

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 28 August 2018

Report of

Executive Director - Place

Contact Officer:

Andy Higham
Kevin Tohill
Elliot Doumanis
Tel: 0208 379 5518

Ward:

Southgate Green

Ref: 18/01336/RE4

Category: Full Application

LOCATION: Garfield Primary School, Upper Park Road, N11 1BH

PROPOSAL: Erection of 2-storey 3 bed single family dwelling for caretaker use.

Applicant Name & Address:

London Borough of Enfield

Agent Name & Address:

R.Bryant
BHP Architects
Nicholas House
Riverfront

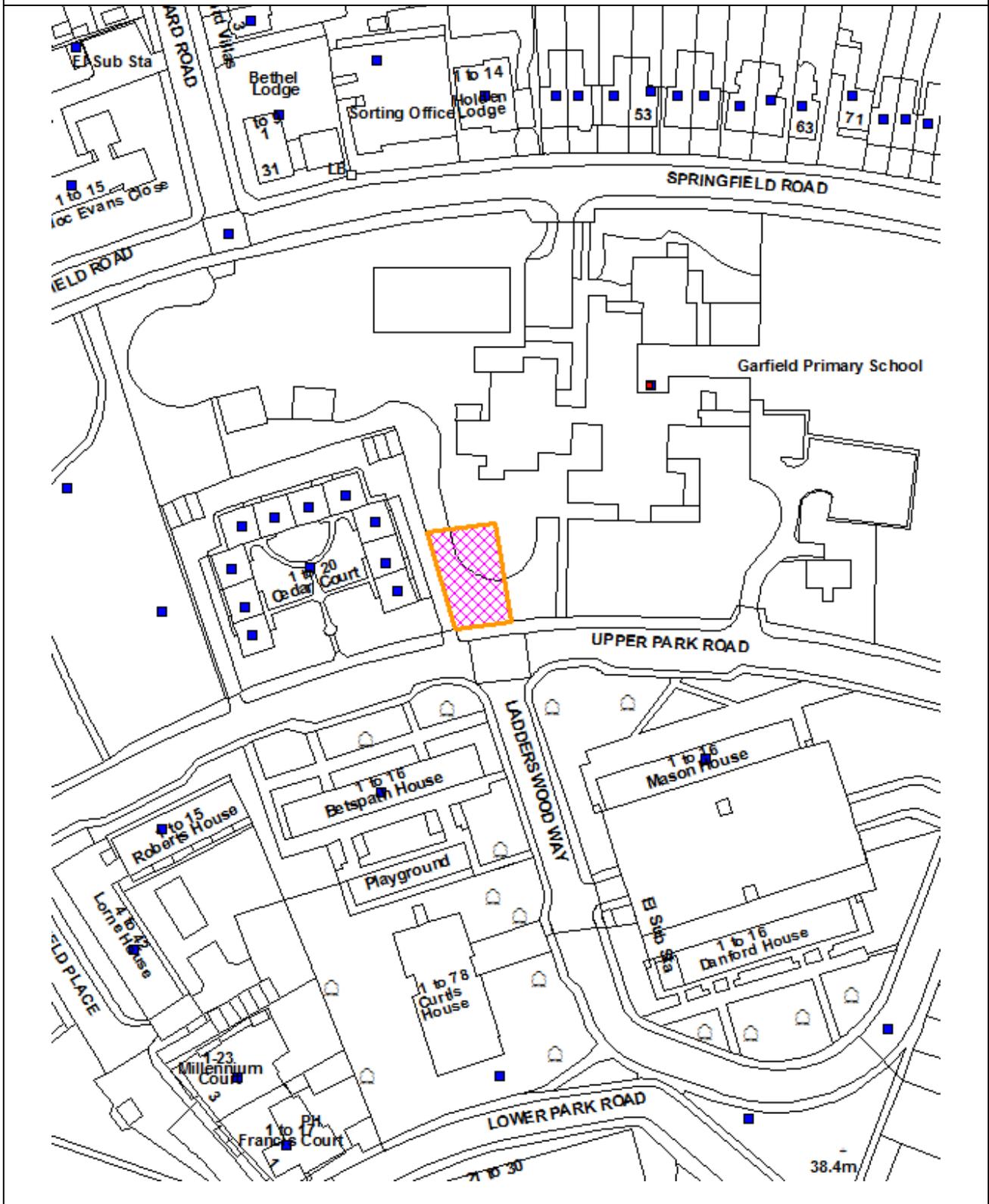
RECOMMENDATION:

That the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions as set out in this report.

Note to Members:

The application is being brought to Planning Committee as London Borough of Enfield is the applicant.

Ref: 18/01336/RE4 LOCATION: Garfield Primary School, Upper Park Road, N11 1BH,



Reproduced by permission of Ordnance Survey on behalf of HMSO. ©Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey License number 100019820

Scale 1:1250

North



1. Site and Surroundings

- 1.1. The subject site has an area of approximately 250m² and is located in the south west corner of the Garfield Primary School site which is located between Springfield Road and Upper Park Road. The surrounding area is residential.
- 1.2. The site is not located in a Conservation Area and does not relate to a Listed Building.

2. Proposal

- 2.1. The application seeks planning permission for the erection of a 2-storey, 3-bedroom, single family dwelling for the use of the school caretaker. This will be sited in the south western part of the school site, fronting Upper Park Road on a plot of approximately 250m². The proposed dwelling would have a gross internal floor area of 93m².

3. Consultations

3.1. *Neighbours*

Letters were sent to 55 neighbouring and surrounding properties on 19.04.2018 and the notification period expired on 10.05.2018. As a result, there were no representations received at the time this report was completed.

3.2. *Internal*

3.2.1. Traffic and Transportation

The proposed development, by reason of the applicant having the use of existing parking and access arrangements within the car park, will not result in an unacceptable parking demand or have any negative highway safety impacts, having regard to DMD Policies 8 & 45, and The London Plan Policy 6.13.

3.2.2. SuDS Officer

No objection raised, but more information is required by condition relating to:

- Details and cross sections of the permeable paving;
- Details and specifications of the outfall/ hydrobrake system; and
- Details of source control for the roof runoff (e.g. green roof, rain gardens, rain planters or discharge of RWPs onto permeable paving).

3.2.3. Environmental Health

No objection to the application for planning permission as there is unlikely to be a negative environmental impact. In particular, there are no concerns regarding air quality, noise or contaminated land.

3.2.4. Tree Officer

No objection. If approved an appropriate landscape scheme, including tree planting, will be required to be submitted via condition.

4. Relevant Planning History

- 4.1.1 **P13-03588LBE** - Expansion of Primary School from 2 Forms of Entry (2FE) to 3 Forms of Entry (3FE) involving demolition of part of the existing school building, the retention of the existing children's centre and erection of a part 2-storey, part 3-storey block incorporating a part lower ground level to provide classrooms, staff and administration accommodation, school hall, kitchen and ancillary accommodation at lower ground level, extension to car park, vehicle access from Palmers Road and provision of 6 staff parking spaces, additional pedestrian access from Springfield Road, alterations to existing pedestrian access from Upper Park Road, new playground to the north east of the site, hard and soft play areas including a caged five-a-side football pitch, new soft landscaped areas for learning, social interaction and play and associated landscaping - **Granted subject to conditions 04/03/2014.**
- 4.1.2 **16/05471/PREAPP** - proposed erection of detached 3 storey 4-bedroom single family dwelling house for use of school caretaker was considered acceptable in principle, subject to further details of the design of the proposed dwelling, an arboricultural impact assessment, an energy statement, a flood risk assessment and a sustainable drainage strategy being submitted as part of any formal planning application. The provision of a vehicular access to Lower Park Road is, however, unlikely to be acceptable in highway safety terms.

5. Relevant Policy

- 5.1. The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The DMD provides detailed criteria and standard based polices by which planning applications will be determined.
- 5.2. The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.3. London Plan 2011 (FALP, March 2016)
- | | |
|-------------|---|
| Policy 3.3 | Increasing housing supply |
| Policy 3.4 | Optimising housing potential |
| Policy 3.5 | Quality and design of housing development |
| Policy 3.8 | Housing choice |
| Policy 5.2 | Minimising carbon dioxide emissions |
| Policy 5.3 | Sustainable design and construction |
| Policy 5.7 | Renewable energy |
| Policy 5.12 | Flood risk management |
| Policy 5.13 | Sustainable drainage |
| Policy 5.14 | Water quality and wastewater infrastructure |
| Policy 5.15 | Water use and supplies |
| Policy 6.9 | Cycling |
| Policy 6.10 | Walking |
| Policy 6.13 | Parking |
| Policy 7.3 | Designing out crime |

Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.19	Biodiversity
Policy 7.21	Trees

5.4. 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.

5.5. Enfield Core Strategy

CP2	Housing Supply and Locations for New Homes
CP4	Housing Quality
CP5	Housing Types
CP24	The road network
CP26	Public transport
CP25	Pedestrians and cyclists
CP28	Managing flood risk
CP30	Maintaining and improving the quality of the built and open environment

5.6. Enfield Development Management Document

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD49	Sustainable Design and Construction Statements
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD62	Flood Control and Mitigation Measures
DMD80	Trees on Development Sites
DMD81	Landscaping

5.7. Other relevant policy/guidance

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance
Mayor's Housing SPG (2016)

6. **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
- Impact on streetscene and character of the area
- Housing quality and design
- Amenity space provision
- Impact on neighbour's
- Parking, access and servicing
- Impact on trees
- Sustainability

Principle of Development

6.2. Paragraph 17 of the NPPF sets out 'core planning principles', including that planning should "encourage the effective use of land by reusing land that has been developed previously, provided that it is not of high environmental value". These principles also include to "proactively drive and support sustainable economic development to deliver homes ...". The NPPF goes on to state that development proposals that accord with the development plan should be approved without delay.

6.3. The subject site was identified as a site for a future caretaker's house on the proposed site plan accompanying the full planning permission granted on 4th March 2014 under planning application ref: P13-03588LBE, for the expansion of the primary school. As such the principle of development is considered acceptable, and in accordance with this earlier approval. This would make effective and efficient use, of previously developed land, which is consistent with the aims of the NPPF.

6.4. Policy 3.3 of the current London Plan recognises the need for more homes in London to promote opportunity and choice in ways that meet their needs at a price that is affordable. Policy 3.4 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. Housing should be provided across a range of different sizes and types taking account of the requirements of different user groups.

6.5. Officers give significant weight to the planning merits of providing a new family sized dwelling, which will increase the Borough's existing stock.

6.6. However, this must be balanced against all other relevant planning considerations which seek to ensure that appropriate regard is given to design, impact on the character of the area, impact on neighbour amenity and residential amenity, traffic generation and highway safety and acceptability with regards to sustainability and flooding.

7 Impact on the streetscene and character of the area

7.1. Development surrounding Garfield Primary School is characterised by multi storey flats and dwellinghouses. The proposed dwelling will be located towards the south-western portion of the site and it will be setback

approximately 4.2m from Upper Park Road. The proposed dwelling will be two storeys with an overall height of 9.7m. It will comprise a pitched roof form. Given its location within the school grounds which comprises various buildings that vary in appearance and scale, the bulk and height of the proposed dwelling, which would involve a reduction in ground levels, is considered to be acceptable.

- 7.2. The proposal will also provide new vegetation/planting throughout the site which will improve its visual amenity when viewed from the streetscape.

8 Housing quality and design

- 8.1. The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high quality homes and to plan for a mix of housing in terms of size, type, tenure and range based on local demand.
- 8.2. The most recent Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger dwellings, particularly three and four bed houses. Additionally, the National Planning Policy Framework focuses on the delivery of housing including the provision of larger family units. The proposal is for a 3-bedroom dwelling house. No objection is raised by virtue of policy 5 of the Core Strategy, as well as DMD5 of the Development Management Document, with regards to the number of bedrooms proposed.
- 8.3. The Nationally Described Space Standards contain guidelines regarding floor spaces for new residential developments. Per these standards, a 3-bedroom, 4 person dwelling across 2 floors would be required to have a minimum 84m² of internal space for the dwelling. The scheme would provide for an internal floor area of 93m² meaning the development is able to comfortably meet these requirements in terms of a numerical assessment of the internal space.
- 8.4. The upper floor contains 3 bedrooms which would all be above the requirements of the Nationally Described Space Standards. To this end, it is considered that the development would be acceptable in terms of the spatial provision of bedrooms. The internal living spaces provided are considered acceptable in this regard.
- 8.5. The dwelling would be constructed in brickwork, which is appropriate in this location. It would have pitched roof, finished in slate, and the elevations are simple, but typical of this form of dwelling. Solar panels are proposed on the front facing roofslope. Overall, the design would have an acceptable impact in this location.

9 Amenity space provision

- 9.1. DMD 9 of the Development Management Document requires 3-bedroom, 4 person dwelling houses to provide an amenity provision of 38 sqm across the site and 23 sqm for the individual dwelling. The proposed area of private open space area will be approximately 190m² which is well in excess of the requirement. In addition, the proposed dwelling will receive adequate outlook and solar access via windows. Accordingly, the proposed dwelling is considered to be acceptable in respect of amenity and outside space.

10 Neighbouring impact

- 10.1. The potential amenity impacts of the proposal relate to overlooking, overshadowing and visual bulk of the proposed development. However, given the location of the development within the south-western corner plot of the school site, where it is well away from neighbouring residential development, there will not be any adverse amenity impacts on neighbouring properties.

11 Traffic and Transportation

- 11.1. No dedicated car parking proposed as part of the proposal. However as per the comments made by Council's Traffic and Transport officer, the proposed house is replacement of a house which was demolished as part of the redevelopment of the school. As a result, the proposal can be considered 'like for like' and will not have a net impact in terms of parking or access arrangements for the school. Notwithstanding the above, it is noted that the existing car park can accommodate the one vehicle required for the property. Accordingly, there is no objection in respect of traffic and transportation.

12 Trees and Landscaping

- 12.1. 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.
- 12.2. There are existing trees within this corner of the site, however the Council's Tree Officer raises no objection to the proposal. In the instance that planning permission is granted, an appropriate landscape scheme, including new tree planting, will be required to be submitted as part of a condition of consent.

13 Sustainability

- 13.1. All new residential units are required to provide details on reducing CO2 emissions 35% above the Building Regulations Part L (2013) and water efficiency measures. Details provided do not indicate that the development achieves a saving greater than 38% which consistent with this target. In light of this, in the event that planning permission is granted, a condition securing enforcement of this report would be included with any approval.
- 13.2. No information has been provided by way of water consumption, with DMD Policy requiring development to not use more than 105L of water per person per day. Information demonstrating this would be required by way of condition in the event of approval as a pre-commencement condition.

14 Flood risk /drainage

- 14.1. As noted, Council's Sustainable Drainage department was consulted. There was no objection to the proposal however officers have requested the further information to be provided which will form part of a condition of consent, as set out above.

15 Community Infrastructure Levy (CIL)

- 15.1. As of the April 2010, new legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development.
- 15.2. The new GIA proposed as part of the development would be liable to a Community Infrastructure Levy contribution for both Mayoral CIL (£20 per sqm) and Enfield CIL (£60 per sqm for residential uses).

16 Conclusion

- 22.1. Having regard to the above assessment, and all material planning considerations it is considered that the application is, on balance acceptable.

17 Recommendation

- 17.1. It is recommended that planning permission be granted subject to conditions, as set out below

Conditions

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

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

2. Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

<i>Drawing</i>	<i>102 (Rev B)</i>
<i>Drawing</i>	<i>103 (Rev B)</i>
<i>Drawing</i>	<i>105 (Rev B)</i>

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

3. The development hereby approved shall be constructed in accordance with the materials specified.

Reason: To ensure a satisfactory external appearance.

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

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

5. Prior to any construction works commencing on the site, an 'Energy Statement' shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency

of the development and shall provide for no less than a 35% improvement in total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising gas as the primary heating fuel. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any statutory instrument revoking and re-enacting or modifying that Order, no further development under the following classes shall take place without the prior written consent of the Local Planning Authority:

- a. Article 3 and Schedule 2, Part 1 Classes A, B, D, E and F

Reason: In order to protect the amenities of the adjoining occupiers, to prevent overdevelopment, and to maintain a satisfactory appearance to the development.

7. Prior to development commencing above ground floor further details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscaping scheme shall include the following details:
 - a) Schedules of plants and new trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities) to be planted;
 - b) Plans showing retention of existing shrubs and trees;
 - c) soft plantings: including grass and turf areas, shrub and herbaceous areas;
 - d) enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;
 - e) hard landscaping: including ground surfaces; and
 - f) any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 7.19 & 7.21 of the London Plan 2011.

8. Notwithstanding the details set out in the submitted Preliminary Drainage Strategy, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:
 - a. Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all the source control SuDS measures including rain gardens, raised planters, green roofs, swale and permeable paving
 - b. Details and specifications of the outfall/ discharge control mechanism
 - c. Management Plan for future maintenance

Thereafter the development shall be carried out fully in accordance with the approved Strategy.

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

9. Prior to occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

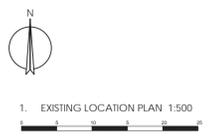
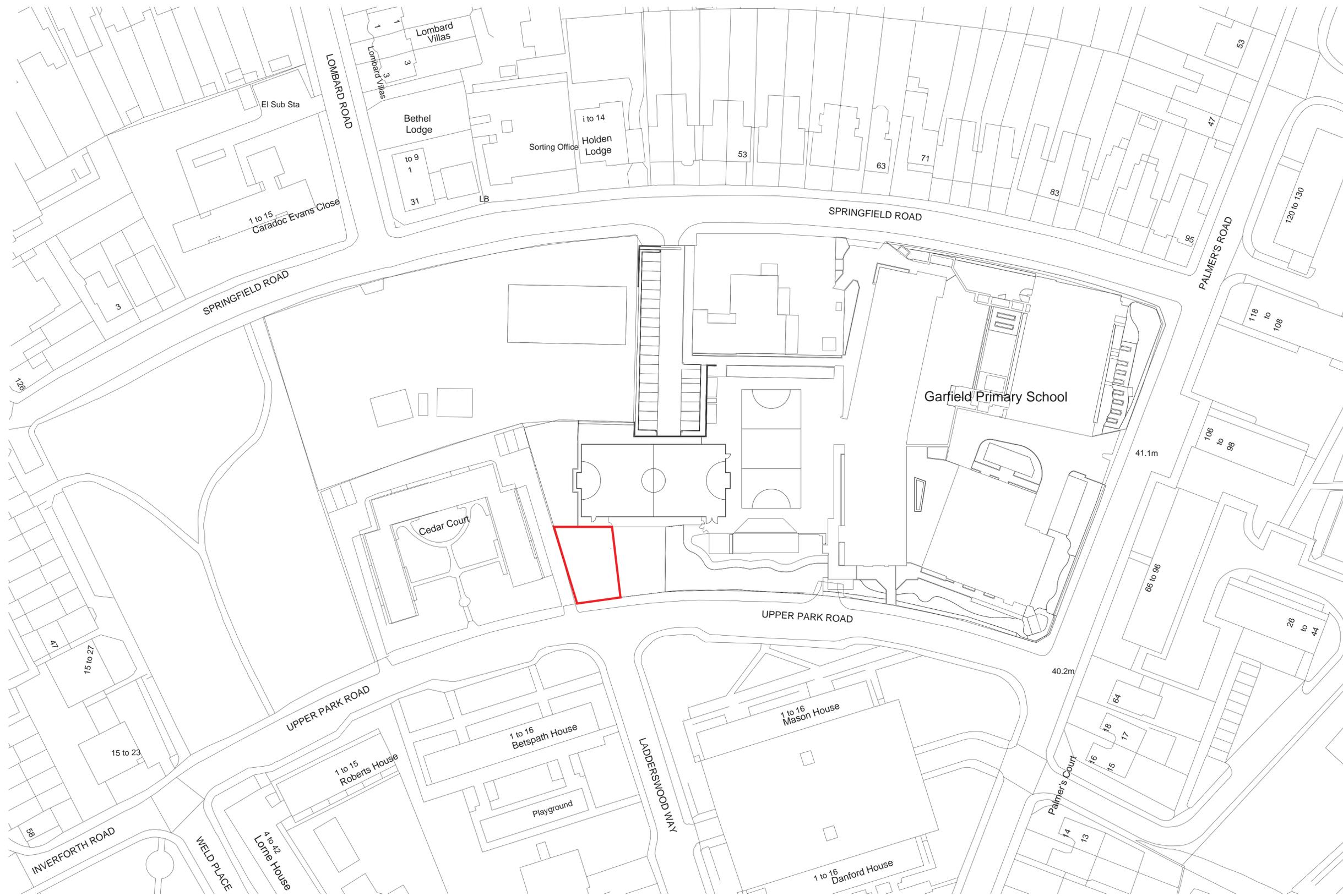
10. Following practical completion of works a final Energy Performance Certificate shall be submitted to the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

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.

11. The development shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance.

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

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



1. EXISTING LOCATION PLAN 1:500

GENERAL NOTES:
 1. Do not scale from this drawing unless for planning

A	03-18	Planning Application	SG
Rev	Date	Description	Name

bhp architects
 Nicholas House River Front Enfield Middlesex EN1 3TF
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

PROPOSED CARETAKERS HOUSE
 GARFIELD PRIMARY SCHOOL
 UPPER PARK ROAD
 LONDON N11

drawn	SG	file	LBE: 747-101
date	March 2018	scale @	1:500 A1

LOCATION PLAN

job number	drawing number	revision
747	101	A

GENERAL NOTES:

1. Do not scale from this drawing unless for planning

KEY:

NEW TREE-



TREE TO BE RETAINED-



TREE TO BE REMOVED-



EXISTING LEVEL - 44.402

PROPOSED LEVEL - 44.402



B	06-18	Ramp approach from street & GF-FL Level amended to +44.350	SG
A	03-18	Planning Application	SG
Rev	Date	Description	Name

bhp architects

Nicholas House River Front Enfield Middlesex EN1 3TF
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

**PROPOSED CARETAKERS HOUSE
 GARFIELD PRIMARY SCHOOL
 UPPER PARK ROAD
 LONDON N11**

drawn	SG	file	LBE: 747-102
date	March 2018	scale @	1:50 A1

PROPOSED SITE PLAN

job number	drawing number	revision
747	102	B

GENERAL NOTES:
1. Do not scale from this drawing unless for planning

KEY:

NEW TREE-



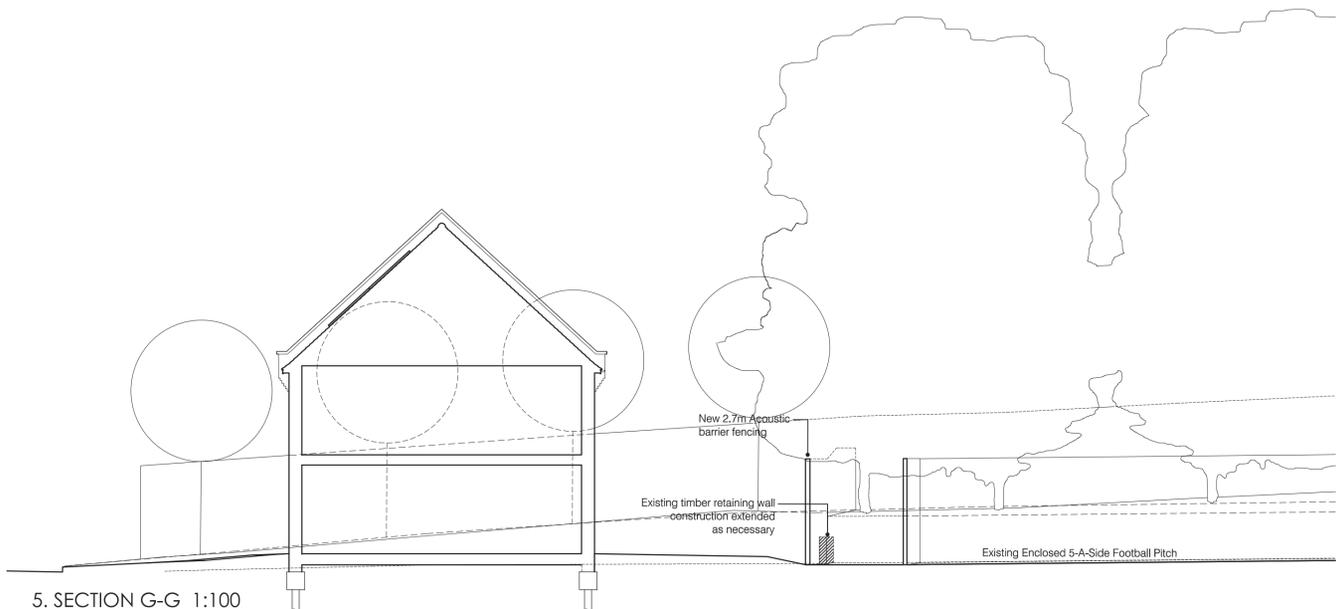
TREE TO BE RETAINED-



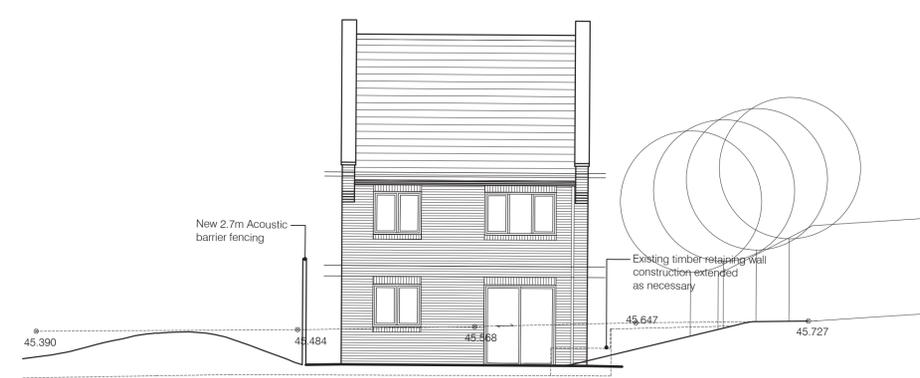
TREE TO BE REMOVED-



EXISTING LEVEL - 44.402
PROPOSED LEVEL - 44.402



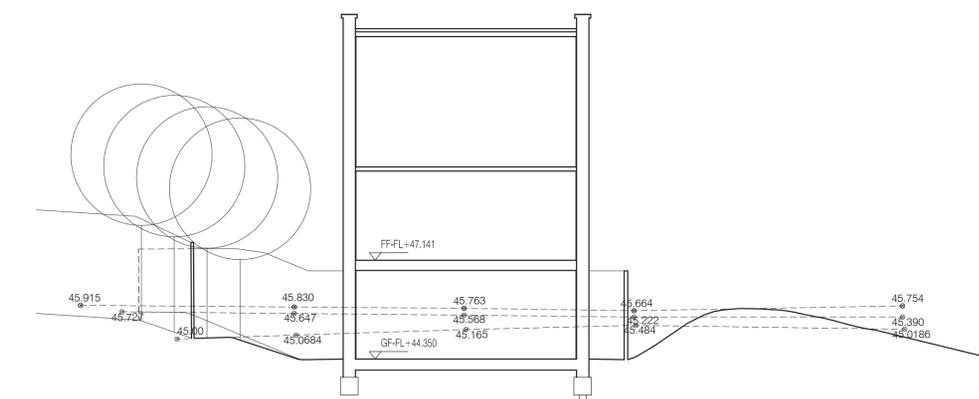
5. SECTION G-G 1:100



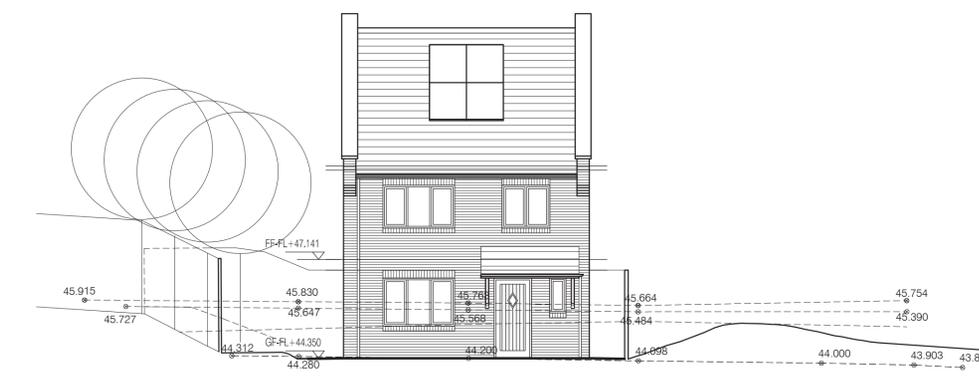
4. SECTION E-E 1:100



1. LOCATION PLAN 1:100



3. SECTION D-D 1:100



2. SECTION A-A 1:100

B	06-18	Ramp approach from street, GF-FL & FF-FL Level amended	SG
A	03-18	Planning Application	SG
Rev	Date	Description	Name
bhp architects			
Nicholas House River Front Enfield Middlesex EN1 3TF t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com			
PROPOSED CARETAKERS HOUSE GARFIELD PRIMARY SCHOOL UPPER PARK ROAD LONDON N11			
drawn	SG	file	LBE: 747-103
date	March 2018	scale @	1:100 A1
PROPOSED SITE SECTIONS			
job number	drawing number	revision	
747	103	B	

GENERAL NOTES:
 1. Do not scale from this drawing unless for planning

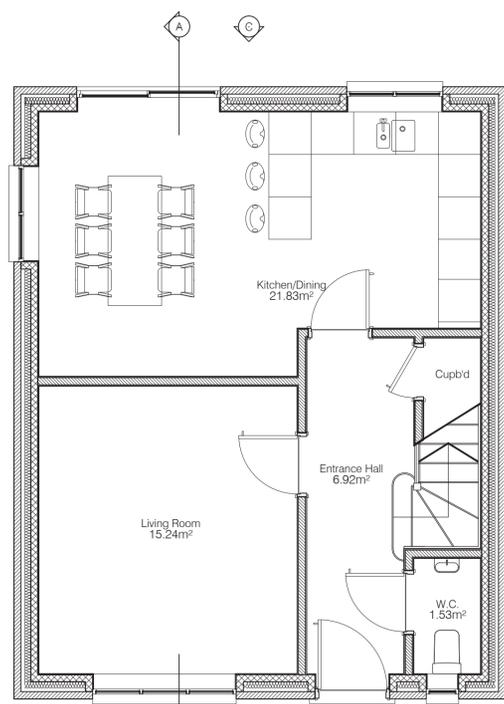


4. PROPOSED ELEVATION B 1:50

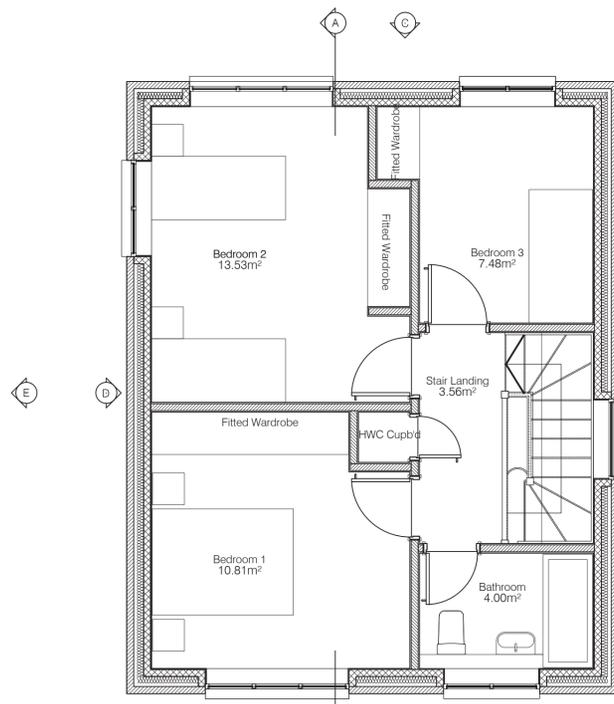
5. PROPOSED ELEVATION C 1:50

6. PROPOSED ELEVATION D 1:50

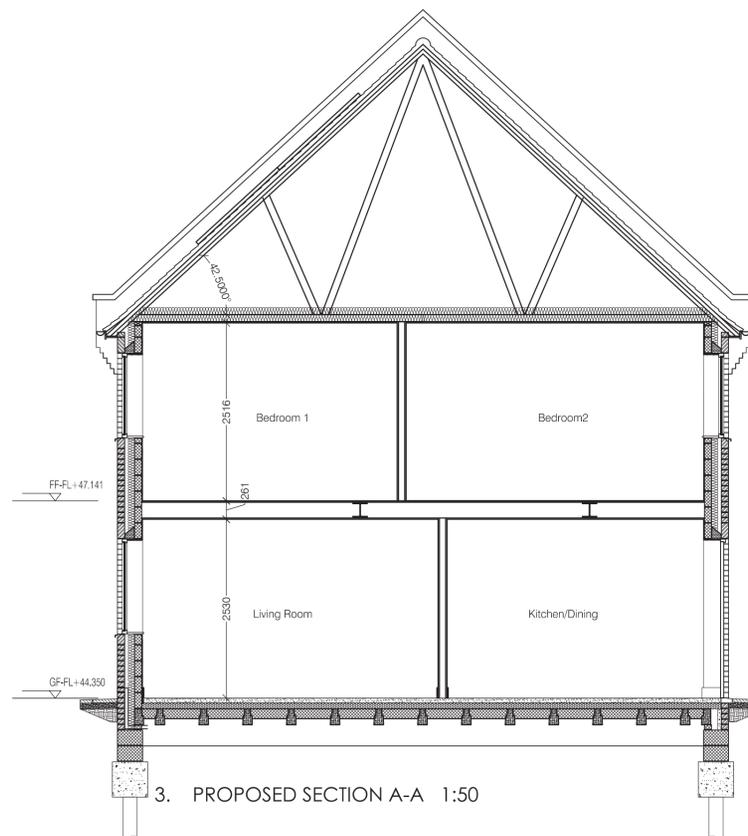
7. PROPOSED ELEVATION E 1:50



1. PROPOSED GROUND FLOOR PLAN 1:50



2. PROPOSED FIRST FLOOR PLAN 1:50



3. PROPOSED SECTION A-A 1:50

B	06-18	GF-FL & FF-FL Level amended	SG
A	03-18	Planning Application	SG
Rev	Date	Description	Name

bhp architects

Nicholas House River Front Enfield Middlesex EN1 3TF
 t +44 (0) 208 367 8000 f +44 (0) 208 363 3608 e info@bhparchitects.com

PROPOSED CARETAKERS HOUSE
 GARFIELD PRIMARY SCHOOL
 UPPER PARK ROAD
 LONDON N11

drawn	SG	file	LBE: 747-105
date	March 2018	scale @	1:50 A1

PROPOSED PLANS,
 ELEVATIONS & SECTION

job number	drawing number	revision
747	105	B