

# B

## CONSERVATION AREAS & LISTED BUILDING APPLICATIONS DETERMINED

FROM: 10<sup>th</sup> February 2019 To: 28<sup>th</sup> February 2019

<b>CAG INFO:</b>	Conservation Area: BUSH HILL PARK		
<b>REF:</b>	18/04546/TCA		
<b>ADDRESS:</b>	20 Queen Annes Place Enfield EN1 2PT		
<b>PROPOSAL:</b>	Works to various trees in Bush Hill Park conservation area - 1 x yew 6m crown lift, 1 x ash 25% crown thin, 1 x ash 5m crown reduction.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: ENFIELD TOWN		
<b>REF:</b>	19/00251/TCA		
<b>ADDRESS:</b>	21 Gentlemans Row Enfield EN2 6PT		
<b>PROPOSAL:</b>	Work to trees in Enfield Town Conservation Area:- 1 x Catulpa reduce by 2m , 1 x Gleditsia- reduce by 2.5m and 1 x Robin- Reduce by 0.5m.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: ENFIELD TOWN		
<b>REF:</b>	18/04161/FUL		
<b>ADDRESS:</b>	10 Little Park Gardens Enfield EN2 6PQ		
<b>PROPOSAL:</b>	Sub-division of site and erection of a single storey office.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	15/02/2019

<b>CAG INFO:</b>	Conservation Area: ENFIELD TOWN		
<b>REF:</b>	18/04460/HOU		
<b>ADDRESS:</b>	36 Raleigh Road Enfield EN2 6UB		
<b>PROPOSAL:</b>	Single storey rear extension.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	25/02/2019

<b>CAG INFO:</b>	Conservation Area: FORTY HILL		
<b>REF:</b>	19/00253/TCA		

<b>ADDRESS:</b>	29 Forty Hill Canister Lodge Enfield EN2 9EQ		
<b>PROPOSAL:</b>	Work to 1 x Tulip tree in Forty Hill Conservation Area:- Reduce by 2.5m.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: FORTY HILL		
<b>REF:</b>	18/04895/TPO		
<b>ADDRESS:</b>	Myddelton House Bulls Cross Enfield EN2 9HG		
<b>PROPOSAL:</b>	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	14/02/2019

<b>CAG INFO:</b>	Conservation Area: GRANGE PARK		
<b>REF:</b>	18/04859/HOU		
<b>ADDRESS:</b>	26 Old Park Ridings London N21 2EY		
<b>PROPOSAL:</b>	Single storey rear extension.		
<b>DECISION:</b>	Refused	<b>DECISION DATE:</b>	21/02/2019

<b>CAG INFO:</b>	Conservation Area: HADLEY WOOD		
<b>REF:</b>	18/02825/HOU		
<b>ADDRESS:</b>	57 Crescent West Enfield North Barnet EN4 0EQ		
<b>PROPOSAL:</b>	Removal of existing rear chimney.		
<b>DECISION:</b>	Refused	<b>DECISION DATE:</b>	27/02/2019

<b>CAG INFO:</b>	Conservation Area: MEADWAY		
<b>REF:</b>	19/00250/TCA		
<b>ADDRESS:</b>	21 Parkway London N14 6QU		
<b>PROPOSAL:</b>	Work to 1 Willow Tree in Meadway Conservation Area:- Crown reduce by 3m.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: SOUTHGATE GREEN		
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<b>REF:</b>	19/00094/TCA		
<b>ADDRESS:</b>	19 Greenacre Walk Southgate London N14 7DB		
<b>PROPOSAL:</b>	Works to various trees in Southgate Green conservation area - 3 x conifer - 3m height reduction, 1 x baytree - 2m height reduction.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: SOUTHGATE GREEN		
<b>REF:</b>	19/00055/TCA		
<b>ADDRESS:</b>	Land St Monicas Primary School Cannon Road London N14 7HE		
<b>PROPOSAL:</b>	Works to 1x Oak tree in Southgate Green Conservation Area:- Crown thin by 30%.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: SOUTHGATE GREEN		
<b>REF:</b>	18/04590/TPO		
<b>ADDRESS:</b>	165 Leigh Hunt Drive London N14 6DQ		
<b>PROPOSAL:</b>	Works to an ash tree covered by TPO Name: LBE ORDER NO (190) 1988 - partial reduction on north-east side of tree by upto 10ft.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	12/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	19/00037/TCA		
<b>ADDRESS:</b>	41 Ulleswater Road London N14 7BL		
<b>PROPOSAL:</b>	Works to various trees in The Lakes Estate conservation area - 2 x poplar pollard to 50%, 1 x ash fell to ground level.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	19/00036/TCA		
<b>ADDRESS:</b>	39 Ulleswater Road London N14 7BL		

<b>PROPOSAL:</b>	Works to various trees in The Lakes Estate conservation area 1 x ash reduce height by upto 5m, 1 x bay, 1 x willow and 1 x pittosporum - reduce height by upto 3m.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	18/01191/FUL		
<b>ADDRESS:</b>	Land Rear Of 1A Conway Road London N14 7BB		
<b>PROPOSAL:</b>	Redevelopment of site to provide detached 3-bed dwellinghouse, involving erection of front boundary wall.		
<b>DECISION:</b>	Application Withdrawn	<b>DECISION DATE:</b>	28/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	18/01100/HOU		
<b>ADDRESS:</b>	128 Conway Road London N14 7BJ		
<b>PROPOSAL:</b>	Single storey rear extension and rear dormer.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	14/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	18/03093/CND		
<b>ADDRESS:</b>	33-35, Fox Lane, London, N13 4AB		
<b>PROPOSAL:</b>	Details submitted pursuant to planning application ref: P12-00318PLA (Single storey rear extension, rear conservatory, conversion of roof space to provide 5 additional bedrooms to existing care home involving rear and side dormer windows and vehicular access to Fox Lane and Grovelands Road) in relation to: Surfacing materials (4), Refuse storage and recycling (6), Disabled parking bay (10), Drainage (11) and Footway visibility (12)		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	19/02/2019

<b>CAG INFO:</b>	Conservation Area: THE LAKES ESTATE		
<b>REF:</b>	18/04575/FUL		
<b>ADDRESS:</b>	72 Aldermans Hill London N13 4PP		
<b>PROPOSAL:</b>	Outbuilding at rear to be used as office.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	Conservation Area: TRENT PARK		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus		

	Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: 21 Gentlemans Row (Sedgecrop) Gentlemans Row 21		
<b>REF:</b>	19/00251/TCA		
<b>ADDRESS:</b>	21 Gentlemans Row Enfield EN2 6PT		
<b>PROPOSAL:</b>	Work to trees in Enfield Town Conservation Area:- 1 x Catulpa reduce by 2m , 1 x Gleditsia- reduce by 2.5m and 1 x Robin- Reduce by 0.5m.		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	18/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Gate pier with gate at SE end of Wisteria Walk atMiddlesex UniversityCockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		

<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro
<b>DECISION:</b>	Granted
	DECISION DATE: 20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: LRT Station inc. platform and canopies Cockfosters Road
<b>REF:</b>	18/04894/LBC
<b>ADDRESS:</b>	Cockfosters Station Cockfosters Road Enfield EN4 0DZ
<b>PROPOSAL:</b>	Installation of lift shaft and canopy.
<b>DECISION:</b>	Granted With Conditions
	DECISION DATE: 25/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Lake Terrace, Myddelton House Grounds Bulls Cross
<b>REF:</b>	18/04895/TPO
<b>ADDRESS:</b>	Myddelton House Bulls Cross Enfield EN2 9HG
<b>PROPOSAL:</b>	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.
<b>DECISION:</b>	Granted With Conditions
	DECISION DATE: 14/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Market Cross, Myddelton House Grounds Bulls Cross
<b>REF:</b>	18/04895/TPO

<b>ADDRESS:</b>	Myddelton House Bulls Cross Enfield EN2 9HG		
<b>PROPOSAL:</b>	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		
<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	14/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Monument To SW Of Trent Park House Middlesex University Cockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Myddelton House Bulls Cross		
<b>REF:</b>	18/04895/TPO		
<b>ADDRESS:</b>	Myddelton House Bulls Cross Enfield EN2 9HG		
<b>PROPOSAL:</b>	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		

<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	14/02/2019
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<b>CAG INFO:</b>	LB Grade: II; Location: Orangery with front terrace and wall with sphinxes Bramley Road (north side, of		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Pair of gatepiers, approx. 25m to SW of main entra Bramey Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased		



	<p>redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Pair of sphixes flanking steps on E side of terrac Middlesex University Cockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration</p>		

	of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Pergola Known As Wisteria Walk Trent Pk Middlesex University Cockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Stable Block to North of Myddelton House Bulls Cross		
<b>REF:</b>	18/04895/TPO		
<b>ADDRESS:</b>	Myddelton House Bulls Cross Enfield EN2 9HG		
<b>PROPOSAL:</b>	Works to 1x Yew (T9) covered by ENFIELD ORDER NO. 2:- Crown reduce by 1.5m.		

<b>DECISION:</b>	Granted With Conditions	<b>DECISION DATE:</b>	14/02/2019
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<b>CAG INFO:</b>	LB Grade: II; Location: Statue approx 20m NE of terrace at Trent Park Middlesex University Cockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Statue approx. 12m NW corner of terrace at Trent P Bramely Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased</p>		

	<p>redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro</p>		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Statue of Actaeon to left of main entrance to Tren Bramley Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	<p>Former Middlesex University Trent Park Campus  Trent Country Park  Snakes Lane  Enfield  EN4 OPS</p>		
<b>PROPOSAL:</b>	<p>Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor</p>		

	tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Statue of Venus to right of main entrance to Trent Bramley Road (north side, of		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Statue on NW of terrace at Trent Park Middlesex University Cockfosters Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		

<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park, highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro
<b>DECISION:</b>	Granted
	DECISION DATE: 20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Trent Park House Middlesex University Cockfosters Road
<b>REF:</b>	18/04687/CND
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 0PS
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations

	to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019

<b>CAG INFO:</b>	LB Grade: II; Location: Urn on pedestal approx. 120m NW of Trent Park Hous Bramley Road		
<b>REF:</b>	18/04687/CND		
<b>ADDRESS:</b>	Former Middlesex University Trent Park Campus Trent Country Park Snakes Lane Enfield EN4 OPS		
<b>PROPOSAL:</b>	Details submitted pursuant to ref: 18/02890/VAR comprising CIL ((14) which relates to Phases 1b, 1c and 1d of the development only) approved under planning application ref: 16/04324/FUL, and amended under application ref. 18/02890/VAR in respect of Phased redevelopment of site to provide a total of 262 residential units (134 apartments, 128 houses, including 58 affordable units) with museum, cafe and leisure uses, ancillary parking, vehicle and pedestrian access routes and cycle ways, involving the demolition of Bevan Hall, Lakeview, Wisteria Building, Jebb Building, the Student Union, Gubbay Hall, the Sports Hall, Sassoon Hall, the Bothy, South Lodge, Music Block and ancillary structures, restoration and change of use of The Mansion House to museum/ event space with ancillary cafe (980 sq.m Class D1) at ground floor (in part) and basement levels with 15 residential units above; restoration of the Orangery and swimming pool involving single storey extension to provide gym/fitness facility (344 sqm, Class D2); conversion of the Dower House into 2 houses involving partial demolition, extension and internal/external alterations; refurbishment of Gardeners Cottage involving alterations to fenestration; works to Rookery Lodge involving demolition of lean to and erection of part single, part 2-storey rear extension; conversion of The Stable Block to 11 residential units; erection of 232 new dwellings in a mix of one to four storey buildings with garages and vehicle parking at surface and undercroft/basement levels, together with restoration of landscaped public amenity areas, including statues, urns and gates, and outdoor tennis courts, provision of on-site childrens play space and sustainable drainage systems; surfacing and laying out of existing hockey club car park,highway alterations to the junction of Snakes Lane with Bramley Road and pedestrian crossing, including erection of shuttle bus garage and driver facilities, bus shelter, single family dwelling house and pro		
<b>DECISION:</b>	Granted	<b>DECISION DATE:</b>	20/02/2019



## Appeal Decision

Site visit made on 19 November 2018

by **M Savage BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 13 December 2018

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**Appeal Ref: APP/Q5300/W/18/3199938**  
**13 Abbotshall Avenue, Southgate N14 7JU**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
  - The appeal is made by Mr Stephen Gee against the Council of the London Borough of Enfield.
  - The application Ref 17/02128/HOU, is dated 11 May 2017
  - The development proposed is the replacement of the 4 windows on the front of the property.
- 

### Decision

1. The appeal is dismissed and planning permission is refused.

### Procedural Matters

2. The appellant states that they provided additional drawings to the Council which did not appear on the Planning Portal. I have no evidence that the Council has not studied the details of the application, including the drawings referred to above. Nor has the Council disputed that any of the drawings submitted as part of the appeal should not be considered. I have therefore considered the appeal on the basis of the plans and information submitted.
3. An Article 4 Direction was made in 2009 withdrawing certain permitted development rights in the Abbotshall Avenue Conservation Area, including alterations which would front the highway.

### Main Issue

4. Whether the proposed windows would preserve or enhance the character or appearance of the Abbotshall Avenue Conservation Area (AACA)

### Reasons

5. The appeal property is a detached 1930's "modern" style house which forms one of a group of nine locally listed houses of a similar style, within the AACA. The properties would have all had Crittall style steel windows originally, however, only Nos 9, 13, 15 and 17 have retained theirs to the front elevation.
6. No 13 is anomalous, with a square projecting bay instead of curved and a single storey garage. Notwithstanding this, and along with the remainder of the street, it forms an important part of and contributes positively to the character and appearance of the AACA. The street and its architecture are identified in



the AACA Appraisal<sup>1</sup> as *'of considerable significance and rarity as a showpiece of new design of the 1930s'*.

7. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character or appearance of the AACA. The AACA Appraisal also states that the most significant harm to the architectural character of the aforementioned houses has been caused by the replacement of steel Crittall windows with uPVC units. In particular, their proportions and narrow glazing bars are identified as providing an important complement to the simple lines and solid forms of the architecture that is lacking in the crude proportions and heavy frames of the modern windows.
8. No 13, although of a different design, is also locally listed and thus identified as being of interest. Paragraph 197 of the Framework<sup>2</sup> advises that *'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.
9. Core Policies 30 and 31 of the Core Strategy<sup>3</sup> and Policy DMD 44 of the DMD<sup>4</sup> seek to protect heritage assets by ensuring that development is appropriate to its context. Policy 7.8 of the London Plan (2016) states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Policies DMD 37 of the DMD and 7.4 and 7.6 of the London Plan seek to ensure high quality design that is appropriate to its context.
10. The appeal property's Crittall windows are in a poor state of repair, with noticeable condensation on the inside of the panes, mould, rust and a number of broken sections of glass. Given the condition of the windows, I agree that refurbishment is unlikely to be appropriate in this instance. The AACA Management Proposals<sup>5</sup> state that when planning applications are made for replacement windows, the Council will ensure that appropriate designs are used, including the reinstatement of metal windows in place of uPVC.
11. The appellant proposes to replace the Crittall windows to the front elevation with aluminium double glazed windows. The sectional drawings provided by the appellant demonstrate that the aluminium frames would be wider and thicker than the existing frames. A number of the windows to the side and rear of the property have been replaced with aluminium windows of similar design. The appellant has also drawn my attention to windows which have been installed at The Lindens, which are similar to those proposed. The mullions and frames of these windows appear noticeably bulkier compared with the existing Crittall windows and don't have the same delicate proportions.
12. The appellant has also provided photographs, taken from inside the property, to try and demonstrate that the width of the horizontal bars would be an exact match and the proportions of the frame and mullions would be preserved.

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<sup>1</sup> Abbotshall Avenue Conservation Area Appraisal 2015

<sup>2</sup> The National Planning Policy Framework 2018

<sup>3</sup> The Enfield Core Strategy 2010

<sup>4</sup> Improving Enfield Development Management Document 2014

<sup>5</sup> Abbotshall Avenue Conservation Area Management Proposals 2015

However, the matter of concern is the appearance of the windows from the outside, not the inside of the dwelling.

13. Whilst the appellant has proposed to replace the steel windows with aluminium, and would therefore be metal, the bulky appearance of the mullions and frames would fail to replicate the delicate architectural features of the Crittall windows. They would therefore harm the appearance of No 13 and in so doing, unacceptably diminish its value as part of a group of rare Art Deco/Moderne dwellings. The harm that the proposed development would cause would be less than substantial.
14. As per paragraph 196 of the Framework, I am required to balance such harm against the public benefits of the proposal. The proposed windows would be more energy efficient than the existing windows which are single glazed and damaged in places. This would contribute towards the environmental objectives set out in paragraph 8 of the Framework. Whilst I would attach moderate weight to this, it would not be sufficient to outweigh the harm that I have identified above, to which I attach considerable weight having regard to the assertions of paragraph 193 of the Framework.
15. As a consequence of the above harm, the proposed development would fail to either preserve or enhance the character or appearance of the AACA, contrary to the aforementioned management proposals, Policy DMD 44 of the DMD and Core Policies 30 and 31 of the Core Strategy. Together, and amongst other things, these policies and guidance seek to preserve the Borough's heritage assets. The scheme would also conflict with Policy DMD 37 of the DMD and Policies 7.4, 7.6 and 7.8 of the London Plan, the objectives of which I have set out above.

#### **Other Matters**

16. As I have acknowledged, the windows are in a particularly poor state of repair, which is likely to be detrimental to the living conditions of the occupants. However, the dwelling is a heritage asset which forms an important part of the AACA as I have set out above and any harm thereto needs to be considered accordingly. In any case, I am not persuaded, on the evidence before me, that it would not be possible to replace the windows with steel windows of a design which would be appropriate to the AACA and provide improved living conditions.
17. The appellant has also sought to conserve the character of the building through the proposed use of original colour. The colour may indeed be appropriate but this would amount to a lack of harm which would be accordingly neutral in the balance. It would therefore not be sufficient to weigh against the harm I have identified above.

#### **Conclusion**

18. For the reasons given above, and having regard to all matters raised, the appeal is dismissed and planning permission is refused.

*M Savage*

INSPECTOR