

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 20th November 2018

Report of

Executive Director - Place

Contact Officer:

Andy Higham / Kevin Tohill
Tel No: 0208 379 3848 / 5508

Ward:

Winchmore Hill

Application Number: 18/02191/FUL

Category: Minor

LOCATION: Land To East Of 95 Vicars Moor Lane
London
N21 1BL

PROPOSAL: Construction of a 5-bedroom single family dwelling with rooms in loft space. (Revised)

Applicant Name & Address:

Peter Petrou
95 Vicars Moor Lane
London
N21 1BL

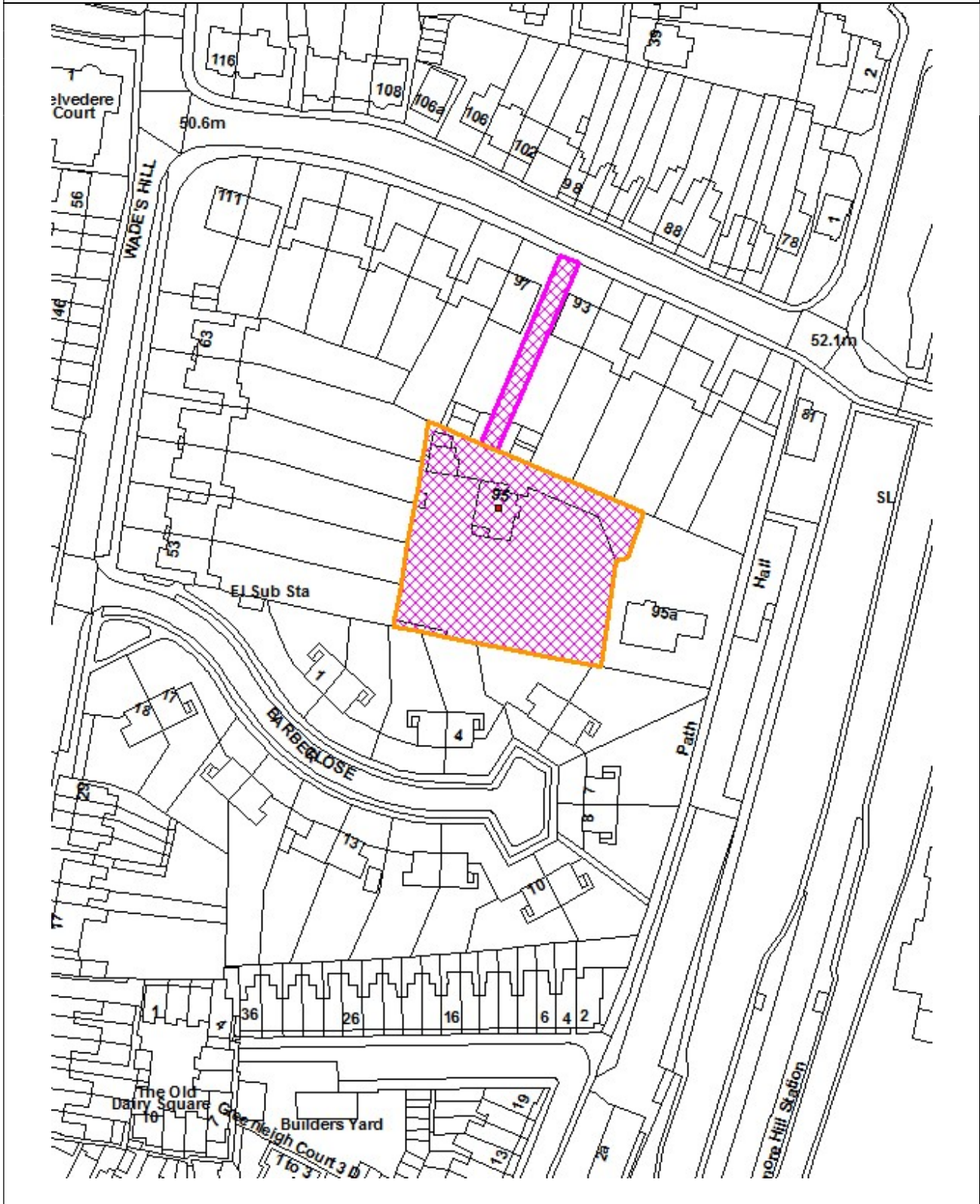
Agent Name & Address:

Kieran Rafferty
183 Seafeld Road
Bournemouth
BH6 5LJ

RECOMMENDATION: Grant planning permission 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 Maria Alexandrou.

Ref: 18/02191/FUL **LOCATION:** Land To East Of 95 Vicars Moor Lane, London, N21 1BL,



1. Site and Surroundings

- 1.1 The application site is located on a plot to the rear of Vicars Moor Lane to the east of No. 95 Vicars Moor Lane which is located on the southern side of Vicars Moor Lane.
- 1.2 The immediately surrounding area is characterised largely by residential properties with Vicars Moor Lane to the north and Barber Close to the south.
- 1.3 The site is not listed and does not lie within a Conservation Area.

2. Proposal

- 2.1 The applicant seeks full planning permission for the construction of a 5-bedroom single family dwelling with rooms in loft space. (Revised)
- 2.2 The development has been revised during the course of the application to address council concerns in terms of design, height, detailed design and accommodation standards. This has resulted in the proposed dwellinghouse being revised from 6-beds to 5-beds.

3. Relevant Planning Decisions

- 3.1 18/01421/HOU - conditionally granted 29/05/2018
Development description: Erection of an additional garage at side.
- 3.2 17/04146/HOU - conditionally granted 13/11/2017
Development description: Two storey rear extension and rear dormer.
- 3.3 17/04182/CEA - granted 08/11/2017
Development description: Single storey side extension.

4. Enforcement history

- 4.1 There are current investigations pertaining to tree works at the site

5. Consultations

5.1 Statutory and non-statutory consultees

5.1.1 Traffic and Transportation

Details required regarding vehicular access, pedestrian access, cycle parking and refuse/ recycling parking. A Construction Logistics Plan is also required.

5.1.2 Trees

No objection subject to condition ensuring adequate protection of the existing trees on site.

5.1.3 Thames Water

No comment.

5.2 Public

5.2.1 Consultation letters were sent to 23 adjoining and nearby residents on the 19/06/2018 and again on the 09/10/2018. Thirteen responses have been received objecting to the application. Neighbour concerns are summarised as follows:

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase danger of flooding
- Increase in traffic
- Increase of pollution
- Information missing from plans
- Loss of light
- Loss of privacy
- More open space needed on development
- Noise nuisance
- Not enough info given on application
- Other - give details
- Out of keeping with character of area
- Over development
- Strain on existing community facilities

5.2.2 Material planning considerations are discussed within the main body of the report below.

5.2.3 In addition, comments have been received from Ward Councillor Cllr Maria Alexandrou stating the following concerns (edited):

- location of underground water wells
- loss of light especially to 95a
- loss of privacy especially to 95a
- height of house too high
- over development and out of character
- loss of trees already removed on this land- tree preservation order
- vehicle access restricted by gates-the owner of the bungalow may be a problem
- driveway to existing properties with shared access regularly blocked by vehicles relating to the build which inconveniences existing occupiers
- strong objections from neighbours
- planned building is too close to the bungalow 95a - future noise problems
- more lorries entering and exiting the driveway on Vicars Moor Lane where children walk due to the nearby schools creates hazards

6. Relevant Policy

6.1 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 policies by which planning applications will be determined.

6.2 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.

6.3 London Plan

Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.8	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
Policy 3.13	Affordable housing thresholds
Policy 4.8	Supporting a successful and diverse retail sector
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Water self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 6.3	Assessing the effects of development on transport capacity
Policy 6.7	Better streets and surface transport
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road network capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.19	Biodiversity and access to nature
Policy 8.2	Planning Obligations

6.4 Core Strategy

CP2	Housing supply and locations for new homes
CP3	Affordable housing
CP4	Housing quality
CP5	Housing types
CP6	Meeting particular housing needs
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
CP30	Maintaining and improving the quality of the built and open environment
CP32	Pollution
CP36	Biodiversity

6.5 Development Management Document

DMD 2	Affordable Housing
DMD 3	Mix of housing
DMD 6	Residential character
DMD 8	Residential Development
DMD 9	Amenity Space
DMD 10	Distancing
DMD 11	Rear Extensions
DMD 13	Roof Extensions
DMD 14	Side Extensions
DMD 37	High quality and design led development
DMD 38	Design Process
DMD 45	Parking Standards and Layout
DMD 47	Roads, access and servicing
DMD 48	Transport assessments
DMD 64	Pollution Control and Assessment
DMD 65	Air Quality
DMD 66	Land Contamination and Instability
DMD 68	Noise
DMD 80	Trees on Development Sites
DMD 81	Landscaping

6.6 Other relevant policy/guidance

National Planning Policy Framework
National Planning Practice Guidance
Section 106 SPD
London Housing SPG
Nationally Described Space Standards

7. Analysis

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

- Principle of the development (para 7.2)
- Mix and housing need (para 7.3)
- Impact on neighbouring occupiers (para 7.5)
- Impact on the character of the surrounding area (para 7.16)
- Quality of accommodation and amenity space (para 7.21)
- Traffic and transport (para 7.26)
- Sustainable Urban Drainage SuDS (para 7.30)
- Ecology (para 7.36)
- Sustainable design and construction (para 7.35)
- Developer contributions (para 7.37)
- Community Infrastructure Levy (para 7.39)

Principle of development

- 7.2 The proposal would be compatible with Policies 3.3 and 7.5 of the London Plan and Core Policy 2 of the Local Development Framework insofar as it provides an addition family sized dwelling to the Borough's housing stock which actively contributes towards both Borough specific and London-wide strategic housing targets. However, this position must be qualified in relation to other material considerations including: achieving an appropriate residential mix; adequate internal floor space and layout; servicing; parking provision and residential amenity and principally in relation to its impact to the character and appearance of the surrounding area. It is in this regard that it is held that the principle of development is considered to be broadly acceptable, subject to assessment against the above-mentioned considerations.

Mix and housing need

- 7.3 Policy seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA (2010). The 'Justification' in support of the Policy 5 of the Core Strategy is instructive. In paragraphs 5.40 and 5.41 it is noted that the supply-to-need shortage is most acute for larger dwelling types and that it is unlikely that the required supply can be met through new build completions and further demonstrates an acute shortage of houses with three or more bedrooms across owner occupier, social and private rented sectors. The greatest requirement in the owner-occupied market housing sector is for family sized housing (ie. 3+ bedrooms). This is equivalent to a need for 1,667 family sized homes of which nearly 40% is for four-bedroom homes over a period of two years. In addition, Policy DMD3 of the Development Management Document states that developers will be expected to take a design led approach to maximising the provision of family units (3 bed+).
- 7.4 The subject site currently consists of a vacant plot of land and as such it is therefore considered that the provision of a large family sized unit (in this instance a 5-bed single dwellinghouse) would comply with the above policies.

Impact on neighbouring occupiers

- 7.5 Policy seeks to ensure that residential developments 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.
- 7.6 Policy also seeks to ensure that development is of an appropriate size and location and in keeping with the character of the locality, and not dominant when viewed from the surrounding area.
- 7.7 With regards to neighbouring amenity it is considered the primary properties to consider the proposal against are the existing properties either side (no.95 Vicars Moor Lane to the west and no.95A Vicars Moor Lane to the east). Occupiers of Barber Lane to the south have also raised concern about the impact of the development. All other properties are considered far enough removed from the development to not be affected.

Impact on 95 Vicars Moor Lane

- 7.8 The existing building has been subdivided into flats and is currently undergoing extensive refurbishment works. However, once the units are occupied and the new dwellinghouse built there would be a minimum distance of 8.0m between the flank walls of the properties. Whilst there are existing windows on the eastern elevation of 95 Vicars Moor Lane the new dwellinghouse would be plotted approximately 7.0m back from the front building line of No.95 thus retaining a view from the side/eastern elevation windows onto the adjacent development site.
- 7.9 In light of the above any residential amenity impact to the existing occupiers of No.95 Vicars Moor Lane is considered to be acceptable.

Impact on 95A Vicars Moor Lane

- 7.10 Concerns have been raised in terms of loss of light and privacy amongst other matters. However, given the distance the separation distance of approximately 7.0m between the flank walls of the properties and the main outlook (front and rear) of No.95A being retained it is not considered that any impact would be significant enough to justify refusal of the application.
- 7.11 In addition it is noted that the western elevation of No.95A appears to have a door and a small window which indicates this nearest elevation does not contain a main habitable area and/or provide the main outlook and light to the property.
- 7.12 In light of the above any residential amenity impact to the occupiers of No.95A is considered to be acceptable.

Impact on Barber Lane

- 7.13 Concern has been raised by some neighbouring occupiers of Barber Lane in terms of loss of light and loss of privacy amongst other things. However as above, given the distances between these properties and the proposed dwellinghouse together with the nearest affected property being plotted at an oblique angle to the new development, it is not considered that any impact on amenity would be substantial and/or significant enough to warrant refusal of the application.
- 7.14 In light of the above any residential amenity impact to the occupiers of Barber Lane is considered to be acceptable.

Summary of impact to neighbouring residential occupiers

- 7.15 Whilst it is acknowledged that the new dwellinghouse would be visible to neighbouring occupiers in the immediate vicinity, given the nature, siting and location of the proposed dwellinghouse, it is not considered there would be any additional and/or adverse impact arising which would justify refusal of the application. As such the application is considered acceptable in this respect.

Impact on the character of the surrounding area

- 7.16 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. 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.

- 7.17 The fundamental principle of the NPPF is to secure sustainable development. In order to achieve sustainable development, a development is required to have good design, amongst other things. The NPPF states planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, does go on to state that it is proper to seek to promote or reinforce local distinctiveness.
- 7.18 The proposal includes a large two storey detached dwellinghouse which will also essentially accommodate an additional storey within the roof area. Given the plot is contained by residential properties on all sides including the existing similarly proportioned No.95 Vicars Moor Lane to the west, it is not considered the proposed dwellinghouse would be out of keeping with the immediate locality.
- 7.19 In addition the revised scheme has sought to be in keeping with the local vernacular in terms of designing a house of a traditional architectural style. Whilst the design of the scheme is considered relatively ordinary, it would not be readily visible from streetview and would not be considered to result in any adverse impacts in terms of design. A condition is recommended requiring materials to be submitted via condition to ensure a high-quality finish is achieved.
- 7.20 On the above assessment, in terms of character and design, the redevelopment of the site is not considered to result in a form of development that would be overly dominant or out of keeping in the setting of the site. The development would replicate design elements of surrounding dwellings and has been designed within the constraints of the DMD.

Quality of accommodation and amenity space

- 7.21 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.
- 7.22 DMD 9 states that the overall quality and design of amenity space is important to how it successfully it 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
- 7.23 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.

- 7.24 The application proposes a 5-bed single dwellinghouse which would have an internal floor area in excess of 400sqm including circulation areas and stairwells. The dwelling would be dual aspect with all bedrooms having en suites. In terms of floor area, the overall size of the dwellinghouse would exceed London Plan standards. Individual room sizes would also exceed policy requirements as would the external amenity space. The dwelling would also comply with relevant standards in terms of light provision and outlook.
- 7.25 As such the application is considered acceptable in terms of proposed accommodation standards.

Traffic and transportation

- 7.26 Vicars Moor Lane is an adopted unclassified residential road located within the Winchmore Hill CPZ. The site has a PTAL of 2, which is moderately low.
- 7.27 The proposals would have some limited impact on the surrounding highway network, access, servicing and parking facilities at the site.
- 7.28 Whilst the development would increase the number of trips to and from the site 5 car parking spaces are proposed which would be an over provision for the proposed development. However, given the low PTAL rating of the site this is considered acceptable. As the access already serves two other developments (with one of these being sub-divided into flats) further details are recommended via condition including details of how vehicles will pass. Details of cycle parking and refuse and recycling storage is also recommended via condition.
- 7.29 With regards to construction traffic, an appropriate condition could be attached to secure a Construction Logistics/Management Plan and restricted construction hours and therefore it is not considered that the proposed works would have any adverse impacts upon residential amenities or conditions prejudicial to the safety and free flow of traffic.

Sustainable Urban Drainage (SuDS)

- 7.30 According to DMD 61, all developments must maximise the use of, and where possible retrofit, sustainable urban drainage systems (SUDS).
- 7.31 The proposed development must incorporate a sustainable urban drainage system in accordance with the quality and quantity requirements set out in the London Plan Drainage Hierarchy and the Development Management Document. The post-development runoff rate must be lower than the pre-development runoff rate and achieve greenfield runoff rates if possible.
- 7.32 The sustainable urban drainage strategy should include:
- A site plan;
 - A layout plan;
 - A topographical plan of the area with contours and overland flow routes together with details of what happens in exceedance events;
 - The footprint of the area being drained, including all buildings and parking areas;

- Greenfield Runoff Rates for a 1 in 1yr event and a 1 in 100yr event plus climate change;
- Storage volume; and
- Controlled discharge rate.

7.33 This could be required by condition should planning permission be granted.

Ecology

7.34 DMD 79 and Core Policy 36 require that developments should provide on-site ecological enhancements having regard to feasibility and viability. The current proposal would involve a new dwelling. Conditions are recommended to ensure that ecological enhancements are included in the development. These include gaps in fencing to allow small mammals to traverse sites and the provision of native plant species to encourage indigenous wildlife.

Sustainable design and construction

7.35 Adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO₂ reduction is required for new residential units. No energy statement has been submitted with this application but this could be required by condition should planning permission be granted.

7.36 In addition, water efficiency measures will need to be provided. Submitted details will need to 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. This could be required by condition should planning permission be granted.

s106 contributions

7.37 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.

7.38 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.

Community Infrastructure Levy (CIL)

7.39 The application proposes a net gain of 405sqm whilst providing an additional home, therefore the scheme would be CIL liable as follows:

- Mayors CIL: 405sqm x £20 = £8,100.00
- Borough CIL: 405sqm x £120 = £48,600.00

8. Conclusion and recommendation:

- 8.1 In light of the issues outlined in this report it is recommended that this application is approved subject to conditions as listed below:

1. Time Limited Permission

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. Approved Plans

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:

Site Location Plan;
Existing Site Plan;
Proposed Plans rev C dated 06/10/2018;
Panoramic Front Elevations rev B;
Front Elevations New Scheme vs Old Scheme rev B;
Proposed Section rev A;
Arboricultural Method Statement Report No: RT-NME-126532 Rev A

Reason: To ensure the development proceeds in accordance with the approved plans.

3. External Finishing Materials

The development shall not commence until details of the external finishing materials to be used 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 a satisfactory external appearance.

4. Surfacing Materials

The development 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 a satisfactory visual appearance and in the interests of highways safety

5. Landscaping Plan

The development shall not commence until a landscaping plan detailing existing planting to be retained and (where appropriate) trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas has been submitted to and approved in writing by the Local Planning Authority.

It shall also (where appropriate) include a landscaping management plan and predicted growth detail so as to ensure the plantings are appropriately maintained. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, 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 protect the amenity of adjoining properties

6. Site 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 commenced.

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. Hard Surfaced Areas

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.

8. Use of Parking Area

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.

9. Refuse/ Recycling Storage

Prior to the commencement of above ground works, details of the siting and design 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.

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

10. Water Consumption

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.

11. Construction Management Plan

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 and contain:

- a. A photographic condition survey of the public roads, footways and verges leading to the site.
- b. Details of construction access and associated traffic management.
- c. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
- d. Arrangements for the parking of contractors' vehicles.
- e. Arrangements for wheel cleaning.
- f. Arrangements for the storage of materials.
- g. Hours of work.
- h. The storage and removal of excavation material.
- i. Measures to reduce danger to cyclists.
- j. Dust mitigation measures.
- k. Membership of the Considerate Contractors Scheme

The development shall be carried out 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.

12. Energy Performance Certificate

Following practical completion of works a final Energy Performance Certificate shall be submitted to an 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

13. Cycle Storage

No above ground works shall commence until details (including elevational details) for covered cycle parking for the storage of a minimum of 2 bicycles per dwelling and 2 short-stay visitor space have been submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to first occupation of the development and

permanently maintained, kept free from obstruction, and available for the parking of cycles only.

Reason: To provide secure cycle storage facilities free from obstruction in the interest of promoting sustainable travel.

14. Vehicular and Pedestrian Access

No above ground works shall commence until details of vehicular and pedestrian access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be provided prior to first occupation of the development and permanently maintained, kept free from obstruction thereafter.

Reason: To provide appropriate access to and from the site for existing and future occupiers.

15. Protection of Habitats

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.

16. Tree Protection

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
- b) A specification for scaffolding and ground protection within tree protection zones;
- c) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- d) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMD 80 and pursuant to section 197 of the Town and Country Planning Act 1990

Informative:

The following British Standards should be referred to:

- a) BS: 3998:2010 Tree work – Recommendations
- b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

17. Construction – Good Practice

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.

18. Considerate Contractors Scheme

The development shall not commence until an undertaking to meet with best practice under the Considerate Constructors Scheme and achieve formal certification has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of the development does not adversely impact on the surrounding area and to minimise disruption to neighbouring properties.

19. Sound Insulation

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 the unit is occupied/the use commences.

Reason: To protect future residents from noise and disturbance.

20. Sustainable Urban Drainage (SuDS)

No development shall take place until a Sustainable Drainage Strategy has been submitted and approved by the Local Planning Authority. A Sustainable Drainage Strategy must include the following information, and must conform to the landscaping strategy:

1. A plan of the existing site
2. A topographical plan of the area
3. Plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks)
4. 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
5. The proposed storage volume
6. Information (specifications, sections, and other relevant details) 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 and the principles of a SuDS Management Train
 - a. Geological information including borehole logs, depth to water table and/or infiltration test results
 - b. Details of overland flow routes for exceedance events
 - c. A management plan for future maintenance

Reason: To ensure that the proposal would not result in an unacceptable risk of flooding from surface water run-off or create an unacceptable risk of flooding elsewhere and to ensure implementation and adequate maintenance

21. Energy Statement

The development shall not commence until an 'Energy Statement' has been submitted to and approved by the Local Planning Authority. The details must 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 the development and its services over Part L of the 2013 Building Regulations. The Energy Statement should outline how the reductions are achieved through the application of the following energy hierarchy, with each tier utilised fully before a lower tier is employed:

- a. Fabric Energy Efficiency performance (inclusive of the use of energy efficient fittings) and the benefits of passive design;
- b. The potential to connect to existing or proposed decentralised energy networks; and
- c. Demonstrating the feasibility and use of zero and low carbon technology.

Unless otherwise required by any other condition attached, 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.

22. Permitted Development Rights
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and in the interests of residential amenity.

Informatives:

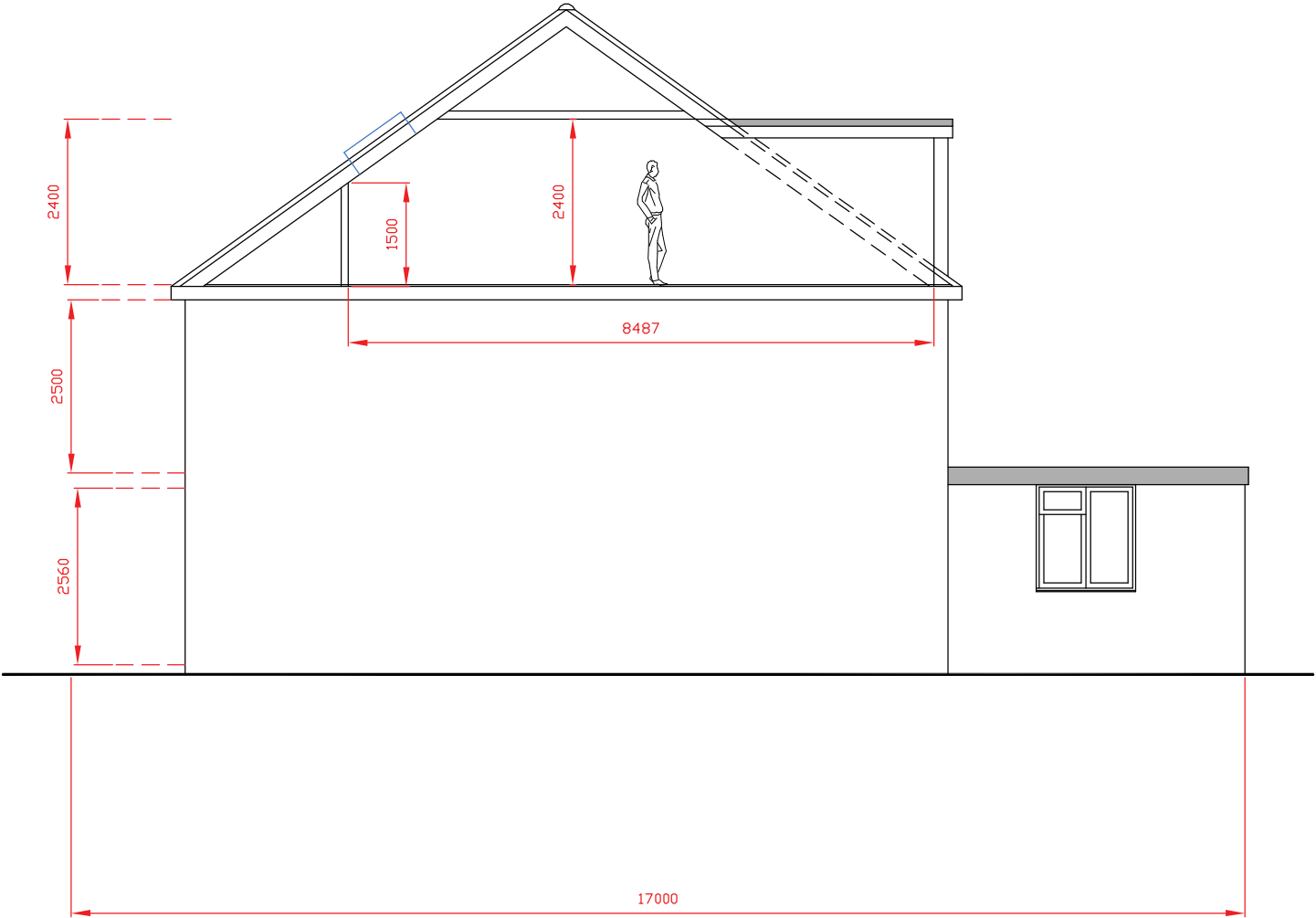
1. You are advised that in relation to Conditions 6 (Means of Enclosure) of this permission, where reference is made to the provision enclosure that include gaps under which mammals can pass, these need be no more than 15 x 15cm and can be achieved, if fencing is proposed, by lifting the gravel board off the ground. The reason for requiring this is that there has been a decline in the populations of many small mammal species such as hedgehogs and this is in part due to gardens being made impermeable to their movements.
2. 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.

Proposed Section

1-100

5m

10m



01273 311229
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e: james.smith@justplans.net
e: info@justplans.net

Terms of Planning Service

A. RELATING TO THE DRAWINGS

1. All drawings, notes and services supplied by JustPlans Ltd are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied are designed for a suitable use as part of a residential planning application.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building works or any building regulations application.
4. No drawing or information supplied should be used as an archive reference.
5. No drawing supplied should be copied from, copied by a court officer or administrator for the purpose of either verifying or permitting permission for the planning application.
6. No drawing supplied should be used, either as the basis of, or to corroborate, any drawings, statements or works of any kind by a third party. Especially they should not be used as the basis of or to corroborate any future building regulations application.
7. No drawing supplied should be used for a building contractor to build from.
8. Any discrepancy between information contained within the drawings and the actuality on the ground must be rectified prior to JustPlans Ltd upon discovery.
9. JustPlans Ltd's liability for any discrepancy between drawing information and the actuality on the ground is limited to the planning permission and any other relevant information.
10. In the event that a council awards planning approval but subsequently withdraws approval on the basis that drawings or information supplied are inaccurate or incorrect, JustPlans does not accept liability for:
 - (a) any direct or indirect financial expense
 - (b) remedial, any additional, planning application or any other work.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission, validation and registration. Especially they should not be built from.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to foundations.

B. RELATING TO THE TERMS OF SERVICE

1. Any changes or amendments required to the draft extension design must be clearly drawn and / or annotated on the draft drawings and returned to JustPlans Ltd in either hard or soft copy format.
2. JustPlans Ltd commits itself to providing one opportunity for amendments to the draft design as requested in clause 11, unless otherwise agreed in writing. JustPlans Ltd does not agree to provide additional opportunities to alter a submitted design.
3. In the event that more than one change to the draft design is nevertheless provided by us, beyond the terms of clause 11 above, we warrant that such additional modifications, purely in relation to the design of the extension, will be made and that any other affected parties. Digital drawing files may become corrupt or be lost without warning to our customers and that of such circumstances, JustPlans Ltd is not liable for any resultant problems, whether relating to our own digital files or those of other third parties including the local council.
4. Although our drawings are normally produced using CAD, we offer no guarantee that digital copies of drawings will be lost on the hard drive.
5. Any digital copies of drawings which JustPlans Ltd agrees to supply are subject to these terms.
6. When a planning application is received by the local authority it is checked for suitability by the planning administration team. JustPlans Ltd gives no guarantee that any application made on your behalf will receive immediate validation and indeed it is common for the validation process to take a considerable period of time.
7. JustPlans Ltd offers no commitment to provide any service for taking part in or negotiating with any post-approval process to build for any part of the construction process, including any building contractors, structural engineer or sound officer.
8. No guarantee is provided that any drawing supplied will be passed planning approval or can be built without obtaining separate planning approval. JustPlans Ltd gives no guarantee in relation to, nor responsibility for, any discrepancy between drawings and the actuality on the ground. It is the responsibility of the client to ensure that the drawings are accurate and that the drawings are used in a suitable manner. Because of the local authority's power it is responsible to provide with complete or near high accuracy whether a proposal will receive or is denied planning permission.

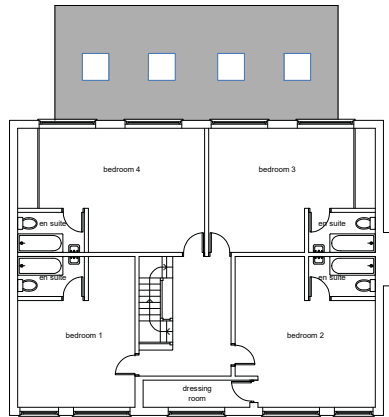
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New Dwelling at
95 Vicars Moore Lane
London
N21 1BL

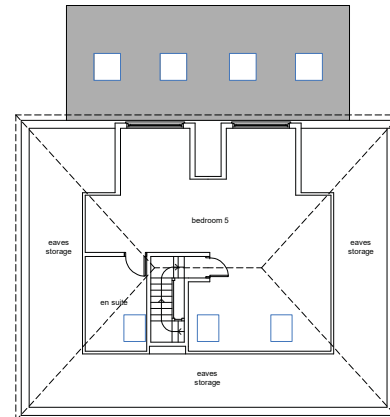
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Paper Size: A4

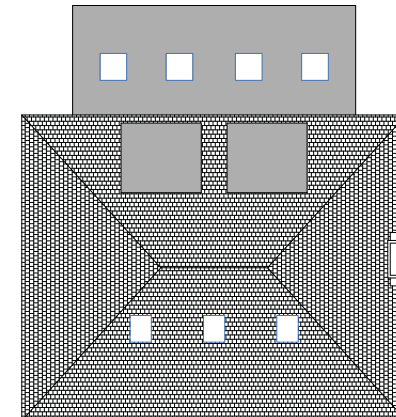
Rev A - J O'Neill



First Floor Plan



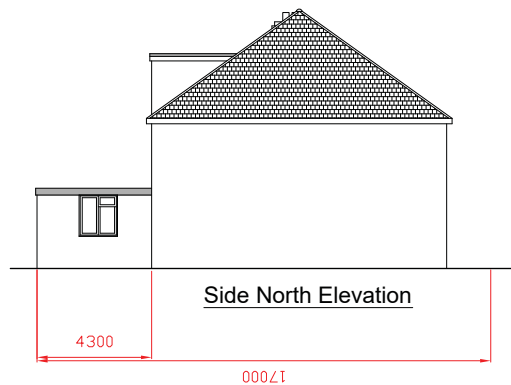
Second Floor Plan



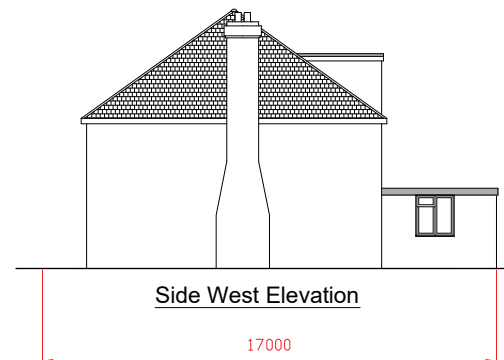
Roof Plan



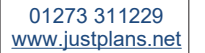
Rear East Elevation



Side North Elevation



Side West Elevation



Terms of Planning Service:

A: RELATING TO THE DRAWINGS:

1. All drawings, notes and sketches supplied by Jueffers/Ed are subject to approval under the Town and Country Planning Act.
2. All drawings and information supplied is designed for exclusive use as an application for planning.
3. No drawing or information supplied is designed for any purpose other than as part of a planning application, especially and including any building works or any building regulations application.
4. No drawing or information supplied should be used as an endorsement.
5. No drawing supplied should be scaled from, except by a council officer or administrator for the purpose of either verifying or granting permission for the planning application.
6. No drawing supplied should be used either as the basis of, or to compare with, any other drawing or information submitted by a third party. Especially they should not be used as the basis of, or to compare with, any building regulations application.
7. No drawing supplied should be used for a building contractor to quote from.
8. Any discrepancy between information contained within the drawings and the authority's file must be immediately referred to Jueffers upon discovery.

9. Justified. The liability for any discrepancy between drawing information and site reality is limited to the duration of the planning process and expires once the council has made its decision.
10. In the event that a council awards planning approval but subsequently retracts approval on the basis that drawings or information supplied are inaccurate or incorrect, Justified? does not accept liability for
- (a) any direct or indirect resultant expense
 - (b) providing any additional planning application or amendment to correct the position.
11. Any dimensions contained within any drawing supplied are accurate only to a standard suitable for obtaining planning permission validation and registration. Especially, they should not be built from.
12. Drawings are approximate only and should not be relied upon for any structural work. Especially they should not be relied upon for any calculations relating to beam sizes.

B-RELATING TO THE TERMS OF SERVICE

- [illegible]

Just Plans is a trading name for Just Plans Limited, company number 10113657.

New Dwelling at
95 Vicars Moore Lane
London
N21 1BL

Scale 1-100

Paper Size: A1

Rev C - J O'Neill



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A-RELATING TO THE DRAWINGS.

- All data, advice and warnings supplied by Jansfield are subject to approval under the Data and Quality Programme.
 - All drawings and information supplied are designed for certain use only and are not to be misused or used for any other purpose.
 - No drawing or information supplied is designed for any other use other than as part of a planning application, especially in relation to any building works or any building regulations application.
 - No drawing or information supplied should be used as an on-site reference.
 - No drawing supplied should be issued from, except by an officer or administrator for the purposes of either validating or gathering permission for the planning application.
 - No drawing supplied should be used either as the basis of, or for, any other drawing, or as the basis of any claim by any party in third party. Especially they should not be used as the basis of, or for, any claim for damages from Jansfield.
 - No drawing supplied should be used for a building contract or to specify facts.
- The drawings and information contained within the drawings and the accuracy of the information contained within Jansfield's on-site display
- Jansfield Ltd, liability for any discrepancy between drawings and information supplied and the information required for planning and/or building regulations applications and the information supplied are irrevocable and accepted. Jansfield Ltd, liability for any discrepancy between drawings and information supplied and the information required for planning and/or building regulations applications and the information supplied are irrevocable and accepted. Jansfield Ltd, liability for any discrepancy between drawings and information supplied and the information required for planning and/or building regulations applications and the information supplied are irrevocable and accepted.

B. RELATING TO THE TERMS OF SERVICE.

- [illegible]

Just Flare is a trading name for Just Flare Limited
company number 10113057.

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London
N21 1BL

Scale 1-200

Paper Size: A3

Rev B - J O'Neill

