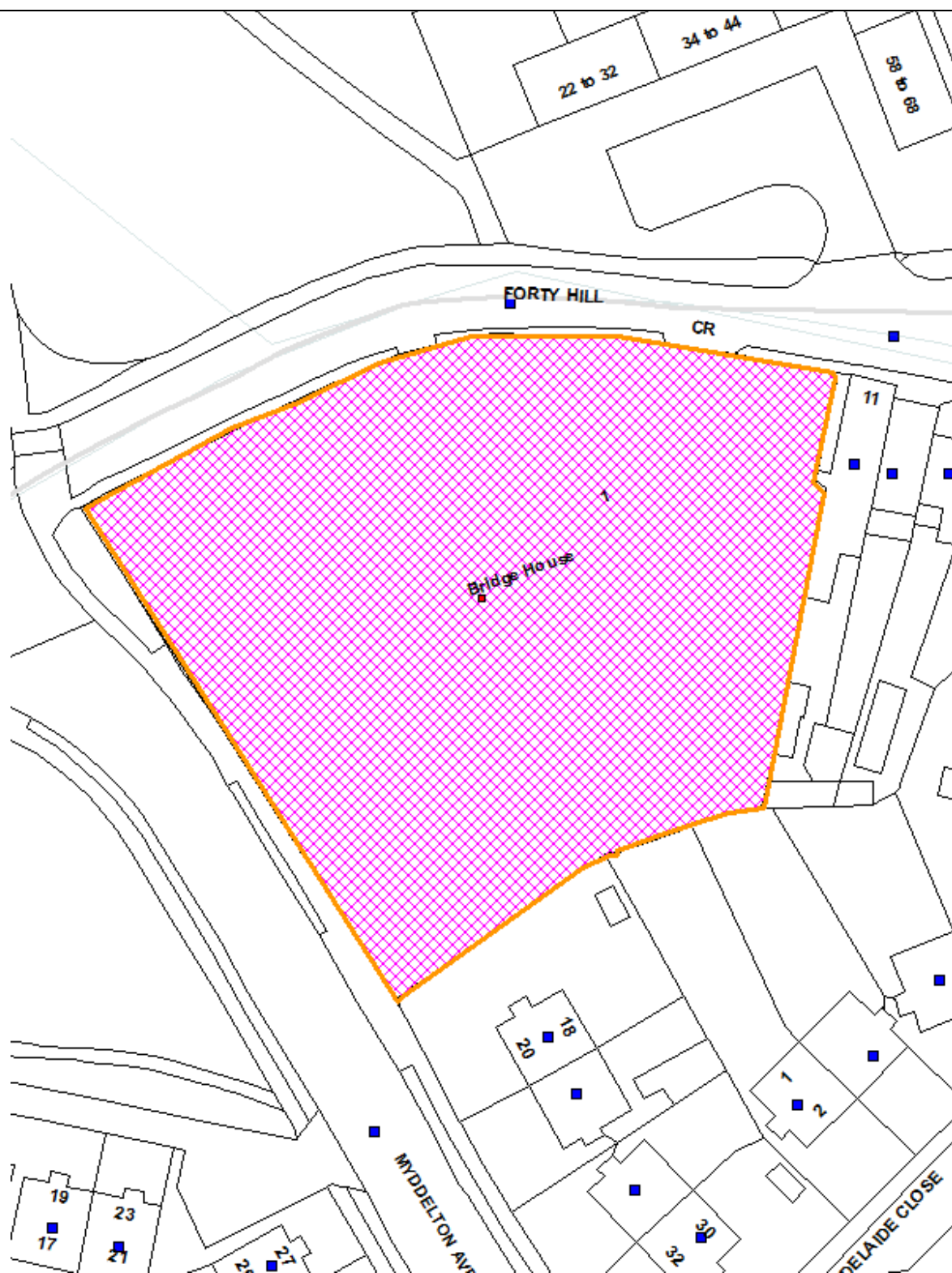
Danny Simmonds  
Planning Director - RPS Planning & Development  
140 London Wall,  
London,  
EC2Y 5DN

**RECOMMENDATION:** That subject to the completion of a S106 agreement, the Head of Development Management/ the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

**Note for Members:**

The application has been brought to the Planning Committee because the land is owned by the Council.

Ref: 17/03925/FUL LOCATION: Bridge House , 1 Forty Hill, Enfield, EN2 9HT



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Scale 1:1250

North



## **1.0 Site and Surroundings**

- 1.1 The site is a corner plot at the junction of Forty Hill and Myddelton Avenue, occupied by a residential care home that is currently closed. The application site measures 3,489 square metres and is enclosed with mature trees that are protected by virtue of being located within the Forty Hill Conservation Area.
- 1.2 To the east of the site is a row of two storey cottages and shops with flats above. The closest dwelling is No.11 Forty Hill which has been extended to the rear. To the south of the site is a two storey building that accommodates two residential units, No's 18 and 20 Myddelton Avenue. To the north, on the opposite side of the road is Gough Park which is located within the Green Belt. To the north east of the site on the opposite side of the road, planning permission was granted in 2014 at No's 22 – 68 Forty Hill for the demolition of the existing buildings and erection of a part two storey part three storey block of 9 residential units with rooms in the roof and front dormer windows (under ref. no. P13-02587LBE).
- 1.3 The site is located within the Forty Hill Conservation Area and falls within a site of archaeological interest.

## **2.0 Proposal**

- 2.1 The applicant is Oakland Primecare who operate and provide nursing and residential care in England for a range of different needs but predominantly continuing care for frail, older people and those with age related dementia.
- 2.2 Planning permission was originally sought for the redevelopment of the site involving the demolition of the existing building and the erection of two detached buildings comprising, part 3, part 4-storey 69-bed care home with mansard roof, plant at basement level together with residential facilities including cafe, cinema and Hair Salon and a 3 storey block with mansard roof to provide 12 close care self-contained flats (6 x1bed and 6 x2 bed) with associated car parking. However changes to the scheme have been made as set out in paragraph 2.3 of the report. Planning permission is now sought for the redevelopment of site involving demolition of the existing building and erection of a part single part two storey 75-bed care home with accommodation within the roof, parking and plant at basement level together with residential facilities including cafe, cinema and hair salon.

### 2.3 Changes to the original scheme include:

- Removal of the building that comprised the 12 extra care apartments.
- Increase in the number of bedrooms within the care home from 69 to 75.
- Reduction in height of the building and the introduction of a staggered height to the building from No.11 Forty Hill towards Myddleton Avenue.
- Re-siting of the building and reduction in size of the building footprint.
- Increase in distance between the eastern boundary of the site and the new building to reduce the impact on the residential amenity of the occupants of no.11 Forty Hill, to create more of a relief and improve the relationship with No. 11 and the change in height of the building along Forty Hill.
- Increase in the distance between the western boundary of the site and the new building to reduce the impact on the existing trees on the site.
- Retention of good quality trees on the site.
- Change in roof form from a mansard roof to pitched and gable end roof forms.
- Vertical emphasis on the elevations introduced to include stone cills and heads.
- Glazing introduced to the stairwell to the north western corner of the building to break up the extent of brick, bring light into the building and let people look out of the building.
- Improvements to the front entrance of the care home through the use of open glazed sections.
- Increase in the number of parking spaces from 16 to 19

2.4 The building would be 'T' shaped and would measure a maximum height of 12.5 metres and a maximum width and depth of 53 metres. The building would be two storey with accommodation provided within the roof through the use of eaves level dormers and gabled elements.

2.5 The side elevation facing Forty Hill would be set back from this boundary by approximately 1.6 metres when taken from the stairwell, 7.8 metres from the rear section when taken at the point closest to No.11 Forty Hill and 17.5 metres when taken to approximately the centre of the building. The single storey aspect of the building closest to No.11 Forty Hill would be set in from the boundary with this neighbour by approximately 1.8 – 3 metres and set in by approximately 6 metres at first floor level. The section of the building closest to the southern boundary would be set in from the common boundary with No. 18 – 20 Myddleton Avenue by approximately 4 metres. The rear elevation of the building with a frontage to Forty Hill would be set in from this boundary by between approximately 10 and 15 metres.

- 2.6 A total of 17 car parking spaces would be provided within the proposed basement. Two additional disabled parking spaces would be sited to the front of the site at ground level, accessed from Forty Hill. The bin and cycle store is proposed to be located along the common boundary with No.11 Forty Hill.
- 2.7 The existing low level brick wall along Forty Hill would be made good, the existing higher brick wall would be replaced with 1.8 metre high railings and 1.8 metre high timber fencing would be sited to the rear and the side boundary with No. 11 Forty Hill.
- 2.8 The Conservation Advisory Group (CAG) and the Conservation Officer have raised concerns with the siting of the building along the northern boundary – with particular attention raised to the stair core and the use of slate to pitched roofs as the roofs look too steep to accommodate slate. There are also outstanding concerns about the position of the refuse storage area adjacent to No.11 Forty Hill. Further discussions are taking place with the applicant/ agent and Members will be updated at the meeting on these matters.

### **3.0 Relevant Planning History**

#### **Application site**

- 3.1 LBE/66/0026 – ELDERLY PERSONS HOME - Approved 18.07.1966 and implemented. Care home currently closed.

#### **22 – 68 Forty Hill**

- 3.2 P13-02587LBE - Demolition of existing building and erection of a part 2-storey, part 3-storey block of 9 residential units (comprising 2 x 3-bed, 6x 4-bed terraced houses and 1 x 3-bed maisonette) with rooms in roof and front dormer windows, undercroft access and off street parking at rear. – S106 Granted with conditions on 22 September 2014. Works have recently commenced on site.

#### **4.0 Consultation**

#### **4.1 Statutory and Non-Statutory Consultees:**

##### **4.1.1 Traffic and Transportation:**

No objection. The number of parking spaces and the revised access for service vehicles and tracking proposed is acceptable and justified. Further details on the pedestrian access will be required. Conditions suggested.

##### **4.1.2 Conservation Officer:**

No objection to the demolition of the existing building. In response to the revised scheme the Conservation Officer has confirmed that the revised scheme is a significant improvement in terms of the scale, massing and design. Revisions have been suggested in terms of the siting of the building particularly to the north of the site with particular reference to the stair core and the balconies. Concerns were also raised with regard to the first floor level glazed doors and the triple height glazing to the stair core as it appears out of keeping with the scale, proportions and detailing of the building. Several conditions have been suggested relating to brick sample panels, detailed drawings of the proposed windows and doors, chimney stacks and proposed dormers if minded to approve.

Discussions are ongoing with the agent/ applicant to address these residual issues and Members will be updated at the meeting.

##### **4.1.3 Conservation Advisory Group:**

Concerns raised with the siting of the building along the northern boundary – particularly the stair core, the use of slate to pitched roofs as the roofs look too steep to accommodate slate and the level of screening to be provided along the boundaries. The CAG requested that information on materials go back to the group for review.

It is recommended that a condition be attached requiring the submission of external finishing materials and these can be taken to CAG when the discharge of condition applications are submitted.

#### 4.1.4 Urban Design Officer:

No objection following the revisions to the scheme. Suggested change to the boundary treatment plan so that the 1800mm section of railing terminates and returns to meet the north west corner of the building, allowing the gable end to provide the secure line adjacent to the stairwell and vehicle entrance. Several conditions are suggested relating to details of the external finishing materials and the cycle store.

#### 4.1.5 Environmental Health

No objection.

#### 4.1.6 Tree Officer

Originally raised an objection to the scheme due to the impact on the existing trees on the site. However changes to the scheme have been made and the Tree Officer no longer raises an objection to the scheme subject to conditions.

#### 4.1.7 SuDS Officer

Originally raised an objection to the scheme due to the lack of a site specific flood risk assessment and the insufficient information within the drainage strategy to ensure that there would be no safety implications for the vulnerable occupants of the care home.

An updated FRA/ drainage document has been requested that includes confirmation of the information set out in the bullet points below. Subject to receipt of this confirmation, a SuDS strategy condition would be required.

- *Source control SuDS measures (such as permeable paving, rain gardens, green roofs and rain planters) will be used for roof runoff and hardstanding areas (to ensure the development follows the SuDS Management Train)*
- *Above ground attenuation will be maximised before below ground attenuation is utilised (in line with the London Plan Drainage Hierarchy)*
- *Greenfield runoff rates will be achieved for 1 in 1 year and 1 in 100 year (plus climate change) events OR Qbar*
- *The landscaping strategy will be revised to reflect the SuDS Strategy*

Members will be provided with an update at the meeting.

#### 4.1.8 Design Out Crime Officer

Requested that the proposal be designed to achieve Secure by Design accreditation and an informative for the applicant to seek advice from the Metropolitan Police Service Designing Out Crime Officers. An informative would be attached to any permission.

#### 4.1.9 Waste Services

No comments.

#### 4.1.10 Health and Adult Social Care Services

Made the following comments: 'No objection based on the overarching need for nursing care provision in the borough. Reassurance that placements are sought from the local area would be useful as Local Authority utilisation would not occur due to the high service costs intended.

The design should meet HAPPI Design Principles and Lifetime Homes standards as a very minimum, and be fully DDA compliant'.

Lifetime Homes standards no longer exists. Building Regulations optional standard M4(2) is the equivalent of Lifetime Homes Standard however this relates to dwellings only. The care home would need to accord with Part M volume 2 of the building regulations.

The Design and Access Statement sets out that the care home would be in accordance with the Care Quality Commission standards which includes standards relating to safeguarding and safety that covers the safety and suitability of premises. Confirmation has been sought of whether the proposal would be fully DDA compliant. Members will be updated at the Planning Committee.

#### 4.1.11 GLAAS

No objection. A condition to require a two stage process of archaeological investigation and an informative has been suggested.



#### 4.1.12 Thames Water

No objection because the surface water discharge to public sewers through existing connections will not exceed 2.5l/s as stated in the Drainage Strategy dated August 2017. Informatives and a piling condition have been suggested.

#### 4.1.13 Sustainability Team

The development is too far away to connect to the Ponders End Heat Network. No plans to supply low carbon heating and hot water in this area due to the low density of development. A decentralised heating system local to the development with CHP would not be economical for this type of development.

### 4.2 Public

4.2.1 Letters were sent to 229 adjoining and nearby residents on the original and the latest revised scheme. A press notice was published in the local paper and site notices were posted.

4.2.2 Five responses were received to the consultation undertaken for the original scheme and concerns were raised relating to loss of privacy, loss of light, the scheme being out of keeping with the Conservation Area, inadequate parking provision and access, increase in traffic, overdevelopment, proximity to site boundaries, impact and loss of trees, impact of the basement construction on neighbouring properties, opportunities for criminal activity and the development being too high.

4.2.3 Along with consultee comments, the comments received from members of the public have been taken into consideration and the scheme amended to seek to address the concerns raised.

4.2.4 With regard to the impact of the construction of the basement on neighbouring properties, the new development would need to accord with the building regulations which are standards for the design and construction of buildings to ensure the health and safety of people in and around buildings. An informative would be attached to any permission for the applicant to seek advice from the Metropolitan Police Service Designing Out Crime Officers regarding Secure by Design principles.

4.2.5 The adjoining and nearby residents have been consulted on the latest revised scheme and no comments have been received to date. However the consultation period had not expired at the time of writing (expires 14 March 2018) and therefore Members will be updated at the meeting if any further comments are received.

## **5.0 Relevant Planning Policies**

### **5.1 London Plan (2016)**

- 3.1 Ensuring Life Chances for All
- 3.9 Mixed and Balanced Communities
- 3.16 Protection and Enhancement of Social Infrastructure
- 3.17 Health and Social Care Facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.12 Flood Risk Management
- 5.13 Sustainable Drainage
- 5.14 Water Quality and Wastewater Infrastructure
- 5.15 Water Use and Supplies
- 5.16 Waste Self Sufficiency
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing Traffic Flow and Tackling Congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.1 Building London's Neighbours and Communities
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 7.15 Reducing noise and enhancing soundscapes
- 7.18 Protecting local open space and addressing local deficiency
- 7.19 Biodiversity and access to nature
- 7.21 Trees and Woodland
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

## 5.2 The London Plan – Draft for Public Consultation December 2017

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The aim is for the plan to be examined in autumn 2018 and published a year later. The draft plan is a material consideration in determining applications but is likely to carry little or no weight until there is a response to consultation submissions or until after its examination. There are a number of proposed changes relevant to this application but none of these proposed changes would result in a different conclusion in relation to this application. Of relevance are:

Policy H15 provides clarity on what types of older persons housing will be considered use class C3 or C2 - Sheltered accommodation and extra care accommodation is considered as being in Use Class C3. Residential nursing care accommodation is considered as being in Use Class C2.

Policy D11 is introduced requiring specific information to be submitted in a fire statement alongside all major applications to ensure fire safety.

## 5.3 Core Strategy (2010)

Core Policy 6 - Meeting Particular Housing Needs

Core Policy 7 - Health and Social Care Facilities and the Wider Determinants of Health

Core Policy 9 - Supporting Community Cohesion

Core Policy 20 - Sustainable energy use and energy infrastructure

Core Policy 24 - The Road Network

Core Policy 25 – Pedestrians and Cyclists

Core Policy 28 - Managing Flood Risk through Development

Core Policy 29 - Flood management infrastructure

Core Policy 30 - Maintaining and Improving the Quality of the Built and Open Environment

Core Policy 31 - Built and landscape heritage

Core Policy 32 – Pollution

Core Policy 36 – Biodiversity

Core Policy 46 – Infrastructure Contribution

#### 5.4 Development Management Document (2014)

DMD10 – Distancing  
DMD15 - Specialist Housing Needs  
DMD16 – Provision of New Community Facilities  
DMD37 - Achieving High Quality and Design-Led Development  
DMD45 - Parking Standards and Layout  
DMD46 - Vehicle crossovers and dropped kerbs  
DMD47 - Access, New Roads and Servicing  
DMD 48 - Transport assessments, travel plans, servicing & delivery plans  
DMD53 - Low and Zero Carbon Technology  
DMD57 - Responsible Sourcing of Materials, Waste Minimisation and Green Procurement  
DMD58 - Water Efficiency  
DMD59 - Avoiding and Reducing Flood Risk  
DMD61 - Managing Surface Water  
DMD63 - Protection and improvement of watercourses and flood defences  
DMD64 - Pollution control and assessment  
DMD68 - Noise  
DMD69 - Light Pollution  
DMD79 - Ecological Enhancements  
DMD80 - Trees on development sites  
DMD81 - Landscaping

#### 5.5 Other Policy

National Planning Policy Framework 2012 (NPPF)  
National Planning Practice Guidance 2016 (NPPG)  
Forty Hill Conservation Area Character Appraisal (2015)  
Section 106 Supplementary Planning Document (adopted November 2016)  
Manual for Streets 1 and 2

### 6.0 Analysis

6.1 This report sets out an analysis of the issues that arise from the proposals in the light of adopted strategic and local planning policies. The main issues are considered as follows:

- Principle of development
- Design, appearance and impact on the Conservation Area

- Trees and landscaping
- Traffic and transport
- Flood Risk

#### Principle of Development

6.2 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of location. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing.

6.3 Policy 6 of the Council's Core Strategy sets out the Council's guiding principles for meeting particular housing needs, and states:

*"The Council, with its partners, will develop flexible and accessible accommodation services that meet the local housing needs of vulnerable adults and that support the delivery of the Personalisation Agenda. Future accommodation requirements will be set out in the emerging Health and Adult Social Care commissioning strategies. These strategies should be used as a tool for shaping and informing future development in the Borough. There is a particular need to control the development of traditional residential care home provision and align the development of supported accommodation services with local need.*

*The Council will work to ensure that there is appropriate provision of specialist accommodation across all tenures. Criteria for assessing applications for housing to meet particular needs, having regard to need and supply will be set out in the Development Management Document."*

6.4 Furthermore, Policy DMD15 of the Council's adopted Development Management Document refers to specialist housing needs, and states that:

*"Development proposals for specialist forms of housing would only be permitted if all of the following criteria are met:*

- a. The development would meet an identified borough need for that form of specialist housing having regard to evidence of need in the Council's Market Statement, Health and Adult Social Care Commissioning Strategies, or the needs assessment of a recognised public health care body;*
- b. The property is suitable for such a use and would not result in an over intensive use of the site*

*c. That residential amenity is preserved in accordance with the relevant criteria in policy DMD 8 'General Standards for New Residential Development';*

*d. It would not result in an excessive number or concentration of similar uses in a locality which would be detrimental to residential character or amenity;*

*e. The development is adaptable, well designed, of a high quality, accessible (internally and externally), meets the needs of the specific client groups it serves and their carers but is flexible in case these change. Developments must have regard 'General Standards for new development', other design considerations and local guidance. The Council will work with partners to ensure the facilities provide an adequate form of accommodation; and*

*f. The development is well located so that it is easily accessible to existing local community facilities, infrastructure and services, such as public transport, health services, retail centres, recreation and leisure opportunities."*

- 6.5 The principle of development for a new care home facility in this location, where such a facility previously existed, is acceptable. The Design and Access Statement sets out that the existing building is currently closed and to re-use the existing development would be extremely difficult as the building needs significant redesign and rebuild work to meet the current standards.
- 6.6 Current experience of the Council in seeking to place service users into residential nursing care shows a significant shortage of available accommodation within the borough and neighbouring areas, and evidence shows that this shortage is likely to continue due to increasing demand. With an increase in the number of older people and improvements in overall life expectancy, there is likely to be a growing need for care homes in the borough over the next 20 years. Enfield Council's Health and Adult Social Care Services were consulted on the scheme and raised no objection to the scheme given the overarching need for nursing care provision in the borough. A nomination agreement was not secured with the applicant due to the intended high service costs of the original proposal. Health and Adult Social Care Services suggested that placements are secured for local people within the borough. This has been discussed with the applicant and they have initially advised that this would not be feasible as it would result in issues with securing funding and pose a significant restraint to the business. However further discussions are taking place and we will update Members at the meeting.
- 6.7 There is no planning policy guidance in place that relates specifically to care home standards. However there are bodies in place that regulate care home standards, most notably the Care Quality Commission (CQC). It is noted that many of these standards clearly relate to operational arrangements which are controlled outside

of the planning process, e.g. allowing visitors at reasonable times, varied dietary offers, appropriate staffing levels and maintenance.

- 6.8 In compliance with the CQC standards, accessible toilets would be provided on each floor through en-suite facilities, as would communal space for residents. The CQC standards dictate that all new-build should incorporate single bedrooms with a minimum usable floor space of 12 sqm (excluding en-suite facilities), the proposed plans indicate individual room areas that consistently exceed the 12 sqm on each floor.

#### Design and Impact on Character of Forty Hill Conservation Area

- 6.9 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. Policy DMD37 sets out criteria for achieving high quality and design led development.
- 6.10 Policy CP31 and Policy DMD44 states that when considering development proposals affecting heritage assets, regard will be given to the special character and those applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused. This approach is consistent with that set out at a national level with the National Planning Policy Framework.
- 6.11 Given its siting within the Forty Hill Conservation Area, consideration should be given as to whether the development preserves or enhances the character and appearance of the Conservation Area.
- 6.12 In determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
- 6.13 Furthermore, at Paragraph 132 it states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

6.14 It goes on to state at Paragraph 133 and 134 that:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

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.”

6.15 The Forty Hill Conservation Area Characterisation Study describes the overall Conservation Area as ‘overwhelmingly that of a rural settlement giving way to farmland to the north and west’ and ‘it forms the interface between built up suburban areas to the south and east and agricultural land to the west and north’. The specific section of the Conservation Area to which the application relates (Forty Hill) is described in the same document in *para 3.8.1* as ‘the most densely built-up part of the Conservation Area’.

6.16 The proposal has been amended which has reduced the scale, bulk and massing of the scheme compared to the original scheme and improved the overall design. The height of the building has been reduced, the roof form has been amended, the building footprint has been reduced, there is a stagger in the height of the building and a vertical emphasis to the building has been introduced. The Conservation Officer and the CAG have suggested further changes to the scheme to include the removal of the stair core and balconies. The use of slate to the pitched roofs has



also been queried given the proposed pitch of the roofs. To reduce the prominence of the stair core within the street and to ensure that it respects the rest of the building and the character of the area, a green wall to the stair core has been suggested and/ or changes to the glazing to better reflect the proportions of the fenestration within the new building. Further discussions are taking place and Members will be updated at the meeting.

- 6.17 The existing building does not have any architectural or historic interest and is identified within the Character Appraisal as a building with a negative impact on the character of the area. The replacement building has regard to design features of buildings within the vicinity of the site and the wider Conservation Area. There remain some residual issues to discuss with the applicant, as outlined above, but subject to this and with the conditions suggested, it is considered that the proposed development would be a betterment that would preserve and enhance the character and appearance of the Forty Hill Conservation Area.
- 6.18 Given the Conservation Area location, the design and detailing of the proposed development is extremely important. Conditions are recommended to require the submission of sample materials, sample panels through the building and drawings to secure details such as brick bond, pointing and mortar mix and window details.
- 6.19 In summary the proposed development would not harm the character and appearance of the Conservation Area. Moreover, it would bring public benefits as it would provide a care home that would assist with the significant and increasing shortage of available accommodation for elderly vulnerable adults within the borough and neighbouring areas.

#### Impact on Residential Amenity

- 6.20 Any new development should not impact on the residential amenity of neighbouring residents. Policies 7.6 of the London Plan and CP30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity.
- 6.21 To maintain a sense of privacy, avoid overshadowing and ensure adequate amounts of sunlight are available for new and existing developments; Policy DMD10 requires new development to maintain certain distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/ sunlight or privacy for the proposed or surrounding development.

- 6.22 Policy DMD10 requires a minimum distance between windows and side boundaries of 11 metres and a minimum distance of 25 metres between rear facing windows for 2 – 3 storey buildings. The section of the building closest to the southern boundary would be set in from the common boundary with No. 18 – 20 Myddelton Avenue by approximately 4 metres and contains no windows. The elevation facing the rear of properties on Myddelton Avenue and Adelaide Close would be set in from this boundary by approximately 10 – 15 metres. The rear gardens of 1 – 4 Adelaide Close measure approximately 18 metres in depth. The proposal would be in accordance with Policy DMD10. Given the scale and siting of the building there would not be any demonstrable harm to the occupants of 18 – 20 Myddelton Avenue or 1 – 4 Adelaide Close in terms of loss of light and privacy.
- 6.23 Whilst applicable to householder extensions, Policy DMD11 nevertheless establishes the basis for assessment of the impact of development on the light and outlook to neighbouring properties. Policy DMD11 requires that ground floor rear extensions do not exceed a 45 degree line as taken from the centre of the adjoining ground floor windows and that first floor rear extensions do not exceed a 30 degree line as taken from the centre of the adjoining first floor windows.
- 6.24 The single storey aspect of the building closest to No.11 Forty Hill would be set in from the boundary with this neighbour by approximately 1.8 – 3 metres and set in by approximately 6 metres at first floor level.
- 6.25 The distance between the building and the shared boundary with No.11 has been increased and the building has also been staggered in height so that the section of the building closest to No.11 would be single storey and then it would increase in height to two storeys. The two storey element has also been reduced in height and the roof aspect changed to reduce the bulk of the building and in turn the impact on No.11. Although there would be an intrusion into the 45 and 30 degree splay lines there would be sufficient space between the new building and No.11 to ensure that there would be no undue harm to the occupants of this dwelling. Furthermore a daylight and sunlight assessment has been submitted with the application and confirms that the proposal would not result in any undue harm to the neighbouring property No.11 in terms of loss of sunlight and daylight and overshadowing to their rear garden or habitable rooms.
- 6.26 The refuse store is currently proposed to be sited along the common boundary with No.11. To safeguard the residential amenity of the occupants of No.11 in terms of smells and general disturbance a condition will be attached requiring the refuse bin to be relocated within the site.

### Traffic and Transportation

- 6.27 The London Plan, Core Strategy and DMD encourage and advocate sustainable modes of travel and require that each development should be assessed on its respective merits and requirements, in terms of the level of parking spaces to be provided for example.
- 6.28 Policy DMD45 requires parking to be incorporated into schemes having regard to the parking standards of the London Plan; the scale and nature of the development; the public transport accessibility (PTAL) of the site; existing parking pressures in the locality; and accessibility to local amenities and the needs of the future occupants of the developments.
- 6.29 The London Plan does not give prescriptive parking standards for care homes; the guidance is to ensure any provision is justified for operational needs. The Transport Assessment included with the application addresses this by providing the expected number of trips generated to and from the site.
- 6.30 Objections have been received that relate to inadequate parking. The 12 one and two bed close care self-contained flats have been removed from the scheme which would reduce the demand for parking on the site. A total of 19 parking spaces are proposed, with 17 spaces proposed to be located within the basement and two disabled parking spaces on the ground level. Access to the underground spaces will include a traffic light system to control vehicular movements on the access ramp. There would be a maximum number of 24 members of staff on site during the day and 5 members of staff at night. Parking accumulation figures have been provided using the TRICS database which suggests the maximum level of parking accumulated would be 16 parking spaces during the weekend and 8 parking spaces on a weekday – this included trips throughout the day thus including both staff and visitors. T&T have confirmed that with a total of 19 parking spaces to be provided the number of parking spaces proposed would be acceptable and consequently would not result in excessive on street parking.
- 6.31 Policy DMD47 states that new development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 6.32 Two vehicular accesses are proposed from Forty Hill. T&T have confirmed that the vehicle parking layout and access is acceptable. The revised parking spaces within

the basement are accessible and the replacement 1.8 metre railings along Forty Hill will maintain visibility around the access.

- 6.33 The pedestrian access would be sited to the north east of the site and lead to the main entrance of the building. There are discrepancies between the proposed site plans and the landscaping – clarification has been sought. An enclosure condition will be required that seeks further details on the pedestrian access and how it relates to the parking spaces and the vehicular access to the north east of the site as there will need to be some sort of a low level boundary treatment such as a wall between the pedestrian access and the disabled parking bays to prevent cars from driving onto the pedestrian access.
- 6.34 With regard to servicing, the access for servicing vehicles has been revised and the tracking for a medium vehicle provided. The tracking plans confirm that a 9 metre long refuse vehicle can reverse into the site. There are discrepancies between the site plans and the landscaping plan in terms of the parking layout – the angle of the bays are slightly different. Confirmation has been sought that the parking layout shown on the site plans would be retained as the arrangement shown on the landscaping plan has a tighter turning and would therefore need further testing to confirm it could accommodate an 11m vehicle. With this confirmation the landscaping plan would need to be superseded. Members will be updated on this matter at the meeting.
- 6.35 The Design and Access Statement sets out that ten cycle parking spaces would be provided which would be acceptable given a maximum number of 24 members of staff would be on site during the day. The location of the refuse store and cycle spaces have been provided but full details have not been provided and therefore conditions would be required.
- 6.36 A Travel Plan will be secured through a planning condition and a Travel Plan monitoring fee of £3,620 through a Section 106 Agreement to encourage staff and visitors to travel sustainably and monitor parking demand.

### Flooding

- 6.37 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

- 6.38 A drainage strategy has been submitted however there are no source control SuDS measures and no details setting out how the proposed measures manage surface water as close to its source as possible and follows the drainage hierarchy in line with the London Plan. There is surface water flood risk on the site and therefore it is important that measures are taken to ensure that the residents are safe from flooding.
- 6.39 An updated FRA/ drainage document has been requested that includes confirmation that source control SuDS measures will be incorporated, greenfield runoff rates will be achieved for 1 in 1 year (plus climate change) events Qbar and the landscaping strategy will reflect the SuDS strategy. The proposal does not demonstrate how SuDs will be used and maximised on site to provide storage for surface water generated on site in line with Policy DMD59 or the NPPF. Subject to receipt of this confirmation, a SuDS strategy condition would be required. Members will be provided with an update at the meeting.
- 6.40 A £17,000 financial contribution has been suggested to help improve the access and entrance to Gough Park. Gough Park is located directly opposite the proposed development, and is therefore the closest park for the residents to utilise. The contribution has been sought as it would provide additional benefits for the residents and staff members of the care home.

#### Trees, Landscaping and Biodiversity

- 6.41 Policy DMD80 seeks to protect trees of significant amenity or biodiversity value. Policy DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run off.
- 6.42 The trees on the boundaries with Forty Hill and Myddelton Avenue provide significant amenity, screening and biodiversity benefits. Furthermore many of the trees on both boundaries but particularly Forty Hill are good quality trees that should be retained, for instance the Yew trees located along the boundary with Forty Hill. There are some trees however that are of poor quality and could be removed as they do not contribute to the visual amenity of the area. Replacement planting will be required to retain and enhance the tree screen and amenity character of the location.
- 6.43 One of the main changes to the scheme included setting the building in from the boundary with Myddelton Avenue due to the impact on the existing trees and post

development pressure. The proposal has been revised to address the original concerns raised by the Tree Officer. The majority of trees, and in particular the good quality trees are to be retained. This would ensure that the proposal would respect, preserve and enhance the character and appearance of the Conservation Area.

- 6.44 A communal outdoor area would be provided for the residents to take advantage of in good weather.
- 6.45 Several conditions would be attached to any grant of planning permission to ensure that the trees to be retained are adequately protected and the local environment is enhanced.

#### Sustainable Design and Construction

- 6.46 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and 51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency. An Energy Assessment and Low or Zero Carbon Feasibility Report was submitted with the application however the scheme has evolved and therefore an updated energy statement will be required that reflects the revised scheme.
- 6.47 Policy 5.2 of the London Plan and Policy DMD51 of the DMD requires major development to achieve a 35% improvement over 2013 Building Regulations. The energy assessment concludes that there would be a reduction in carbon dioxide emissions of 12.5% which would not comply with policy which further supports the need for an updated energy statement.
- 6.48 Policy DMD50 requires major residential development to achieve a BREEAM Multi-residential or relevant equivalent rating of 'Excellent'. The BREEAM UK New Construction 2014 scheme includes multi residential accommodation/ supported living facilities which comprises residential care homes. Due to economic viability a condition would be required to ensure that the proposal meets a minimum of BREEAM Very Good with a requirement to provide evidence if BREEAM Excellent cannot be achieved.
- 6.49 Policy DMD52 all major development should connect to or contribute towards existing or planned decentralised energy networks (DEN) supplied by low or zero carbon energy. Proposals for major development which produce heat/ and or

energy should contribute to the supply of decentralised energy networks unless it can be demonstrated that this is not technically feasible or economically viable. The proposed development is too far away to connect to the Ponders End Heat Network and there are no current plans to supply low carbon heating and hot water in this area due to the low density of development. Furthermore a decentralised heating system local to the development with CHP would not be economical for this type of development. Although a revised energy statement will need to be submitted, the energy statement that was submitted with the application recommends that a gas fired micro CHP unit which provides 90% of the base hot water load is incorporated within the scheme.

- 6.50 Policy DMD55 requires all development to maximise the use of roof and vertical surfaces for Low and Zero Carbon Technology / Living Walls / Green Roofs. A condition requiring a feasibility study of compliance with Policy DMD55 would be required.
- 6.51 Several conditions relating to sustainable design and construction have been suggested to address relevant policies within section 8 – Tackling Climate Change of the DMD.

#### Affordable Housing

- 6.52 As set out in paragraph 4.2.4 of the DMD, it is not always feasible or desirable to achieve affordable housing targets as set out in the Enfield Local Plan when considering specialist forms of housing. Given the proposal is a care home that would fall within a C2 use rather than a scheme that would provide new residential units for extra care accommodation that would fall under a C3 use, the scheme is not subject to affordable housing.

#### Planning Obligations

- 6.53 In accordance with the S106 SPD and the comments received in respect of this application, the development will secure a travel plan monitoring fee of £3,620 through a S106.

#### CIL

- 6.54 The proposal would fall within the Mayor's CIL. The floor space of the existing building measures 1,422 square metres. The new care home would measure 3,833 square metres and therefore there would be a net increase in floor space of 2,411

square metres. The total CIL money payable would be: (£20/m<sup>2</sup> x 2,411m<sup>2</sup> x 321)/274 = £56,491.31.

- 6.55 The scheme would not be liable to the Enfield CIL as it only applies to C3 use classes.

## **7.0 Conclusion**

- 7.1 The proposed scheme would provide a much needed care home in the London Borough of Enfield on a currently vacant plot of land. The scheme would not only meet the needs of the growing elderly population but also provide jobs. The scheme has been amended to ensure that it would not harm the character and appearance of the Forty Hill Conservation Area, maintains a greater number of existing trees that contribute to the character of the area and improves the layout of the site for the benefit of the future residents. The proposed scheme would not result in any harm to the character and appearance of the street scene or the residential amenity of neighbouring properties. Overall the proposal is considered acceptable and in accordance with relevant policies of the London Plan and the Enfield Local Plan.
- 7.2 The detailed wording of all the required conditions has not yet been fixed although the issues to be addressed by conditions have been highlighted throughout this report and are summarised below. In this regard, Members are being asked in considering the officer recommendation to grant planning permission and to also grant delegated authority to officers to agree the final wording for these conditions.

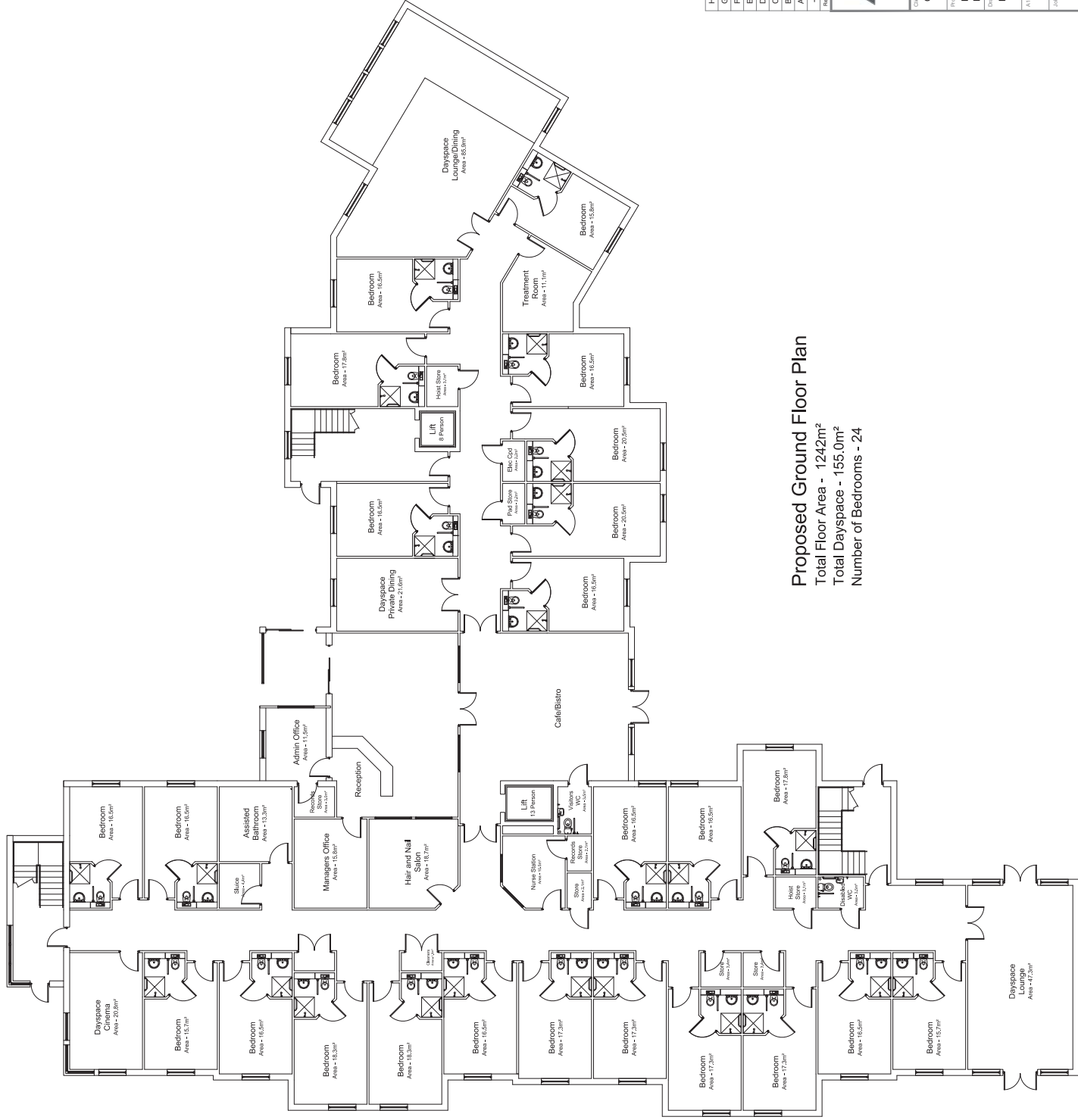
## **8.0 Recommendation**

That subject to the completion of a S106 agreement, the Head of Development Management/ the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

1. Time limit
2. In accordance with plans
3. Details of external finishing materials including samples and sample panels – details of brick bond, pointing, mortar mix, window details, window reveals, dormers, roof, rainwater goods, chimney stacks, canopy, window treatment/ living wall details to stair core
4. Surfacing materials



5. Details of enclosure including the boundary treatment to be introduced between the pedestrian access and the disabled parking bays
6. Details of levels
7. Piling method statement
8. Access roads and junctions
9. Pedestrian route details
10. Disabled parking spaces – correct size
11. Electric charging points
12. Soft landscaping including replacement trees
13. Notwithstanding information on plans revised bin store location needed and further details of the refuse store
14. Cycle parking spaces
15. Travel plan
16. Wheel washing
17. Construction traffic management plan
18. Energy Performance Certificate
19. Energy Statement
20. BREEAM
21. Green procurement plan
22. Considerate Constructors Scheme
23. Details of a written scheme of archaeological investigation
24. Potable water
25. Rainwater recycling system feasibility study
26. SuDS Drainage Plan
27. No clearance during birds nesting
28. Biodiversity enhancements
29. External lighting
30. Green/ Brown roof/ living wall/ renewable technology feasibility study
31. Tree protection plan
32. Site waste management plan
33. No additional fenestration
34. Building to only be used as a C2 care home



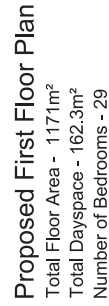
Proposed Ground Floor Plan


Total Floor Area - 1242m<sup>2</sup>

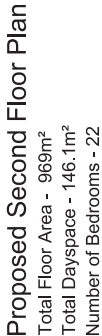
Total Day Space - 155.0m<sup>2</sup>

Number of Bedrooms - 24


H	02/03/18	Client	Changes which have been made larger as discussed with the Planning Officer	J/B	J/B
G	08/02/18	Client	Changes which have been made larger as discussed with the Planning Officer	J/B	J/B
F	25/01/18	Client	Changes which have been made larger as discussed with the Planning Officer	J/B	J/B
E	08/12/17	Client	Changes which have been made larger as discussed with the Planning Officer	J/B	J/B
D	15/11/17	Client	Floor plans have been adjusted to suit the officers comments	J/B	J/B
C	08/11/17	Client	Floor plans have been adjusted to suit the officers comments	J/B	J/B
B	05/11/17	Client	Floor plans have been adjusted to suit the officers comments	J/B	J/B
A	21/08/17	Client	Building outline has been adjusted	J/B	J/B
-	11/08/17	Original Drawing		J/B	J/B
Rev	Date	Revision Description			
1	11/08/17	Original Drawing			
<b>AIOG ARCHITECTS</b> 15, New Street, Birmingham, B2 4NU t: 0121 624 1111 e: info@aio architects.co.uk w: www.aioarchitects.co.uk					
Client: <b>Oakland Primicare</b>					
Project Information <b>Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield</b>					
Drawing Title <b>Proposed Ground Floor Plan - Care Home</b>					
A1 Scale	1:100	A3 Scale			
Architect	H.17.10	Drawing Number	(00) 4	Revisions	H
Drawing Issue <b>PLANNING</b>					



Rev	Date	Revision Description
 <p><b>ARCHITECTS</b>            100526-04-112            100526-04-112            100526-04-112            www.aioarchitects.co.uk</p>		
Client	Oakland Primercare	
Project Information	Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield	
Drawings Title	Proposed First Floor Plan - Care Home	
A1 Scale	A3 Scale	1:100
Job Number	Drawing Number	H.17.10 (00) 5
Drawing Issue	Revisions	
PLANNING		



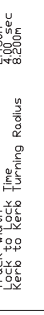
Rev	Date	Revision Description	Issued	Issued By
H	12/02/18	Owner wishes to have middle stage as discussed with first meeting	JLB	JLB
G	04/02/18	Owner has been advised to accommodate the Hearing	JLB	JLB
F	25/01/18	Owner has been advised to accommodate the Hearing	JLB	JLB
E	08/12/17	Owner has been advised to accommodate the Hearing	JLB	JLB
D	15/11/17	Owner plans to have all details at the next stage	JLB	JLB
C	08/11/17	Owner has been advised	JLB	JLB
B	05/11/17	Owner has been advised to accommodate the Hearing	JLB	JLB
A	21/08/17	Initial position has been agreed	JLB	JLB
-		Original Drawing	JLB	JLB

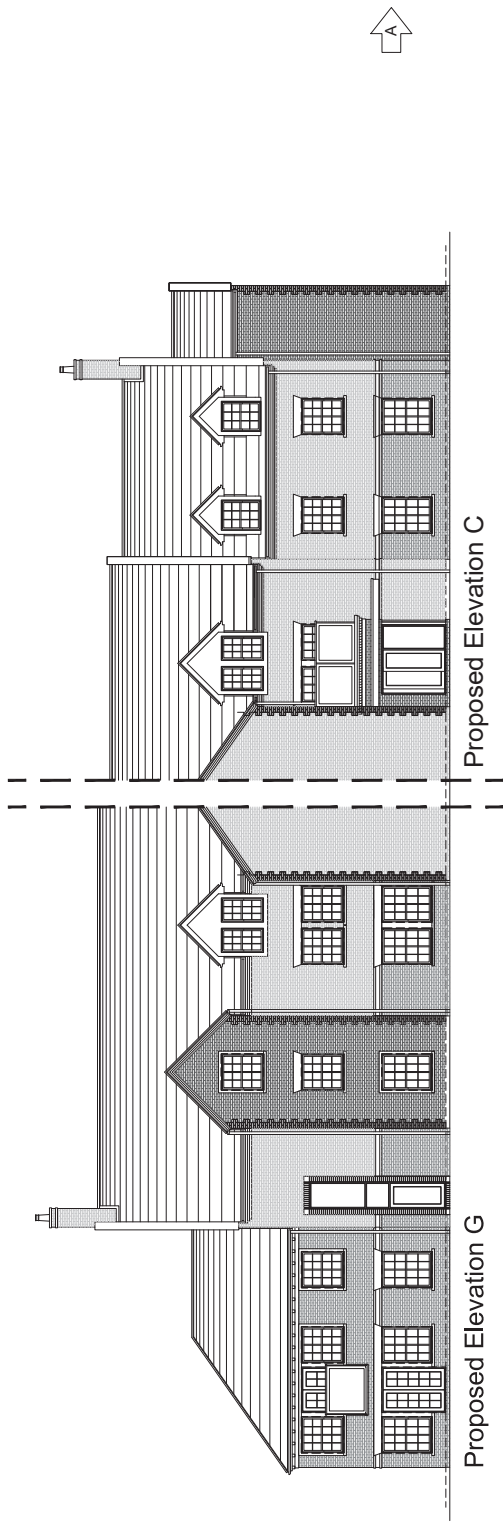


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Tel: 01865 310000  
e: studio@ag10g.co.uk  
w: www.ag10g.co.uk

Client	Oakland Primroseale		
Project Information	Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield		
Drawing Title	Proposed Second Floor Plan - Care Home		
A1 Scale	1:100	A3 Scale	
Job Number	H.17.10	Drawing Number	(00) 6
Revision	H		
Drawing Date	PLANNING		

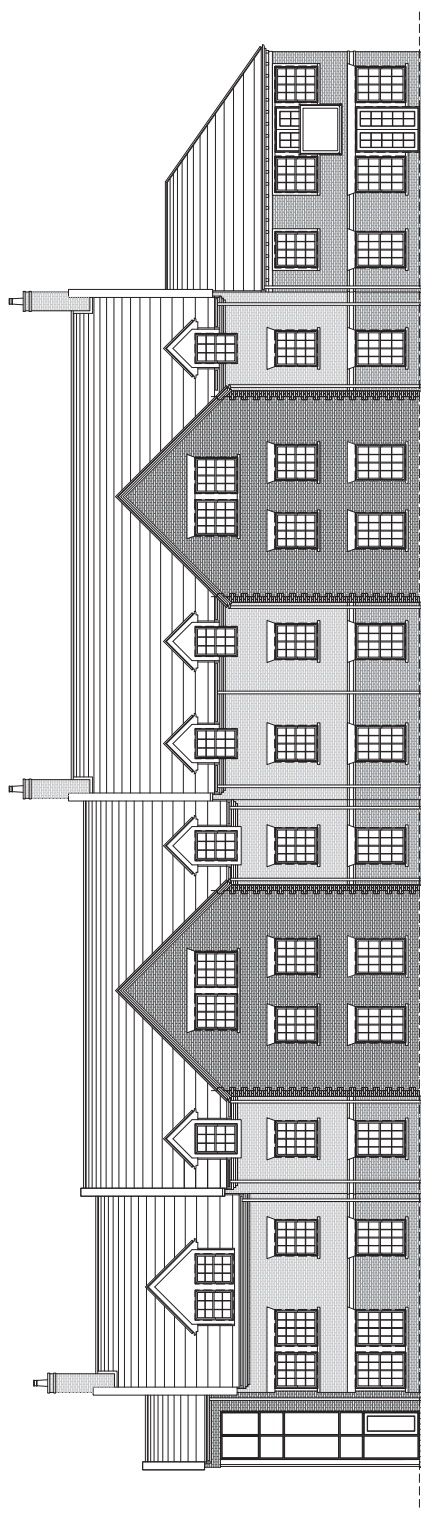
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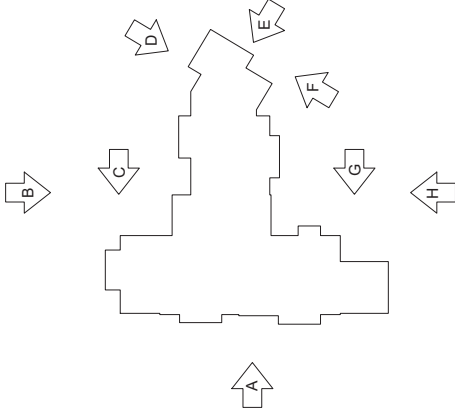


Proposed Elevation C

Proposed Elevation G



Proposed Elevation A



E	02/03/18	All floor plans have been updated, 10/17 and drawings have been updated to reflect the latest information.	MH	JB
D	03/12/17	Revisions have been updated to accommodate the changes to the floor plan.	MH	JB
C	03/12/17	Revisions have been updated to accommodate the changes to the floor plan.	MH	JB
B	26/11/17	Proposed Elevation C (Side View) has been updated to create a new elevation.	MH	JB
A	15/11/17	Proposed Elevation A (Front View) has been updated to create a new elevation.	MH	JB
-	21/08/17	Original Drawing	JB	JB

<b>AIOG</b> ARCHITECTS 10, The Quadrant, The Quadrant, D1 1AD t: 01225 464111 e: info@aiogarchitects.co.uk w: www.aiogarchitects.co.uk	Client Oakland Primicare	Project Information Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield Drawing Title Proposed Elevations 1 of 2	Architect 1:100	Architect 1:200	Architect 1:200
Architect H.17.10			Architect (21) 1	Architect E	Architect PLANNING

## Materials



Brickwork

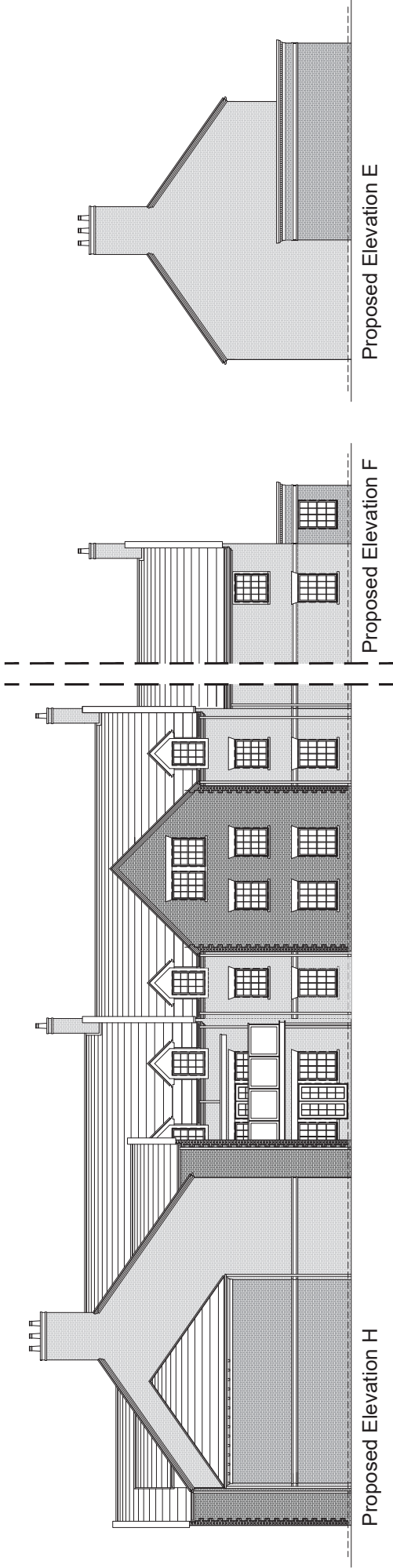


Brickwork

## Material Specifications:

- Roof Finish - Natural Slate
- Windows - Painted timber sliding sash windows
- Stringer and Soffit Course - Red brickwork
- Fascias and Soffits: Painted timber
- Rainwater Goods - Black U-PVC deep capacity gutter and downpipes
- Balconies - 1800mm high fully glazed balconies
- Balcony Steelwork - mitred corner junctions
- Balcony post - Steel columns clad with hardwood

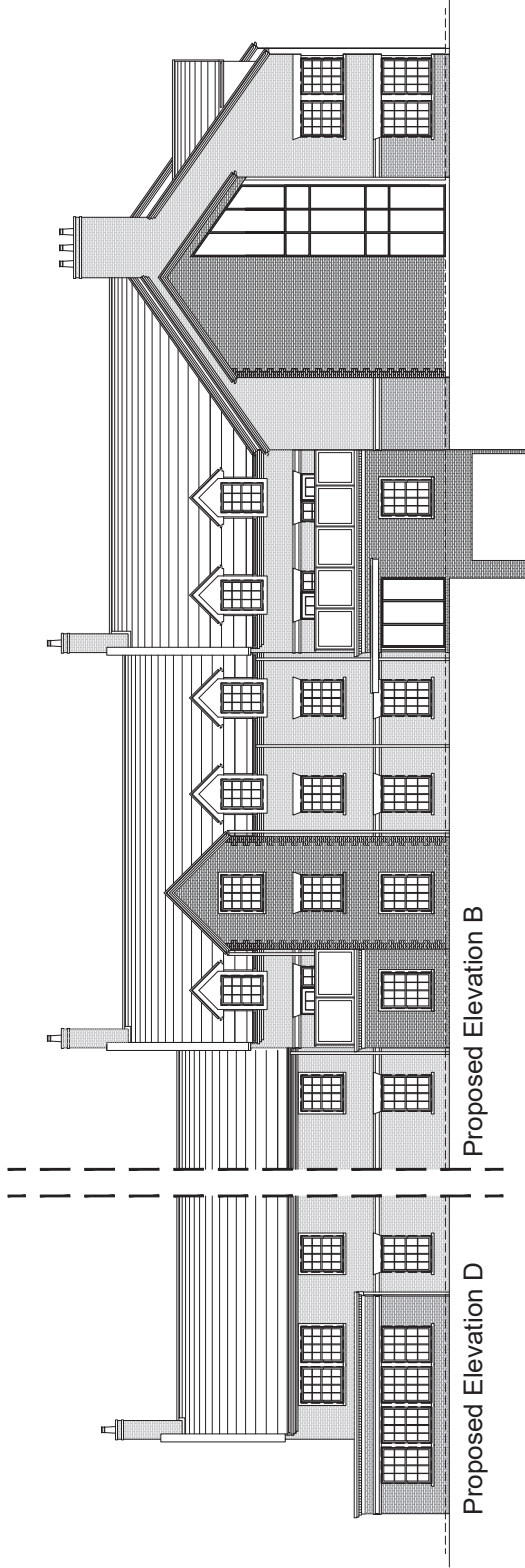




Proposed Elevation H

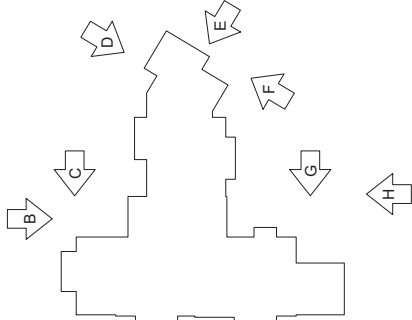
Proposed Elevation F

Proposed Elevation E



Proposed Elevation D

Proposed Elevation B



#### Materials



Brickwork



Brickwork

#### Material Specifications:

- Roof Finish - Natural Slate
- Windows - Painted timber sliding sash windows
- Stringer and Soldier Course - Red brickwork
- Fascias and Soffits: Painted timber
- Rainwater Goods - Black U-PVC deep capacity gutter and downpipes
- Balconies - 1800mm high fully glazed balconies
- Balcony Steelwork - mitred corner junctions
- Balcony post - Steel columns clad with hardwood

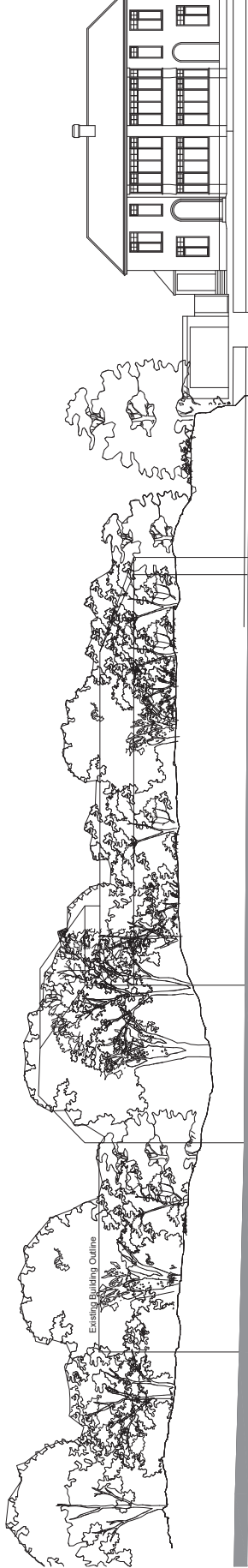
F	02/03/18	All elevations have been updated, NPPF and drawings have been reviewed	MH	JB
E	12/02/18	Elevations have been updated to accommodate the changes to the NPPF	MH	JB
D	08/12/17	Elevations have been updated to accommodate the changes to the NPPF	MH	JB
C	15/11/17	Proposed Elevations have been updated to accommodate the changes to the NPPF	MH	JB
B	19/09/17	Proposed Elevations have been updated to accommodate the changes to the NPPF	MH	JB
A	08/09/17	Elevations updated	MH	JB
-	21/08/17	Original Drawing	JB	JB
Rev	Date	Revision Description	Drawn By	Checked By



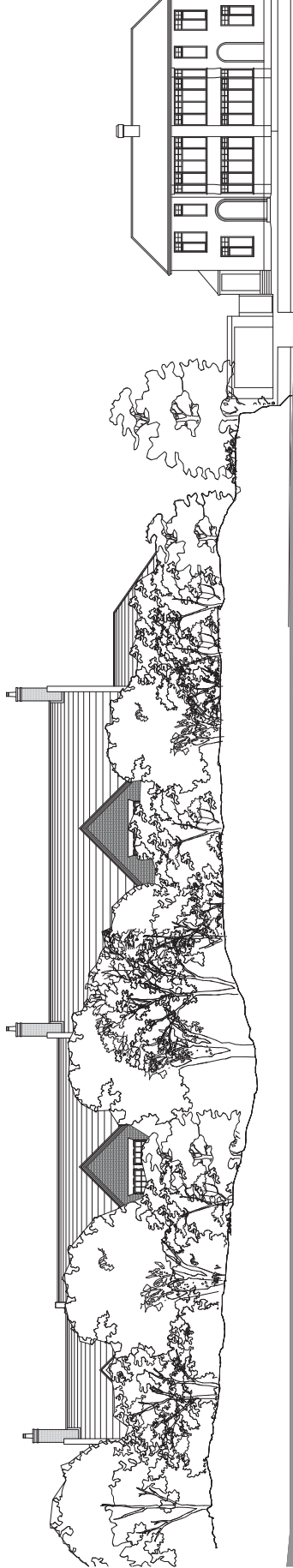
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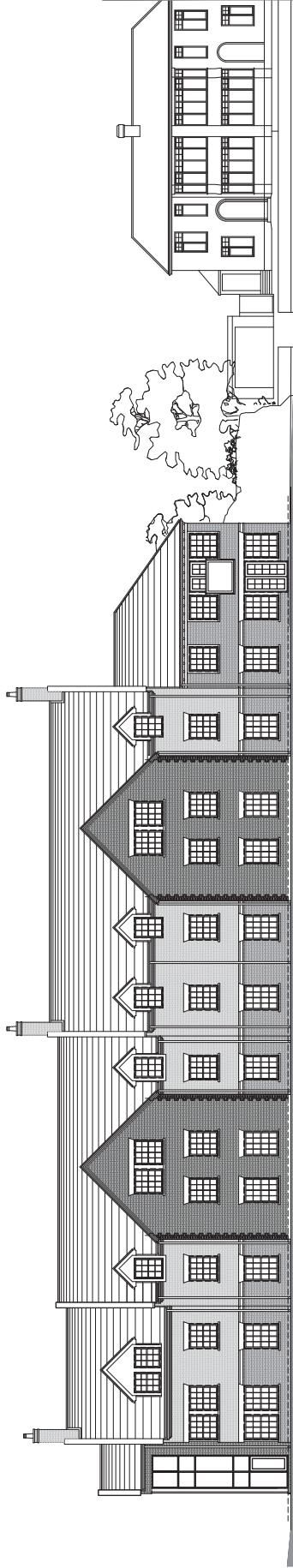
Client	Oakland Primicare		
Project Information	Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield		
Drawing Title	Proposed Elevations 2 of 2		
A1: Scale	1:100	A3: Scale	1:200
Arch Number	H.17.10	Drawing Number	(21) 2
Drawing Issue	F		
PLANNING			



Existing View Along Myddleton Avenue



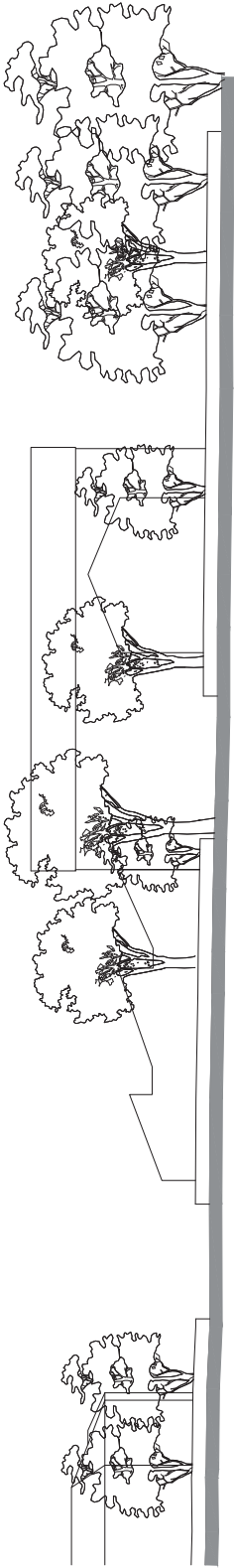
Proposed View Along Myddleton Avenue (Restricted)



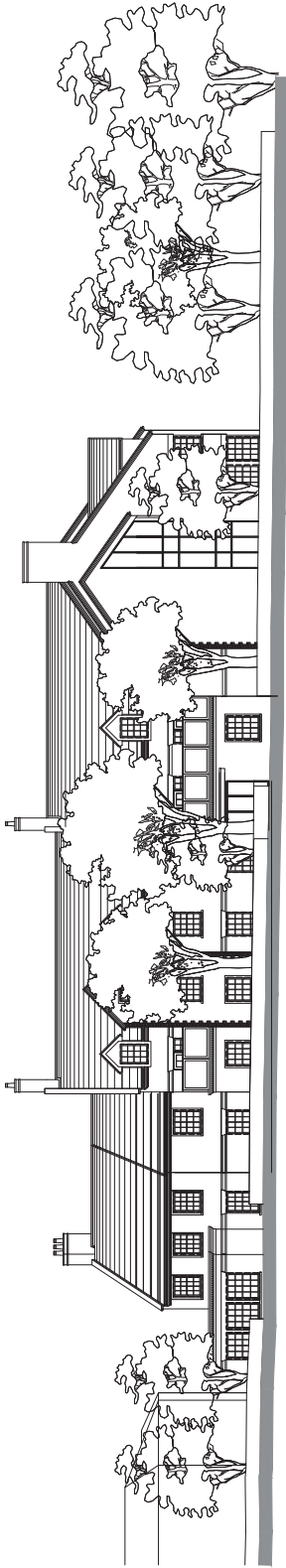
Proposed View Along Myddleton Avenue (Unrestricted)

E	02/03/18	Proposed elevations have been revised to full updated layout	JB	JB
D	12/02/18	Proposed elevations have been revised to full updated layout	JB	JB
C	28/01/18	Proposed elevations have been revised to full updated layout	JB	JB
B	11/12/17	Proposed elevations have been revised	JB	JB
A	24/11/17	Proposed elevations have been updated	JB	JB
-	01/09/17	Original Drawing	JB	JB
Rev	Date	Revision Description	Issued	Drawn By
<div><div><div>ADG</div><div>ARCHITECTS</div><div>15, The Square, 1st Floor, Myddleton, Lancashire, LA1 1AD t: 01252 464111 e: info@adgarchitects.co.uk w: www.adgarchitects.co.uk</div></div><div>Client Oakland Primcare</div><div>Project Information Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield</div><div>Drawing Title Proposed Street Scene Elevations - Myddleton Avenue</div><div>At Scale 1:125</div><div>A3 Scale 1:250</div><div>Arch Number H.17.10</div><div>Drawing Number (21) 4</div><div>Revision E</div><div>Drawing Issue PLANNING</div></div>				

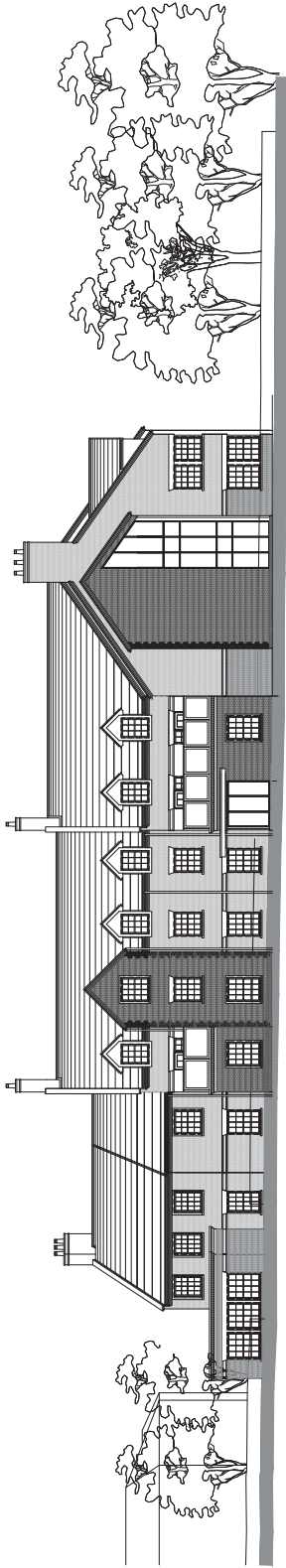





Existing View Along Forty Hill

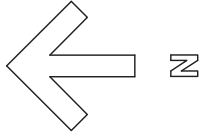
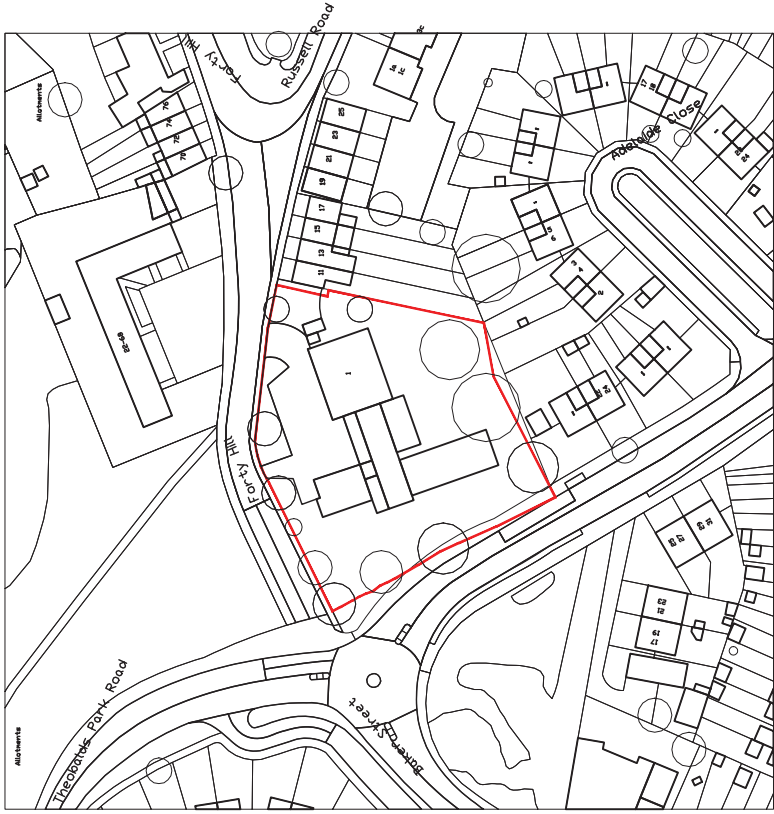


Proposed View Along Forty Hill (Restricted)



Proposed View Along Forty Hill (Unrestricted)

D	02/03/18	Proposed elevations have been revised to suit updated layout	JB	JB
C	12/02/18	Proposed elevations have been revised to suit updated layout	JB	JB
B	20/01/18	Proposed elevations have been revised to suit updated layout	JB	JB
A	20/11/17	Proposed elevations have been revised to suit updated layout	JB	JB
-	01/09/17	Original Drawing	JB	JB
Rev	Date	Revision Description	Drawn	Issue No.
<div><div><div></div><div><div>ARCHITECTS</div><div>100, The Quadrant, London, SE1 1UG t: 02020 464 111 e: info@adgarchitects.co.uk w: www.adgarchitects.co.uk</div></div></div></div>				
Client: Oakland Primcare				
Project Information				
Proposed 75 Bed Care Home, Bridge House Forty Hill, Enfield				
Drawing Title				
Proposed Street Scene Elevations - Forty Hill				
A1 Scale		A3 Scale		Revisions
1:150		Drawing Number		D
Job Number		(21) 5		
Drawing Issue				
PLANNING				



-	31/08/17	Original Drawing	A3	A3
Rev	Date	Revision Description	Drawn By	
<div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div>ADG ARCHITECTS</div><div>69 Bed Care Home and 12 Close Care Apartments, Bridge House, Forty Hill, Enfield t: 0203 404 1111 e: info@adgarchitects.co.uk w: www.adgarchitects.co.uk</div></div></div>				
Client Oakland Primicare				
Project Information Proposed 69 Bed Care Home and 12 Close Care Apartments, Bridge House, Forty Hill, Enfield				
Drawing Title Existing Site Location Plan				
A3 Scale		A3 Scale		1:1250
Job Number		Drawing Number		Revised
H.17.10		(9-) 1		-
Drawing Issue PLANNING				