

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 27th August 2019

Report of
Head of Planning

Contact Officer:
Andy Higham
Claire Williams
Francis Wambugu
Tel: 0208 379 5076

Ward:
Winchmore Hill

Ref: 19/00973/FUL

Category: Full Application

LOCATION: 32 Fox Lane, London, N13 4AH

PROPOSAL: Change of use from a warden supervised rest home and internal reconfiguration to create 4 self-contained flats comprising 1 x 4 bed and 3 x 1 bed.

Applicant Name & Address:

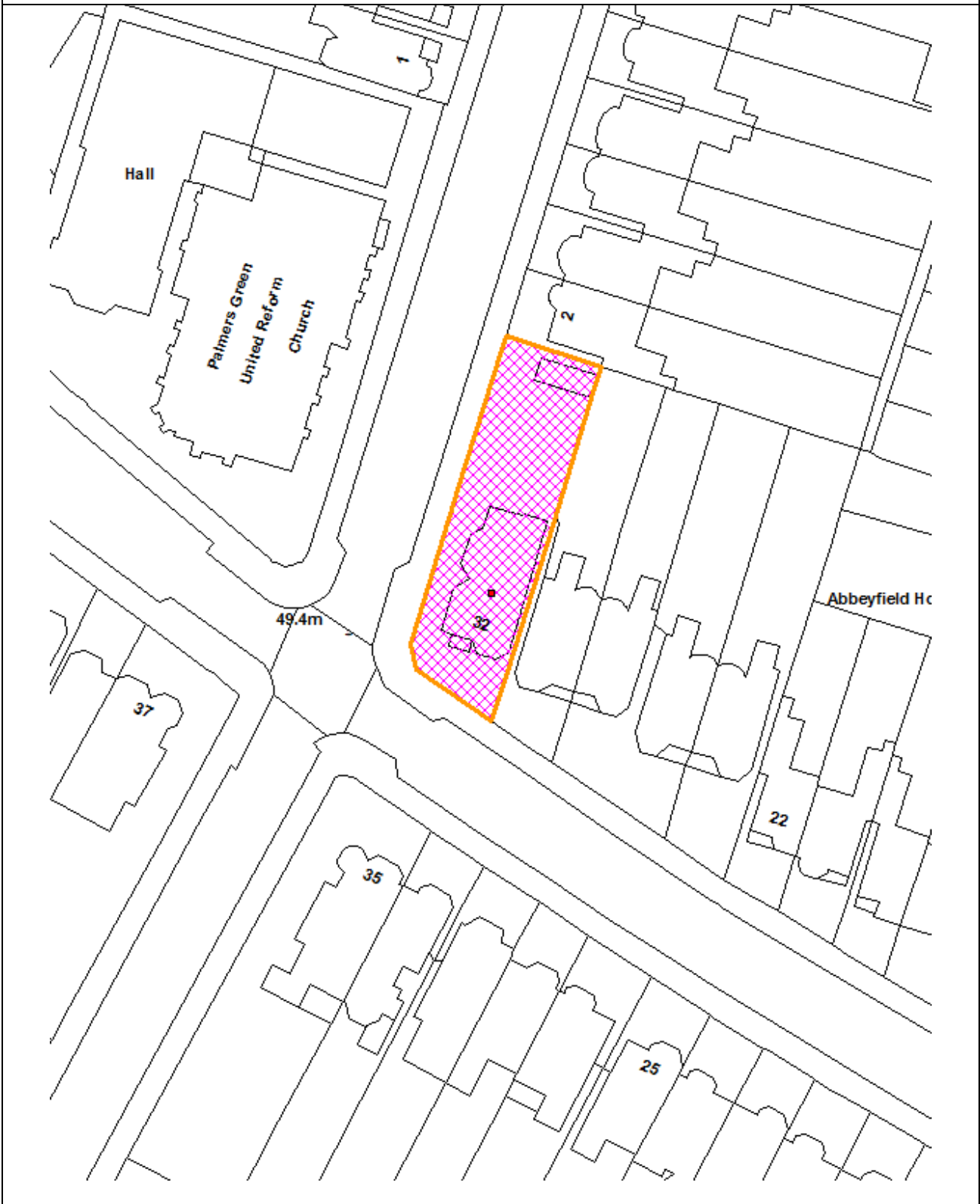
C/O the Agent

Agent Name & Address:

Mr Michael Olive
Michael Olive Architects
Four Oaks
Miletree Road
Heath and Reach
Leighton Buzzard
LU7 9LA
United Kingdom

RECOMMENDATION: That planning permission be GRANTED subject to conditions.

Ref: 19/00973/FUL LOCATION: 32 Fox Lane, London, N13 4AH,



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Scale 1:1250

North



1.0 Note for Members

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, the application is being reported to the Planning Committee for determination at the request of Councillor Barry.

2.0 Recommendation /Conditions

- 2.1 That planning permission be GRANTED subject to the following conditions.

1. Time Limited Permission – 3 years

2. Development in Accordance with Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans Nos: 6891 ED1 (Existing Plans), 6891 P21 Rev C (Proposed Plans) and Supporting Information (Design and Access Statement and Addendum to Design and Access Statement)

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

3. External finishing Materials

The development shall not commence until drawings including sections to a scale of 1:20 detailing the proposed new windows and the glazing bars proposed and 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 implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and to safeguard the character and appearance of the Lakes Estate Conservation Area

4. Enclosure details

Prior to the occupation of the development, details of the enclosure for the proposed refuse and cycle storage area shall be submitted to and approved in writing by the Local Planning Authority. The enclosure shall be erected as per the approved details.

Reason: In the interest of visual amenities and mitigating the potential for overlooking.

5. Front garden landscaping

The development shall not be occupied until details of the landscaping proposed for the front garden area including types of shrubs and grass to be planted and the treatment of the front boundary wall and any hard-surfaced areas have been submitted to and approved in writing by the Local Planning Authority. 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 shrubs or greenery 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 to safeguard the character and appearance of the Lakes Estate Conservation Area

6. Energy efficiency

The proposed development shall be implemented in accordance with the sustainability, energy efficiency and water details outlined in the submitted Addendum to Design and Access Statement 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.

- 2.2 Authority is also requested to enable officers to amend/update the wording of the above-mentioned conditions to ensure they reflect any issues raised by Planning Committee and/or reported updates at the meeting.

3.0 Executive Summary

- 3.1 The proposal will result in the provision of four good quality residential units that that will include a family sized four-bedroom unit with direct access to a generous rear garden amenity area, all providing satisfactory internal floorspace to satisfy national space standards without significantly impacting on the character and external appearance of the existing building or neighbouring residential amenity.

- 3.2 The development includes proposals for landscaping within the front garden area and improvement of the front boundary walling to enhance the setting and appearance of the site, the surrounding area and the Lakes Estate Conservation Area.

4.0 Site and Surroundings

- 4.1 The site is situated on the northern side of Fox Lane and eastern side of Burford Gardens on a rectangular shaped corner plot. It is on a prominent location, on the junction between Fox Lane and Burford Gardens.

- 4.2 The site contains a detached Edwardian building circa 1905-1914. The building is located within the boundaries of the Lakes Estate Conservation Area and is cited in the Lakes Estate Conservation Area Character Appraisal as making a positive contribution to the area and comprising a building having lost most of its original features. The Palmers Green United Reform Church is identified as a locally listed and Landmark building and is located on the opposite side of Burford Gardens fronting Fox Lane. The church hall and church building were constructed in 1909 and 1914 and feature a high quality florid Gothic design in brick and stone with arts and crafts motifs. The church building is a prominent local landmark due to its siting on the corner junction with Fox Lane and Burford Gardens.



Photo 1 - Front Elevation – Fox Lane Frontage



Photo 2 - Burford Gardens Elevation showing Existing Crossover and detached garage to be retained and No. 2 Burford Gardens to the left side.



Photo 3 Flank Elevation – Burford Gardens side



Photo 4 - Rear Elevation

- 4.3 The immediate area comprises large detached dwellings some of which have been converted into flats and homes; Woodland Residential Care Home is located on the opposite corner with The United Reform Church. The character of the surrounding properties from Nos. 12 to 30 Fox Lane comprise a dental clinic, a few flat conversions and single dwelling houses and along Burford Gardens are other flat conversions. The wider surrounding is predominantly residential in nature comprised of a mix of detached, semis and terraced properties.

5.0 Proposal

- 5.1 The applicant seeks full planning permission for: Change of use from a warden supervised rest home and reconfiguration to 4 self-contained flats comprising 1 x 4 bed and 3 x 1 bed.
- 5.2 Ground Floor level – comprises a 4 bed-7 person dwelling (4b7p unit) providing living room, kitchen/dining, 3 en-suite bedrooms, 1 standard bedroom and accessible bathroom. Gross Internal Floor Area (GIA) – 130.6 sqm. The unit has direct access to the rear garden amenity area from the dining room area.
- 5.3 First Floor level – comprises 2 x 1 bed dwellings – front unit (1 bed-1person unit) provides living/dining, kitchen, bedroom and accessible bathroom (GIA – 40 sqm); the rear unit (1 bed-2person unit) provides living/dining/kitchen and an en-suite bedroom (GIA – 50 sqm).
- 5.4 Second Floor (Attic) level - comprises a 1 bed – 2 person dwelling (1b2p unit) - providing living/dining/kitchen, toilet, en-suite bedroom and storage space (GIA – 55.1 sqm)
- 5.5 The front garden wall is to be reinstated with a brick rubble ‘waster’ (burr) wall to mimic the distinctive feature of the estate, originally almost always constructed of irregularly sized rubble or ‘wasters’, a by-product of brickmaking and soft landscaping to the garden while the rear garden is to be landscaped for amenity purposes and enclosed for use by the ground floor family unit. The existing garage structure is to be retained for car parking and refuse & recycling and cycle parking is to be provided within an enclosed area to the rear accessible via a gate from Burford Gardens. Parking provision for 2 cars is provided at rear, one within the garage for the ground floor unit and the other one for the first-floor rear unit; accessed via the existing crossover from Burford Gardens.
- 5.6 One new window is proposed at first floor to the flank wall facing Burford Gardens and two existing windows on ground floor level are to be removed with the remaining two being modified to feature glazing bars to match the existing window style. To the rear elevation, the ground floor door is to be realigned and one additional window proposed to serve the rear bedroom. No changes are proposed to the front (south) and east facing flank walls.
- 5.7 The site has a PTAL 3 rating and a site area of 453.41 sqm.

6.0 Relevant Planning History

- 6.1 Reference - 18/02966/CEU
Development description - Use of premises as 11 studio flats (C3 use) (establishing continuous use for 4 years or more).
Decision – Refused 22.01.2019
Reason - *The Local Planning Authority having due regard to its own evidence and in assessing the submitted evidence considers that on the balance of probabilities, the evidence provided does not demonstrate that the property at 32 Fox Lane N13 4AH has been used as 11 studio flats (C3 use) continuously for 4 years or more from the date of submission of the application.*
- 6.2 Reference - 17/03712/FUL
Development description - Alterations and reconfiguration of existing block of flats to form 5 self-contained flats, comprising 2 x 2-bed and 3 x 1-bed.
Decision – Refused 11.10.2017
Reasons – (1) failure to relate to character of existing dwelling, the adjacent listed building and the Lakes Estate conservation area, (2) Intensification and overdevelopment, (3) poor housing mix and no family unit, (4) poor quality of accommodation, (5) inadequate amenity space and (6) inadequate cycle parking and refuse storage
- 6.3 Reference - TP/08/1081
Development description - Retention and continued use of property as a supervised rest home, incorporating 2 additional units of accommodation and use of former garage as an incidental office and common room. (RETROSPECTIVE)
Decision – Refused 28.08.2008
- 6.4 Reference - TP/01/0394
Development description - Change of use from single family dwelling house to warden supervised rest home for nine adults
Decision – Granted 24.07.2001
- 6.5 Reference - TP/00/1643
Development description - Part single storey, part two storey side and rear extensions, with hipped roof over and loft conversion with rear dormer
Decision – Granted 19.12.2000
- 6.6 Reference - TP/93/1039
Development description - Conversion of existing single-family dwelling house to hostel (C2) for 8 persons with learning difficulties
Decision – Granted 09.03.1994
- 6.7 Reference - TP/91/0184
Development description - Conversion of house to provide four self-contained flats (2 bed-sitters) and 2 one-bed flats) together with erection of first floor rear extension and provision of parking spaces in rear garden
Decision – Granted 11.06.1991

Relevant Enforcement History

- 6.8 Reference - ENF/18/0229
Change of use to self-contained flats- No PP
Status – Pending consideration

Officer Comments

- 6.9 The LPA's investigations into the alleged breach under Ref: ENF/18/0229 has led to the submission of the current planning application.

7.0 Consultation

7.1 Statutory and Non-Statutory Consultees:

Internal

- 7.1.1 Traffic & Transportation – No objection subject to conditions
7.1.2 Conservation officer – No objection subject to conditions

External

- 7.1.3 Lakes Estate Conservation Study Group – No objection.

7.2 Public

- 7.2.1 Consultation letters were sent to 18 surrounding and nearby properties on 5 April 2019 (21 days expired 26 April 2018). Following revisions to the description of development to include change of use, neighbours were re-notified by letter on the 25 June 2019 (21 days expired 16 July 2019). At the time of writing the report, one letter of objection had been received following the first notification and two letters of objection by same objector have been received following the second notification; all the concerns are summarised below,

- Inadequate parking provision
- Increase in traffic
- Severe parking difficulties in Fox Lane and Burford Gardens
- Information missing from plans and lack of information within the application.
- Loss of parking
- Out of keeping with character of area, overdevelopment, excessive in terms of density, result in demands on infrastructure and services and its visual impact on the character of the neighbourhood and on residential amenity of neighbours.
- Previous applications have been very similar in nature and have either been refused or withdrawn.
- Incorrect proposal description as this is a change of use.

- Current refuse storage insufficient and 12 wheelie bins lining the pavement on collection day would be an eye sore and hazard.
- Lack of amenity space for upper flats and unclear on how the rear garden will be used.
- Affect local ecology
- There are already other flat conversions at Nos. 4 and 6 Burford Gardens and Dumayne house. A conversion into 2 decent size flats (duplex) would be more in keeping with the area and site footprint.
- Use of the two-car garage at the rear is probably being used as bedsit accommodation.

Officer Comments

- 7.2 The concerns raised by the neighbouring occupier relating to incorrect description have been addressed following inclusion of change of use in the revised description. The provision of refuse and recycling bins within an enclosure ensures no bins would be lining the pavement and the use of the existing garage has been confirmed to be for car parking. The other issues shall be covered in the report however the principle concerns relate to overdevelopment, loss of character, parking and servicing issues.

8.0 Relevant Planning Policies

8.1 The London Plan (2016)

- 3.2 Improving health and addressing health inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising Housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 5.3 Sustainable design and construction
- 5.13 Sustainable Drainage
- 3.14 Existing housing
- 3.17 Health and social care facilities
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.4 Local Character
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 8.3 Community Infrastructure Levy

8.2 Core Strategy (2010)

- CP2 Housing supply and locations for new homes
- CP4 Housing quality
- CP5 Housing types
- CP7 Health & social care facilities & other determinants of health

- CP20 Sustainable energy use and energy infrastructure
- CP21 Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22 Delivering sustainable waste management
- CP25 Pedestrians and cyclists
- CP26 Public transport
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage
- CP32 Pollution
- CP46 Infrastructure contributions

8.3 Development Management Document (2014)

- DMD3 Providing a Mix of Different Sized Homes
- DMD5 Residential Conversions
- DMD6 Residential Character
- DMD8 General Standards for New Residential Development
- DMD9 Amenity Space
- DMD15 Specialist housing needs
- DMD37 Achieving High Quality and Design-Led Development
- DMD44 Preserving and Enhancing Heritage Assets
- DMD45 Parking Standards
- DMD49 Sustainable Design and Construction Statements
- DMD51 Energy Efficiency Standards
- DMD58 Water Efficiency
- DMD61 Managing Surface Water
- DMD68 Noise

8.4 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes. The Plan has now undergone examination in public (EiP) and all the suggested changes, along with evidence will be considered by the Panel whose examination report is expected to be submitted to the Mayor in September. The draft Plan has more weight in determining applications.

8.5 Other Material Planning Considerations

- National Planning Policy Framework (2019)
- National Planning Practice Guidance
- Mayor of London Housing SPG (March 2016)
- Enfield Strategic Housing Market Assessment Update (2015)
- The Lakes Estate Conservation Area Character Appraisal June 2015
- Community Infrastructure Levy Regulations 2010

9.0 Analysis

Key Issues to consider:

- 9.1 This report considers the issues that arise from the proposals having regard to National, Regional and adopted local planning policies and other material considerations.
- 9.2 The main issues for consideration are:
- Background history on site
 - Principle of development
 - Density and dwelling mix
 - Impact on character and appearance of the Conservation area
 - Standard of resulting accommodation
 - Impact on neighbouring amenity
 - Highways and servicing issues
 - Sustainability issues

Background history on site:

- 9.3 The site has a long planning history having had planning permissions previously granted for hostel for persons with learning difficulties, conversion to flats and later to warden supervised care home for 9 adults granted under ref: TP/01/0394 on 24.07.2001.
- 9.4 The applicant states that the use as a warden supervised care home for 9 adults ran under a company called Rendlesham Lodge Ltd with - they state - all funding coming from Enfield Council until 2016 when 50% of the current assisted housing service was cut from the Council's existing annual budget. The applicant has since submitted applications to convert the building into flats.

Principle of Development

- 9.5 The proposed development of the site would result in the creation of four (4) flats and the loss of warden supervised accommodation for nine adults granted in 2001. The site has previously been granted planning permission for conversion into four (4) flats under ref: TP/91/0184 prior to the care home use. The principle of use as flats would be acceptable helping to increase the housing stock of the Borough in accordance with the National Planning Policy Framework (NPPF) and Policy CP5 of the Enfield Core Strategy (2010). However, the development must also be judged on its own merits and assessed in relation to material considerations including the impact on the character of the area and on residential amenity, quality of resulting accommodation, amenity space, parking provision and servicing, to ensure it achieves a development that integrates appropriately into its surroundings.

- 9.6 The proposed flats would be achieved within the existing substantial sized property that has in the past been occupied by different groups of varying occupancy. Given its current lawful use, the proposal would not result in loss of a dwellinghouse as the premises is no longer a single-family dwelling and therefore would not have to be tested under Policy DMD 5 (Residential conversions) with regard to conversions. However, it would have to be tested against compliance with Policy DMD 15 (Specialist housing needs).

Loss of Specialist Housing

- 9.7 Policy DMD 15 states that in addition to the relevant criteria in DMD 4 'Loss of Existing Residential Units', development which would lead to loss of specialist forms of housing will only be permitted if:
- (a) It is no longer required to address that specialist housing need, both including its use and tenure, or
 - (b) The floor space is satisfactorily re-provided to an equivalent or better standard.
- 9.8 The proposals would not result in loss of existing residential units but rather would result in the creation of additional residential units within a site and area predominantly residential. With regards to criterion (a) of Policy DMD 15, as discussed above under background history of the site, the property was considered no longer required for that specialist housing need when the Local Authority decided that there was no longer a need to provide the service at this premises and review of its annual budgetary allocation.
- 9.9 With regards to criterion (b) of Policy DMD 15, the floor spaces and layout proposed provide reasonably sized rooms with good circulation areas and utilities that are well lighted and have satisfactorily configurations/s. As such the loss of the specialist housing use on the site is supported.

Dwelling Mix and density

- 9.10 Policy 3.8 of the London Plan and Policy CP5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs. Policy 5 of the Core Strategy requires developments to provide a mix of residential units and seeks across the whole Borough to achieve the following ratios for market housing whilst Policy DMD 3 of the Development Management Document requires provision of a mix of different sized homes that are in line with the targets in Core Strategy Policy 5:

Bedroom	Persons	Percentage
1-2 bed flats	1-3 persons	20%
2 bed houses	4 persons	15%
3 bed houses	5-6 persons	45%
4+ bed houses	6+ persons	20%

- 9.11 Current proposal would deliver 3x1 beds (75.0%) and 1x4 bed (25.0%). At 25.0%, the proposed provision of family sized units within the development is

numerically below the range specified in policy. It is recognised that not every site and development can meet the mix of housing set out in Core Policy 5 and in this regard Policy DMD 3 states that development of less than 10 units should contribute towards meeting these targets by providing a mix of different sizes homes, including family sized accommodation which the current proposal achieves. The NPPF under paragraph 122 provides guidance supporting development that makes efficient use of land taking account of viability, infrastructure capacity and local character to ensure viability and deliverability.

- 9.12 In this case, the site is subject to several constraints among them being the building is existing and proposals do not include external additions and there is reasonable care required to minimise alterations to the building envelope. It is recognised that the site has significant challenges and limited flexibility with regard to provision of the desired housing mix in particular the larger family units. However, the applicant has made good effort following pre-application advice to accommodate a four-bedroom spacious sized family unit on ground floor level which has a well sized directly accessible rear garden to provide private amenity. The proposed mix with one 4 bed unit and three one-bedroom units within the upper floors would generally be in line with the needs identified by the SHMA (Strategic Housing Market Assessment Update 2015) which recognises the need for both large and small sized units.
- 9.13 With regards to density, the site would be classified as being within a suburban setting as the prevailing character comprises predominantly low to medium level density such as terraced and semi-detached houses with a few flatted developments. With an average Public Accessibility Level (PTAL) rating of 3 (where 1 is low and 6 is high), the suggested density range would be 150 – 250 hr/ha. The site measures 0.0453 Ha (453.41 sqm) area and with a total of 12 habitable rooms as proposed would represent a density of 264.7 hr/ha which is slightly higher than the suggested density but given the PTAL 3 rating which indicates the site is adequately served with transport links and bus services, the scale of the proposals relative to the character of the surrounding area and the effect on amenities of neighbouring residential occupiers, the development is on balance considered to be appropriate for the site. Policy DMD 6 requires the scale and form of development to be appropriate to the existing pattern of development delivering a housing output having regard to policies on housing mix. The NPPF under paragraph 123 advises on the need to use minimum density standards for locations that are well served by public transport and Enfield's adopted Core Strategy stipulates that the density of residential development proposals should balance the need to ensure the most efficient use of land whilst respecting the quality and character of existing neighbourhoods and accessibility to transport and other infrastructure.

Design and Impact on Appearance & Character of the Conservation Area

- 9.14 Enfield Core Strategy seeks to protect the distinctive characteristics of the Borough arising from historical development and these objectives are set out through Policy CP 31. Policy DMD 44 requires development affecting heritage assets or their setting to seek to complement the asset in all aspects of its design, materials and details.

- 9.15 The proposals have been development following preapplication advise and the applicant has incorporated input received from the Conservation officer. It was aimed to avoid any significant alteration/s or addition/s to the external fabric and appearance of the existing building. The front (elevation to Fox Lane) would remain as existing while the side (elevation to Burford Gardens) and rear would have some new windows inserted and some removed, the existing 2m close boarded fence to rear garden and return fence to the garden amenity area would be retained as existing. A new brick rubble (waster) wall and soft planting with shrubs and greenery would be introduced to front garden to enhance the setting and appearance of the site and attenuate surface water run-off. As such the proposals while optimising the use of the site would not result in a significant impact or undue detrimental impact on the character of the site, setting of the building and the character of the surrounding development.
- 9.16 The changes to Burford Gardens side elevation comprise the addition of one window at first floor and removal of two windows and modification of the remaining two at ground floor level; the two retained windows would be modified to feature glazing bars to match existing window style. To the rear elevation on ground floor level, one window at corner is to be added to serve a rear bedroom and one door removed. To ensure the works involving installation of new windows and reinstatement works are of a quality consistent with the high design and architectural requirements of the Lakes Estate Conservation Area, it is recommended that a condition requiring further details and samples be imposed if planning permission is to be granted.
- 9.17 It is noted in the Lakes Estate Conservation Area Character Appraisal that the special architectural and historic character of the Conservation Area derives primarily from the homogeneous, collective value of its high-quality Edwardian housing; the predominant building material being brick, usually good red facing bricks to the front and yellow London stocks to the side and back. The front elevations invariably include a bay window, either square or canted, single storey or two-storey in height. The Appraisal notes that the outstanding feature of the houses on the estate is their woodwork and above all the glorious variety of entrance porches, with joined, turned, pierced and curved timber detail. No. 32 Fox Lane is noted as building making a positive contribution to the area and a building having lost most of its original features. As such the decision to retain the building façade, fabric and external appearance generally unchanged despite the need to create new units is laudable. The improvements to the front boundary wall and front garden would enhance the setting, character and appearance of the existing building within its context in the Lakes Estate Conservation Area. These measures are in line with the Lakes Estate Conservation Area Management proposals June 2015.

Standard of resulting accommodation

9.18 Policy 3.5 of the London Plan and Policies DMD 5 and DMD 8 of the Enfield Development Management Document (2014) seek achievement of minimum internal space standards for residential development. Since the adoption of the Council's Development Management Document, the minimum space standards within the London Plan and London Housing Design Guide have been superseded by the nationally described space standards (NDSS) (March 2015). While the national standards are not significantly different to those prescribed in the London Plan and London Housing Design Guide, the NDSS standards take precedence and should be applied.

9.19 In addition to the minimum floor area requirements, new development is expected to provide well-designed, flexible and functional layouts. Table below shows individual flats and floorspace provided against the NDSS standards.

Flat No	Bed/person	Required Floorspace (m ²)	Provided Floorspace (m ²)
Ground floor flat	4 Bed/7 Person	108.0m ²	130.6m ²
First floor flat - front	1 Bed/1 Person	37m ²	40.0m ²
First floor flat - rear	1 Bed/2 Person	50m ²	50.0m ²
Second floor flat	1 Bed/2 Person	50m ²	55.1m ²

9.20 The internal floorspace of each dwelling unit comply and, in some cases, exceed the minimum NDSS standards and all habitable rooms within the proposed flats would have satisfactory layouts with good sized windows, providing adequate outlook and natural lighting. The ground floor 4 bed unit provides a GIA of 130.6 sqm well in excess of the minimum required. The first-floor front 1 bed unit provides an irregular living/dining/kitchen space but given it is a one-person unit, the provision would be acceptable and the 1 bed unit to the rear provides the required internal space. The unit within the loft space has a floor area in excess of the minimum required and it is indicated that more than 75% of that floor area would have a floor to ceiling height in excess of 2.3m as required under the London Housing SPG. Overall the resulting accommodation would be satisfactory for the size of building and the new windows will ensure sufficient light, outlook and ventilation to the habitable rooms.

Amenity Space

9.21 Policy DMD 9 sets out the Council's standards with regard to provision of private and communal amenity space for new residential developments. It states that residential amenity space can be provided in the form of a garden, terrace, balconies/wintergardens however, the appropriateness and amount of each type will depend on the nature of the housing being provided.

9.22 As the proposal relates to the creation of new flats by way of conversion and internal reconfiguration of an existing building with some units located on upper

floors, it is noted that this would present challenges in the provision of outdoor amenity space than would be for new standard housing schemes. Policy DMD 9 in recognizing such challenges states that in exceptional cases, where it is impossible as part of new flatted development to provide all dwellings with sufficient private amenity space, up to 5% of the units may instead be provided with more internal floor area (within the principal living areas) equivalent to the under provision of the minimum private amenity space. In this case, there is no provision for private amenity space for the one bed units but two of the units have been provided with compensatory internal floor space. One unit on first floor to the rear is provided with the minimum allowed internal floor space but with no additional compensatory floor area. However, it is designed with a floor layout that is well configured with reasonably sized rooms and adequate circulation space to provide satisfactory living accommodation.

- 9.23 With regard to amenity space for the one bed units, the applicant states that the flats have good access to Grovelands Park Public Open Space which is 0.6 miles to the north east with a walking time of 13 minutes and that this Grade II Listed Historic Parks and Gardens is complete with a children's playground, games courts and other amenities. Given the development's proximity to the public park, the ground floor family sized flat having direct access to a large sized and well configured rear garden amenity space of 148.0 m², and the one bed units that satisfy and, in some cases, exceed the minimum space standards, the Council is satisfied that the provision of amenity space complies with Policy DMD 9. The overall quality of accommodation within the four (4) units is considered acceptable and in compliance with Policy 3.5 of the London Plan and Policies DMD 8 and DMD 9 of the Development Management Plan.

Impact on neighbouring amenity

- 9.24 Policy 30 of the Core Strategy stipulates that all developments in the public realm must be high quality and design-led having regard to their context while Policy DMD37 of the Development Management Document requires developments to be appropriate to their context having regard to their surroundings. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.
- 9.25 The footprint of the existing building is to remain unchanged and with no significant additions or alterations to the external fabric and appearance of the building. Given the site location, the properties most likely to be affected by the development would be those sharing boundaries with the application site; No. 30 Fox Lane that adjoins to the south and No. 2 Burford Gardens abutting the rear garden to the north side. Only one window is proposed to be added at first floor level and this window would be on Burford Gardens side elevation thus overlooking the United Reform Church building. The other new window would be on ground floor level to the rear. As such all the new windows are positioned to ensure they would not overlook or prejudice amenities to the neighbouring properties.

Impact on No 30 Fox Lane

- 9.26 No 30 Fox lane is located directly to the east of the development site and shares a boundary on the longer side with the two buildings being approximately 1.5m apart. As existing the application property is detached and projects further rearwards beyond this neighbouring property and on its existing flank wall facing No. 32 are two windows at ground floor level and two windows at first floor level all serving habitable rooms and one window at first floor that serves the staircase; no changes are proposed to the windows on this flank wall. The two windows at first floor level are proposed to serve a kitchen and a living/dining while the two windows on ground floor level are to serve bedrooms. The two windows on ground level are screened from the neighbouring property by the boundary fence and the smaller window at first floor screened by the neighbour's two storey rear projection, while one window on first floor level serving the living/dining does directly overlook the neighbouring property. However, given these are existing windows, the situation with overlooking would not be increased as a result of the development. Furthermore, No. 32 has a two-storey projection close to the boundary with the application site which has a covered terrace with open sides at first floor level that overlooks the application site so there appears to be a historic mutual overlooking between both properties.
- 9.27 As no new windows are proposed on the flank wall and the subject windows have been serving habitable rooms, it is considered that no undue additional overlooking would result to the occupiers of the adjacent property as a result of the development.

Impact on No. 2 Burford gardens

- 9.28 No 2 Burford Gardens is located directly to the north of the development site and abuts the bottom of the rear garden to the site. It is sited approximately 18.7m distance from the rear wall of the application property. There is an existing detached garage structure located on the boundary at the bottom of the rear garden between the development site and No. 2 Burford Gardens that is proposed to be retained. Given the separation distance between the two buildings, it is not considered there would be any undue loss of amenity to the amenities of this neighbouring property. The likely level of occupancy proposed with 4 flats would be approximately 10 persons and is significantly lower to that of existing use as 11 studio flats or the current lawful use as warden supervised care home for 9 residents (approximately 11 residents including the supervisors). As such it is not expected there would be an undue increase in impact or loss of amenity in terms of overlooking, outlook, light, noise and general disturbance. The existing garage structure is proposed to be retained for car parking use and provides a satisfactory screen between the properties.

Highways Issues

Car Parking & Cycle provision

- 9.29 Policy 6.13 of the London Plan seeks to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use and sets out maximum standards in Table 6.2. Policy DMD 45 of the DMD seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets. Under Table 6.2, the maximum requirement for a 4+ bed unit is 2-1.5 spaces per unit and for a 1 bed unit, the maximum provision required is less than 1 space per unit.
- 9.30 Two parking spaces are proposed to serve the development, with one dedicated for use by the ground floor family unit and the other for use by the first-floor 2-person rear unit. The Council's Traffic and Transportation officer states that the existing development would likely generate demand in the region of 5 No. car parking spaces which is higher than the demand arising from the proposed development. As per the London Plan, the maximum car parking requirement for a 4-bed unit is 2 – 1.5 spaces per unit and for a 1 bed it is less than 1 space per unit. A maximum provision of 3 parking spaces would be required to serve the development and 2 spaces are provided, so the proposed provision is within the maximum provision required and is acceptable.
- 9.31 Policy 6.9 of the London Plan requires development to provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum standards set out in Table 6.3 and guidance set out in the London Cycle Design Standards (or subsequent revisions). For a 3+ bed unit it is required 2 spaces per unit and for a 1 bed unit 1 space per unit so a total of 5 spaces would be required. Cycle storage for 6 No. cycles is provided to the rear of the site in the form of Asgard Police approved cycle stores. Following revisions, the store has been moved to a more accessible location for both the ground and upper floor units. The siting along Burford Gardens is considered appropriate however as the space is within the rear garden area it is important to ensure that the enclosure will provide adequate safety and screening from overlooking for the ground floor unit. As such a condition should be imposed for details of the enclosure.

Refuse Storage and Access

- 9.32 Policy DMD 47 requires servicing arrangements must ensure vehicles can reach the necessary loading, servicing, and parking areas. All development to make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians including those with disabilities. The refuse bins are sited in an accessible location to the rear along Burford gardens in accordance with Enfield's waste and recycling storage planning guidance. Transportation officer considers the proposed location and capacity of refuse and recycling provision acceptable.
- 9.33 With regards to access, the Transportation officer was initially concerned that the width of the back of footway was in excess of the vehicle crossover. The applicant has submitted revised layout, reducing the back of footway access

width to avoid illegal crossing of the footway. The access arrangements are now satisfactory

Landscaping and Biodiversity

- 9.34 Policy DMD 81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water runoff. The development includes proposals to provide new soft landscaping to the front garden area together with a new boundary wall. Further details of the proposed landscaping including the type of shrubs and grass to be planted and the maintenance systems would be required and thus imposed by way of a planning condition.

Energy

- 9.35 Policy DMD 49 require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability and include measures capable of mitigating and adapting to climate change to meet future needs. Policy DMD 51 (Energy Efficiency Standards) require all developments to demonstrate how the proposal minimises energy-related CO2 emissions in accordance with the set criteria.
- 9.36 The applicant has provided an Addendum to the design and access statement providing information on how the development shall meet policy compliant energy efficiently standards. Energy conscious construction including provision of high level of thermal insulation and efficient heating and lighting installations, external materials to be maintenance free, sound insulation test certification to be implemented to control noise transfer, PIR lighting control detectors used to minimise light pollution and energy saving. The measures proposed would be helpful to enhance the energy efficiency and minimise CO2 emissions for the refurbished dwelling the implementation of which shall be secured by way of a planning condition.

Water Consumption/Efficiency:

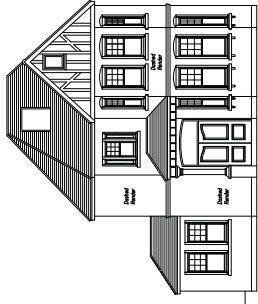
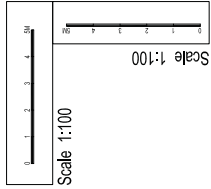
- 9.37 Policy DMD 58 (water efficiency) expects new residential development, including new build and conversions, will be required to achieve as a minimum water use of under 105 litres per person per day. The applicant has provided a raft of water saving measures to improve water efficiency. The target water consumption in litres per day will be 80 litres/person/day. The targets are to be achieved by use of efficient washing machines, pressure reduction valves, flow regulators/restrictors, aerated and spray tap/shower fittings, two stage taps with water brakes, reduce pipe lengths, reduce pipe bores below the standard 15mm where appropriate, minimize dead legs in the plumbing system, insulate hot water pipes and position them above cold pipes and insulated water stores. These measures would adequately enhance the water use efficiency in the development.

10.0 Community Infrastructure Levy (CIL)

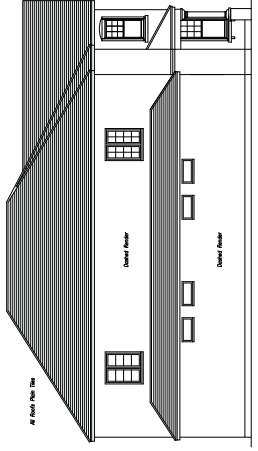
- 10.1 The proposed development would not be liable for both the mayoral and Enfield CIL as the proposals do not result in creation of additional floor area.

11.0 Conclusion

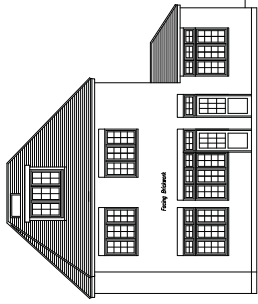
- 11.1 The development will result in the creation of four good quality residential units with generous internal floorspace provision to satisfy national space standards, and provision of a family sized unit without impacting on the external façade and fabric of the building or neighbouring residential amenity. In addition, the layout, design and setting of a new landscaping scheme to the front of the site with new front boundary treatment detail and a landscaped rear garden will enhance the appearance of the site and provide excellent external amenity space to future residents of the site and enhance its setting and appearance within the Lakes Estate Conservation Area.



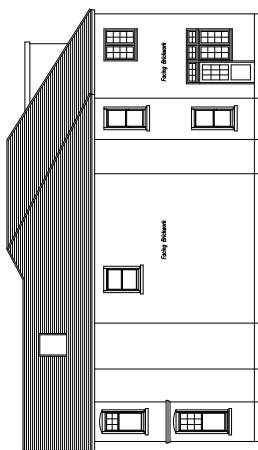
Existing Front Elevation 1:100



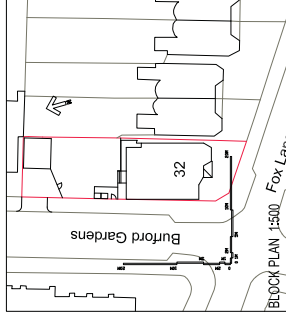
Existing Side Elevation to Burford Gardens 1:100



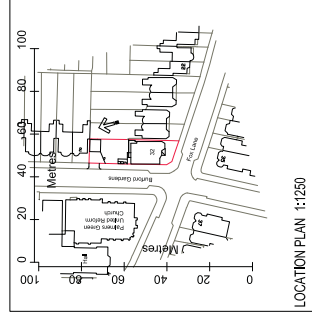
Existing Rear Elevation 1:100



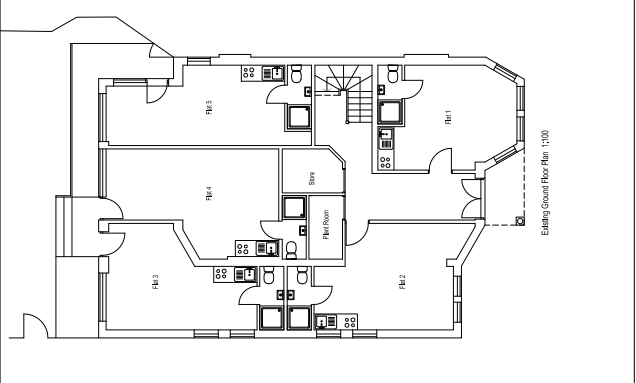
Existing Back Elevation 1:100



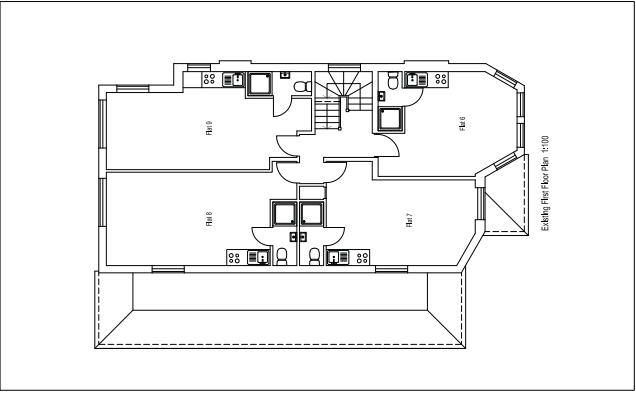
BLOCK PLAN 1:500 Fox Lane



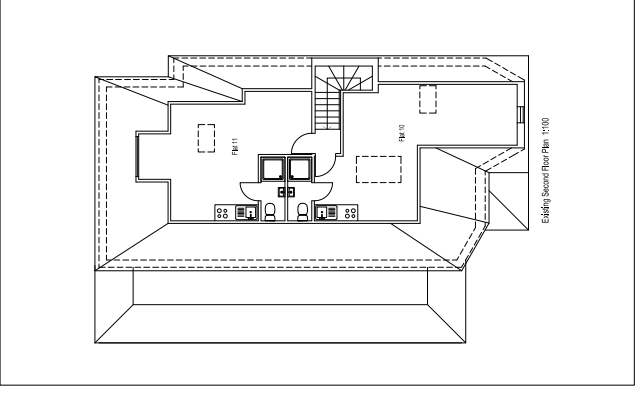
LOCATION PLAN 1:1250



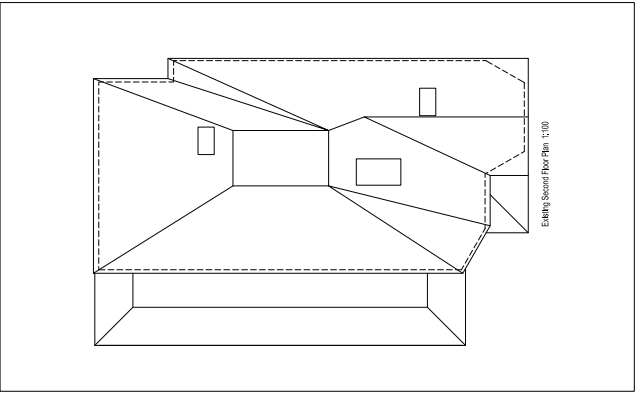
Existing Ground Floor Plan 1:200



Existing First Floor Plan 1:100



Existing Second Floor Plan 1:100



Existing Second Floor Plan 1:100

JOB
 RENDLESHAM LODGE
 32 FOX LANE
 LONDON
 N13 4AH

Drawing Title
 EXISTING BUILDING

Scale
 1:100 @ A1

Job No
 6891

Drawing No
 6891 ED1

Date
 March 2019

Rev No

PROJECT
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