

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th November 2018

Report of

Executive Director - Place

Contact Officer:

Andy Higham
Tel No: 0208 379 3848

Ward:

Edmonton Green

Application Number: 18/02237/FUL

Category: Minor Dwellings

LOCATION: Aberdeen Parade, Angel Road, London, N18 2EB

PROPOSAL: Construction of additional storey at third floor level to provide 6 self-contained flats, comprising 2 x 1-bed and 4 x 2-bed with balconies and associated car parking.

Applicant Name & Address:

Ms E Endzweig

1 Aberdeen Parade
London
N18 2EB

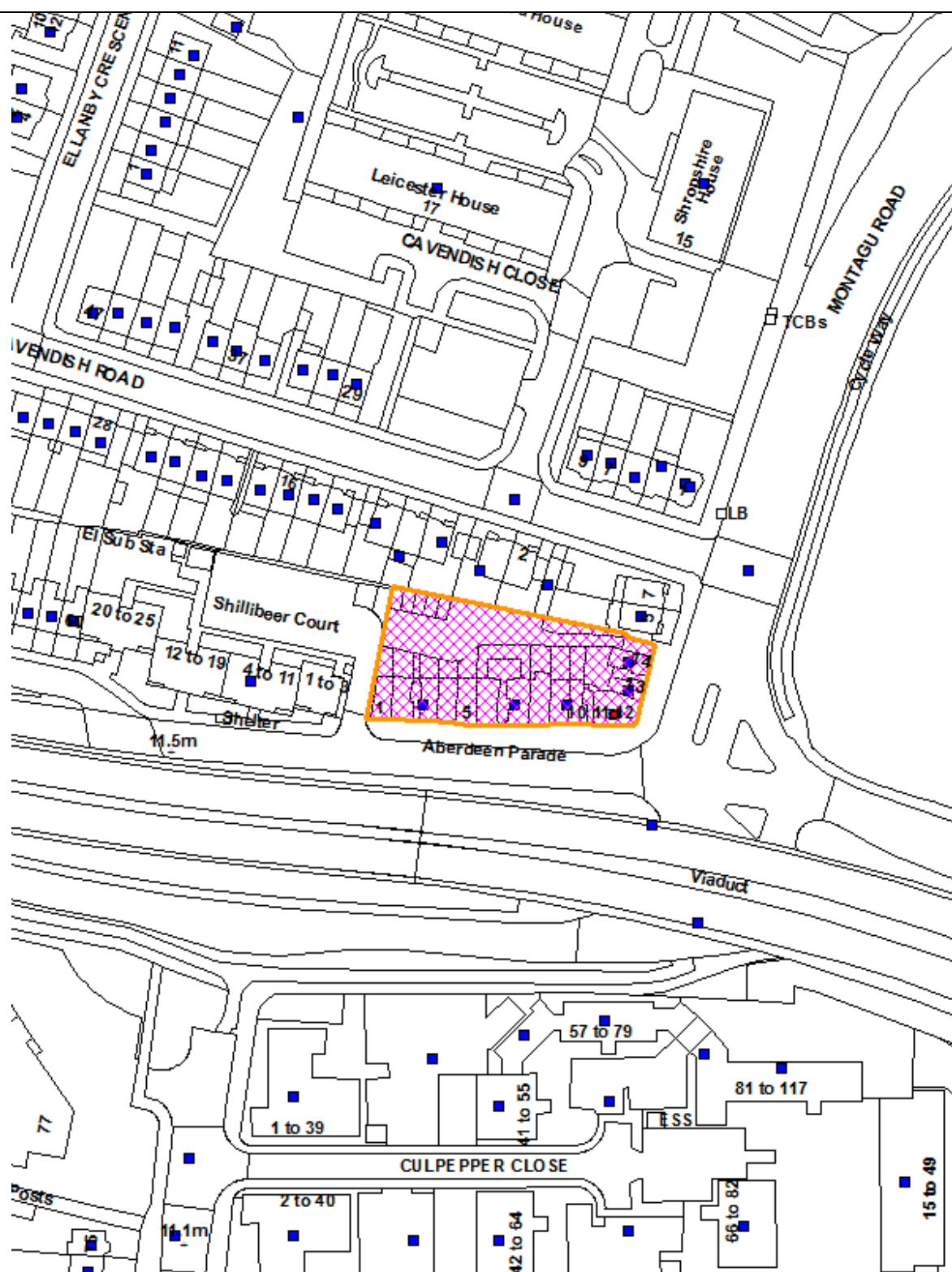
Agent Name & Address:

Mr Ali Ay
Anva
PO Box 1827
Ilford
IG2 7WJ

RECOMMENDATION: Planning permission be granted subject to conditions.

Note for Members: An application of this nature would not normally be presented to planning committee, however this has been called-in by Cllr Ergin Erbil.

Ref: 18/02237/FUL LOCATION: Aberdeen Parade, Angel Road, London, N18 2EB



1. Site and Surroundings

- 1.1 The application site is a three-storey detached block of flats located on the northern side of Aberdeen Parade. The surrounding area largely comprises residential properties with a newer block of flats lying to the west and semi-detached dwellinghouses lying on Cavendish Road to the rear. The A10 lies in close proximity to the front of the site.
- 1.2 The site is not located in a Conservation Area and it is not a Listed Building.

2. Proposed Development

- 4.1 The development description is as follows: *Construction of additional storey at third floor level to provide 6 self-contained flats, comprising 2 x 1-bed and 4 x 2-bed with balconies and associated car parking.*

3. Relevant Planning History

- 3.1 17/03032/FUL - Withdrawn 16/05/2018

Development description: Construction of third floor loft extension to provide 9 x 1 bed self-contained flats with front and side dormers.

- 3.2 TP/98/1063 - Granted with conditions: 22/12/1998

Development description: Conversion of eleven shops into ground floor flats (comprising 9 one-beds and 2 two-beds) involving erection of single storey rear extension to Nos.9 and 10 and provision of car parking at rear.

- 3.3 The application has been substantially revised during the assessment period to address concerns in terms of design, height, dwelling mix, accommodation standards and car parking provision. In order to address these concerns, the unit numbers have decreased from 8 to 6.

4. Consultations

Internal

- 4.1 Traffic and Transportation:

No objection subject to further details of cycle and waste storage facilities being submitted.

- 4.2 Environmental Health:

No objection subject to condition - needed in relation to minimising noise and air pollution.

- 4.3 Conservation and Design:

No objection in principal, as they were consulted on previous scheme - advised scheme could better integrate into existing architectural style which has references to an Art Deco style. Materiality should be of a high quality.

External

4.4 Thames Water:

No response received

4.5 Neighbours: 66 neighbours consulted individually by letter on 15/06/2018 and again on the 18/07/2018. Ten (10) responses received including a 16-signatory petition from the residents of Shillibeer Court. It is noted that some of the responses received are duplicate comments from the same address.

1. Correspondence from *Aberdeen Parade Tenants and Residents Association* with the following concerns:

Overall (poor) quality of the submission in terms of some documents either being inaccurate or not being submitted at all (such as a Design and Access Statement and a Transport Statement).

Other concerns regarding the proposed development including as follows:

- Local, strategic, national planning policies; (contrary to)
- Emerging new plans; (contrary to)
- Overlooking and loss of privacy;
- Highway issues: traffic generation, vehicular access;
- Noise or disturbance resulting from use;
- Lack of open space & biodiversity opportunities; and
- Layout and density of building design, visual appearance and finishing materials.

2. Letter from *Residents of Shillibeer Court* (adjacent to the application site) with the following concerns:

- Application site has no proper access road; as such Shillibeer Court would be used by construction vehicles during the construction works;
- Likely increase in more occupiers of Aberdeen Court using the car parking at Shillibeer Court;
- Likely increase in more occupiers of Aberdeen Court using the waste bins at Shillibeer Court;
- Loss of light;
- Loss of privacy;
- More open space needed on development;
- Noise nuisance; and
- Strain on existing community facilities.

3. Concerns raised individually by neighbours as follows:

- Overlooking and loss of privacy for those on Cavendish Road;
- Highway issues: traffic generation, vehicular access, no parking;
- Noise or disturbance resulting from use;
- Lack of open space & biodiversity opportunities;
- Layout and density of building design, visual appearance and finishing materials;
- Lack of proper consultation;
- Not a good mix of housing;
- Not an energy efficient design and

- Noise and disturbance to existing occupiers of the building whilst building works are undertaken.

4.6 Neighbour concerns which are also material planning considerations are discussed within the main body of the report below.

5. Relevant Planning Policies

5.1 The London Plan

Policy 3.1	Ensuring equal life chances for all
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 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on schemes
Policy 3.13	Affordable housing thresholds
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self sufficiency
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.13	Parking
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.14	Improving air quality
Policy 7.19	Biodiversity
Policy 7.21	Trees

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
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

CP31	Built and landscape heritage
CP32	Pollution
CP46	Infrastructure Contribution

5.3 Development Management Document

DMD2	Affordable Housing for Developments of less than 10 units
DMD3	Providing a Mix of Different Sized Homes
DMD5	Residential conversions
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD45	Parking Standards and Layout
DMD47	New Roads, Access and Servicing
DMD48	Transport assessment, travel plans, servicing and delivery plans
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk

6. **Other Relevant Policy Considerations**

- National Planning Policy Framework (2018)
- Section 106 Supplementary Planning Document
- London Housing SPG

7. **Analysis**

7.1 The main issues for consideration regarding this application are as follows:

- Principle of development (para 7.2)
- Neighbouring amenity (para 7.3)
- Unit mix/ standard of accommodation/ amenity space (para 7.4)
- Design/ character and appearance (para 7.5)
- Highways/ Servicing (para 7.6)
- Sustainable Design and Construction (para 7.7)
- S106/CIL requirements (para 7.8)

Principle of Development

7.2.1 The principle of providing additional residential accommodation to an existing block of flats is acceptable subject to consideration of the impact of the development. The proposed development has the potential to result in impact in terms of neighbouring amenity; design of the development and how this will impact the existing building and immediate area; type of proposed unit and the standard of accommodation in the proposed new units; and highways issues. These are discussed in further detail below.

7.2.2 The application would provide for additional living accommodation in the borough and as such would assist in achieving borough housing targets. Therefore, in this respect additional residential accommodation should be encouraged.

7.2.3 However, this acceptability in principle must be balanced against the need to ensure that any new developments preserve and enhance the character and appearance of the surrounding area and safeguard the amenities of adjoining residents along with providing for an acceptable standard of living accommodation.

7.3 Neighbouring amenity

7.3.1 Policy DMD11 seeks to ensure that residential extensions do not negatively impact on the residential amenities of neighbouring properties with Policy CP30 of the Core Strategy seeking to ensure that development actively enhances the quality of life experience by both existing and future residents.

7.3.2 Policy DMD13 notes that roof extensions should be of an appropriate size and location within the roof plane and be in keeping with the character of the property, and not dominant when viewed from the surrounding area.

7.3.3 With regards to neighbouring amenity it is considered the primary properties to consider the proposal against are the existing (32) units on the three floors below; properties to the west (Shillibeer Court) and properties to the rear (Cavendish Road). All other properties are considered far enough removed from the development to not be affected.

Impact on existing occupiers of Aberdeen Parade

7.3.4 The existing building contains 32 residential units which includes 11 units at ground floor level which have been converted from shops. As the proposed development at third floor comprises further residential units it is not considered there would be any amenity impact arising from the use of the additional floor of residential accommodation.

7.3.5 The new units would contain small balconies in order to comply with external amenity provision standards, required for new residential development. Whilst it is acknowledged that the existing on the floors below do not contain balconies or terraces, given the size and location of the proposed balconies (which would also be partially enclosed so as to minimise the projection out from the building) it is not considered there would be any increase in noise arising from the use of the balconies over and above what could be reasonably expected in a private dwelling. Notwithstanding were there to be any unreasonable levels of noise and disturbance arising from the use of these balconies the matter would be dealt with under legislation outside of planning control.

7.3.6 In light of the above any residential amenity impact to the existing occupiers of Aberdeen Parade is considered to be acceptable.

Impact on Shillibeer Court

7.3.7 Given there is substantial separation between Shillibeer Court and Aberdeen Parade in the way of a vehicular access way into Shillibeer Court, it is not

considered the occupiers of Shillibeer Court would be in close enough proximity to the new units at third floor level to be unduly impacted by the development.

- 7.3.8 Concerns have been raised by occupiers of Shillibeer Court in relation to loss of light, loss of privacy and noise nuisance however given the orientation of Shillibeer Court in relation to Aberdeen Court together with the separation resulting from the vehicular access into Shillibeer Court mentioned above, officers are of the view that any impact would not be significant enough to adversely impact occupiers of Shillibeer Court.
- 7.3.9 Other concerns have been raised by the occupiers of Shillibeer Court in relation to construction vehicles, use of car park and use of waste bins. Whilst the use of the car park and waste bins is a site management matter outside of planning control, a condition is recommended requiring a Construction Management Plan be submitted to ensure any impact on neighbouring occupiers during the course of construction is so far as possible mitigated.
- 7.3.10 In light of the above any residential amenity impact to the occupiers of Shillibeer Court is considered to be acceptable.

Impact on Cavendish Road

- 7.3.11 Concern has been raised by neighbours in relation to overlooking to the occupiers of Cavendish Road which is located to the rear of the subject site. However given the window to window distance of approximately a minimum 17m and the orientation of Cavendish Road which sits at an oblique angle to Aberdeen Parade, it is not considered there would be any unacceptable levels of overlooking over and above that which already exists
- 7.3.12 In light of the above any residential amenity impact to the occupiers of Cavendish Road is considered to be acceptable.

Summary of impact to neighbouring residential occupiers

- 7.3.13 Given the nature, siting and location of the proposed additional units, it is not considered there would be any additional and/or adverse impact arising in terms of residential amenity. As such the application is considered acceptable in this respect.

7.4 Mix of units, standard of accommodation and private amenity

- 7.4.1 Policies DMD5 and DMD8 of the Development Management Document, Policy 3.5 of the London Plan, Housing SPG, and the National Space Standards set minimum internal space standards for residential development. The London Plan Housing SPG has now been updated to reflect the National Space Standards.
- 7.4.2 DMD 9 states that the overall quality and design of amenity space is important to how it successfully functions, screening to facilitate privacy, accessibility, sunlight to allow prolonged usage and management arrangements can help to create a space which is attractive and inviting therefore promotes the use of the space for leisure and relaxation.

- 7.4.3 The NPPF advocates high quality design and the desire to intensify the use of the site should not be at the expense of providing a high-quality form of accommodation capable of meeting the reasonable needs of future residents.
- 7.4.4 The application proposes 2 x 1-bed and 4 x 2-bed flats. Within these units, one of the 2-bed flats (Flat C) would be considered large enough to be a small family sized unit. This proposed dwelling mix is considered acceptable when measured against the Borough's current and emerging housing requirements and the relatively constrained position and location of the site.
- 7.4.5 In terms of individual unit sizes the application proposes as follows:

<i>Proposal</i>	<i>London Plan requirement</i>
Unit 1 (Flat A) – 59.00 sqm (1b2p)	50sqm
Unit 2 (Flat B) – 73.70 sqm (2b3p)	61sqm
Unit 3 (Flat C) – 76.20 sqm (2b4p)	70sqm
Unit 4 (Flat D) – 61.90 sqm (2b3p)	61sqm
Unit 5 (Flat E) – 67.30 sqm (2b3p)	61sqm
Unit 6 (Flat F) – 54.50 sqm (1b2p)	50sqm

- 7.4.6 Of these units, all comply with London Plan standards in terms of floor areas, layout, and individual room sizes. The units also comply with relevant standards in terms of light provision, outlook and private amenity space.
- 7.4.7 As such the application is considered acceptable in terms of proposed accommodation standards.

7.5 Design/ character and appearance

- 7.5.1 The National Planning Policy Framework advises that Local Planning Authorities should not attempt to impose architectural styles or particular tastes, and that design policies should concentrate on guiding factors such as the layout of the new development in relation to neighbouring buildings. The fundamental aim of the NPPF is to secure sustainable development. In order to achieve sustainable development, a development is required to have a good design. The matter of design is discussed within Section 12 of the NPPF.
- 7.5.2 It is however proper to seek to promote or reinforce local distinctiveness. In addition, Policy CP30 seeks to maintain and improve the quality of the built and open environment, whilst Policy DMD37 seeks to promote high standards of functional design in developments. London Plan policies 7.4 Local Character and 7.6 Architecture are also relevant.
- 7.5.3 DMD 6 of the DMD provides standards for new development with regards to scale and form of development, housing quality and density. DMD 8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. DMD 37 encourages achieving a high quality and design led development. The design of an extension would need to respect the character of the surrounding area but also make a positive contribution to the places identity. This policy is re-iterated by CP30 of the Core Strategy as well as the fundamental aims of the NPPF.

- 7.5.4 In relation to the subject site the character of the area is predominantly residential with properties immediately to the west (3-4 storey block of flats) and to the rear (semi-detached dwellinghouses) along Cavendish Road being largely two-storey single dwelling houses with rear gardens abutting onto the existing car park of the subject site. The North Circular Road lies in close proximity to the front of the site.
- 7.5.6 In terms of bulk, scale and massing, it should be noted that the proposed scheme as submitted proposed two additional storey's which have been negotiated down to one additional story. This would result in a four-storey block of flats similar in scale to the adjacent block at Shillibeer Court, which is considered acceptable.
- 7.5.7 The fenestration has been designed to, insofar as possible, be in line with and proportionate to, the windows and doors on the floors below. However, as the materiality of the scheme is integral to its success, a condition is recommended requiring details of materials and landscaping as indicated to the rear car park area of the site to be submitted prior to any works commencing on site.
- 7.5.8 In conclusion, from the perspective of design, character and appearance the proposal is considered acceptable and as such no objection is raised to this element of the scheme subject to conditions pertaining to materiality and landscaping

7.6 Highways issues and servicing

- 7.6.1 The exiting site comprises 13 car parking spaces which will be increased to 23 with the proposed development. Cycle spaces will also be provided numbering 28 in total. Given the low PTAL 2 rating of the site (meaning access to public transport is poor) the number of proposed car parking spaces is acceptable. Conditions pertaining to the details of cycle storage and waste/recycling storage being submitted for approval, is recommended.
- 7.6.2 Concern has been raised by neighbours regarding the increase in vehicular traffic to and from the site (and potentially the adjacent Shillibeer Court site) and increased pressure on parking. Given the relatively small number of units together with the proposed increase in car parking spaces and cycle storage being proposed at the subject site, it is not considered the development would give rise to an unacceptable impact in terms of traffic and transportation. It should be noted that following additional information being submitted by the applicant, no objection has been raised by Transportation officers on the grounds of parking and/or access.

7.7 Sustainable Design and Construction

- 7.7.1 The National government's policy is that planning permissions should not be granted requiring, or subject to conditions requiring, compliance with any technical housing standards other than for those areas where authorities have existing policies on access, internal space, or water efficiency. Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.

- 7.7.2 Policy 5.3 of the London Plan relates to sustainable design and construction seeking to ensure that the design and construction of new developments have regard to environmental sustainability issues such as energy and water conservation, renewable energy generation, and efficient resource use. Policy CP4 of the adopted Core Strategy states that the Council would adopt a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough, as such details of water efficiency and energy efficiency are required to be assessed for this planning application.
- 7.7.3 An energy statement has been supplied with the application which notes that as a minor development the proposal has no planning requirement to undertake a formal Code for Sustainable Homes Assessment as stipulated by local policies. It is however recognised that there is still a requirement to construct dwellings with an energy performance standard beyond the mandatory requirements of Part L of the Building Regulations. As such the proposed development targets the equivalent energy performance to Code Level 4, which requires a reduction of regulated carbon dioxide emissions of at least 19% in comparison to Part L. As the submitted Energy Statement outlines how this reduction will be achieved (with an average reduction of 19.72% achieved) then no further information is required to be submitted (via condition) in this respect.
- 7.7.4 Information has been provided in relation to water consumption, which is showing policy compliance which requires development to not use more than 105L of water per person per day. However in the event of approval, information demonstrating the specifics of how this will be achieved would be required by way of condition.

7.8 s106 Obligations

- 7.8.1 Following the Court of appeal decision from 11 May 2016, small site exemptions from paying S106 affordable housing policy contributions and other similar contributions were reinstated. The National Planning Practice Guideline was subsequently updated to provide guidance on small site exemptions.
- 7.8.2 The London Borough of Enfield no longer seeks contributions for education on schemes of 11 units and below. However, it does seek affordable housing contributions which are 10 units or less but have a combined gross floor space of more than 1000m². This is in conjunction with the criteria stipulated within the Planning Practice Guidance. The proposal is question is below the stipulated 1000m² and as such, does not required a S106 contribution towards affordable housing.

7.9 Community Infrastructure Levy (CIL)

- 7.9.1 The application proposes a net gain of 392.60sqm whilst providing additional homes, therefore the scheme would be CIL liable as follows:
- Mayors CIL: 392.60sqm x £20 = £7,852.00
 - Borough CIL: 392.60sqm x £40 = £15,704.00

8. **Conclusion**

- 8.1 Officers consider that on balance the proposal would deliver much needed additional homes for the borough. The development would be in general

compliance with Council policy and there are no material considerations of sufficient weight that would suggest that the application should be refused.

9. Recommendation

- 9.1 In light of the issues outlined in this report it is recommended that this application be granted subject to conditions.

3 Years

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

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

Approved Plans

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

Design and Access Statement

Energy Statement

Site Location Plan

048.18.01 Revised Existing Ground Site Plan

048.18.04 Revised Proposed Ground Site Plan

048.18.05 Proposed Second Floor Plan

048.18.06 Proposed Third Floor Plan / Loft Plan

048.18.08 Proposed Front / Rear Elevation

048.18.08A Proposed Front Elevation A-A

048.18.08B Proposed Front Elevation B-B

048.18.08C Proposed Rear Elevation C-C

048.18.08D Proposed Rear Elevation D-D

048.18.09 Proposed Side Elevation

048.18.10 Proposed Side Elevation

048.18.11 Existing and Proposed Streetscene (Montagu Road)

048.18.12 Existing and Proposed Streetscene (Aberdeen Road)

048.18.13 Existing and Proposed Block Plan

048.18.16 Existing Pictures

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

Construction Management Plan

3. That development shall not commence until a construction methodology for the relevant phase 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;
 - c. 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. Arrangements for the loading and unloading of plant and materials;
- h. Scheme for recycling/disposing of waste resulting from demolition and construction works;
- i. Enclosure hoarding details; and
- j. Measures that will be taken to control dust, noise and other environmental impacts of the development in accordance with '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.

Detailed Drawings

- 4. Prior to the commencement of building works, detailed drawings to a scale of 1:20 to confirm the detailed design and materials of the:
 - a. Schedule and sample of materials used in all elevations;
 - b. Details of all windows and doors at scale 1:10, windows shall be set at least 115mm within window reveal scale 1:10;
 - c. Construction details of all external elements at 1:20 scale (including sections). This should include: entrances and exits, glazing, masonry, weathering and flashings, balustrades and parapets, roof, plant and plant screening, health and safety systems;
 - d. Full drawn details (1:20 scale elevations, 1:2 scale detailing) of the railings and gates (including hinges, fixings, locks, finials).

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development above ground hereby permitted. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality.

Samples and Materials

- 5. Prior to the commencement of building works, a sample panel and a schedule of materials to be used in all external elevations including walls, doors, windows front entrances and balconies within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any building work commences and this condition shall apply notwithstanding any indications as to these matters which have been given in the application. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure that the building has an acceptable external appearance and preserves the character and appearance of the conservation area.

Surfacing Materials

6. Prior to the completion of the external building works, details and design of the surfacing materials to be used within the development including footpaths, shared surfaces, access roads, parking areas, road markings and all other hard surfacing shall be 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.

7. Prior to the completion of the external building works, a Landscape and Public Realm Strategy for all external public realm areas within the curtilage of the site hereby approved shall be submitted to and approved by the Local Planning Authority. This Strategy is to include, amongst other things, details of proposed plant and tree maintenance, paving materials, pedestrian priority materials and shared surface treatments, plant species, ground levels, green roofs, green walls, boundary treatments and water features. The development shall be in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed landscaping areas are of a high quality and for consistent treatment of the public realm.

Soft Landscaping

8. Prior to the completion of the external building works on the relevant phase of development, details of trees, shrubs, grass and all other soft landscaped areas of internal and external amenity spaces to be planted on the site shall be 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.

Use of Parking Area

9. The parking area(s) forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

Refuse Stores

10. Prior to occupation of the development, 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, shall be submitted 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.

Cycle Parking

11. Prior to occupation of each phase of the development, details of the siting, number and design of secure/covered cycle parking spaces shall be submitted and approved in writing by the Local Planning Authority. 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.

Water Consumption

12. Prior to first occupation details of the internal consumption of potable water shall be 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.

Energy Performance Certificate

13. Following practical completion of works a final Energy Performance Certificate shall be submitted to and approved in writing by 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

Protection of Habitats

14. In the event that any construction works necessitate the clearance of nesting bird habitats, it is recommended that any such works are undertaken in the period August to February inclusive. Should it prove necessary to remove any breeding bird habitat during the breeding season, the area should be checked in advance for the presence of birds' nests. Once checked, if there is no evidence of breeding birds, clearance work should be completed within 48 hours of inspection. If any active nests are found in this area then vegetation clearance must cease and an appropriate buffer zone should be established.

This buffer must be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: To ensure that bird nests and bird habitats are provided with appropriate protections during the construction phase.

Construction - Good Practice

15. During the construction phases, including demolition and pre-construction works, all reasonable measures shall be taken to ensure good production practices are adopted to safeguard individual animals. Such practices would include covering of all deep holes and trenches overnight and the provision of planked escape routes for any trapped wildlife. Any liquids held at the site should be stored in a secure lock-up. Such methods shall be employed for the duration the construction period.

Reason: To ensure that any animals who inadvertently enter the site are afforded appropriate protections.

Air Quality Assessment

16. The development shall not commence until an air quality assessment report has been submitted to and approved by the local planning authority. The assessment shall compare the levels of nitrogen dioxide and PM10 to the objective levels set out in the Air Quality Standards Regulations 2010 and propose mitigation where the objective levels are exceeded for either pollutant at the façade of the development. Mitigation measures shall be fully implemented prior to occupation.

Reason: To protect residents from poor air quality

Sound insulation

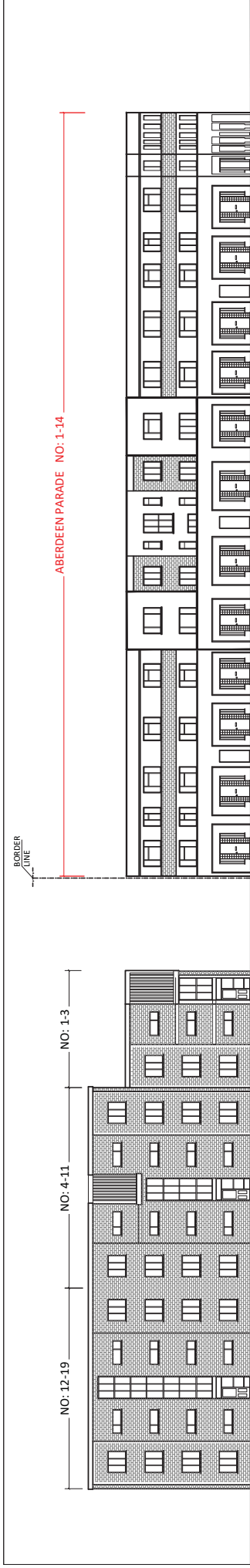
17. The development shall be constructed/adapted so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am – 11pm in bedrooms, living rooms and dining rooms and 30 dB(A) in bedrooms from 11pm – 7am measured as a $L_{Aeq,T}$. The $L_{AF Max}$ shall not exceed 45dB in bedrooms 11pm – 7am. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development taking place. The scheme of mitigation shall include mechanical ventilation where the internal noise levels exceed those stated in BS8233: 2014 with the windows open. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences.

Reason: To protect future residents from noise and disturbance.

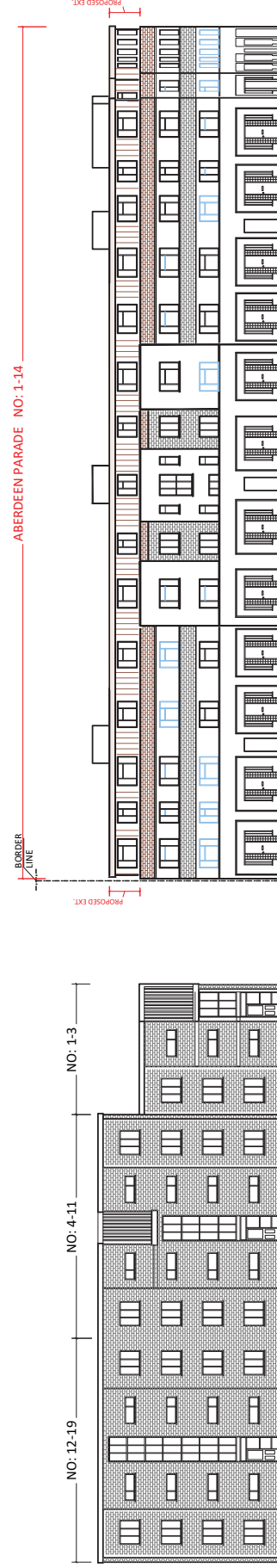
Informatives:

1. The applicant is reminded of their obligations under the Conservation of Habitats and Species Regulations (2010) as amended and the Wildlife and Countryside Act 1981 (as amended) in relation to the protection of bats and bat habitats. In

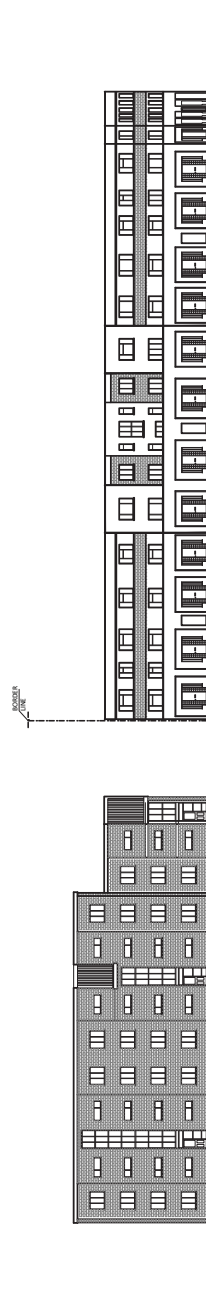
the event that any harm occurs under the works herein approved the developer may be liable to prosecution under the aforementioned legislation.



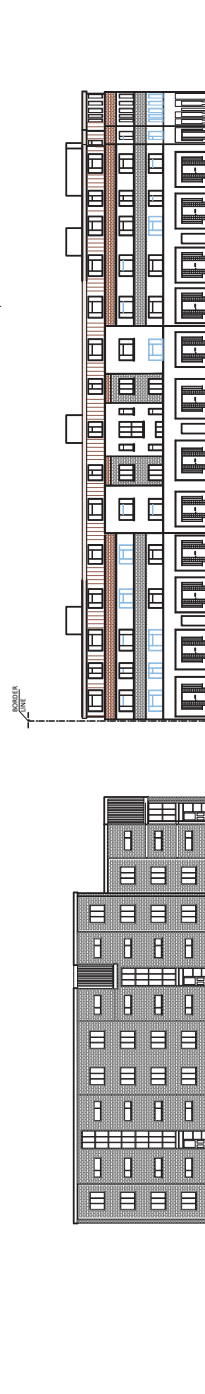
STREET SCENE FROM ABERDEEN ROAD
(EXISTING)



STREET SCENE FROM ABERDEEN ROAD
(PROPOSED)



STREET SCENE FROM ABERDEEN ROAD
(EXISTING)
SCALE: 1/500

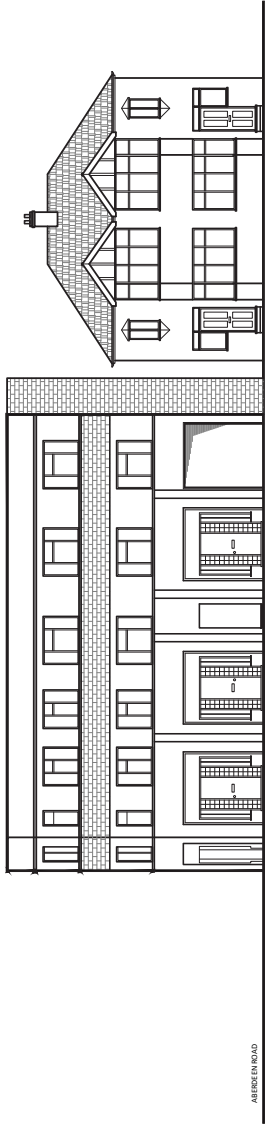


STREET SCENE FROM ABERDEEN ROAD
(PROPOSED)
SCALE: 1/500

REV. A	SEP. 18	REV. DRAWING
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<p>1-14 ABERDEEN PARADE ABERDEEN ROAD LONDON N18 2EB</p>		
<p>EXISTING & PROPOSED - STREET SCENE (FROM ABERDEEN ROAD)</p>		
SCALE: N/S 1/500		REF. NO : 048.18/11
DATE: MAY 2018		DRG BY: N. K.
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ABERDEEN PARADE NO: 1-14

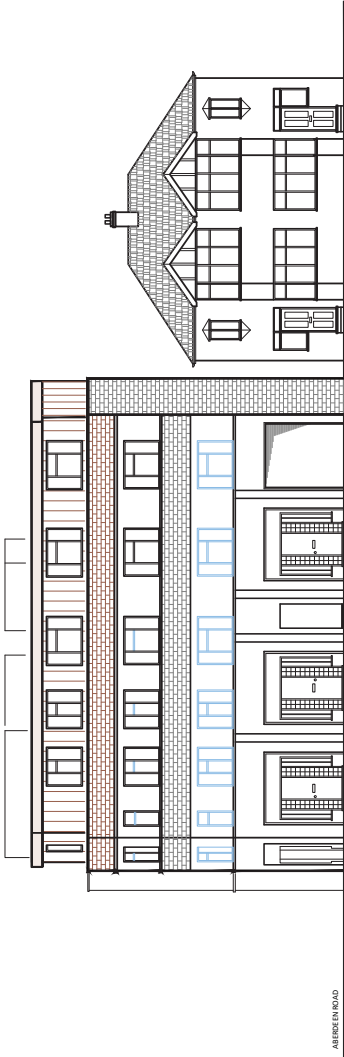
NO: 5-7



STREET SCENE FROM MONTAGU ROAD
(EXISTING)
SCALE: 1/200

ABERDEEN PARADE NO: 1-14

NO: 5-7



STREET SCENE FROM MONTAGU ROAD
(PROPOSED)
SCALE: 1/200

0m 2m 5m 10m 20m

REV.	SEP.	REV. DRAWING
A	18	
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EXISTING & PROPOSED - STREET SCENE (FROM MONTAGU ROAD)		
SCALE: 1/200		REF. NO: 048.18/12
DATE: MAY 2018		DRG BY: N. K.
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FRONT VIEW



FRONT VIEW



FRONT VIEW



REAR VIEW



REAR VIEW

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**1-14 ABERDEEN PARADE
ABERDEEN ROAD
LONDON N18 2EB**

- PICTURES

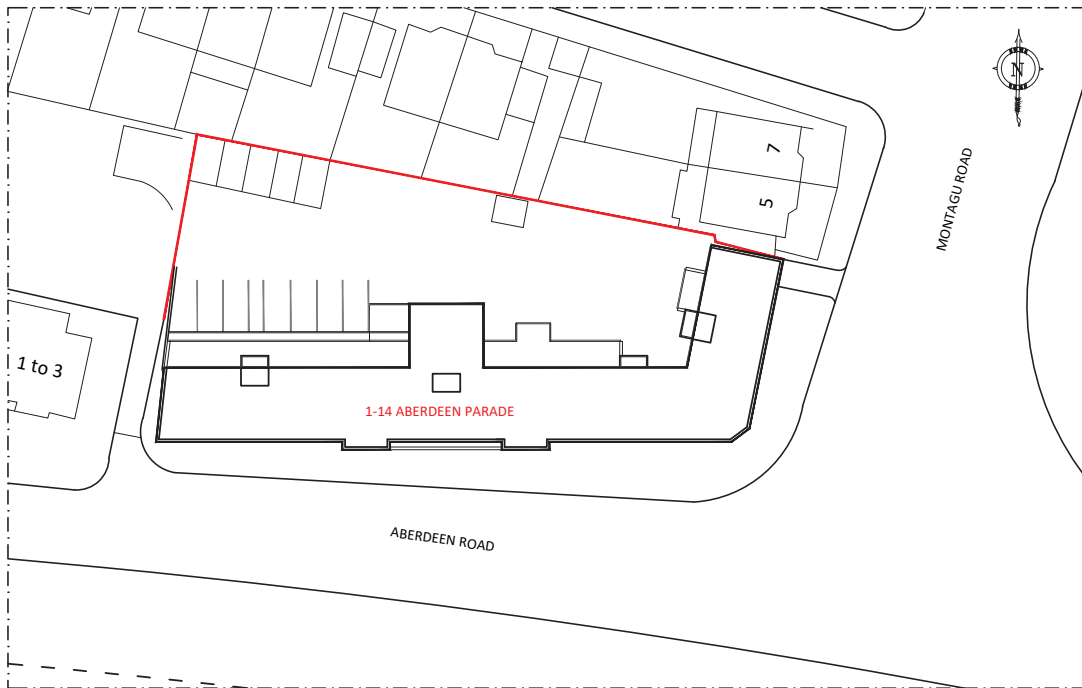
SCALE:

REF. NO : 048.18/16

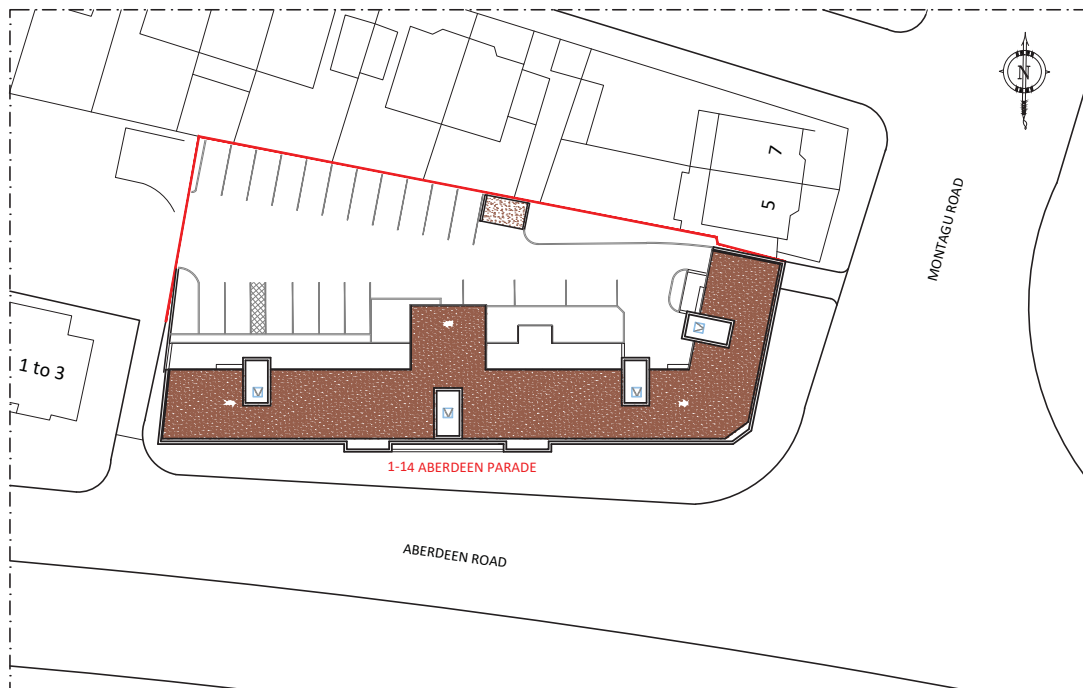
DATE: MAY 2018

DRG BY: N.K.

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MOBILE: 077 10942923 / 079 30407212
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EXISTING SITE PLAN
SCALE: 1/500



PROPOSED SITE PLAN
SCALE: 1/500

0m 5m 10m 20m 50m

REV.	SEP.	REV. DRAWING
A	18	

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1-14 ABERDEEN PARADE
ABERDEEN ROAD
LONDON N18 2EB

- EXISTING BLOCK PLAN
- PROPOSED BLOCK PLAN

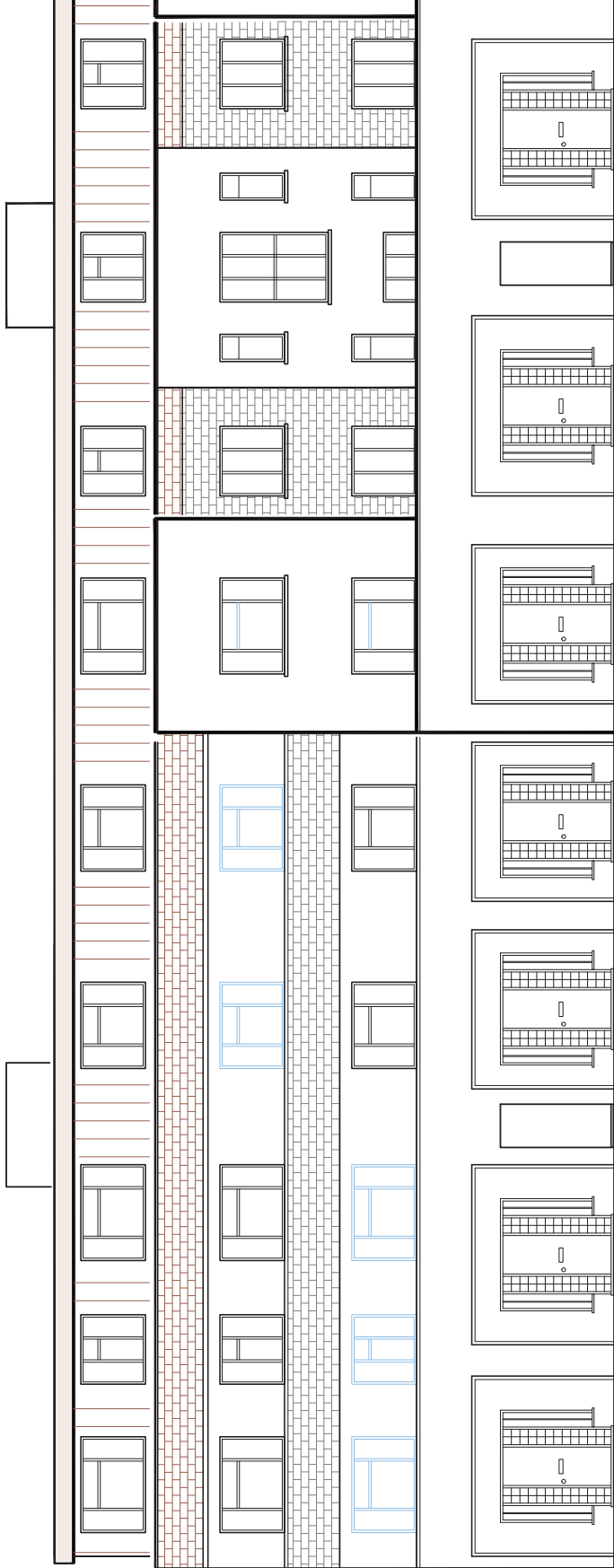
SCALE: 1/500 REF. NO: 048.18/13

DATE: MAY 2018 DRG BY: N.K.

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P.O. BOX 1827
ILFORD. IG2 7WJ
TEL: 020 8599 5036
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A < 1

PROPOSED EXT.



A < 1

REV.	SEP.	REV. DRAWING
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1-14 ABERDEEN PARADE ABERDEEN ROAD LONDON N18 2EB		
- FRONT ELEVATION (A-A)		
SCALE: 1/100	REF. NO : 048.18/08A	
DATE: MAY 2018	DWG BY: N. K.	
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FRONT ELEVATION
SCALE:1/100





FRONT ELEVATION
SCALE:1/200



REAR ELEVATION
SCALE:1/200

REV.	SEP.	REV. DRAWING
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PROPOSED - FRONT ELEVATION - REAR ELEVATION		
SCALE: 1/200		REF. NO: 048.18/08
DATE: MAY 2018		DRG BY: N. K.
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D<1

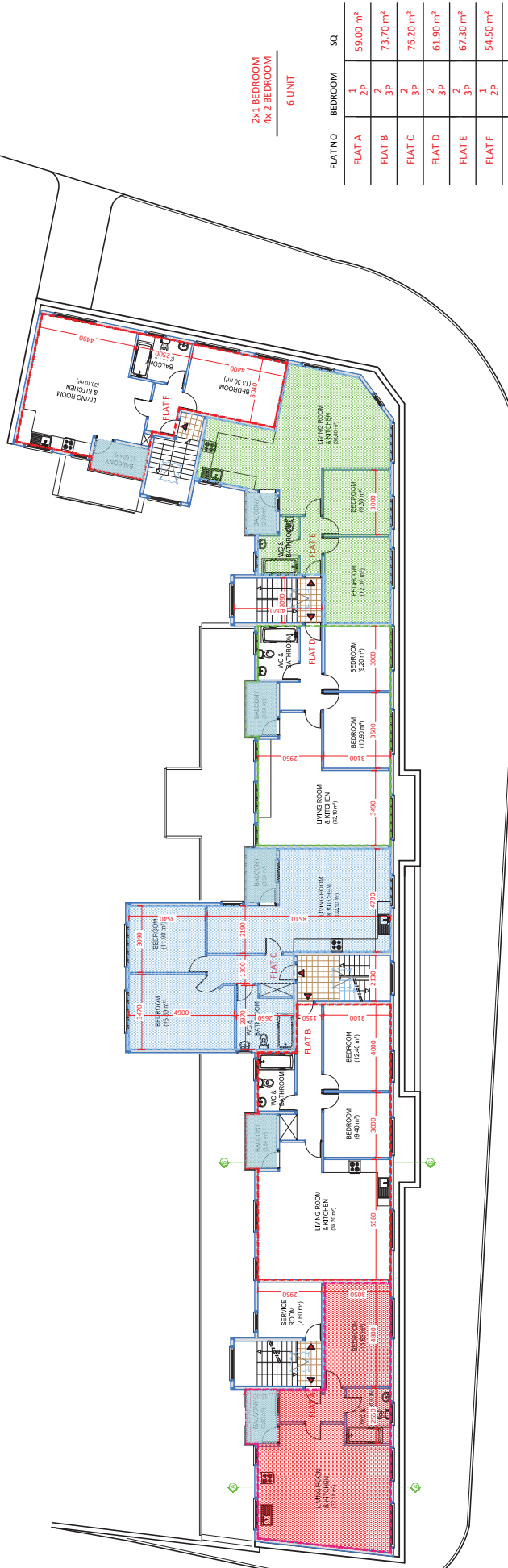
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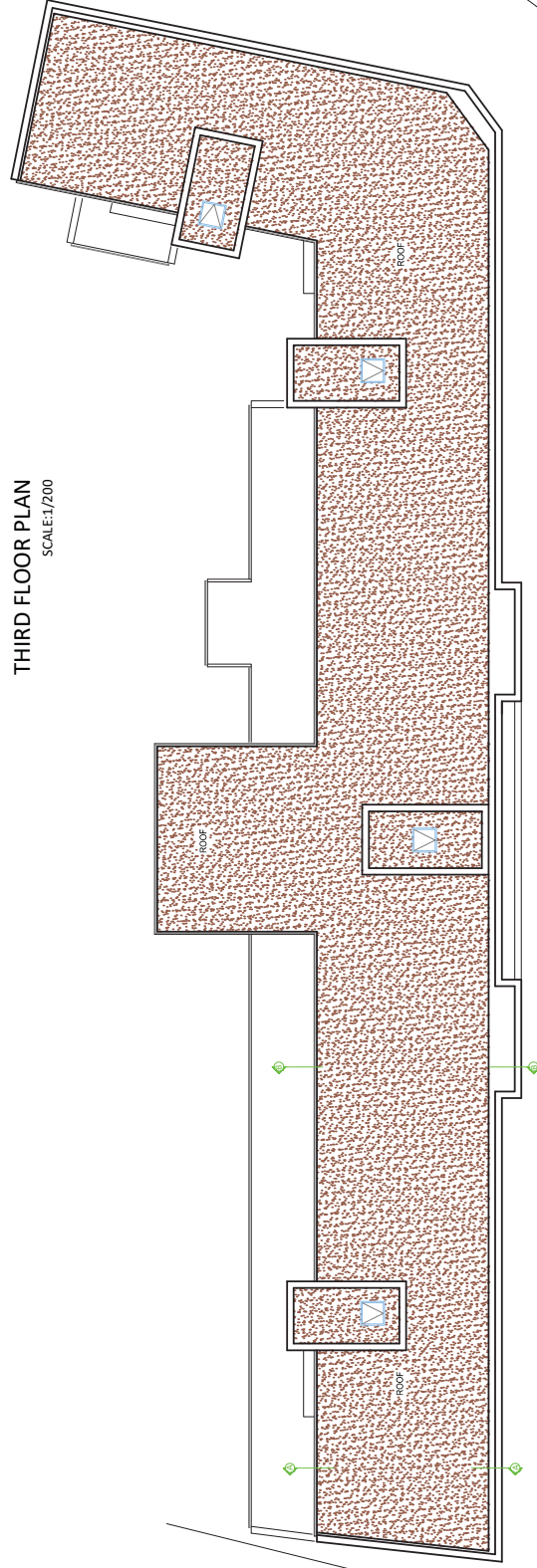
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REV.	SEP.	REV.	DRAWING
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- REAR ELEVATION (D-D)			
SCALE: 1/100		REF. NO : 048.18/08D	
DATE: MAY 2018		DRG BY: N.K.	
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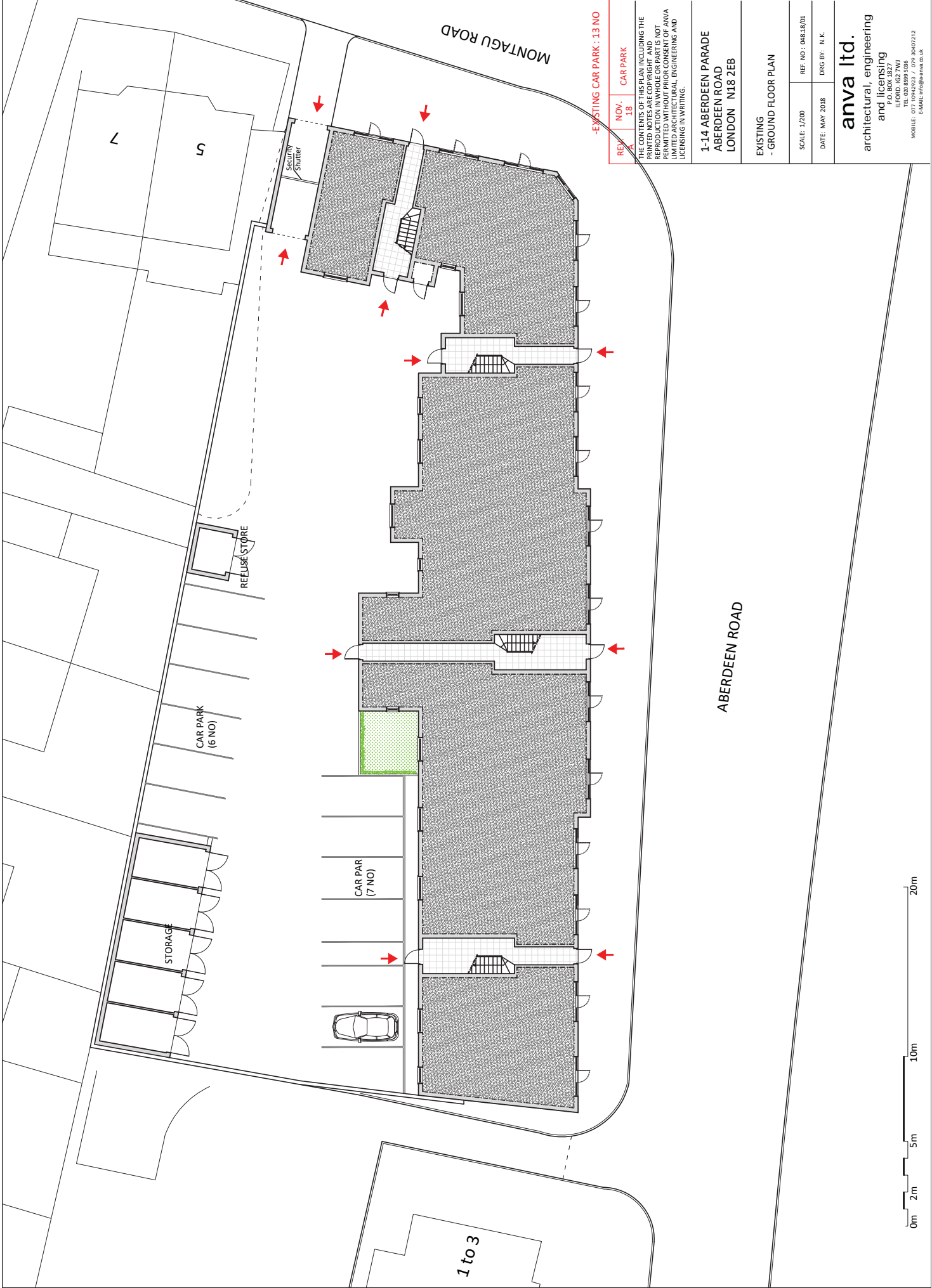
REAR ELEVATION (D-D)
SCALE: 1/100



THIRD FLOOR PLAN
SCALE:1/200



REV. A	SEP. 18	REV. DRAWING
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<p>1-14 ABERDEEN PARADE ABERDEEN ROAD LONDON N18 2EB</p>		
<p>PROPOSED 0 - THIRD FLOOR PLAN - LOFT PLAN</p>		
SCALE: 1/200		REF. NO : 048.18/06
DATE: MAY 2018		DRG BY: N.K.
<p>anva ltd. architectural, engineering and licensing P.O. BOX 1827 ILFORD, IG2 7WJ TEL: 020 8599 5086 MOBILE: 0771 05942923 / 079 30407212 E-MAIL: info@anva.co.uk</p>		



-EXISTING CAR PARK : 13 NO

REV	NOV. 18	CAR PARK
A		

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1-14 ABERDEEN PARADE
ABERDEEN ROAD
LONDON N18 2EB

EXISTING
- GROUND FLOOR PLAN

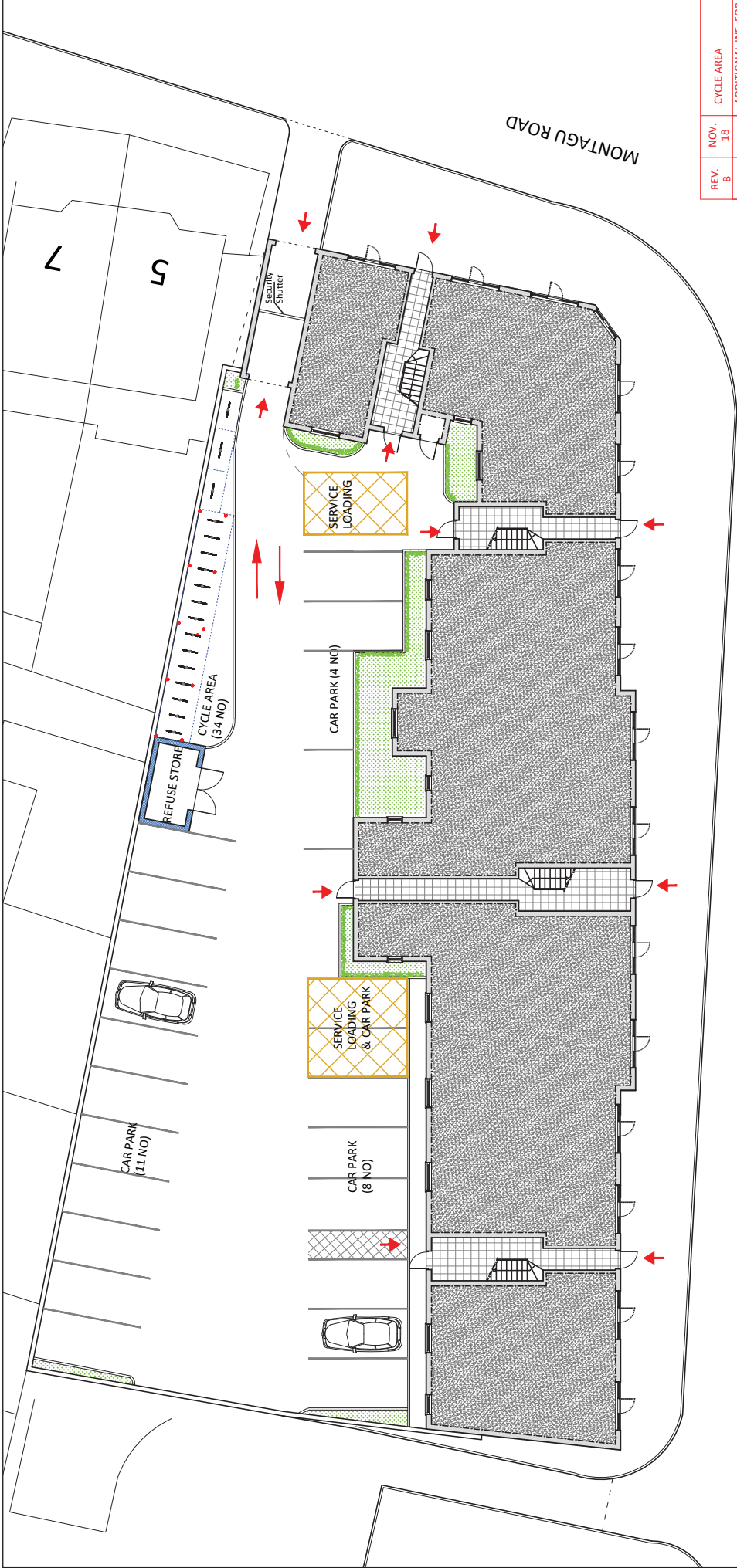
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REF. NO : 048.18/01

DATE: MAY 2018
DRG BY: N.K.

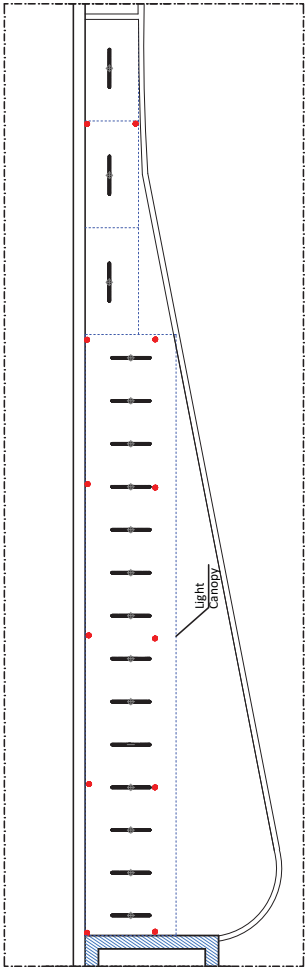
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architectural, engineering
and licensing

100, GERRARD STREET
EAST, LONDON, E2 7WJ
TEL 020 8595 5086
E-MAIL: info@anva.co.uk

MOBILE: 077 10942923 / 079 30407212



ABERDEEN ROAD



CYCLE AREA
SCALE :1/100

ADDITIONAL INFORMATION FOR:
-CAR PARK : 23 NO
-CYCLE : 34 NO
-LOADING : 2 SPACES

REV. B	NOV. 18	CYCLE AREA
REV. A	JULY 18	ADDITIONAL INF. FOR CAR PARKING/CYCLE /LOADING

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ABERDEEN ROAD
LONDON N18 2EB

PROPOSED
- GROUND FLOOR PLAN

SCALE: 1/200	REF. NO : 04E18/04
DATE: MAY 2018	DRG BY: N.K.

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1-14 ABERDEEN PARADE
ABERDEEN ROAD
LONDON N18 2EB
TEL 020 8598 5086
MOBILE: 077 10942923 / 079 30407212
E-MAIL: info@anva.co.uk