

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 11 July 2018

Report of
Director, Regeneration &
Planning

Contact Officer:
Andy Higham
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Tel No: 020 8379 3851

Ward:
Town

Ref: 17/02767/FUL

Category: Full Application

LOCATION: Car Park, Chapel Street, Enfield, EN2 6QF

PROPOSAL: Erection of 5 x 2 storey single family dwellings (comprising 4 x 3 bed semi-detached houses and 1 x 3 bed detached house) with rooms in roof together with associated parking landscaping and amenity.

Applicant Name & Address:

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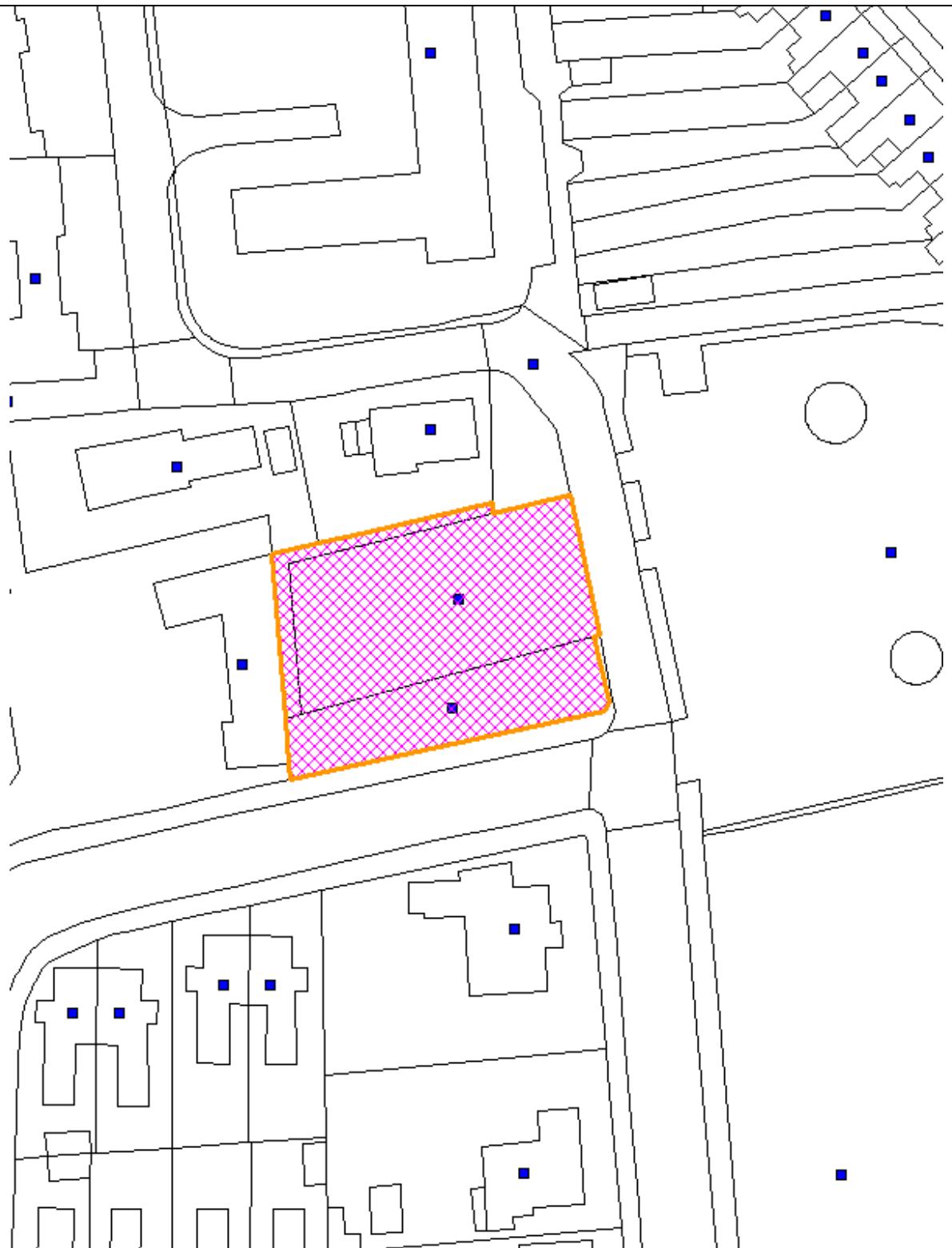
Agent Name & Address:

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Bounds Green Industrial Estate
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RECOMMENDATION:

That subject to completion of a S106 Agreement to secure a contribution to off site tree planting and the exclusion of future residents from applying for permits within the Controlled Parking Zone, planning permission be **GRANTED** subject to conditions.

Ref: 17/02767/FUL LOCATION: Car Park, Chapel Street, Enfield, EN2 6QF



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Scale 1:1250

North



1 Site and Surroundings

- 1.1 The application site comprises a former public car park on the junction of Chapel Street and Little Park Gardens and an area pf greensward adjacent to No.10 Little Park Gardens. The site is located within the Enfield Town Conservation Area.
- 1.2 The car park was sold by the Council several years ago and has gradually deteriorated in appearance and condition. The area of greensward remains in Council ownership and therefore notwithstanding the decision on this application, the applicant will need to secure ownership of this land before any works could commence on site.
- 1.3 The site frontage to Little Park Gardens had a raised bed containing two trees, a sweet chestnut and a red oak. Unauthorised works to these trees has resulted in their removal.
- 1.4 The site has the benefit of an existing vehicular access from Chapel Street. It is bounded by single storey detached residential properties to the north and west; that to the west has its rear wall directly along the boundary with the application site. That to the north sits behind a brick boundary wall approximately 3m in height. To the west, on the opposite side of Chapel Street is the Little Park Gardens public car park.

2 Proposal

- 2.1 This application proposes the erection of 5 x 2 storey single family dwellings (comprising 4 x 3 bed semi-detached houses and 1 x 3 bed detached house) with rooms in roof together with associated parking landscaping and amenity. The houses present their front elevation to Little Park Gardens, with rear gardens running towards the boundary with the bungalow to the north. A small car parking area for 4 vehicles is located to the rear, accessed from Chapel Street. The houses are of contemporary design, with a brick finish and zinc pitched roof. They would have small front gardens to the Little Park Gardens frontage with capacity to accommodate refuse facilities. Secure cycle parking facilities would be located in the rear gardens.

3 Relevant Planning Decisions

- 3.1 TP/09/1176 Resolution to grant planning permission for the erection of a part 2-storey, part single storey detached building for D1 use (children's nursery or day centre for adults with learning difficulties). The resolution to grant planning permission was subject to the completion of a legal agreement to secure amendments to the on-street parking controls, the extension of the public footway to adoptable standards, the planting of a replacement tree and the submission of a travel plan. This legal agreement was never completed and the application was withdrawn.
- 3.2 Legal action is being taken with respect to the unauthorised removal of the trees from the site.

4 Consultations

4.1 Statutory and non-statutory consultees

Traffic and Transportation

- 4.1.1 Traffic and Transportation advise that the site is located within the Enfield Town Controlled Parking Zone which is operational Monday – Saturday 8am – 6.30pm. The site has a PTAL 5 rating which indicates that the area is very well connected to public transport. Notwithstanding, on the basis of 2011 census data, they consider that 1 space should be provided per dwelling and that consideration could be given to the provision of a vehicle crossing and a parking space to the detached house furthest from the Chapel Street/Little Park Gardens junction. Cycle parking provision in the rear garden is acceptable subject to a condition requiring details of the secure storage facilities. Refuse provision to the front is acceptable in principle.

Conservation Officer

- 4.1.2 The Conservation Officer is fully supportive of the proposed residential use in principle. Objections have been raised throughout the development of the scheme for this site to hardstanding/ designated parking areas to front gardens. This is contrary to the Enfield Town Conservation Area Character Appraisal which states,

“Pressure for garages and hard standing in front gardens has led over many years to deterioration in street frontages and the rhythms of building groups.”

- 4.1.3 No parking is proposed to the front garden areas.
- 4.1.4 Any parking in green space adjacent to the site should not include additional hardstanding. This should be grasscrete or similar if approved to retain a semblance of green space. This can be addressed by condition by requiring the submission of finishing materials for approval.
- 4.1.5 In addition, she recommends conditions requiring details at scale of 1:20 of following:
1. Brick sample panels, brick type, mortar type
 2. 1:20 details of dormers, windows and doors with 1:5 sections showing reveal depth, heads and cills
 3. Samples of hardstanding material
Barrier/ bollard details including technical specifications

Historic England Greater London Archaeological Advisory Service

- 4.1.6 GLAAS advise that this site lies in an area where medieval and post-medieval remains of the historic town might be expected but the development is fairly small-scale and located away from the main street so ‘backland’ activity such as pits and boundary ditches are more likely than actual buildings.
- 4.1.7 Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration GLAAS recommend the addition of a condition to require a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Tree Officer

- 4.1.8 The Tree Officer advises that the developer carried out unauthorised works to the trees resulting in their removal without having gone through the necessary notification process to undertake works to trees in a conservation area. It is considered the Sweet Chestnut would have been worthy of a Tree Preservation Order. Legal action is on-going. Replacement trees will need to be provided.

Conservation Advisory Group

- 4.1.9 CAG have considered proposals for this site a number of times. Drawings presented in October 2016 reflect the drawings that subsequently formed the basis of the current application. The Groups views on these drawings were:

"Further outline proposals for this site. At an earlier meeting CAG had pressed for housing to reflect the local grain. Essentially what is presented this time are five town houses arranged in three separate blocks (designed in a less contemporary manner than earlier proposals seen by CAG). ETCASG continue to object citing parking in green spaces, materials not reflective of the immediate area and the development should be semi-detached properties. The Enfield Society (TES) stated that the proposal had sufficient merit to stand alone in what is undistinguished surroundings. This view was supported by all the other members of CAG. TES continued saying that the front dormers appeared too heavy and the rear dormers more appropriate for the front elevation. Some members of the group continued to be exercised by the gable end as too blank and undistinguished. However this view was not shared by all the members. The lack of space for the tree that was lost also came under scrutiny TES suggested it could be re-positioned at the rear. Drop bollards were preferred as the car park barrier. CAG is well aware the drawings are largely conceptual without detail such as rainwater goods down pipes, gas meter box locations and the like. Further CAG has experienced a lessening in design quality as it moves from conceptual to working.

"By a majority (ETCASG objecting) of the members the proposal was accepted. However CAG want to see detailed drawings that flesh out the proposals along with the points made in the preceding paragraph."

- 4.1.10 The Group reviewed the scheme again at their August 2017 meeting following the receipt of revised plans, relating primarily to the appearance of the front facing dormers. The consensus of the Group was that the scheme was acceptable.

Enfield Town Conservation Area Study Group

- 4.1.11 The Study Group objects to this application – "This site is insufficiently large to accommodate five houses which are of a size and proportion appropriate to assimilate satisfactorily into the grain of this part of Enfield Town Conservation Area. The scheme proposed is for houses which look mean and inappropriate and which have insufficient amenity space to enable them to blend into the area which in the main consists of detached and semi-detached houses of fairly generous proportions and amenity space. Accordingly this scheme would detract from the Conservation Area and should not be approved. It is noted that the application refers to there being four car parking spaces in the development but this is blatantly misleading as in fact only two spaces have been provided within the application site. Planning permission has not been sought for the other two spaces which are shown on the plans as being

provided on public amenity land which the Group would strongly object to losing. The Council cannot take these two spaces or the landscaping shown as associated with them into account when assessing this application”.

4.2 Public Response

4.2.1 Letters were sent to the occupiers of 58 adjoining and nearby properties. In addition a notice has been posted on site and in the local press. Objections have been received from 8 adjoining and nearby residents. The objections received can be summarised as:

- Too close to adjoining property
- The development is too high
- Loss of privacy
- Loss of light
- Out of keeping with the character of the Conservation Area
- Over development
- Inadequate access
- Increase in traffic
- Inadequate parking provision
- Loss of parking and no public benefit to allow the change of use from a car park
- Impede access to garages
- Loss of green space
- Impact on ecology
- Illegal removal of an established tree
- Increase in pollution
- Chapel Street flats are sheltered Council Housing with vulnerable and infirm residents. Ambulances are regularly called. Impact on access
- Business bays should be converted to residents bays to reduce impact on local residents
- Strain on existing community facilities
- Conflict with the local plan
- Not affordable housing that Enfield desperately needs
- General dislike of the proposal

Petition

4.2.3 In addition a petition has been submitted on behalf of the residents of 1-71 Chapel Street containing 28 signatures. The objections raised can be summarised as:

- Increase in traffic and noise
- Loss of privacy
- Overlooking
- Loss of greenspace and environmental amenity
- The developers have already shown disregard for the environment by their destruction of a well established sweet chestnut tree and general neglect of the site
- The residents would happily maintain the corner site along with their own gardens, thus providing some compensation for the inevitable major disruption and nuisance that construction of this very unfortunate development is sure to bring.

5 Relevant Policy

5.1 The London Plan

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing
- Policy 3.13 Affordable housing thresholds
- Policy 3.14 Existing housing
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 6.3 Assessing the effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature

5.2 Core Strategy

- CP2: Housing supply and locations for new homes
- 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
- CP22: Delivering sustainable waste management
- CP24: The road network
- CP25: Pedestrians and cyclists
- CP26: Public transport

CP28:	Managing flood risk through development
CP30:	Maintaining and improving the quality of the built and open environment
CP31:	Built and landscape heritage
CP32:	Pollution
CP34:	Parks, playing fields and other open spaces
CP36:	Biodiversity
CP46:	Infrastructure contributions

5.3 Development Management Document

DMD2	Affordable Housing for Development of Less than 10 Units
DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD7	Development of Garden Land
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD13	Roof Extensions
DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD54	Allowable Solutions
DMD55	Use of Roof Space / Vertical Surfaces
DMD56	Heating and Cooling
DMD57	Responsible Sourcing of Materials
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD72	Open Space Provision
DMD73	Children's Play Space
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD81	Landscaping

5.4 Enfield Town Centre Framework Master Plan

The Framework Master Plan was adopted in March 2018. This identifies the Chapel Street/Little Park Gardens car park as a site considered suitable for housing (Site 15).

5.5 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 although expresses a direction of travel, it 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:

- D4 – Housing Quality and Standards- introduces a stronger policy on housing standards including minimum space standards.
- D6 – Optimising Housing Density – the density matrix linked to PTAL has been removed and rigid density guidelines will no longer apply. The emphasis now will be on maximising housing densities on a case by case basis. The importance of good design (London Plan Policy D2) and meeting minimum space standards (London Plan Policy D4) are emphasised.
- H1 – Increasing Housing Supply – sets new ambitious targets for housing completions. Enfield's ten year housing target will now be 18,760 (previous target 7,976 for the period 2015-2025).

5.6 Other Relevant Policy/Guidance and Considerations

National Planning Policy Framework

National Planning Practice Guidance

LBE S106 SPD

Enfield Strategic Housing Market Assessment (2010)

Enfield Town Conservation Area Character Appraisal (2015)

Community Infrastructure Levy Regulations 2010

6 Analysis

Principle

- 6.1 In broad terms, the proposal would be consistent with the aim of the London Plan and with policies within the Core Strategy which seek to contribute to the strategic housing needs of Greater London and the Borough. Moreover, the Enfield Town Framework Master Plan identifies the car park element of the site as suitable for housing. The principle of housing development on the site is therefore acceptable.
- 6.2 The application site did originally contain a number of trees to the site frontage, which have been the subject of unauthorised works leading to their removal. The sweet chestnut was a tree that, had correct procedures been followed could have been made the subject of a Tree Preservation Order and could have been required to be retained as part of any redevelopment. The trees have been removed and this is being progressed through enforcement/legal action as necessary. For the purposes of this application, the key issues are therefore whether the development as proposed can be accommodated on the site having regard to the need to ensure that the character and appearance of the conservation area is preserved or enhanced, that development can be accommodated whilst providing appropriate mitigation for the trees that have been removed, either through accommodation on site or a contribution to deliver new trees elsewhere in the vicinity, the loss of the greensward, design, impact on neighbouring amenity, and acceptability of the development in highways terms.

Impact on the heritage asset

- 6.3 The NPPG advises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also advises that conservation is an “active process of maintenance and managing change”. Heritage assets are considered to be an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.
- 6.4 Section 72 (general duty as respects conservation areas in exercise of planning functions) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“Listed Buildings Act”) confirms that, in respect of buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. ‘Preserving’ in this context means doing no harm (as explained by the HL in *South Lakeland DC v S of S [1992] 2 AC 141* at p.150).
- 6.5 Sections 66 and 72 of the Listed Buildings Act confirm that special attention shall be paid to the desirability of preserving a listed building or its setting (s.66) and preserving or enhancing the character or appearance of that area (s.72). The Court of Appeal in *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137*, concluded that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm “*considerable importance and weight*”.
- 6.6 The NPPF advises 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.
- 6.7 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.
- 6.8 The site comprises a vacant car park at the junction between Little Park Gardens and Chapel Street, together with a small area of greensward. It is located within the boundaries of the Enfield Town Conservation Area, in the setting of several dwellings that are cited as making a positive contribution to the character of the area.
- 6.9 The Character Appraisal states “This small residential area, which includes the Little Park Gardens car park with its imposing mature tree, the redundant car park opposite awaiting development, the grammar school playground and the bus station, was built in the late 19th and early 20th century in the former grounds of Little Park, purchased

by the Council in 1888. There are well-built semi-detached houses with arched porches, and some detached villas from the late 1880s, no. 3 (The Hollies) being a good example. At the Church Street junction, there is a jolly group of listed red phone boxes (unfortunately neglected and in poor condition) and the quirky 1930 Howard's Chambers on the opposite corner has an attractive first floor oriel window *Figure 12*) and arch detailing, but the entrance is disfigured by signs. [p.21]

- 6.10 This car park itself detracts from the character and appearance of the Conservation Area and the Conservation Area Management Proposal advocates redevelopment of small car parks in order to recover the historic urban grain and sense of enclosure of these areas. The proposed development achieves this, by creating a strong frontage to Little Park Gardens. The proposal presents a flank elevation to Chapel Street but one that does include windows at ground and first floor level to provide some level of activation. A low wall with railings would form the boundary treatment to the Chapel Street frontage with a higher wall, consistent with the enclosure of many of the properties in the immediate area, to enclose the rear amenity area. The small parking area to the rear does interrupt the overall enclosure of the site, but the car parking area is necessary to serve the family housing proposed, that in itself delivers the wider enhancement to the Conservation Area through the creation of a strong frontage to Little Park Gardens, in a form, scale and rhythm of development that complements the form, scale and rhythm of surrounding development. The Conservation Officer's comments regarding the treatment of this parking area are noted and a condition is recommended requiring the submission of further details of the materials to be used and the bollards limiting access to residents.
- 6.11 The application site does include the small area of greensward immediately adjacent to No.10 Chapel Street. This presently provides a pleasant area of green to compliment the gardens to the flats opposite at Nos 1-71 Chapel Street, but otherwise has no particular function. The application proposes the provision of parking spaces, taking up approximately half of this greensward, leaving the remaining half as a landscaped area. It is considered that this remaining area, to the junction, would continue to compliment the gardens opposite and the loss of approximately half, subject to an appropriate surface treatment for the parking area, would not harm the character or appearance of the Conservation Area. It is also considered that this retained area of greensward can accommodate one tree to compensate in part for the unauthorised removal of the trees that were previously on site. A condition to secure this is recommended.
- 6.12 Overall, it is considered that the development will not harm, but indeed enhance the character and appearance of the Conservation Area, by removing a feature which presently detracts, the redundant car park, and delivering a form of development that compliments the scale, height, form and rhythm of development in the area and secures enclosure of this corner site.

Design

- 6.13 There is clear guidance on the approach to the matter of design. The NPPF (section 7) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development but Paragraph 59 of the NPPF confirms that design policies should "*avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally*". Paragraph 60 further advises that "*decision makers should not impose architectural styles or particular tastes... [nor] stifle innovation, innovation, originality or initiative through*

unsubstantiated requirements to conform to certain development forms or styles...[although it is] proper to seek to promote or reinforce local distinctiveness” while paragraph 61 advises that “...decisions should address...the integration of new development into the natural, built and historic environment”.

- 6.14 London Plan policy 7.1 (“Lifetime neighbourhoods”) advises that the design of new buildings and the spaces created by them should “*help to reinforce or enhance the character, permeability, and accessibility of the neighbourhood*” while policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards “a positive relationship between urban structure and natural landscape features...” Policy DMD 37 (Achieving High Quality and Design Led Development”) confirms the criteria upon which application will be assessed. However, it also recognised there is a degree of subjectivity in this assessment of acceptable design.

Density

- 6.15 The site falls within an area with a Public Transport Accessibility Level (PTAL) rating of 5, therefore the London Plan suggests that a density range of 150-250 habitable rooms per hectare (hrph) may be appropriate for this location.
- 6.16 The application proposes 20 habitable rooms on a site area of 0.08 hectares giving a density of 250 hrph in accordance with policy. It is noted that concerns have been raised that the proposals represent an overdevelopment of the site. It is considered that the site can satisfactorily accommodate the number and scale of dwellings proposed without detriment to either the character or appearance of the Conservation Area, or the amenities of adjoining residents. Adopted policy in the London Plan encourages development that optimises the housing output and given the increasing demand for housing and the increased housing targets the Borough is required to achieve, it is considered that the level and scale of development proposed is acceptable on this site.

Amenity Space Provision

- 6.17 DMD 9 requires that new development must provide good quality amenity space that is not significantly overlooked by surrounding development and meets or exceeds the following standards:

Dwellings without access to communal amenity space - 3b5p - minimum private amenity space 29sq.m, average private amenity space (across the whole site) 44sq.m.

- 6.18 All dwellings would have a private rear garden in excess of 29 sq.m (gardens range from 32sq.m to 128 sq.m) and therefore exceed the requirements of policy DMD9.

Space standards

- 6.19 London Plan policy 3.5 Quality and design of housing developments seeks to ensure new housing development achieve the following minimum internal space standards:

3 storey houses – 3b5p – 102 sqm

- 6.20 Each dwelling would have a net internal floor space of 108 sq.m thus exceeding these standards. Moreover the accommodation would meet and exceed the minimum requirements for room sizes.

External appearance

- 6.21 The proposed houses, whilst providing accommodation over three floors, are equivalent to two storeys in height, utilising the roof space for the additional floor of accommodation. Their height is therefore consistent with the predominant form of development within Little Park Gardens.
- 6.22 The form of development comprises 2 pairs of semi –detached houses and a detached house. This is reflective of the form of development that characterises Little Park Gardens, to which the development presents its primary frontage.
- 6.20 The houses are contemporary in appearance, but propose a general pallet of materials which is reflective of the area. Conditions are recommended requiring further details the finer elements of the buildings: windows, rainwater goods, brick detailing and sample panels etc, to ensure the quality of finish and detailing is carried through to the build, particularly having regard to the location of the site within a conservation area.

Sustainable Design

- 6.21 Policy DMD 51 seeks to ensure that minor developments such as this are moving towards zero carbon from 2018. The Energy Statement submitted indicates that the development only achieve a 26.5% reduction in CO₂ and would be reliant on solar panels installed to the south facing roof (front elevation) to achieve this. Solar panels to the roof of the development would not be supported in this instance, given the location of the site in the Conservation Area. Accordingly, the applicant will need to submit a revised Energy Statement reviewing their approach to maximise the energy savings without the use of solar panels and by considering alternative measures.
- 6.22 Conditions are recommended to address policy requirements regarding water consumption and the management of surface water.

Impact on neighbours

- 6.23 The application site is bounded by existing single storey dwellings to the north and west.
- 6.24 Policy DMD10 seeks to ensure that a minimum distance of 25m is normally achieved between rear facing windows for 3 storeys facing 1 storey development. The proposed development would achieve a minimum separation distance of approximately 12.3m, significantly below this requirement. The purpose of the policy to ensure new development does not result in undue overlooking and loss of privacy for existing neighbours. In this instance, despite the proximity of the development, it is considered that the proposal will not give rise to undue overlooking of No.10 or a loss of privacy for the occupiers, principally because of site circumstances.
- 6.25 No.10 Chapel Street has been extended to the rear bringing the property in very close proximity to the existing boundary wall that encloses the site. This wall is approximately 3m in height. Given this the line of sight from the upper floor windows will to the roof of the extension to the property rather than the rear facing windows.

- 6.26 The distance of the proposed development from No.10 Chapel Street, means that there would be no undue loss of light or outlook.
- 6.27 No. 31 Little Park Gardens is also a single storey dwelling and is located to the west of the application site. The rear wall of this property forms the boundary with the application site. There are no windows in the rear wall itself but the property has a number of rooflights (4) in the rear roof pitch provide natural light/ventilation to the rooms within. The proposed development is positioned between 3.5 and 5m from the boundary with No.31. The applicant's daylight and sunlight report confirms that these windows will not experience a material loss of sunlight or daylight.
- 6.28 The proposed development does include the provision of 2 windows in the flank elevation of the house nearest No.31 Little Park Gardens. Both windows serve a stairwell. A condition is recommended requiring these windows be obscure glazed and fixed and it is considered that this is sufficient to ensure the development would not give rise to overlooking or loss of privacy for the occupiers of No.31. A condition is also recommended to ensure no alterations to windows can be undertaken without the prior approval of the Council.

Traffic access and parking

- 6.29 The application site is located within the Town Centre, with good access to public transport, and is located within a Controlled Parking Zone (CPZ) . The application does propose family housing and makes provision for 4 parking spaces. It is noted that Traffic and Transportation have requested that provision is made for 5 parking spaces. However, there are objections on heritage and amenity grounds to the provision of this 5th space within the front/side garden of the detached house. On balance, and having regard to the accessibility of the site it is considered that the provision of 4 parking spaces is acceptable. It is recommended that the permission is the subject of a S106 Agreement that would preclude future occupiers from being able to apply for a permit to park within the CPZ to minimise the impact on on-street parking in the immediate vicinity.
- 6.30 Concerns have been raised by local residents about the increase in traffic associated with the development. The number of units proposed would not result in a significant increase in traffic movements such that could not be accommodated on the existing network.
- 6.31 The access the proposed parking area is considered acceptable. The access and parking area do not impinge on the existing highway and therefore would not obstruct access the flats to the rear.

Housing Mix

- 6.32 Core Policy 5 and DMD3 seek to ensure a mix of different sized homes to be provided, although it is recognised on sites that can only deliver less than 10 units, this is not always achievable. Whilst there is a demand for all types of housing, there is significant demand for family sized units. This development would contribute to meeting this demand and therefore the mix of accommodation proposed for this site is considered acceptable.

Landscaping and ecology

- 6.33 It is recognised that the unauthorised removal of a tree the subject of a tree preservation order, from this site has delivered a less constrained development site

than might otherwise have been the case and this fact has resulted in enforcement being considered.

- 6.34 Notwithstanding, the site is identified as a site suitable for housing in the Enfield Town Centre Framework Master Plan. In considering the capacity of the site to accommodate housing the requirement to mitigate the impact of the unauthorised removal of the trees needs to be considered, but balanced against the need to optimise housing output to meet housing need. In this respect optimising the development on the site has been given more weight in the balancing of issues and it is considered that the trees removed do not have to be replaced in situ. A replacement tree can be accommodated in the greenspace to be retained to the rear of the site. Officers feel this is not in itself, sufficient to mitigate the loss of the tree and therefore it is recommended that any permission be the subject of a S106 Agreement requiring the applicant to contribute to planting of additional trees in the vicinity (in the public realm). The value of this contribution will be informed by the value implications of the tree removal and is yet to be agreed with the applicant.

- 6.35 Subject to this, the loss of the tree and its contribution to the character and appearance of the conservation area can be sufficiently mitigated.

S106 Contributions

Affordable Housing

- 6.36 Having regard to policies DMD1 and CP3 of the Core Strategy as the site is proposing less than 10 units, no contribution can be sought.

Other S106 Contributions/ Head of Terms

- 6.37 The following contributions will be required as part of the development:

- Restriction from occupiers of the development obtaining car parking permits should a CPZ be implemented in the future.
- Monitoring fee @ 5%

6.38 Sustainable Design and Construction

Lifetime Homes

- 6.39 The London Plan and Core Strategy confirm that all new housing is to be built to Lifetime Homes' standards. This is to enable a cost-effective way of providing adaptable homes that are able to be adapted to meet changing needs.

- 6.40 The scheme appears to meet as much as possible the 16 criteria for Lifetime Homes. However, confirmation of this should be secured by condition.

6.41 Mayors CIL

- 6.42 The size of the proposed development would be liable to a Community Infrastructure Levy contribution as the size exceeds 100 sq.m. The net gain of the new created floor area is 432 sq.m.

- 6.43 This would result in a Mayoral CIL contribution of 432 sq.m x £20 x 322/223 (BCIS CIL Index Formula) = £10,925.92.
- 6.44 This development would also be subject to the Council's adopted CIL: 432 sq.m x £60 x 322/274 (BCIS CIL Index Formula) = £25,920.

7. Conclusion

- 7.1 In conclusion it is considered that this development proposal is acceptable and would represent an enhancement on the current appearance of the site as well as contributing family housing within a sustainable location. The loss of the tree is regrettable but with suitable replacement mitigation, no objection is raised on this ground.
- 7.2 It is considered that its scale, bulk and appearance is acceptable both in its own right and in respect of the surround heritage assets, would not harm the special character and appearance of the Enfield Town Conservation Area. In this regard, the scheme is also considered to meet the tests set out in the NPPF for development. It is also considered residential amenity would not be unduly prejudiced.
- 7.3 It is also considered that the proposal development would not create an unacceptable impact to on street parking and highway safety taking account of the s106 obligation that would justify refusal.
- 7.4 It is therefore recommended that planning permission be approved subject to conditions and the necessary legal agreement.

8. Recommendation

- 8.1 That subject to completion of a S106 Agreement to secure a contribution to off site tree planting and the exclusion of future residents from applying for permits within the Controlled Parking Zone, planning permission be granted subject to the following conditions:
 1. C51 Time Limited Permission - 3 years.
 2. C60 Approved Plans
 3. C07 Details of Materials

The development excluding demolition and groundwork shall not commence until details of the external finishing materials including the brick and cladding materials (sample panels to be provided on site for approval) and details of the, windows, balconies and winter gardens to be used have been submitted to and approved in writing by the Local Planning Authority. This should include specific details including 1:20 details (with 1:5 sections) of windows, doors and balconies. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. C09 Details of Hard Surfacing

The development excluding demolition and groundwork shall not commence until details of the surfacing materials to be used within the development including

footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

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

5. C10 Details of Levels

The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

6. C11 Details of Enclosure

The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

7. Details of Access and Highways Works

The development shall not commence until details of the necessary highway alterations associated with the development have been submitted to and approved in writing by the Local Planning Authority. These works shall be the following:

1. Details of the Stopping up of the Existing Crossover and Associated alterations to the public highway including details of the provision of 2 new on street parking spaces on street as a result of closing this existing crossover.
2. Details of the New crossover/ vehicle access to the site and details for the relocation of the street light.
3. Details of bollards

They should be carried out in accordance with the approved details before development is occupied or the use commences and the applicant/ developer will have to pay for these costs including any costs associated with amending and consulting upon Traffic Regulation Orders.

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

8. C17 Details of Landscaping

The development excluding demolition and groundwork shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

9. C19 Details of Refuse Storage & Recycling Facilities

The development excluding demolition and groundwork shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield – Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

10. C59 Cycle parking spaces

The development excluding demolition and groundwork shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. This shall include details of cycle storage where possible within the private garden areas on the ground floor in addition to an additional cycle parking storage to the front communal area. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

11. Construction Methodology

That development shall not commence until a construction methodology has been submitted to and approved in writing by the Local Planning Authority. The construction methodology shall contain:

- a. arrangements for wheel cleaning;
- b. arrangements for the storage of materials;
- . hours of work;
- d. arrangements for the securing of the site during construction;
- e. the arrangement for the parking of contractors' vehicles clear of the highway.

- f. The siting and design of any ancillary structures.
- g. A construction management plan written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition'.

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

Reason: To ensure the implementation of the development does not lead to damage to the existing highway and to minimise disruption to neighbouring properties and the environment.

12. External Lighting

The development excluding groundwork and demolition shall not commence until details of any external lighting proposed have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall be provided before the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

13. Lifetime Homes Standards

All the units shall comply with Lifetime Home standards in accordance with details to be submitted to and approved in writing by the LPA. The development shall be carried out strictly in accordance with the details approved and shall be maintained thereafter.

Reason: To ensure that the development allows for future adaptability of the home to meet with the needs of future residents over their life time in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

14. Energy Statement

No development shall commence until a revised energy statement has been submitted and approved by the local planning authority. The development shall be carried out in accordance with the revised Energy Statement unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

15. EPC's

Following practical completion of works a final Energy Performance Certificates shall be submitted to an approved in writing by the Local Planning Authority prior to occupation of the development.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

16. Contamination

The development shall not commence until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development.

Reason: To protect public health from contamination.

17. Sustainable Urban Drainage Systems

Prior to commencement of the development a sustainable urban drainage strategy shall be submitted. This should include:

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

Reason: In the interest of Sustainable Urban Drainage measures and to reduce the potential of flooding associated with the development.

18. Archaeology

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by

the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.
20. Parking area to be provided in accordance with approved drawings prior to first occupation
 21. Restriction on PD- changes to fenestration, cladding, extensions, outbuildings etc
 22. Restriction on PD- means of enclosure
 23. No additional fenestration
 24. No pipework/drainpipes to front or return elevations
 25. Parking area to be provided in accordance with approved drawings prior to first occupation

MATERIALS LEGEND

- 1 - BROWN/YELLOW MULTI STOCK BRICKWORK
- 2 - BROWN/YELLOW MULTI STOCK VERTICAL BANDING
- 3 - FEATURE BRICKWORK RECESSED DETAILING (RIBBON)
- 4 - COPING STONE
- 5 - ZINC PITCHED ROOF
- 6 - PITCHED ROOF GABLE TO THE FRONT ELEVATION
- 7 - ZINC DORMER WINDOW TO THE REAR ELEVATION
- 8 - DOUBLE GLAZED WINDOWS WITH DARK GREY POWDER COATED ALUMINUM FRAMES AND CILLS
- 9 - FEATURE/COLOURED TIMBER PANELS
- 10 - TIMBER FENCE AND GATES
- 11 - LOW LEVEL BOUNDARY HEDGING WALL
- 12 - LOW LEVEL BRICK BOUNDARY WALL
- 13 - WROUGHT IRON METAL RAILING
- 14 - TIMBER PRIVACY SCREEN
- 15 - RETRACTABLE BOLLARDS



D1 PROPOSED FRONT ELEVATION - E1

1:100

MATERIALS LEGEND

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D2 PROPOSED REAR ELEVATION - E2

1:100

NOTE:
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ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.
ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO THE
COMMENCEMENT OF PAY WORK.

P1 24/12/15 Planning Issue
P2 19/06/17 Planning Application Submission

VIVENDI ARCHITECTS LTD
A+M LONDON DEVELOPMENTS Ltd
CAR PARK SITE, LITTLE PARK GARDENS, LONDON, EN2 6PO

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P2

1:100
P2

Proposed Front & Rear Elevations

1510-P03-00



[02] PROPOSED MATERIAL EXAMPLES

[02] PROPOSED IMAGES

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P1 19/06/17 Planning Application Submission

ISO-A3

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PROJECT TITLE
CAR PARK SITE, LITTLE PARK GARDENS, LONDON, EN2 6PQ

DRAWING TITLE:
Proposed Material Examples & Images

CLIENT:
MR M MILTIAOUS

DRAWN:
ACD

STATUS:
PLA

CHECKED:
PK

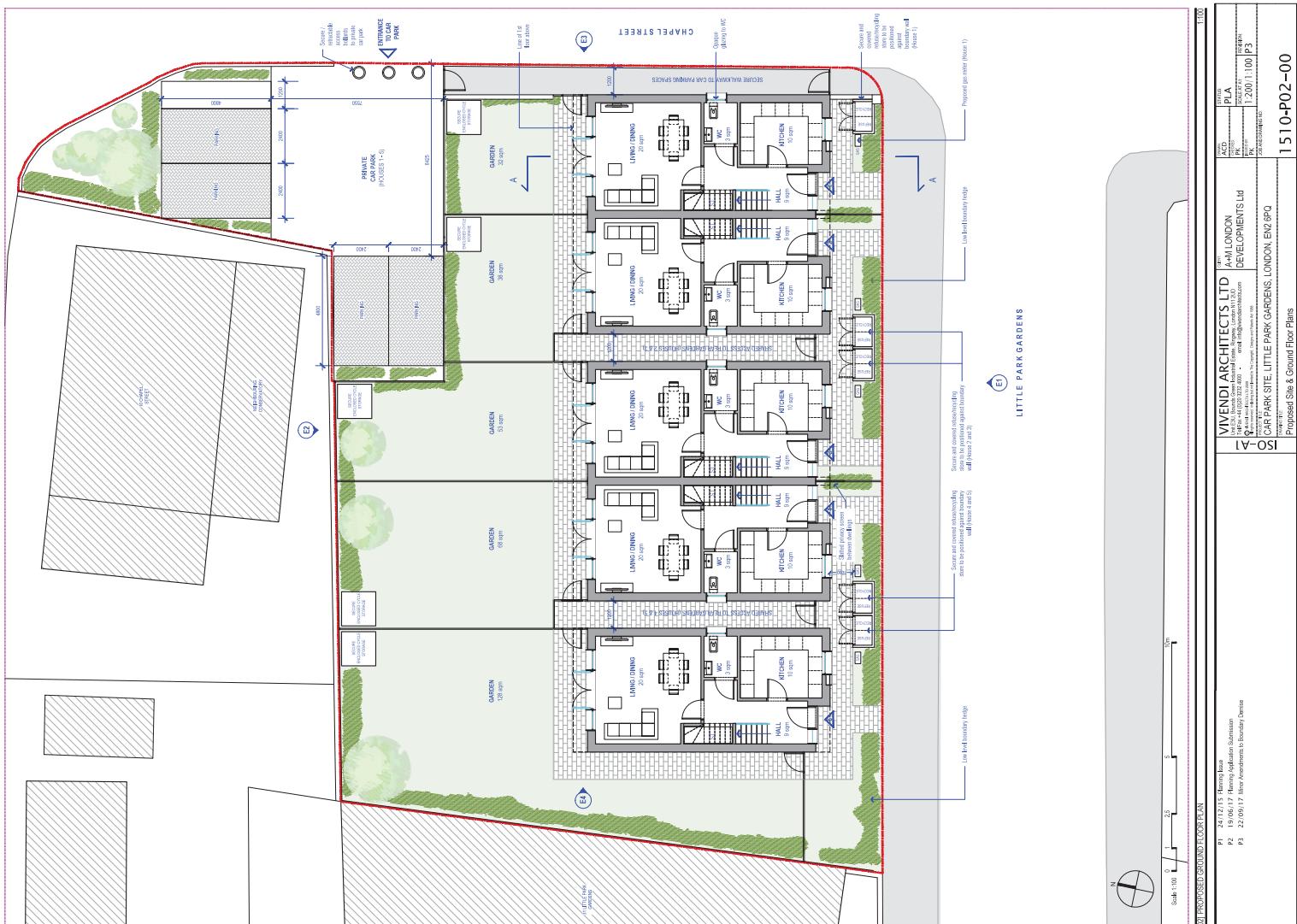
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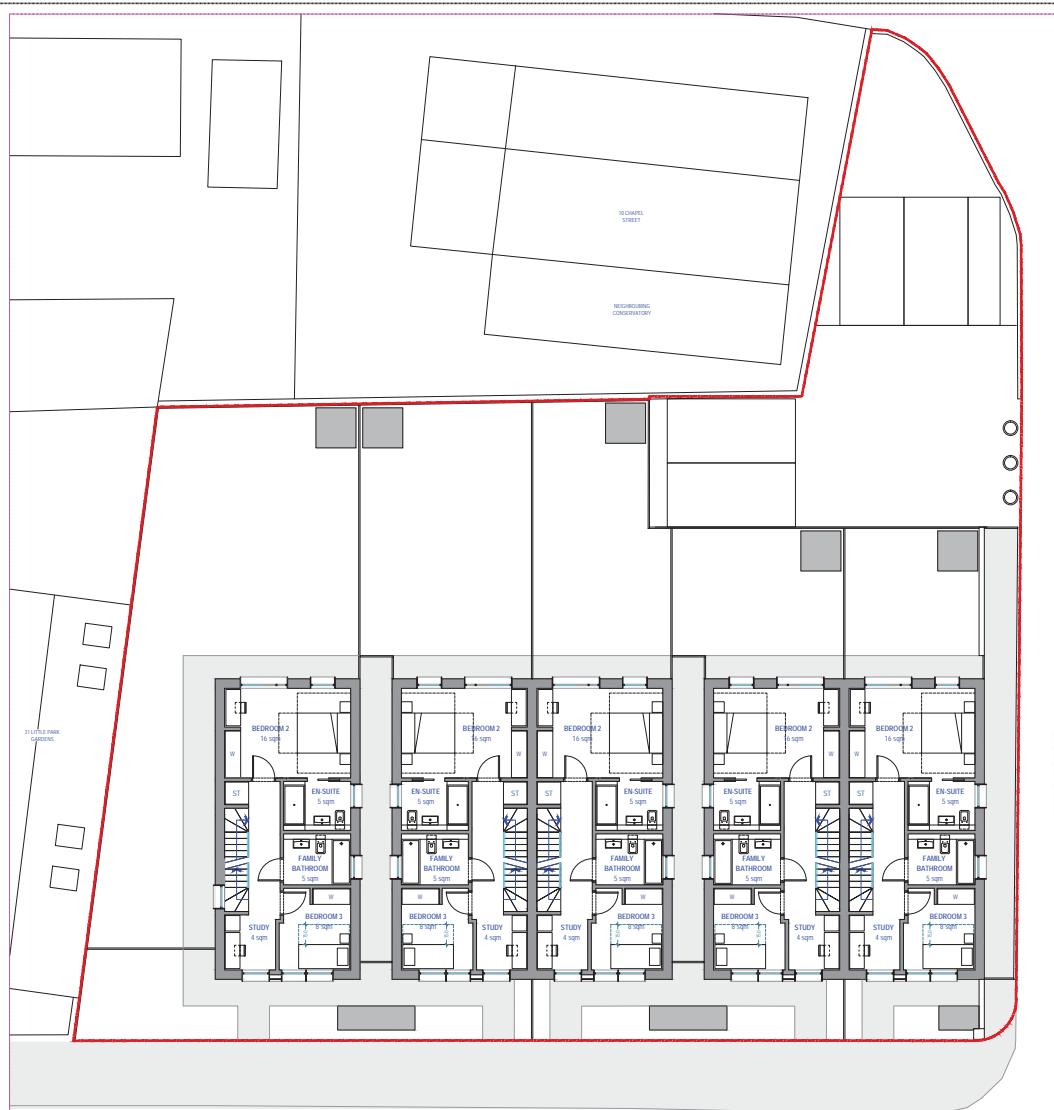
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REVISION:
P1

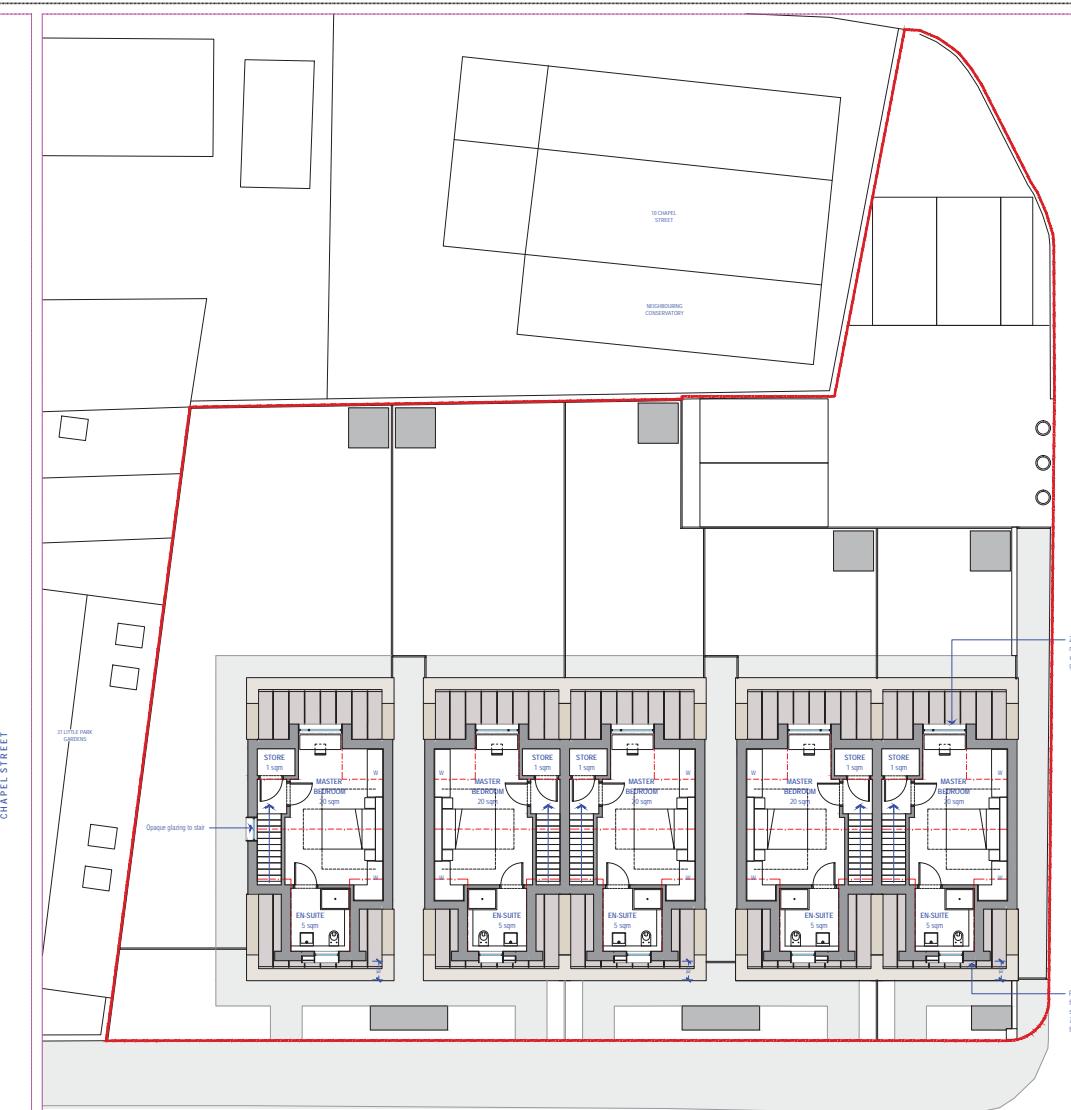
JOB AND DRAWING NO:

1510-P04-00





01/1 PROPOSED FIRST FLOOR PLAN



02/1 PROPOSED SECOND FLOOR PLAN

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P1 24/12/15 Planning Issue
P2 19/06/17 Planning Application Submission
P3 22/09/17 Minor Amendments to Boundary Demise

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DEVELOPMENTS Ltd
CAR PARK SITE, LITTLE PARK GARDENS, LONDON, EN2 6PO

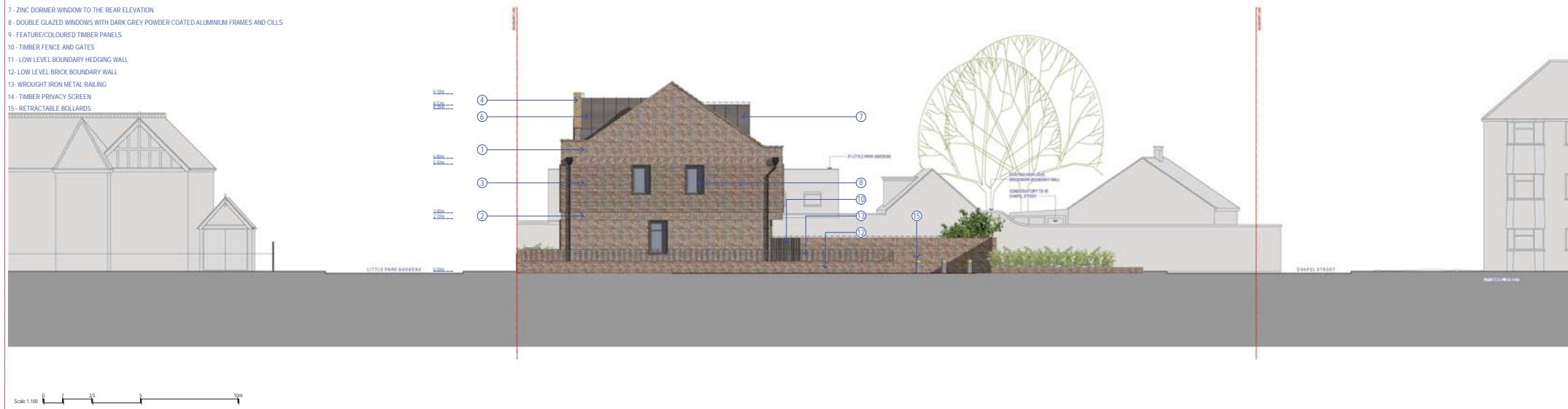
ISO-A1
Proposed First & Second Floor Plan

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P3

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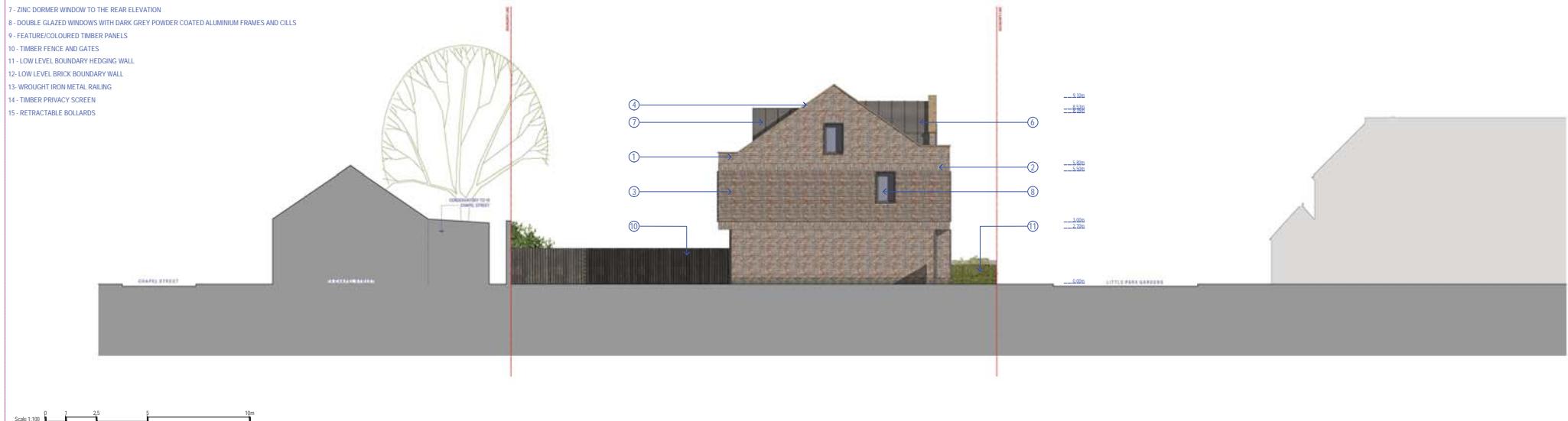
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ISO-A1	VIVENDI ARCHITECTS LTD A+M LONDON DEVELOPMENTS Ltd Toll free 0800 000 0000 email info@vivendiarchitects.com	ACD PK 1:100 P3	PLA PK 1:100 P3	JOBSITE DRAWINGS CAR PARK SITE, LITTLE PARK GARDENS, LONDON, EN2 6PO Proposed Side Elevations
				1510-P03-01