

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 21st April 2020

Report of
Head Of Planning

Contact Officer:

Andy Higham
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Tel: 0208 379 3841

Ward: Ponders
End

Application Number: 19/03624/VAR

Category: Major

LOCATION: Alma Estate, EN3

PROPOSAL: Submission of planning application under Section 73 to amend conditions 2 (approved drawings), 3 (phasing plan), 7 (residential units), 8 (non-residential floorspace) and 52 (car parking provision) of outline planning permission 15/02039/OUT as amended by 17/04670/VAR to facilitate minor changes to residential unit numbers from 993 to 1,086, building heights, development zones, non-residential floorspace, landscape and play provision and parking provision in relation to for Phase 2A and Phase 4 of the Alma Estate, Enfield, EN3.

Applicant Name & Address:

Mr Alex Cook,
Countryside Properties (UK) LTD.
C/O Agent

Agent Name & Address:

Mr Greg Blaquiere,
Terence O'Rourke,
7 Heddon Street,
London,
BH7 7DU

RECOMMENDATION:

That subject to referral of the application to the Greater London Authority and the completion of a Deed of Variation to the Section 106 Agreement, the Head of Development Management / Planning Decisions Manager be authorised to GRANT planning permission subject to conditions

Ref: 19/03624/VAR

LOCATION: Alma Estate, EN3



1 Note for Members

- 1.1 This planning application is categorised as a 'major' planning application and in accordance with the scheme of delegation is reported to Planning Committee for determination.

2 Recommendation

That subject to referral of the application to the Greater London Authority and the completion of a Deed of Variation to the S106 to secure the matters covered in this report, the Head of Development Management/ the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

All conditions attached to the original planning permission 15/02039/OUT as amended by 17/04670/VAR remain with amendments as follows:

Revised Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised or may be amended necessary to support the reserved matters application(s) required by the various conditions of this permission, as set out in the attached schedule which forms part of this notice (ref. 01 560_OUT_PL(00)001, 02 560_OUT_PL(00)002 Rev A, 03 560_OUT_PL(00)003 Rev C, 04 560_OUT_PL(00)101 Rev C, 05 560_OUT_PL(00)102 Rev D, 06 560_OUT_PL(00)103 Rev C, 07 560_OUT_PL(00)104 Rev F, 08 560_OUT_PL(00)105 Rev C, 1405_OUT_PL000 Rev C, 1405_OUT_PL019 Rev C).

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

Revised Condition 3

Unless otherwise agreed in writing or agreed through a Reserved Matters application submitted pursuant to condition 5 to the Local Planning Authority, the development permitted by this outline planning permission shall take place in accordance with the revised Phasing Plan (ref.05 560_OUT_PL(00)102 Rev D) submitted with the application.

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

Revised Condition 7

The maximum number of residential units on the site shall be restricted to 1086 units.

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above quantum of development.

Revised Condition 8

The non-residential element of the development hereby permitted under this permission shall be provided in accordance with the following schedule unless otherwise agreed in writing through a reserved matters application submitted pursuant to condition 4 (all Gross Internal Area (GIA)):

- ☐ Retail (Use Class A1/A2 - 758 sqm)
- ☐ Restaurant/café (Use Class A3 - 150 sqm)

- ☐ Gym (Use Class D2 - 439 sqm);
- ☐ Community centre (Use Class D1 - 421 sqm);
- ☐ Youth centre (D1 – 1340 sqm);
- ☐ Medical centre (Use Class D1 minimum of 532sqm to maximum of 833sqm)
- ☐ 60 sqm of flexible Use Class A2/B1/D1/D2 floorspace for relocated community / commercial uses;

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above quantum of development.

Revised Condition 52

Car parking provision within the development shall comply the following minimum ratios unless otherwise agreed through the approval of details or reserved matter submitted pursuant to conditions of this permission:

Residential (net of visitors and car club) – 0.4 spaces per residential unit, apart from Phase 1A, Car club – minimum of 7 dedicated spaces; disabled parking spaces shall be provided at a ratio of 10% of total parking provision.

3 Executive Summary

- 3.1 This application is a Section 73 planning application to vary a number of planning conditions to allow amendments to the original outline planning consent for the Alma Regeneration Project granted in June 2017.
- 3.2 This original permission was varied by a previous Section 73 application submitted following detailed work in preparing the Reserved Matter applications for Phase 2A, 2Ai and 2Aii. This Section 73 application was granted in August 2018.
- 3.3 The June 2017 and August 2018 permissions are material considerations in considering this Section 73 application. Although this application must be considered on its merits, consideration of the current application is restricted to the conditions subject to which planning permission should be granted.
- 3.4 This further proposed variation of some planning conditions has resulted from detailed work to bring forward the Reserved Matter planning applications for Phase 2A and Phase 4, also before the committee tonight. This detailed work has included increasing the overall number of housing units by 93 (from 993 to 1,086).
- 3.5 The original outline consent secured a minimum of 40% affordable housing provision across the development. This was assessed as 399 units of the overall total of 993. Phase 1A delivered 132 affordable units or 57% of that phase. If this S.73 variation is approved, the combined total for Phase 1A, Phase 2A, 2Ai and 2Aii and Phase 4 (those phases completed or with Reserved Matter approval) will be 325 affordable units or 47% affordable housing. The level of affordable housing has been subject to a Viability Review to determine the proportion of affordable housing to be provided in this Phase.
- 3.6 The proposed changes are focused on minor changes to the building heights with amendments proposed to the footprint of (particularly) Phase 4. There are minor

changes to retail floorspace and development zones and the parking ratio has been reduced from 0.6 to 0.4 spaces per unit.

- 3.7 The proposed amendments are considered to be within the scope of a Section 73 variation as they are considered minor and do not materially change the conclusions of the previous grant of permission.
- 3.8 The proposed changes have been fully discussed with officers throughout the pre-application process and are supported.
- 3.9 The Mayor of London considered the application on 30 March 2020 and considered that - although the principle of development is supported – the application does not fully comply with the London Plan and Intend to Publish London Plan in respect of a number of matters of detail. The Mayor has required an update on the tenant relocation strategy, the financial viability appraisal and further detail in relation to the energy strategy and transport assessment. These issues are discussed in the body of this report and all these issues are considered to be capable of resolution following the submission of further information. If members resolve to grant this application, the Mayor must be consulted again under Article 5 of the Order and allowed fourteen days to decide whether to allow the draft decision to proceed unchanged or whether to direct the Council under Article 6 to refuse the application. This re-consultation will take place following agreement of a draft S106 agreement.



ILLUSTRATIVE MASTERPLAN, PROPOSED 2019

4 Site and Surroundings

- 4.1 The original outline planning consent site (15/02039/OUT) comprises an area of 7.9 ha including the whole of the existing Alma housing estate as well as a number of smaller housing blocks and the existing Ponders End Youth Centre and Welcome Point community centre (now demolished).
- 4.2 Works have commenced on Phase 1 and Phase 2 (part) of the Regeneration Project. The phases currently on site include the replacement Community Centre, Youth Centre and Decentralised Energy Centre as well as both private and affordable residential units.
- 4.3 The application site is bounded to the east by the West Anglia Mainline, with Ponders End Station located to the south east of the site. The Lee Valley lies to the immediate east of the site, and covers a large area managed by the Lee Valley Regional Park Authority. South Street runs east to west through the application site and connects Ponders End Station to the south east of the application site with Ponders End High Street, which is located approximately 500m to the west (when measured from the corner of Scotland Green Road and South Street). The Oasis Hadley Academy is located on the south of South Street and does not fall within the application site. Woodall Road connects to South Street. Alma Road runs north-south through the site, and the Lee Valley Road dissects the application site. Scotland Green Road forms the western boundary of the application site.
- 4.4 The Environment Agency Flood Zone map shows the site lies wholly within Flood Zone 1 'Low Probability' with the River Lee Navigation as the nearest main river, which lies approximately 200m to the east of the site. The King George V and William Girling Reservoirs lie further to the east and south-east of the Ponders End Flour Mill which forms part of the Chingford Sites of Special Scientific Interest (SSSI). The Lee Valley Special Protection Area and Ramsar site, and the Epping Forest Special Area of Conservation, designated as internationally important for nature conservation, are located within approximately 5km of the application site.
- 4.5 Ponders End High Street and Nags Head Road (which links into Lee Valley Road) are part of the Strategic Road Network (SRN). Ponders End High Street is subject to a major improvement scheme resulting in a changed street environment. The scheme is considered as committed and is currently scheduled for completion before the estate regeneration would be complete.
- 4.6 The nearest section of the Transport for London Road (TfL) Network is the A10 Great Cambridge Road located at least 1.4km to the west of the site. Ponders End Station provides access to Central London at London Liverpool Street and services north to Hertford East or Broxbourne.
- 4.7 There are three bus routes serving the site – 191, 313 and 491; route 191 operates through the site with existing stops on Alma Road and South Street. The site's existing Public Transport Accessibility Level (PTAL) rating is 2 (on a scale of 1 to 6 where 6 is excellent and 1 is very poor), and the level of public transport is therefore classified as poor. It is noted that Ponders End Station is indicated on the proposed regional route of Crossrail 2 that could operate from 2030.

- 4.8 The site lies outside of the Lea Valley Archaeological Priority Area. However, the Greater London Archaeological Advisory Service (GLASS) have advised that a recent study by the Museum of London Archaeology (MOLA) indicates that this is an area that could have been settled during the Bronze Age/Iron Age and later an area of seasonal grazing during the Roman period.
- 4.9 Planning permission was granted in June 2013 (ref. P13-00698LBE) for the construction of 38 affordable dwellings on the site to the west of the Oasis Academy. This development is now occupied and is known as DuJardin Mews.
- 4.10 The regeneration of the Alma Estate is identified as a key part of the wider regeneration of the Ponders End area and is one of the larger regeneration schemes in the Borough. The site is identified as a development site within the Ponders End Regeneration/Place Shaping Priority Area and lies within the wider North East Enfield Strategic Growth Area. The site also occupies a key position in the wider growth area that includes the London-Stansted-Cambridge growth corridor and the Upper Lea Valley Opportunity Area. The redevelopment proposals will contribute to meeting strategic policy aspirations for sustainable growth in the area.

5 Proposal

- 5.1 Outline permission was granted in June 2017 for the Alma Estate regeneration Master Plan (15/02039/OUT) and was amended by a S73 permission 17/04670/VAR dated 17 August 2018. Full planning permission was granted for Phase 1A of the Alma Estate (15/02040/FUL) in March 2017 and Reserved Matter Approval for Phases 2A, 2Ai and 2Aii on 17 August 2018. The principle of development has been established by the outline planning permission (as varied) which has set the parameters of the development principally in the form of a series of parameter plans.
- 5.2 Permission is sought through this Section 73 application to vary Condition 2 (approved plans), Condition 3 (phasing plan) Condition 7 (residential units), Condition 8 (non-residential floorspace) and Condition 52 (car parking provision) of outline planning permission 15/02039/OUT as amended by 17/04670/VAR to facilitate minor changes to residential unit numbers from 993 to 1,086, building heights, development zones and non-residential land uses, landscaping and play provision and parking provision in relation to Phase 2A and Phase 4 of the Alma Estate.
- 5.3 Whilst the 2017 outline planning permission and the 2018 S73 variation remain extant and implementable, even if this Section 73 application is granted, the present application must be considered on its merits. The terms of the 2017 permission and the 2018 variation are material considerations in considering this Section 73 application. The LPA's consideration of the current application is restricted to the conditions subject to which planning permission should be granted and it must do so having regard to (a) the environmental information provided in the Environmental Statement Addendum provided as part of the EIA process relating to this application and (b) the statutory development plan which has changed to a limited extent since the 2017 permission and the 2018 variation as well as any other material considerations raised by the proposed amendments.
- 5.4 The form of development and uses approved remain broadly consistent with that permitted at outline stage. The changes are summarised below:
- Indicative Masterplan is updated to reflect proposed changes to the previously approved parameter plans.

- Number of residential units is increased from 993 to 1,086 through amendment to Condition 7.
- Development Zones Parameter Plan is amended to include a 1m deviation/buffer zone to each block for flexibility in the siting of individual blocks at the reserved matter stage.
- Development Phases Parameter Plan is to remain as approved by 17/04670/VAR to allow Phase 2A to be split into 2A (central blocks) and 2Ai (south eastern block) and Phase 2A is extended west to include full road width (adjacent to Phase 2B).
- Building Heights Parameter Plan is amended for Block 2A by increasing height to 4 storeys (from 3 storeys) on the elevation facing Phase 2B and 5 storeys on Alma Road facing Phase 1A (from 4 storeys). The corners of the South Street elevations are raised to 7 storeys (from 6 storeys). Phase 4 now has a reconfigured layout with an alteration to building heights to 5 storeys with recessed 6 storey (from 4 storeys) on the junction of Alma Road and Scotland Green Road. This decreases to 4 storeys with a recessed 5th storey on Alma Road frontage (from 4 and 3 storeys). Building heights at rear and adjacent to existing dwellings on Scotland Green Road are retained at 3 storeys.
- Non-Residential land use parameter plan. The location and amount of non-residential land use is aligned with the detailed proposal resulting from the Reserved Matter Application for Phase 2A. The retail use in Phase 2A is increased by 42m².
- Vehicle Access Parameter Plan is updated to reflect block layout changes. In Phase 4 the secondary vehicle route is realigned.
- Illustrative Landscape General Arrangement is updated to reflect detailed landscape proposed for Phase 2A and Phase 4.
- Landscape Parameter Plan is updated to include changes to the location of play space in 2A and 4 to reflect the detailed proposals.

5.5 These minor material amendments if approved will require changes to vary Condition 2 (approved plans), Condition 3 (phasing plan) Condition 7 (residential unit numbers), Condition 8 (non-residential floorspace) and Condition 52 (parking provision) of outline planning permission 15/02039/OUT. As a Section 73 application is effectively a new planning application a full decision notice will be issued with Conditions 2, 3, 7, 8, and 52 updated in accordance with this report.

5.6 An Environmental Statement Addendum has been submitted which considers the proposed changes in the context of the wider scheme and assesses whether any of the proposed amendments may result in a change to the conclusions reached in the Environmental Statement submitted as part of the consented outline scheme

6 Relevant Planning Decisions

6.1 15/02039/OUT – Outline planning permission granted for the phased regeneration of the Alma Estate comprising the demolition of Cormorant House, Curlew House, Kestrel House, Merlin House, Silver Birch Court, 1-34 Fairfield Close, 15-107 (odd) 63 (flats 1-9) Alma Road, 7-89 (odd) Napier Road, 5, 7, 9, 21-43 (odd), 45 Scotland Green Road, 98-142 (even), 171a South Street, Ponders End Youth Centre and Welcome Point Community Centre (including 746 residential units, 866sqm of retail shops and other uses with the South Street local parade, 1540sqm of community facilities, and associated works) and the erection of a maximum of 993 residential units, a maximum of 636sqm of flexible retail(A1/A2) floorspace, 150sqm of restaurant/café (A3) floorspace, 2,591sqm of community(D1)/leisure (D2) floorspace (to include 1540sqm for provision of a community centre and youth centre, 80 sqm of

flexible A2/B1/D1/D2 floorspace, 439sqm for a gym and a minimum of 532sqm to a maximum of 833sqm for a medical centre), retention of existing Multi-Use-Games-Area (MUGA), site wide energy centre, relocation and provision of telecommunications equipment, resited and open space and play facilities, landscaping, new access arrangements and highway works, public realm, car parking and associated works (all matters reserved). (An Environmental Statement, including a non-technical summary, also accompanied the planning application). The planning permission was issued in June 2017 following completion of the S106 Legal Agreement.

- 6.2 15/02040/FUL - Full planning application for Phase 1a of the Alma Estate master plan comprising the demolition of buildings on those locations specified in the site address (including 163 residential units and associated works) and the construction of 228 residential units in two (four to sixteen storey) buildings, 150sqm of restaurant/cafe (A3) floorspace at ground floor, 439sqm of gym (D2) floorspace at ground and first floor, new and improved open space and play facilities, cycle and refuse storage, car parking, new access arrangements and highway works, relocation and reprovision of telecommunications equipment, landscape and ancillary works. (An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations)). This permission was issued in March 2016 following completion of the S106 Agreement and works are now underway on site.
- 6.3 17/04670/VAR - Section 73 planning application to develop land without complying with the conditions attached to Planning Permission Ref 15/02039/OUT granted on 20 June 2017 as described below:
Outline planning application for the phased regeneration of the Alma Estate comprising the demolition of Cormorant House, Curlew House, Kestrel House, Merlin House, Silver Birch Court, 1-34 Fairfield Close, 15-107 (odd) 63 (flats 1-9) Alma Road, 7-89 (odd) Napier Road, 5, 7, 9, 21-43 (odd), 45 Scotland Green Road, 98-142 (even), 171a South Street, Ponders End Youth Centre and Welcome Point Community Centre (including 746 residential units, 866sqm of retail shops and other uses with the South Street local parade, 1540sqm of community facilities, and associated works) and the erection of a maximum of 993 residential units, a maximum of 716 sqm of flexible retail (A1/A2) floorspace, 150sqm of restaurant/café (A3) floorspace, 2892-3193sqm of community (D1)/leisure (D2) floorspace (to include 1761 sqm for provision of a community centre and youth centre, 160 sqm of flexible A2/B1/D1/D2 floorspace, 439sqm for a gym and minimum of 532sqm to a maximum of 833sqm for a medical centre), retention of existing Multi-Use-Games Area (MUGA), site wide energy centre, relocation and provision of telecommunications equipment, resited open space and play facilities, landscaping, new access arrangements and highway works, public realm, car parking and associated works (all matters reserved). (An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations)). 17 August 2018.
- 6.4 17/04748/RM - Submission of reserved matters pursuant to condition 5 of outline planning permission ref: 15/02039/OUT and as amended by 17/04670/VAR in respect of layout, scale, appearance, access, landscaping in relation to Phases 2A, 2Ai and 2Aii of Alma Estate (Merlin House, Cormorant House, Silver Birch Court, Welcome Point and Ponders End Youth Centre) for the construction of five buildings

varying between 2 and 8 storeys in height, comprising 340 residential units, Class A1/A2/B1/D1/D2 uses including provision of community centre, youth centre , medical centre, retail units, community offices and provision of energy centre, public open space, private and semi-private amenity space, refuse/recycling and bicycle storage, on and off street car parking together with discharge of conditions in respect of Phases 2A, 2Ai and 2Aii only for tree protection (9), acoustic assessment (27- part discharge), ecology and biodiversity strategy (31) green roofs (36), living walls (37), green procurement plan (43), SWMP (44), air quality (45), parking (52- part discharge in respect of Phase 2Ai and 2Aii only), loading/unloading (54), traffic calming (59), cycle parking (60) pursuant to outline permission ref:15/02039/OUT and as amended by 17/04670/VAR. 17 August 2018

- 6.5 19/04047/NMA – A non-material amendment was granted to remove the number of units from the description of development. This was considered to be non-material as Condition 7 already restricted overall residential unit numbers. 13 December 2019.

7 Consultations

7.1 Pre-Application Consultation

Pre-Application Consultation with local Residents

- 7.1.1 Three workshops were held with local residents in September and October 2019. In addition, meetings with councillors and community groups also took place. All events were held at Alma Primary School. The workshops covered a regeneration project update, proposed new homes and public and green spaces and the public realm in general. Between 19 and 30 local residents attended each meeting. Overall residents were well informed about the regeneration scheme and offered constructive comments. Comments are summarised in the Reserved Matter application for Phase 2A and Phase 4 also before the committee.

Pre-Application Consultation with Local Authority/Design Panel

- 7.1.2 Pre-application workshops were held with the local planning authority from May to October 2019, during which a number of changes were made to the initial proposals to make them acceptable to officers. These changes included the re-routing of the cycle route from the South Street frontage to the west side of Alma Road, changes to the height of buildings on the South Street frontage to produce a more modulated appearance and changes to the layout of Phase 4 to increase privacy for both new and existing residents and to produce a safer and more usable central play and community space.
- 7.1.3 In addition, the proposals were considered by the Enfield Design Panel on 20 August 2019. The Design Panel agreed that the proposals for Phase 2A and Phase 4 were an improvement over the proposals presented at the original outline stage. The Panel was supportive of the massing, materiality and scale of the proposals but was concerned about the quality of public realm, play space and landscaping. They considered that the failure to create a cohesive public space extending across the road to the station forecourt and the space in front of the Oasis Academy was a missed opportunity. The applicant has made some detailed changes to the open space layout of Phase 4 and has agreed to a S106 contribution of up to £174,000

towards improvements to the surface treatment and other improvements to the area outside the Oasis Academy and Youth Centre

7.2 Statutory and non-statutory consultees (Post Application)

Greater London Authority

- 7.2.1 The GLA were consulted on this application on 13 December 2019 and the period for consultation ended on 24 January 2020.
- 7.2.2 The Mayor of London considered the application on 30 March 2020 and considered that the application does not comply with the London Plan and Intend to Publish London Plan with regard to a number of detailed areas of planning policy. These issues are set out below and all these issues are considered to be capable of resolution following the submission of further information. If members resolve to grant this application, the Mayor must be consulted again under Article 5 of the Order and allowed fourteen days to decide whether to allow the draft decision to proceed unchanged or whether to direct the Council under Article 6 to refuse the application. This re-consultation will take place following agreement on a draft S106 agreement.

Issues Raised in the GLA Stage 1 Report to the Mayor of London

Financial Viability Appraisal

- 7.2.3 Although the amendments are supported as they ensure the earlier delivery of affordable housing The Mayor has asked for a financial viability appraisal to be submitted.

Officers Comment - This is also a requirement of the Council and the S106 agreement requires that a phase by phase viability appraisal should be submitted to confirm that the development is providing the maximum viable proportion of affordable housing. This phase viability appraisal must also be independently assessed.

The independent assessors report has now been received and it concludes that Phase 2A and Phase 4 are likely to generate a surplus. However, it is accepted that there is uncertainty in the current climate that could see this surplus eradicated and recommends that that this surplus is retained as a financial buffer to support continued deliver of the scheme with the cumulative effect to be assessed at the next review.

This report will be provided to the Mayor.

Full Breakdown of affordable tenures by floorspace

- 7.2.4 The original outline application would have provided 27,720 m2 of affordable housing (14,981 m2 social rent and 12,739 m2 intermediate). This Section 73 amendment will provide 30,679 m2 of affordable housing (16,699 social rent and 13,980 intermediate)

Tenant Relocation Issues

- 7.2.5 The Mayor has asked for a range of information to be supplied including background information. This information includes and updates on the number of tenants wishing to return to the estate, detail on the relocation of those tenants who have moved from the Alma Estate, detail on consultation in relation to specific requirements such as unit sizes, rental levels for returning tenants and home loss and disturbance payment. The applicant has been asked to confirm whether leasehold/freehold properties on the estate have been acquired and what advice has been offered to leaseholders/freeholders.

Officer Comment : Alma residents had a choice to either permanently decant off the estate to another affordable home, or in the case of Phase 1A any tenants opting to wait for a new-build home moved temporarily via a double decant to void units within the red-line of the estate. Tenants who moved off the estate, did so primarily through Home Connections, Choice Based Lettings website in line with the Council's Housing Allocation scheme.

There are currently (74) existing secure tenants waiting to be housed in Phase 2A and 4 and as such there are sufficient homes being built to meet the demand and housing need. Therefore, in total 171 tenants overall have opted to stay on the estate for a new-build home, meaning that the revised total of 218 Council owned homes more than meets the demand.

'Right to Return' was not an entitlement at the outset of the scheme. However, where a surplus is generated through completion of Phases 2A and 4 and the increased numbers delivered by the proposed development, these homes will be offered to former tenants who opted to move off the estate during the decant programme. Consultation will be undertaken with former tenants to establish interest. The Council is also pursuing an acquisitions programme on estate renewal sites and were the Council to acquire additional units on the development and make these available as affordable units, they would be offered to previous residents who are still Enfield Council tenants for first refusal.

Tenants who opted to decant off the estate over the last 8 years have done so in a number of ways including bidding on Home Connections to other affordable homes in the borough of Enfield, private renting, sheltered accommodation, Grant To Vacate.

Every existing household was consulted and assessed to establish; household composition, housing need entitlement, health and well-being assessments and OT requirements. These assessments determined bed size entitlement and suitable property types if opting to move off the estate. In cases where tenants chose to remain for a new build home, these were allocated in line with a Local Lettings Plan that was approved following statutory consultation in 2014 and approved by the Housing Director and cabinet members. All new-build homes have been set at Council social rented levels and adapted following OT assessments and in line with medical recommendations.

Statutory home loss (amount set at the time of tenancy start date and reviewed per annum), and a disturbance allowance have been issued to all tenants who have moved both off the estate and to a new home. In instances where a double decant has been facilitated, they will be entitled to an additional Statutory home loss and disturbance payment

Of the original 190 leaseholders and freeholders across the estate , 70 were resident leaseholders/freeholders and 120 were non-resident (investor) landlords. We have

now acquired 178 properties across the estate either by agreement or by title of transfer using compulsory purchase order powers. We have 7 resident leaseholders and 5 non-resident (investor) landlords remaining.

All resident owners have been allocated a dedicated officer from the Acquisitions Team who have provided bespoke support according to the needs of each client. The Council produced a guide for resident leaseholders entitled 'A guide to buying back your home and your housing options' which explained the whole process, the legal compensation and disturbance entitlements as well as options for future housing. The Council has also produced a 'Moving Home Guide' offering more practical advice on what should be considered when moving home. Each client has had the opportunity to meet with their caseworker face to face and has been able to contact them by phone and email as and when needed. Officers have assisted with finding suitable properties to purchase. The Council provided a shared equity offer at Dujardin Mews, which 18 resident leaseholders took up.

The rent levels set for phase 1 (rates significantly less than London Affordable Rent at £92.06 for a 1 bedroom flat and up to £128.54 for a 4-bedroom maisonette) were agreed in line with 1999 valuations. Residents were made aware that there would be an increase in the rents via the local lettings plan. The rents for future phases will increase based on the usual CPI increases as set part of the rent setting process.

The 217 shared ownership units will be owned by Newlon Housing Trust.

Energy Strategy

- 7.2.6 The GLA specialist officers have made some detailed observations with regard to the Energy Strategy.

Officer Response – These observations are based on the most recent GLA Energy Assessment guidance (dated in October 2018) which was published later than the date of the approval of the original outline planning consent (June 2017) The Energy Strategy has been agreed for the original application and design decisions have been made according to the consented scheme. Equipment has already been installed on site including the new Energy Centre which is due to be handed over in June 2020 . Any amendments to the scheme to accommodate changes suggested by GLA officers would have major implications in terms of cost, timescales and design (architecture, structure, services) as well as planning.

Transport

- 7.2.7 The GLA have requested a revised transport assessment which has been supplied as part of the Reserved Matter application accompanying this application. TFL have provided detailed comments as outlined below.

Transport for London

- 7.2.8 TFL have no major objections to the application and have submitted comments for this application and for the Reserved Matter Application jointly. Comments include:
- Enfield should seek a contribution from the developer towards cycling improvements on the A110 Nags Head Road/Lea Valley Road.
 - TFL supports the reduced parking ratio
 - Object to the perpendicular parking spaces to the west of 2A.
 - At least 5% of the long stay cycle parking should be at ground level .

- Supports monitoring funding for the various Healthy Streets measures included in the Transport Assessment. (Revised monitoring obligations are to be included in the Deed of Variation to the S106)
- Supports the traffic calming measures proposed.

Officer comments: These comments are discussed fully in the Reserved Matter report also before this committee. In all cases – with the exception of the removal of perpendicular parking for Phase 2A – amendments have been made and S106 contributions have been confirmed in accordance with these comments.

Sport England

- 7.2.9 No detailed comments provided on this application. Sport England objected to the original outline application as no formal sports provision was proposed as part of the application. The S106 Agreement for the original outline application overcame this objection by agreeing that a financial contribution be paid for the improvement of sports facilities on a Phase by Phase basis to be based on the Viability Assessment and not to exceed £278,000 across the whole development. The Viability Assessment for Phase 1 concluded that payment of a sports contribution was not viable. For the S.73 variation approved in August 2018 it was also concluded that payment of a sports contribution was not viable at this stage. Based on the number of units in Phase 1A, Phase 2A, 2Ai, 2Aii and Phase 4, the amount of Sport England contribution due at this stage has been assessed at £191,000. The independent financial appraisal for this phase has concluded that the Sport England contribution is viable for Phase 2A and Phase 4. This finding has been disputed by the applicant and - based on the current economic situation - officers agree that this contribution should be held over to a later phase subject to viability. It should be noted that the applicant has agreed to fund a number of other public realm and play improvements to the area outside the Youth Centre and Oasis Academy and in Ponders End Park.

Natural England

- 7.2.5 No comment

Environment Agency

- 7.2.6 No objection to this application as long as the conditions placed on the original application are re-imposed on this variation.

Officer response: These original conditions will form part of the new decision notice.

Fire Brigade

- 7.2.7 The Fire Brigade are satisfied with the proposals subject to compliance with part B5 of the Building Regulations. Sprinklers are strongly recommended, although they cannot be required.

Officer response: The applicant has produced a fire statement which assesses the application against the New London Plan Policy D12 and provides detail in respect of key requirements such as access for fire appliances. The Fire Strategy for the proposal is discussed in detail in the Reserved Matter application also before the committee.

Metropolitan Police

- 7.2.8 Crime Prevention Officers have been working closely with the applicant and have no objection to the housing layouts or the public areas. They will continue to work with the developer to achieve Secured by Design accreditation.

Cadent Gas/National Grid

- 7.2.9 Operational gas apparatus is located within the site boundary. An informative should be placed on any permission requiring the applicant to contact Cadent to discuss any necessary diversions or access requirements for construction traffic.

Officer response: The applicant will be advised of this when the decision notice is issued

Traffic and Transportation:

- 7.2.10 As the Draft London Plan is close to being adopted this application has been assessed against the new standards as set out in Draft EIP London Plan (July 2019). The application is analysed in full in the Reserved Matter Application before the committee. The application fully complies with London Plan car and cycle parking standards and is considered acceptable subject to planning conditions and S106 contributions.

Environmental Health

- 7.2.11 No objections to the scheme as the change in phasing and building heights will not have any negative environmental impact.

Waste Management

- 7.2.12 Everything has been taken into consideration regarding waste management for this particular construction site.

7.3 Public Response

- 7.3.1 937 surrounding properties were consulted and 13 site notices were posted. Two objections have been received from members of the public.
- 7.3.2 A resident of a property in Alma Road has objected to the increased height of the Phase 4 apartment block from 4 to 6 storeys (6 storey recessed) on the grounds of loss of light to the property and the change in scale from the two storey dwellings opposite.

Officers Response – the applicant has submitted information in relation to the impact of the proposed apartment block and although there will be an increase in overshadowing to a small number of existing properties in Alma Road and Scotland Green Road at certain times of the day and year, this impact is limited to a maximum of 1 to 2 hours per day and the overall impact is considered acceptable. This issue is examined in detail later in this report.

- 7.3.3 A local resident has expressed concerns about the loss of pubs in Ponders End and in particular the now demolished “Falcon” at the corner of South Street and Falcon Road.

Officers Response – The former site of The Falcon does not fall within the boundary of this planning application. The Alma outline application does include a number of community facilities including a replacement for the Welcome Community Centre and the Youth Centre.

8 Relevant Policy

8.1 The London Plan 2016

- 8.1.1 The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The follow policies are considered relevant to the consideration of this application:

Policy 2.6 – Outer London: vision and strategy
Policy 2.7 – Outer London: economy
Policy 2.8 – Outer London: transport
Policy 2.14 – Areas for regeneration
Policy 3.1 – Ensuring equal life chances for all
Policy 3.2 – Improving health and addressing health inequalities
Policy 3.3 – Increasing housing supply
Policy 3.4 – Optimising housing potential
Policy 3.5 – Quality and design of housing developments
Policy 3.6 – Children and young people’s play and informal recreation facilities
Policy 3.7 – Large residential developments
Policy 3.8 – Housing choice
Policy 3.9 – Mixed and balanced communities
Policy 3.10 – Definition of Affordable Housing
Policy 3.11 – Affordable housing targets
Policy 3.12 – Negotiating affordable housing on individual private residential and mixed-use schemes
Policy 3.13 – Affordable Housing thresholds.
Policy 3.14 – Existing housing
Policy 3.15 – Co-ordination of housing development and investment.
Policy 3.16 – Protection and enhancement of social infrastructure
Policy 3.17 – Health and social care facilities
Policy 3.18 – Education facilities
Policy 3.19 – Sports facilities
Policy 4.1 – Developing London’s economy
Policy 4.12 – Improving opportunities for all
Policy 5.1 – Climate change mitigation
Policy 5.2 – Minimising carbon dioxide emissions
Policy 5.3 – Sustainable design and construction
Policy 5.5 – Decentralised energy networks
Policy 5.6 – Decentralised energy in development proposals
Policy 5.7 – Renewable energy
Policy 5.9 – Overheating and cooling
Policy 5.10 – Urban greening
Policy 5.11 – Green roofs and development site environs
Policy 5.12 – Flood risk management
Policy 5.13 – Sustainable drainage
Policy 5.15 – Water use and supplies
Policy 5.18 – Construction, excavation and demolition waste
Policy 5.21 – Contaminated land

Policy 6.9 – Cycling
 Policy 6.10 – Walking
 Policy 6.12 – Road network capacity
 Policy 6.13 – Parking
 Policy 7.1 – Lifetime neighbourhoods
 Policy 7.2 – An inclusive environment
 Policy 7.3 – Designing out crime
 Policy 7.4 – Local character
 Policy 7.5 – Public realm
 Policy 7.6 – Architecture
 Policy 7.7 – Location and design of tall and large buildings
 Policy 7.14 – Improving air quality
 Policy 7.15 – Reducing noise and enhancing soundscapes
 Policy 7.18 – Protecting local open space and addressing local deficiency
 Policy 7.19 – Biodiversity and access to nature
 Policy 7.21 – Trees and woodlands

8.2 The London Plan – Intent to Publish Version - December 2019

- 8.2.1 The Intend to Publish London Plan was published on 9 December 2019. The Secretary of State for Housing, Communities and Local Government has responded and directed that the Plan cannot be published until the Directions he has listed are addressed. He has raised concerns that there were a number of inconsistencies with national policy and missed opportunities to increase housing delivery. Directions relevant to this application include optimising density so that development is brought forward to maximise site capacity to compliment the surrounding area and to ensure that high density developments will be directed to the most appropriate sites such as in and around train stations and directing the Mayor to ensure that there is an appropriate dwelling mix across London given the significant reduction in the overall housing requirement in the draft London Plan
- 8.2.2 In the circumstances, it is only those policies of the Intention to Publish version of the London Plan, that remain unchallenged to which weight can be attributed.
- 8.2.3 Although there are a number of proposed changes from the London Plan 2016 of relevance to this application, none of these proposed changes would result in a different conclusion in relation to this application. Of relevance are:
- GG6 – Increasing efficiency and resilience – supports the move towards a low carbon circular economy contributing towards London becoming a zero-carbon city by 2050. Buildings and infrastructure should be designed to adapt to a changing climate, make efficient use of water and reduce impacts from natural hazards like flooding and heatwaves
 - D3 - Optimising site capacity through the design-led approach – reinforces the responsibility for new development to make the most efficient use of land and to optimise site capacity through a design led approach based on an evaluation of the site's attributes and surrounding context. Buildings should be of high design quality and appropriately frame the public realm. The policy specifies a number of measures of density and height and scale that should be required for major developments. (The density matrix has been removed).
 - D4 – Delivering good design- introduces requirements for design scrutiny including the use of design review.

- D6 Housing quality and standards – introduces a stronger policy on housing standards including minimum space standards and qualitative standards. Private outside space standards are also included. Single aspect units are discouraged and developments should be designed to maximise tenure integration.
- D 8 – Public Realm – development proposals should encourage and explore opportunities to create new public realm where appropriate. The quality of public realm has a significant influence on quality of life and should be seen as a series on connected routes and spaces.
- D 12 – Fire Safety. All development proposals must achieve the highest standards of fire safety and must ensure that they identify suitable positioned unobstructed outside space for fire appliances to be positioned on and incorporate appropriate fire alarm systems and passive and active fire safety measures and are constructed in an appropriate way so as to minimise the risk of fire spread. Part B requires that all major development proposals should be submitted with a Fire Statement produced by a third party suitably qualified assessor.
- H1 – Increasing Housing Supply – sets new ambitious targets for housing completions. Enfield's ten-year housing target for net housing completions (2019/20 -2028/29) will now be 12,460 (previous target 7,976 for the period 2015-2025).
- H4 – Delivering Affordable Housing – the strategic target is for 50% of all new homes across London to be genuinely affordable. The Mayor expects that residential proposals on public land should deliver at least 50% affordable housing.
- H6 – Affordable Housing Tenure – the following split should be applied to residential development 1) a minimum of 30% low cost renter homes as either London Affordable Rent or Social Rent allocated according to need and for Londoners on low incomes. 2) a minimum of 30% intermediated products which meet the definition of genuinely affordable housing including London Living Rent and London Shared ownership 3) the remaining 40% to be determined by the borough as low cost rented homes or intermediate products.
- H8 – Loss of existing housing and estate redevelopment – loss of existing housing should be replaced by new housing at existing or higher densities with at least the equivalent level of overall floorspace. This policy also encourages the replacement of an equivalent amount of affordable housing floorspace. Viability Testing required.
- H10 Housing size mix – requires schemes to consist of a range of units sizes and proposes a number of criteria to arrive at locally appropriate housing size mixes.
- S4 – Play and Informal Recreation – stresses the importance of safe and stimulating play as essential for children and young people's mental and physical health and requires that at least 10 m2 of accessible play provision be provided in residential developments. SPD will provide additional detail on the application of this benchmark. Off-site provision secured by an appropriate financial contribution may be acceptable, particularly for older children.

- G4 – Open Space – promotes the creation of new areas of publicly accessible open space especially in areas with the potential for substantial change. Ensure that open space, particularly green space, included as part of development remains publicly accessible. Development proposals should not result in the loss of protected open space and where possible create areas of publicly accessible open space particularly in areas of deficiency.
- SI 3 – Energy Infrastructure – Heat networks are still considered to be an effective and low-carbon means of supplying heat in London but existing networks will need to establish decarbonisation plans.
- SI 13 – Sustainable drainage – development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should be a preference for green over grey features in line with the drainage hierarchy.
- T1 – Strategic approach to transport – development proposals should facilitate the delivery of the Mayor’s strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041.
- T2 – Healthy Streets – development proposals should demonstrate how they will deliver improvements that support the ten Healthy Streets indicators in line with Transport for London guidance.
- T5 – Cycling – development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This includes support for London wide cycle routes and minimum standards for cycle parking.
- T6 – Car Parking – car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity. Car free developments should be the starting point for all development proposals in places well connected to public transport with developments elsewhere designed to provide the minimum necessary parking. Maximum car parking standards set out in Policy T6.1 (Residential) and T6.5 (Non-residential) should be applied. Sufficient electric car charging points should be provided in new developments.

8.3 Local Plan – Core Strategy

Core Policy 1: Strategic growth areas

Core policy 2: Housing supply and locations for new homes

Core policy 3: Affordable housing

Core Policy 4: Housing quality

Core Policy 5: Housing types

Core Policy 6: Housing need

Core Policy 8: Education

Core Policy 9: Supporting Community Cohesion

Core Policy 20: Sustainable Energy use and energy infrastructure

Core Policy 21: Delivering sustainable water supply, drainage and sewerage infrastructure

Core Policy 24: The road network

Core Policy 25: Pedestrians and cyclists

Core Policy 26: Public transport

Core Policy 28: Managing flood risk through development

Core Policy 29: Flood management infrastructure

Core Policy 30: Maintaining and improving the quality of the built and open environment

Core Policy 31: Built and landscape heritage

Core Policy 32: Pollution

Core Policy 34: Parks, playing fields and other open spaces

Core Policy 36: Biodiversity

Core Policy 40: North East Enfield

Biodiversity Action Plan

S106 SPD

8.4 Development Management Document

DMD1: Affordable Housing on Sites Capable of Providing 10 units or more

DMD3: Providing a Mix of Different Sized Homes

DMD4: Loss of existing residential units

DMD6: Residential Character

DMD8: General Standards for New Residential Development

DMD9: Amenity Space

DMD10: Distancing

DMD15: Specialist Housing Need

DMD 16: Provision of new community facilities

DMD 17: Protection of community facilities

DMD 18: Early Years Provision

DMD 37: Achieving High Quality and Design-Led Development

DMD 38: Design Process

DMD 42: Design of civic/public buildings and institutions

DMD 43: Tall Buildings

DMD45: Parking Standards and Layout

DMD47: New Road, Access and Servicing

DMD48: Transport Assessments

DMD49: Sustainable Design and Construction Statements

DMD50: Environmental Assessments Method

DMD51: Energy Efficiency Standards

DMD 52: Decentralized energy networks

DMD53: Low and Zero Carbon Technology

DMD55: Use of Roofscape/ Vertical Surfaces

DMD57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement

DMD58: Water Efficiency

DMD59: Avoiding and Reducing Flood Risk

DMD 60: Assessing Flood Risk

DMD 61: Managing surface water

DMD 62: Flood control and mitigation measures

DMD 63: Protection and improvement of watercourses and flood defences

DMD64: Pollution Control and Assessment

DMD65: Air Quality

DMD 66: Land contamination and instability

DMD68: Noise

DMD69: Light Pollution

DMD 70: Water Quality

DMD 71: Protection and enhancement of open space

DMD 72: Open Space Provision

DMD 73: Child Play Space

DMD 76: Wildlife corridors

DMD 77: Green chains
DMD 78: Nature conservation
DMD79: Ecological Enhancements
DMD80: Trees on development sites
DMD81: Landscaping

8.5 North East Enfield Area Action Plan

8.5.1 The NEEAAP was adopted on 8 June 2016. The following policies are of relevance:

- 4.2 Improving the quality of the pedestrian and cycling environment
- 4.4 West Anglia mainline enhancement project
- 5.1 Affordable housing
- 5.2 Mix of housing types
- 5.3 Improving the public realm
- 7.1 Providing community facilities
- 8.2 Providing new open space
- 11.1 South Street Area
- 11.2 Alma Estate regeneration
- 11.3 Ponders End station

8.6 National Planning Policy Framework (19 February 2019)

8.6.1 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other developments can be produced. The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. For decision taking this means:

- approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

The NPPF recognizes that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.

8.6.2 Paragraph 124 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

8.7 National Planning Practice Guidance (October 2019)

- 8.7.1 This sets out the government's planning policies and how these are expected to be applied.

8.8 Other Material Considerations

Decentralised Energy Network Technical Specification SPD (2015)
S106 SPD (2016)
Enfield Characterisation Study
Enfield Climate Change Declaration
Manual for Streets 1 & 2, Inclusive Mobility 2005 (DfT)
GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
GLA: London Sustainable Design and Construction SPG (2014)
GLA: Shaping Neighbourhoods: Character and Context SPG (2014)
GLA: The Control of Dust and Emissions during Construction and Demolition SPG (2014)
GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)
GLA: Housing SPG (2016)
GLA: Homes for Londoners: Affordable Housing and Viability SPG (2017)

9 Analysis

- 9.1 The main issues to consider are as follows:

- Principle of Alma Estate Redevelopment
- Scope of the proposed variations to Conditions 2,3, 7, 8 and 52.
- Building Height Reconfiguration and daylight and sunlight implications.
- Changes to residential unit numbers and housing mix
- Changes to Development Zones
- Changes to non- residential floorspace
- Changes to Development Phases
- Changes to vehicle access and parking ratio
- Changes to Indicative masterplan and landscaping plans
- Open Space/Play Space/Amenity Space
- Climate Change and Sustainability

Principle of Alma Estate Redevelopment

- 9.2 Outline permission was granted on 20 June 2017 (15/02039/OUT) for the Alma Estate Regeneration Master Plan. The decision followed extensive pre- application discussion with London Borough of Enfield, consultations with local residents, the Mayor of London and taking into consideration the relevant national, strategic and local planning policies contained within the Development Plan and the information provided in the Environmental Statement. A Section 73 variation was approved in August 2018 to facilitate minor material amendments to the original outline permission in relation to the detailed design on Phases 2A, 2Ai and 2Aii (17/04670/VAR). Reserved Matters approval was also granted on the same date for detailed proposals for Phases 2A, 2Ai and 2Aii (17/04748/RM) which comprised 340 homes, GP surgery, retail units, youth and community centre and energy centre. Construction has commenced on Phases 2Ai and 2Aii.
- 9.3 London Plan Policy 2.14 Areas for Regeneration encourages boroughs to identify areas for regeneration and to set out integrated spatial policies that bring together

regeneration, development and transport proposals. The Enfield Core Strategy Policies 1 and 40 North East Enfield Action Plan identifies the Alma Estate within the North East Enfield strategic growth area and Ponders End Place Shaping Priority Area (Ponders End Regeneration Area) which are considered to be key areas for future growth in the Borough.

- 9.4 The Alma Estate is identified as a key development site in the Ponders End Regeneration Area (Policy 11.2 Alma Estate Regeneration of the NEEAAP). In accordance with these policies the regeneration of the estate will deliver growth as well as supporting existing communities and delivering sustainable development.
- 9.5 The Alma Estate regeneration project is a complex scheme comprising the delivery of 993 homes (to be increased to 1,086 through this application), retail and community uses. Due to the scale and complexity of the proposals it was always envisaged that there would need to be some changes over the course of the delivery of the scheme to take into account the evolution of the scheme and work at the detailed Reserved Matter stage. This is not uncommon for a development of this scale and complexity.
- 9.6 As amended, the development continues to comply with the relevant considerations under the National Planning Policy Framework (NPPF) the London Plan 2016 and London Plan Intend to Publish Version December 2019 and the Local Plan – Core Strategy (2010) Development Management Document (2014) and North East Enfield Area Action Plan (2016).
- 9.7 The amendments proposed do not materially change the conclusions of the previous grant of planning permission being limited specifically to minor alterations to residential unit numbers, building heights, non- residential floorspace provision, development zones and phasing and changes to the car parking ratio.
- 9.8 The changes to building heights will facilitate a small increase in residential unit numbers in the context of the overall consent. The number of units will increase from 993 to 1,086.
- 9.9 This increase in residential unit numbers (93 or 9% in unit numbers or 3,073 to 3,291 or 7% in habitable rooms) is not significant in the context of the overall development. The proposed amendments will deliver an increased number of homes across all tenures and will enable the originally agreed number of affordable homes to be delivered earlier than anticipated. (Final affordable housing unit numbers will be determined after Phase by Phase viability appraisals). Detailed analysis of the housing offer is contained later in this report.
- 9.10 The indicative accommodation schedule demonstrate that the proposals have been designed to offer a range of housing sizes that will meet an identified need and attempt to maximise the provision of family units in line with CS Policy 5 and London Plan Policy 3.9. Policy standards contained within the London Plan, the Mayor's Housing SPG and Enfield's Development Management DPD, particularly DMD Policy 8 General Standards for new residential development seek to ensure residential developments are of the highest quality. In accordance with these policies the proposed housing typologies would meet or exceed the minimum space standards identified within Table 3.3 of the London Plan.
- 9.11 Policy 11.2 Alma Estate Regeneration of the NEEAAP sets out key principles for the regeneration of the Alma Estate and these have informed the approved Master Plan. These include integrating the site within the wider area, creating positive street frontages along key routes, creating north-south links and extending Napier Road to

connect through to Scotland Green Road. The Master Plan seeks to improve the character, legibility, permeability and accessibility of the estate and these principles continue in this proposed variation.

- 9.12 The Transport Assessment (TA) submitted with the original outline application confirmed that the vehicle traffic generated by the 247 additional dwellings can be accommodated within the existing highway network. Traffic increases will be negligible in line with DMD Policy 47 and sustainable modes of transport will be promoted in line with London Plan Policy 2.8. A framework travel plan has been prepared in accordance with DMD Policy 48 to address the long-term sustainability of transport choices. As a consequence of the uplift in residential unit numbers and the detailed design of Phase 2A and Phase 4 the parking ratio will be amended from 0.6 to 0.4. Justification has been provided through an updated transport strategy including improved cycling provision, increasing car club numbers and other mitigation measures.
- 9.13 TfL have not raised any significant objection to this application and their detailed comments have been responded to in the Reserved Matter application also before this committee.
- 9.14 As amended by these minor amendments to the original outline consent the Alma Estate Master Plan will continue to deliver the comprehensive regeneration of the Alma Estate. The outdated tower blocks and existing housing stock will be replaced with high quality new homes, shops and community facilities set within an improved environmental setting. The comprehensive landscape strategy allied with new building layouts and improved connectivity with the wider area will provide high quality open space and public realm that will be easily accessible and provide a safe environment.
- 9.15 No new issues have been raised by the minor amendments proposed in this Section 73 application that would prevent the re-issue of the outline consent with the proposed changes to Conditions 2, 3, 7, 8 and 52.

Scope of the proposed variations to Conditions 2, 3, 7,8 and 52

- 9.16 The proposed changes to the conditions are focussed on minor alterations to building heights, with additional minor changes proposed to footprint, distribution and amounts of floorspace of permitted uses within Phase 2A and 4. These proposed changes do not materially change the conclusions of the ES submitted and approved at outline (as evidenced by the ES Addendum) and do not change the main planning considerations in relation to the Alma Estate Master Plan outline application.
- 9.17 The proposed variations are considered to be within the scope of a Section 73 application as the proposed changes are considered minor and not significant in terms of the number, magnitude or scale of changes taking in to account:
- The overall extent of the original outline Master Plan and outline planning consent
 - The context of the development and the fact that it forms part of a major regeneration project
 - The existing buildings extend to 23 storeys and the outline Master Plan permits a range of 2-8 storey on Phase 2A which the proposed changes do not exceed. In relation to Phase 4 the original parameter plans proposed a maximum height of 4 storeys which is exceeded in this proposal with a maximum height of 6 storeys now proposed on the Alma Road frontage.

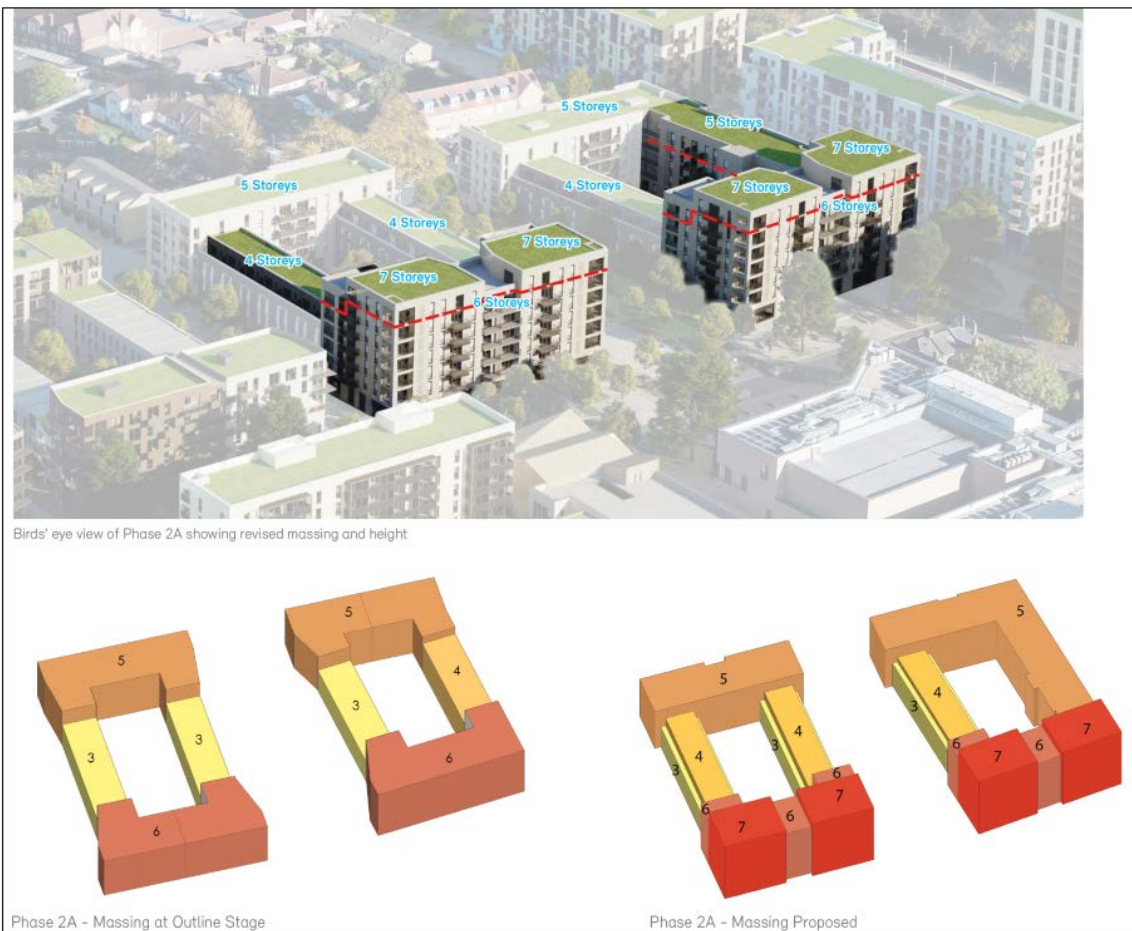
- The proposed changes do not result in any materially detrimental impact visually or an unacceptable impact terms of residential amenity.
- Whilst the proposed changes will result in some different views it is considered that there are not significant environmental impacts resulting from these proposed changes
- No major changes are sought to the approved land uses with the increase in unit numbers of 93 or 9% considered acceptable and not significant in relation to the overall outline application unit numbers.
- The increase in non- residential floorspace of 41m2 will provide additional retail floorspace to meet the day to day needs of local residents. The viability of Ponder End High Street will not be compromised by this small increase.
- The amendments are not contrary to any relevant development plan policy.

9.18 Detail on the proposed changes are set out below.

Building Height Reconfiguration and Daylight and Sunlight Implications

9.19 The approved outline description does not specify storey heights for individual blocks with building heights controlled by the building heights parameter plan. For Phase 2A the approved parameter plan identifies a building height between 2-8 storeys and for Phase 4 a building height of between 3-4 storeys. The height changes contained in this variation are design led seeking to improve the design and to facilitate a minor increase in residential units.

Phase 2A



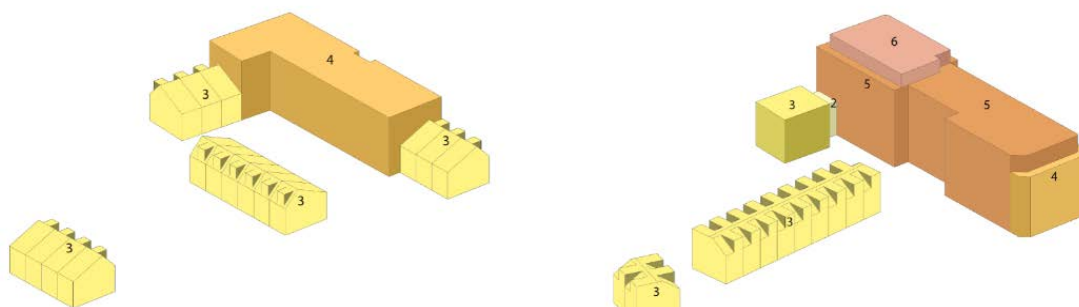
- 9.20 The basic development form of Phase 2A has not changed consisting of two perimeter blocks each containing a courtyard garden with a new public park with play facilities located between the two blocks.
- 9.21 The proposed blocks that line both sides of the park were changed to 4 storey double maisonettes in the 2017 variation from the 3 storey houses proposed in the original outline master plan. This change remains with the currently revised scheme.
- 9.22 Additional building height is introduced along South St, Alma Road and the new street that will run along the western edge of the western perimeter block adjoining the proposed Phase 2B. On South Street the maximum height has increased to 7 storeys at the street corners of each block (from 6 storeys) with a 6-storey block in the middle in order to avoid overshadowing of the courtyard garden. On Alma Road the 4-storey double maisonette block has been replaced by a 5-storey apartment block mirroring the building type in Phase 1A on the other side of Alma Road. On the western edge the 3 storey houses have been replaced by a 4-storey double maisonette block.
- 9.23 The revised building footprints have been slightly increased in order to accommodate more 3-bedroom units as required by LBE current Housing Needs survey. The buildings have been moved slightly westwards by 0.4m to keep a 21m distance from Phase 1A units and to allow the implementation of a new cycle route along Alma Road. Overall 39 additional homes are proposed in Phase 2A in the revised scheme compared to the original Outline Masterplan and 36 additional homes compared to the 2017 Reserved Matter application scheme.

Phase 4

- 9.24 The original master plan proposed 40 private sale homes in a 3 and 4 storey development. The revised scheme has increased the number of new homes to 81, of which 84% will be shared ownership and 16% social rented. The site layout has been revised to produce a better spatial relationship between vehicle access, amenity space and the neighbouring buildings. To accommodate these changes, the proposed maximum building height has been increased from 4 to 6 (6th floor recessed) on Alma Road with the green buffer retained to allow for the replacement of street trees.



Bird's eye view of Phase 4 massing model



- 9.25 The environmental implications of the proposed amendments have been assessed in the submitted ES Addendum. Although the variations to the scheme propose minor changes to the townscape it is considered that these would overall have a positive impact on the appearance of the development.

Daylight and Sunlight

- 9.26 With regard to daylight and sunlight impacts, the previously undertaken analysis both as part of the May 2015 and the October 2017 ES Addendum demonstrated that the proposed development would not materially affect the daylight and sunlight received by the surrounding properties. The ES Addendum accompanying this application investigates the impact of the proposed variation to Phase 2A and Phase 4 in terms of the open courtyard areas, any potential overshadowing of the Phase 1A buildings on Alma Road and on existing dwellings in Alma Road and Scotland Green Road from the proposed Phase 4.
- 9.27 BRE guide "Site Layout Planning for Daylight and Sunlight" includes a criterion with a specific target in relation to the overshadowing of open spaces. This states that to appear adequately sunlit through the year, no more than two fifths and preferably no more than a quarter of any garden or amenity area should be prevented by buildings from receiving any sun at all on 21 March. With regard to the assessment of the open courtyards in Phase 2A, it has been demonstrated that they will receive between 40.2%-43.4% (exceeding the two fifths required by the BRE guidance) for the peak hour on 21 March. (It should be noted that the previously approved scheme delivered a range of 45.1% to 47.5%). During the summer solstice (21 June) when people are more likely to be outside enjoying the sun, both courtyards achieve high levels of

sunlight up to 70-73%. Therefore – although the courtyards will receive marginally less sunlight than in the previously approved scheme – it is considered that the proposed phase 2A development will create reasonably sunlit amenity spaces and courtyards which will meet the BRE recommendations for sunlight levels despite the proposed additional floor of residential accommodation.

- 9.28 The results of the assessment in regard to the impact on Phase 1A buildings reveal that the proposed changes to Phase 2A will result in similar overshadowing patterns to Phase 1A as the previous consented scheme. Overall there will not be a material reduction in daylight amenity to Phase 1A should the additional massing to Phase 2A be implemented. The overall daylight amenity within Phase 1A will remain very good with 93% (this figure was 95% for the previous S73 variation) of main habitable rooms achieving the BRE Average Daylight Factor target value for their room use.
- 9.29 The results of the assessment of Phase 4 in relation to Scotland Green Road and Alma Road reveal that the proposed buildings in Phase 4 will contribute to a minor increase of overshadowing to a small number of existing dwellings on the north side of Alma Road and north side of Scotland Green Road. Analysis of the existing properties on the north side of Scotland Green Road demonstrates that two ground floor windows of the end of terrace property will experience a small loss of daylight for a maximum of two hours a day during the eight-hour daytime period examined. Some properties on the east side of Alma Road (approximately five properties at 17.00 on 21 March and 17.00 on 23 September and two different properties at 17.00 on 21 June) will experience moderate shadow to ground and first floor levels for a maximum of two hours a day during the eight-hour daytime period examined. It should also be noted that the existing building leads to more overshadowing of a different group of terraced houses on Alma Road. In relation to existing dwellings it is concluded that the impact is limited and acceptable as it occurs for a maximum of two hours a day for some parts of the year during the examined eight-hour time period.
- 9.30 Information submitted as part of the Reserved Matter application has confirmed that despite the building height reconfiguration the proposed apartment blocks and house blocks would achieve BRE requirements with regard to daylight and sunlight reception. This aspect is considered in detail in the Reserved Matter report also before the committee.
- 9.31 The building height reconfiguration has been fully considered throughout the pre-application process and is considered acceptable in terms of amenity impacts and is welcomed in terms of urban design.

Changes to Residential Floorspace and Housing Mix

- 9.32 If this S73 variation is approved, the number of units overall across the development will increase by 93 or 9% from 993 to 1,086. This increase in housing numbers has resulted from a re-assessment of the potential of Phase 2A and Phase 4 in the context of the decant and phasing strategy and the desire to provide more affordable tenure units at an earlier stage of the development. The proposed amendments will deliver an increased number of homes across all tenures.
- 9.33 The outline consent secured a minimum of 40% affordable housing provision across the whole development. This was assessed as 399 units of the overall total of 993. Phase 1A delivered 132 affordable units or 57% of that phase. If this S.73 variation is approved the combined total for Phase 1A, Phase 2A, 2Ai and 2Aii and Phase 4 (those

phases completed or with Reserved Matter approval) will be 325 affordable units or 47% affordable housing at this stage of the development.

9.34 Full details of the proposed housing mix in terms of both tenure and bedroom size are contained in the Reserved Matter application also before this committee.

9.35 These changes are not considered material in the context of the outline consent as the uplift in residential unit numbers represents an increase of 9% over the 993 units originally approved. For habitable rooms the increase is from 3,073 to 3,291 a 7% increase.

9.36 The level of affordable housing that the development can deliver is also subject to a Viability Review to determine the proportion of affordable housing to be provided in this Phase as part of the assessment for this application and of the Reserved Matter Application. The proportion of affordable housing proposed has been reviewed through an independent assessment commissioned by the local planning authority. The independent assessment concludes that that Phase 2A and Phase 4 are likely to generate a surplus of approximately £1.3 million. However it is accepted that there is uncertainty in the current climate that could see this surplus eradicated and recommends that that this surplus is retained as a financial buffer to support continued deliver of the scheme with the cumulative effect to be assessed at the next review

Changes to Development Zones

9.37 The proposed alteration to the development zone parameter plan has introduced a 1m deviation zone to all blocks to allow flexibility at the reserved matter stage and the layout of Phase 4 has also been updated to reflect the changes arising through the Reserved Matter application. No other changes to the approved zones are proposed.

9.38 The 1m deviation zone will introduce a limited degree of flexibility at detailed design stage (e.g. to accommodate utilities) and will potentially reduce the need for submission of Section 73 applications for later phases. This is considered a minor material change due to the limited size of the proposed deviation. Sufficient space will still be required between blocks to ensure separation and to provide open space and this will be assessed at the Reserved Matter stage.

Changes to Non-Residential Floorspace

9.39 The proposed increase in A1/A2 retail floorspace of 41m² to 758m². This small increase is not considered significant and will have minimal impact on the overall Master Plan. This increase will not compromise the viability of Ponders End High Street.

Changes to Development Phases

9.40 Phasing is to remain as approved by the previous S73 variation with the layouts updated to reflect the proposed changes to Phase 2A and Phase 4. These are considered to be minor amendments which have arisen through the detailed design.

Changes to Vehicle Access and Parking Ratio

- 9.41 It is proposed to update the Vehicle Access parameter plan to make it consistent with the block layout changes made to the Development Zone plan. The general movement and routes through the site will not change. Layout changes have been made to accord with the building footprint for Phase 4 and includes the re-alignment of the secondary vehicle route. This change is considered necessary to comply with the changes made at the detailed design stage.
- 9.42 As a consequence of the minor uplift in residential units and other design changes the parking ratio will reduce from 0.6 to 0.4 across the development. Condition 52 currently sets a 0.6 parking ratio and therefore it is proposed to amend this condition. Justification for this change is provided through an updated transport strategy including increasing car club spaces from 5 to 7 and the provision of a dedicated cycle route. This cycle route will form part of the Enfield Town to Ponders End route that will be the alternative route to the A110 Southbury Road route from Enfield Town to Edmonton which was part of the Cycle Enfield Mini Holland bid. As agreed with the previous variation, the consultation on implementation of a Controlled Parking Zone has been brought forward to prior to the occupation of Phase 2A, 2Ai and 2Aii. The detail transport and parking proposals are assessed in the Reserved Matter application before the committee tonight but – subject to planning conditions and obligations - the revised proposals are considered acceptable.

Changes to Indicative Master Plan and landscaping plans

- 9.43 The indicative Master Plan, landscaping general arrangement plan and landscape parameter plan are updated to align with the amendments described above to ensure consistency between plans. The type, location and general function of land uses and landscaping has not changed. The updates reflect detailed landscape and play space proposals for Phase 2A and Phase 4.

Open Space/Play Space/Amenity Space

- 9.44 The original outline application assessed the existing quantum of open space (public open spaces, communal gardens, public play and doorstep play) as 15,191 m². The original outline application in 2015 was accompanied by an Open Spaces and Play Strategy which developed the principles of 'Living Streets', 'Greening Alma' and 'Healthy and Active Community' and proposed defined functions for each public space and play provision that corresponded to the then applicable standards. The outline application resulted in a reduction in the total amount of public space to 14,806 m² but this reduction in quantity was considered acceptable as the quality of public spaces and play provision was much improved.
- 9.45 The increased number of residential units (93) proposed in this variation to the outline permission will introduce a greater number of residents to the area and the strategy for open space and play space has been reviewed. The revised open space and play analysis submitted proposes a total of 16,510 m² of open space and play space. This increase is accounted for by a change in the internal courtyards of the Phase 2A blocks from private gardens to communal gardens and changes to the building layout of Phase 4 which has generated a much greater amount of usable public space. If the play space calculator in operation at the time of the original application is applied to these figures Phase 2A exceeds the play standards by 114m² and Phase 4 shows a small deficit of 9 m² with the overall Master Plan area showing a surplus of 261 m². The detail of the play and open space provision for Phase 2A and Phase 4 are assessed in the Reserved Matter application also before the committee tonight.

- 9.46 It should be noted that since the original application was submitted the GLA has introduced a new 2019 Play Calculator and both Phase 2A and Phase 4 (and the overall Master Plan) area fail to meet these new standards. Phase 2A has a deficit of 181 m2 and Phase 4 has a deficit of 100 m2 with the overall Master Plan area showing a deficit of 1,175 m2.
- 9.47 The LBE Park and Open Spaces Strategy (2010-2020) identified public parks as a key area of deficiency in Ponders End. The ward has 1.92Ha of public park access per 1000 population which is below LBE recommended quantity standard of 2.43 Ha per 1,000 population. Although the submitted landscape, open space and play space strategy is supported officers are concerned that public realm improvements should be adequate to support the increase in population that will result from the Alma Regeneration scheme.
- 9.48 As mitigation for the increase in population, S106 obligations are proposed and have been agreed by the applicant towards improvements to the wider public realm and in particular the area adjacent to the new Youth Centre and the Oasis Academy in order to create a cohesive network of public spaces along both sides of South Street and towards Station Square. In addition, a contribution will be made towards improvements in Ponders End Park to reflect increased use from new Alma residents.

Climate Change and Sustainability

- 9.49 The proposals include a range of design measures to reduce energy and resource demand including the provision of a site-specific energy centre and heat network and roof mounted PVs. Opportunities for green roofs have been maximised and green infrastructure in general will be improved. This Section 73 variation proposes a reduction in car parking ratio from 0.6 to 0.4 and includes improvements to cycling infrastructure. These measures will contribute towards reduction in carbon emissions and improvements to air quality. These issues are considered more fully in the Reserved Matter application also before the committee tonight.

Environmental Statement

- 9.50 The original outline planning application was subject to an Environmental Statement and therefore changes to the permission through this application necessitate an addendum to the Environmental Statement to establish if the changes proposed would have any additional or different impacts that need to be considered and/or mitigated.
- 9.51 The Environmental Statement Addendum has concluded that there have been no material changes to the baseline or to policy since the original assessments were conducted within the May 2015 ES and the October 2017 ES Addendum and therefore previous assessments are not materially altered. With the exception of the minor effects on daylight discussed earlier in this report to a small number of houses in Alma Road and Scotland Green Road, the proposed variations do not introduce any new or different significant effects. Six new committed schemes have been identified since the original ES was produced but it is not considered to result in new or different significant effects.
- 9.52 The Environmental Statement Addendum concludes that effects to the environment from the proposed variations are generally consistent with those identified in the 2015 ES and October 2017 Addendum. However, mitigation against potential traffic generation in terms of increased car club and cycling provision and improvements to

the design of the scheme in terms of pedestrian environment (particularly in the South Street area) have been added.

S106 Deed of Variation

- 9.53 A S106 Agreement formed part of the original grant of Outline Permission for the Alma Estate Regeneration – 15/02039/OUT dated 20 June 2017 and a Deed of Variation to the S106 was agreed as part of the S.73 Variation approved in 16 August 2019 (17/04670/VAR).
- 9.54 A Deed of Variation will be required to accompany this Section 73 Permission and to enable any approval for the Phase 2A and Phase 4 Reserved Matters to be released. Discussions with the applicant are ongoing and Heads of Terms have been agreed as set out below. All those additions to the original S106 approved as part of the Deed of Modification to the 16 August 2018 S73 Variation will be carried forward into the new Deed of Variation.

Obligations agreed as part of the S106 dated 20 June 2017 and the Deed of Variation dated 16 August 2018

- Affordable housing (399 units – 200 social rent, 126 intermediate and 73 flexible affordable housing units where the tenure and rent levels are yet to be agreed).
- Viability reassessment – phase by phase and with a requirement for a final viability assessment.
- Business and employment initiatives
- Education contributions in accordance with S106 SPD
- Youth and community centre – a strategy to ensure the on-going provision of community and youth facilities during the construction of the development and details of the specification for the youth and community centre.
- Connection to the Decentralised Energy Network
- Car Club – provision of car club spaces and a car club management plan. .
- Controlled Parking Zone –parking surveys across each phase and following completion of the development, to establish the need for a CPZ. Funding of a CPZ up to a £60,000. It was agreed to bring forward the CPZ as part of the Deed of Variation agreed in August 2018.
- Parking management strategy/delivery and servicing plan
- Travel Plans
- Review of travel plans, parking management strategy and servicing plan
- Highway works
- Signage contribution – vehicle speed activated signage on South Street and Alma Road
- Public Open Space and Public Realm – management strategy
- Sport England Contribution - £278,000 subject to viability
- Healthcare – not to commence development on any subsequent phase until the medical centre in Phase 2 has been constructed to shell and core
- Housing Mix
- Cycling Improvements
- Wayfinding signage – 2 wayfinding signs with directions to Lee Valley Regional Park
- Legal mechanism to tie the Falcon Road Spur application (17/04816/FUL) to the S73 Application (17/04670/VAR)

Obligations under discussion as part of the current S.73 Variation

- An adjustment to affordable housing numbers to reflect the increase in total unit numbers from 993 to 1,086. Should this variation be approved the breakdown of the 1,086 units will comprise 218 social rent, 217 intermediate tenures and 651 private units. This results in 435 (40%) affordable units and 651 (60%) of private units
- Various Highway matters including the confirmation of the bringing forward of the proposed CPZ and detailed issues agreed in relation to the discharge of conditions
- Contribution of £50,000 toward the delivery of improved cycling and walking provision on Nags Head Road and improved links from the Alma Estate to Nags Head Road
- Contribution of £39,000 to deliver a future dedicated cycle path on the western side of Alma Road
- Car club capacity to be increased from 5 to 7 spaces
- Public Realm improvements including high quality landscaping and improved public space. This includes a contribution of £174,000 towards the provision of paving and other improvements to the area in front of the Oasis Academy and Youth Centre.
- Travel Plan provision will be updated to reflect the new approach to larger developments to have a Framework Travel Plan with Phase Travel Plans to follow with appropriately updated monitoring contribution.
- A contribution of £50,000 towards improvements in Ponders End Park to reflect the increase in population and increased usage of the park.

- 9.55 Members are advised that under the terms of the S106, the proportion of affordable housing is controlled by a Phase by Phase viability review. This is assessed in the Reserved Matter application before this Committee.

Community Infrastructure Levy

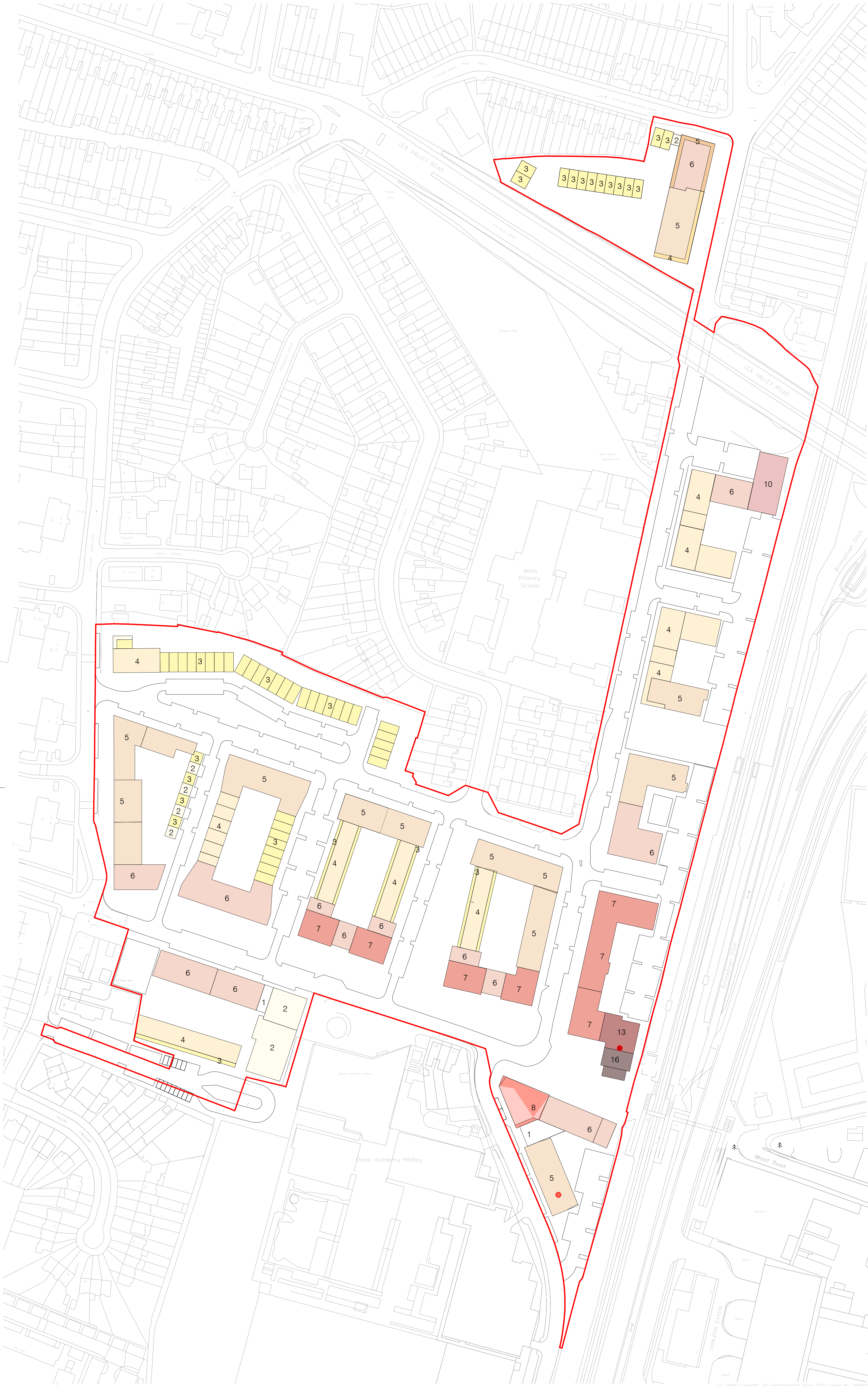
- 9.56 CIL will be payable on this development to fund infrastructure necessary to enable development. Both Enfield CIL and the Mayor of London CIL will be payable and this is assessed as part of the Reserved Matter Application also before the Committee.

10 Conclusion

- 10.1 The principle of the redevelopment of the Alma Estate is well established through the range of Development Plan documents including the London Plan and the Council's Core Strategy and was confirmed by the grant of outline planning consent in June 2017 (15/02039/OUT) and as varied by the Section 73 approved on 16 August 2019 (17/04670/VAR).
- 10.2 This proposed variation takes into account the requirements of government policy and guidance and the relevant policies contained within the Development Plan and is considered to be in general accordance with them. There are no adverse impacts resulting from the proposed scheme that would significantly outweigh the benefits.
- 10.3 Permission is sought through this Section 73 application to vary Condition 2 (approved plans), Condition 3 (phasing plan) Condition 7 (residential units), Condition 8 (non-residential floorspace) and Condition 52 (car parking provision) of outline permission 15/02039/OUT. The changes are focussed on minor changes to unit numbers (9% of

the overall development) from 192 to 228 units in Phase 2A and an increase from 40 to 81 units in Phase 4, building heights have been increased in part of Phase 2A and Phase 4 with the retail element included in Phase 2A increased from 716m² to 758 m². Amendments are proposed to the footprint and layout (particularly to Phase 4) with the vehicle access to Phase 4 amended to align with the new building layout. The car parking ratio has been amended from 0.6 to 0.4.

- 10.4 The proposed variations are considered to be within the scope of a Section 73 as the changes are considered minor material and are not significant in terms of the number, magnitude or scale of changes. The minor amendments proposed by this variation do not materially change the conclusions of the previous grant of planning permission being limited to minor alterations to unit numbers building heights, non-residential floorspace provision, development zones and phasing.
- 10.5 These amendments have been fully discussed with officers throughout the pre-application process and are supported. It is considered that the amendments proposed as a result of detailed work on the associated Reserved Matter application – including consultation with local residents and stakeholders – improve on the original outline consent.
- 10.6 A Deed of Variation to the existing S106 will be necessary and discussions are ongoing with the applicant about the changes to be made.
- 10.7 As a Section 73 application is effectively a new planning permission the original Decision Notice for the outline planning consent (15/02039/OUT) will be revised and reissued. The conditions attached will remain as for the outline consent with amendments to Conditions 2, 3 7, 8 and 52 to reflect the changes proposed under this application. The revised wording of these specific conditions is set out above.



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For setting out and specification of M&E services refer to M&E Consultants documents.

For setting out and specification of structure refer to Structural Engineer's documents.

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Metres 1:1000

N

NUMBER OF STOREYS

1 Storey

2 Storey

3 Storey

4 Storey

5 Storey

6 Storey

7 Storey

8 Storey

10 Storey

13 Storey

16 Storey

— INDICATIVE BUILDING LINE

STOREY HEIGHT

● INDICATIVE FLUE POSITION (normal 3m from roof level)

Maximum Storey Height Residential only

Storey Height	Maximum Height(m)
2 Storey	7.6m
3 Storey	10.9m
4 Storey	14.2m
5 Storey	16.5m
6 Storey	19m
7 Storey	22m
10 Storey	31m

Maximum Storey Height Residential and Non-Residential

Storey Height	Maximum Height(m)
1 Storey	6m
2 Storey	9m
3 Storey	12m
4 Storey	15m
5 Storey	19m
6 Storey	22m
7 Storey	25m
8 Storey	28m
10 Storey	31m
13 Storey	43.5m
16 Storey	54m

Assumptions for storey heights

Residential	- 3m floor to floor. - Block 36 only 3.3m floor to floor.
Retail	- 4.5m floor to floor.
Medical centre	- 4.5m floor to floor.
Energy centre	- 6m floor to floor.
Youth centre	- 4.5m floor to floor plus allowance for 2.5m build-up to Youth Centre hall.

Allowance for roof build-up and parapet minimum 1m to be added.

Reprovision of telecoms to be provided on Landmark building.

Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

(c) WMap Copyright. The GeoInformation Group 2014 Licence No. LAN/M/01/10/09/19		C 1312 10.09.19	Amendments to Phase 2A and 4 layouts	DS	HYT
B 24.10.17	Section 73 Submission	A	17.07.15	DO	LF
-	None changed to Non-Residential Development Use and Building line in Phase 3A adjacent to 47 Scotland Green Road reduced to allow 30 degree sight line			JV	LB
-	May 2019		INITIAL PLANNING ISSUE	JV	LB
rev.	date	description		drawn	audited
drawing status					

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project	Alma Estate Regeneration	job number	18-112 DD	drawn	1: 1000@A1	date created	Sep 17
drawing title	Building Heights	drawing number	560_OUT_PL(00)103	revision			C

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C	20.10.19	Amendments to Phase 2A and 4 beyond	HYT	HYT
A	28.10.17	Section 75 Submission	LD	LD
A	17.07.15	Home changed to Non-Residential Development Use and Building Line in Phase 2A adjacent JV	LD	LD
-	May 2015	1st 47 Standard Green Road reduced to allow 30 degree sight line	JV	LD
-	May 2015	INITIAL PLANNING ISSUE	JV	LD
BY	date	description	drawn	checked
drawing notes				

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project	job number	drawn	scale	date created
Alma Estate Regeneration	18-112 AHM 1 : 1000@A1			May'15
drawing title	drawing number	revision		
Indicative Masterplan	560_OUT_PL(00)003	C		

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C	Updated Planning Revision	15.10.19
B	Updated Planning Revision	03.09.19
A	CG's to Phase 2 Blocks	17.07.15
Rev	Description	Date

Project title
ALMA OPTIMISATION

Drawing title
**ILLUSTRATIVE LANDSCAPE
GENERAL ARRANGEMENT PLAN**

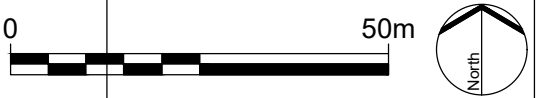
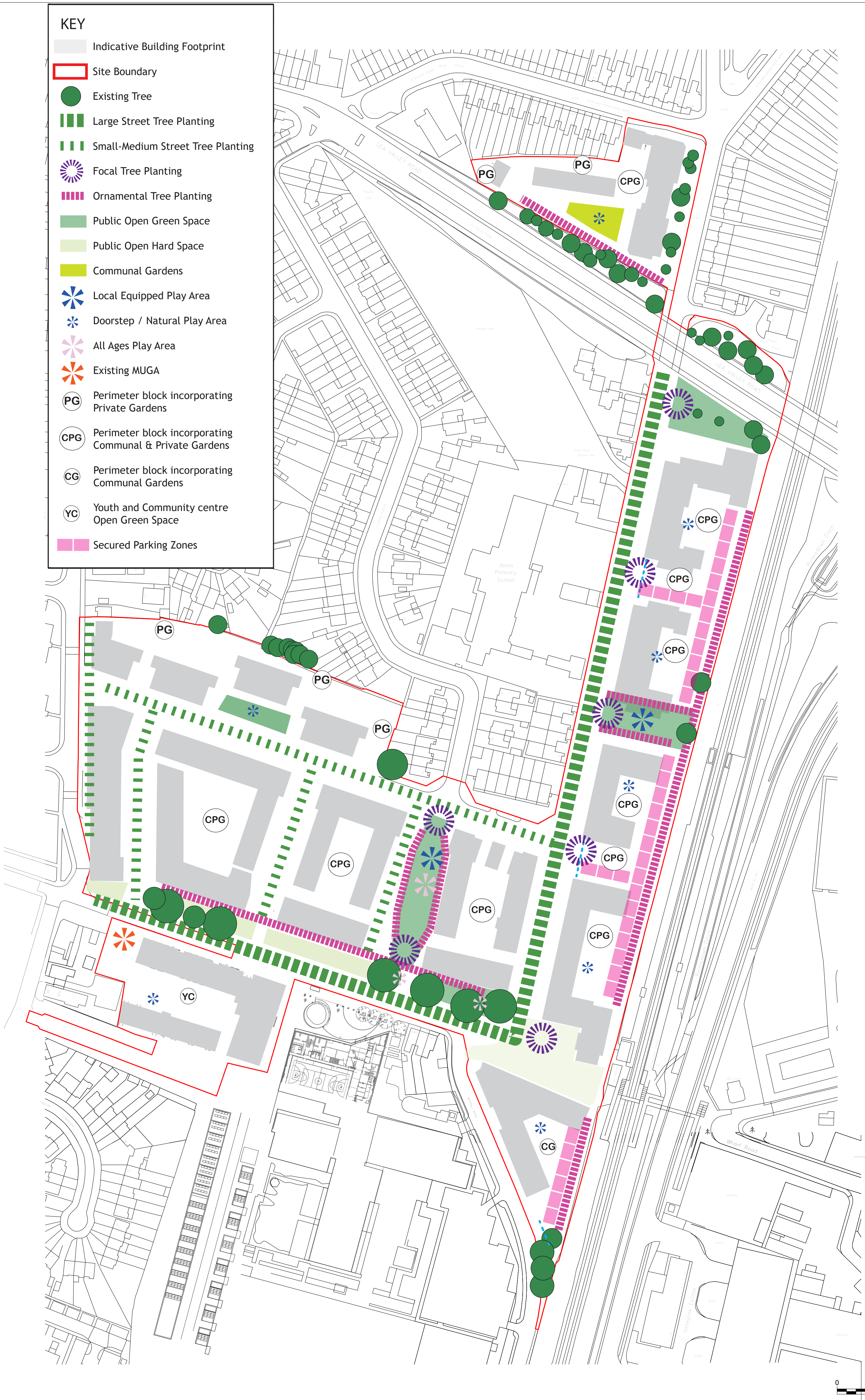
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Status PLANNING
Date 06.05.2015

Drawing number
1405_OUT_PL000

T: 020 7978 2101
Drawn ExA
Checked ExA
Approved ExA

Revision
C

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D	Planning Comments Updates	28.02.2020
C	Updated Planning Revision	15.10.19
B	Updated Planning Revision	14.10.17
A	Secured Parking + CG's + YC	17.07.15
Rev	Description	Date

Project title
ALMA OPTIMISATION

Drawing title
LANDSCAPE PARAMETER PLAN

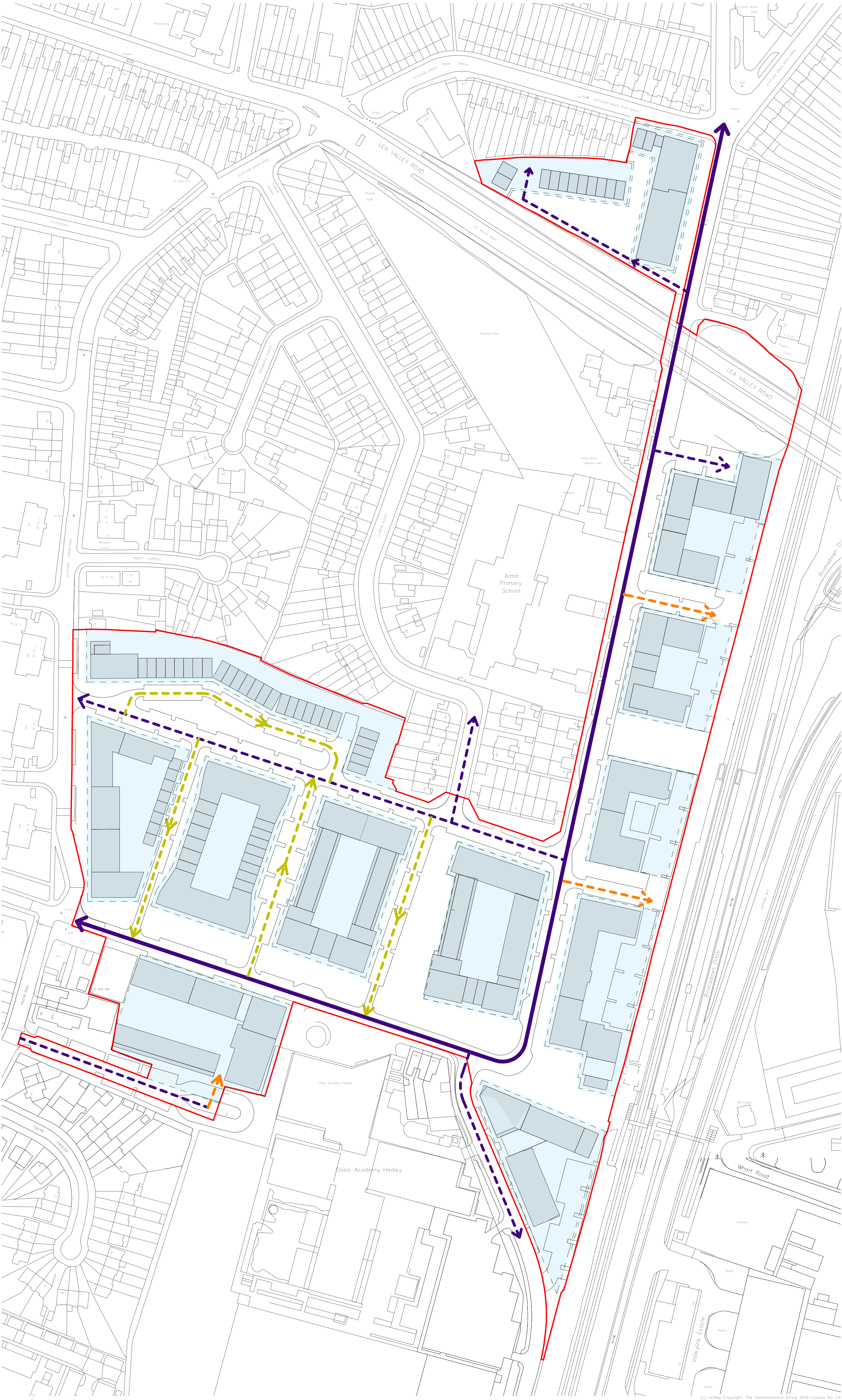
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Scale
Status
Date

London
1:1,000 @ A1
PLANNING
06.06.2015

T: 020 7978 2101
Drawn EXA
Checked EXA
Approved EXA

Drawing number
1405_OUT_PL019

Revision
D



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Metres 1:1000

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VEHICLE ROUTES

- PRIMARY VEHICLE ROUTE
- SECONDARY VEHICLE ROUTE
- ONE WAY ROUTE
- PRIVATE ACCESS ROUTE

C	10.09.19	Amendments to Phase 2A and 4 layouts	DS	HYT
B	24.10.17	Section 73 Submission	DO	LF
A	15.07.15	Development Zones extended to ensure a 2m defensible space. Building line in Phase 3A adjacent to 47 Scotland Green Road reduced to allow 30degree sight line	JV	LB
-	May 2019	INITIAL PLANNING ISSUE	JV	LB
rev.	date	description	drawn	audited
drawing status				

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project	job number	drawn	scale	date created
Alma Estate Regeneration	18-112 DD	1: 1000@A1	Oct '17	
drawing title	drawing number	revision		
Vehicle Access	560_OUT_PL(00)105	C		

PLANNING GRANTED



Mrs Rosie Baker
Terence O' Rourke
Linen Hall
162 - 168 Regent Street
London
Greater London
W1B 5TE
United Kingdom

Please reply to: Ms Sharon Davidson

Email: Development.control@enfield.gov.uk
My ref: 15/02039/OUT
Date: 20 June 2017

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Alma Estate EN3
REFERENCE: 15/02039/OUT
PROPOSAL: Outline planning application for the phased regeneration of the Alma Estate comprising the demolition of Cormorant House, Curlew House, Kestrel House, Merlin House, Silver Birch Court, 1-34 Fairfield Close, 15-107 (odd) 63 (flats 1-9) Alma Road, 7-89 (odd) Napier Road, 5, 7, 9, 21-43 (odd), 45 Scotland Green Road, 98-142 (even), 171a South Street, Ponders End Youth Centre and Welcome Point Community Centre (including 746 residential units, 866sqm of retail shops and other uses with the South Street local parade, 1540sqm of community facilities, and associated works) and the erection of a maximum of 993 residential units, a maximum of 636sqm of flexible retail (A1/A2) floorspace, 150sqm of restaurant/café (A3) floorspace, 2,591sqm of community (D1)/leisure (D2) floorspace (to include 1540sqm for provision of a community centre and youth centre, 80 sqm of flexible A2/B1/D1/D2 floorspace, 439sqm for a gym and minimum of 532sqm to a maximum of 833sqm for a medical centre), retention of existing Multi-Use-Games-Area (MUGA), site wide energy centre, relocation and provision of telecommunications equipment, resited open space and play facilities, landscaping, new access arrangements and highway works, public realm, car parking and associated works (all matters reserved). (An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations)).

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED** subject to the following conditions:-

Ian Davis
Director - Environment
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

Phone: 020 8379 1000
Website: www.enfield.gov.uk

CUSTOMER
SERVICE
EXCELLENCE



The Government Standard

1 No development shall take place on any phase of the development (save for operations consisting of site clearance (excluding demolition of buildings), archaeological investigations, investigations for assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure and the temporary display of site notices or advertisements) unless and until all parties with a legal interest in the land comprising the relevant phase of the development have entered into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) in order to ensure that the planning obligations set out in the overarching agreement made under section 106 of the Town & Country Planning Act 1990 and other powers dated 20th June 2017 subject to which this planning permission has been granted (or any variation thereto) bind the legal interests in that phase of the development site.

Reason: at the time of this permission being granted the applicant did not have sufficient interest in the development site such that the planning obligations in the overarching section 106 agreement would be enforceable against persons deriving title from them. Development must not commence on any phase of the development site until the legal interests in that phase are bound under a section 106 planning obligation.

2 The development hereby permitted shall be carried out in accordance with the approved plans including plans(s) that may have been revised or may be amended necessary to support the reserved matters application(s) required by the various conditions of this permission, as set out in the attached schedule which forms part of this notice (ref. 01 560_OUT_PL(00)001, 02 560_OUT_PL(00)002 Rev A, 03 560_OUT_PL(00)003 Rev A, 04 560_OUT_PL(00)101 Rev A, 05 560_OUT_PL(00)102 Rev B, 06 560_OUT_PL(00)103 Rev A, 07 560_OUT_PL(00)104 Rev B, 08 560_OUT_PL(00)105 Rev A, 1405_OUT_PL000 Rev A, 1405_OUT_PL019 Rev A).

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

3 Unless otherwise agreed in writing or agreed through a reserved matters application submitted pursuant to condition 5 to the Local Planning Authority, the development permitted by this outline planning permission shall take place in accordance with the revised Phasing Plan (ref.05 560_OUT_PL(00)102 Rev B) submitted with the application.

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

4 The development shall be begun not later than three years from the date of this permission or two years from the final approval of the last Reserved Matters application, whichever is the later. The final reserved matters application shall be submitted no later than ten years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

5 Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the Local Planning Authority in writing before any development in that phase is commenced:

- a) layout
- b) scale
- c) appearance
- d) access
- e) landscaping
- f) updated phasing plan (if relevant)

Should Phase 1A development not be carried out in accordance with full planning permission ref: 15/02040/FUL then a reserved matters application in accordance with sub-points A - E shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on that phase.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

6 The details of applications for the approval of any Reserved Matters should be consistent with the revised Design Code and parameter plans (as set out in Condition 2) submitted as part of the outline planning application, and the residential development shall comply with the minimum requirements of the nationally described space standards (or any amended version thereof) unless otherwise agreed in writing with the Local planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning, and to ensure a high quality form of development.

7 The maximum number of residential units on the site shall be restricted to 993 units.

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above quantum of development

8 The non-residential element of the development hereby permitted under this permission shall be provided in accordance with the following schedule unless otherwise agreed in writing through a reserved matters application submitted pursuant to condition 4 (all Gross Internal Area (GIA)):

- o Retail (Use Class A1/A2 - 636 sqm)
- o Restaurant/café (Use Class A3 - 150 sqm)
- o Gym (Use Class D2 - 439 sqm);
- o Community centre (Use Class D1 - 330 sqm);

- o Youth centre (D1 - 1210 sqm);
- o Medical centre (Use Class D1 minimum of 532sqm to maximum of 833sqm)
- o 80 sqm of flexible Use Class A2/B1/D1/D2 floorspace for relocated community / commercial uses;

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above quantum of development.

9 Prior to the commencement of development of each phase of the development, the following details shall be submitted to, and approved in writing by, the Local Planning Authority:

- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (BS 5837, Trees in relation to design, demolition and construction - Recommendations) or general landscape factors) must be shown.
 - b) the details of each tree as required in accordance with BS 5837 in a separate schedule.
 - c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.
 - d) the details of any proposed alterations to the existing ground levels or the position of any proposed excavations either adjacent to (within 5 metres) or within of the Root Protection Area (BS 5837) of any retained* tree, including those on neighbouring ground.
 - e) the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
- In this condition a "retained tree" means an existing tree which is to be retained in accordance with the plan referred to at paragraph (A) above.

Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity and to ensure successful establishment of new planting.

10 Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

11 Prior to the commencement of development on each phase of the development (other than demolition of the existing buildings) as identified by condition 3 samples of the materials to be used in the construction of the external surfaces noted below shall be submitted to, and approved in writing by, the Local Planning Authority:

- a) facing materials
- b) balcony treatment
- c) window details
- d) the ground surfacing
- e) the boundary treatment
- f) external rainwater goods

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: To ensure a satisfactory external appearance.

12 No development shall take place on each phase of the development as identified by condition 3 until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

13 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority. Lighting to all access roads, footpaths and footways should be to minimum standard S2 of BS 5489. The approved external lighting shall be provided before that phase of the development is occupied.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

14 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of any associated communal telecommunications infrastructure and plant shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details approved and maintained as such thereafter.

Reason: To ensure satisfactory appearance and facilitate equitable access to telecommunications services.

15 Any extraction plant, air conditioning units and any other plant or equipment that is required on the exterior of the buildings shall be installed in accordance with details that shall first have been submitted to, and agreed in writing by, the Local Planning Authority. The details shall include: proposals for communal provision of television receiving equipment, wherever possible; siting;

appearance; any arrangements for minimising the visual impact; and any arrangements for mitigating potential noise and vibration.

Reason: To ensure that any plant or equipment that is required on the exterior of the buildings preserves the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2015)

16 Notwithstanding the provisions of Part 16 (Communications) to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and replacing that Order with or without modification, no development that would otherwise be permitted by that part of the Order (or the equivalent provisions of any replacement Order) shall be carried out without planning permission having first been obtained by the Local Planning Authority.

Reason: To ensure that the development preserves the highest standards of architecture and materials in accordance with Policies 7.6 and 7.7 of the London Plan (2015)

17 Unless otherwise agreed in writing through a reserved matters application submitted pursuant to condition 5 to the Local Planning Authority, 90% of residential units shall meet Building Regulation requirement M4(2) accessible and adaptable dwellings and the remaining 10% of units meet Building Regulation requirement M4(3) wheelchair user dwellings.

Reason: To ensure the development adequately engages with the principles of inclusive access.

18 No development shall take place on each phase of the development (other than the demolition of the existing buildings) as identified by condition 3 until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer -term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect the water environment, including groundwater.

19 No occupation of a building in each phase of the development as identified by condition 3 shall take place until a verification report demonstrating completion of works relevant to that building as set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect the water environment, including groundwater.

20 No development shall take place on each phase of the development as identified by condition 3 until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority has been submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the water environment, including groundwater, from pollution and/or further deterioration. The desk study indicates the presence of polluting substances from the previous uses. The site is located within SPZ for public water supplies.

21 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect the water environment, including groundwater.

22 No works shall take place on each phase of the development as identified by condition 3 (other than demolition of the existing buildings) until details of piling or any other foundation designs using penetrative methods have been submitted to and approved in writing by the Local Planning Authority,

demonstrating that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect the water environment, including groundwater

23 Prior to the commencement of development on each phase of the development as identified by condition 3, an Air Quality Dust Management Plan, based upon the air quality dust risk assessment submitted in the environmental statement and written in accordance with the Mayor of London's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction & Demolition' detailing how dust and emissions will be managed during demolition and construction work shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing the Air Quality Dust Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To ensure that the development does not adversely affect air quality.

24 No demolition, construction or maintenance activities audible at the site boundary of any residential dwelling shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday or at any time on Sundays and bank or public holidays without the written approval of the Local Planning Authority, unless the works have been approved in advance under section 61 of the Control of Pollution Act 1974.

Reason: To ensure that the demolition of the existing buildings and the construction and maintenance of the development does not prejudice the amenities of occupiers of nearby premises due to noise pollution.

25 No deliveries of construction and demolition materials shall be taken at or despatched from the site outside the following times 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 Saturdays and at no other time except with the prior written approval of the Local Planning Authority.

Reason: To ensure that the deliveries of construction and demolition materials does not prejudice the amenities of occupiers of nearby premises due to noise pollution.

26 Before any superstructure work is commenced on each phase of the development as identified by condition 3, an acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The report must set out the sound level generated from kitchen extraction systems and any air conditioning or other ventilation systems and state the noise control measures to be employed to ensure the noise from any of the systems does not exceed a level of 10dB(A) below background noise level measured as L A90 15 minutes during operational hours, at the façade of the nearest residential property.

Reason: To ensure the use of the premises does not prejudice the amenities of occupiers of nearby premises due to noise pollution.

27 The development shall be constructed so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am - 11pm in living rooms, bedrooms and dining rooms and 30 dB(A) in bedrooms from 11pm - 7am measured as a LAeq,T. The LAF Max shall not exceed 75dBA 11pm - 7am more than 15 times. A scheme for mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on each phase of the development as identified by condition 2. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences.

Reason: To ensure that the occupiers of the buildings are protected from external noise pollution.

28 A scheme to address impact noise from the use of free weights and weight machines and exercise classes at the gym as well as music shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupation of the gym. The development shall be completed in accordance with the approved details prior to occupation.

Reason: To ensure that the occupiers of the buildings are protected from external noise pollution.

29 Prior to the commencement of development on each phase of the development as identified by condition 3, an acoustic assessment written in line with the latest version of BS5228: Part 1 Code of practice for noise and vibration control on construction and open sites shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall focus on the nearest noise affected residential premises and propose mitigation where required to ensure the LAeq 10-Hour does not exceed 75dBA.

Reason: To ensure the use of the premises does not prejudice the amenities of occupiers of nearby premises due to noise pollution.

30 A) No development other than demolition to existing ground level shall take place on any phase as identified by condition 3 until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme for that phase which has been submitted by the applicant and approved by the Local Planning Authority in writing and a report on that evaluation has been submitted to the Local Planning Authority.
B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development of that phase commences, other than demolition to existing ground level, the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing.
C) No development other than demolition down to existing ground level shall take place for that phase other than that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development of that phase shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured as appropriate.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

Informative: Although a single archaeological condition is being applied to the whole site, development will take place in a phased approach. Written schemes of investigation for each phase will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines and approved by the local authority as appropriate.

31 Applications for approval of Reserved Matters submitted pursuant to this permission relating to layout, scale, appearance and landscaping of the development shall be accompanied by a detailed Ecology and Biodiversity Strategy in accordance with the proposals identified at paragraph 17.6.9 of chapter 17 'Natural Heritage' of the approved Environmental statement. The Ecology and Biodiversity Strategy shall explain:

- a) the incorporation of bird boxes, bat roosts and other wildlife features if appropriate on buildings;
- b) the creation of wildlife habitats within the public realm, integrated into the detailed SUDS designs (i.e. standing and running water, grassland, log piles, green/brown roofs); and
- c) the management arrangements for these features for the first five years.

Reason: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the NPPF, London Plan and local policies.

32 All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

33 Prior to the commencement of each phase of the development (other than demolition of the existing buildings) as identified by condition 3, details of the internal consumption of potable water shall be submitted in writing to the Local Planning Authority. The submitted details will demonstrate

reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 90 litres / person / day for residential and 12.5% reduction for non-residential. A feasibility report should be submitted to demonstrate that 90 litres / person / day for residential and 12.5% reduction for non-residential is not achievable for that phase of the development if that is the case, setting out what level of reduction is achievable. The submitted details / feasibility report for each phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and evidence of this shall be provided through the form of self-certification within 3 months of the first occupation; the water efficient fittings, appliances and recycling systems shall be maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy DMD58 of the Development Management Document, Policy 5.15 of the London Plan.

34 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of a rainwater recycling system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

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

35 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of a phase wide drainage plan based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development shall be submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the National Planning Practice Guidance. The drainage strategy will:

- a) Limit the surface water run-off generated by the development to Greenfield rates during all storm events up to and including the 1 in 100 chance in any year event, taking the effects of climate change into account.
- b) Maximise the use of Sustainable Drainage Systems (SuDS) including green/brown roofs.
- c) Establish design code parameters for above ground surface water management across the development site

The measures shall be fully installed/operational prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority and a continuing

management and maintenance plan put in place to ensure its continued function thereafter over the lifetime of the development.

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

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD59-63, Policies 5.12 & 5.13 of the London Plan and the NPPF.

36 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of the biodiversity (green/brown) roof(s) for that phase shall be submitted and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- a) Biodiversity based with extensive substrate base (depth 80-150mm);
- b) Planted/seeded with an agreed mix of species within the first planting season following practical completion of the building works.

The biodiversity (green/brown) roof shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

37 Before any superstructure work is commenced on each phase of the development as identified by condition 3, a detailed feasibility study for the installation of living walls shall be submitted and approved in writing by the Local Planning Authority. The study shall include a full account of a range of living wall products and types, feasibility tested against the following criteria:

- a) An examination of all building typologies and uses within the stated phases;
- b) Orientation, shading and layout opportunities / constraints including site layout plan identifying individual units for installation;
- c) Contribution to SUDS Strategy;
- d) Thermal and cooling benefits;
- e) Planting schedule to maximise the ecological benefits of the installation commensurate with the opportunities / constraints of the site.

Should, following consideration of the feasibility study, living walls be deemed as feasible by the Local Planning Authority, all living wall installations in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The details submitted shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policies 5.11 & 7.19 of the London Plan.

38 The development shall provide for no less than a 36% reduction on the total CO2 emissions arising from the operation of a development and its services over Part L of Building Regulations 2013 when connected to the Lee Valley Heat Network (LVHN). The development shall be carried out strictly in accordance with the energy statement so approved and maintained as such thereafter. Within 1 month following practical completion of works to each residential phase of the development, a final Energy Performance Certificate and Building Regulations compliance report shall be submitted to an approved in writing by the Local Planning Authority.

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

39 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of the renewable energy technologies for that phase shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a) The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- b) A management plan and maintenance strategy/schedule for the operation of the technologies;
- c) (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary); and,
- d) (if applicable) A noise assessment regarding the operation of the technology.

Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:

- e) A revised scheme of renewable energy provision, which shall provide for no less than 20% onsite CO2 reduction, shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to

sub-points a) to d) above. The final agreed scheme shall be installed and operation prior to the first occupation of the Phase 1 of the development, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with Policy CP20 of the Core Strategy, DMD51-54 of the Development management Document, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

40 Before any superstructure work is commenced on each phase of the development as identified by condition 3, an undertaking to certify the scheme in accordance with one of the following methods for the assessment of the sustainability credentials of the residential development (or an alternative recognised method) shall be submitted to and approved in writing by the Local Planning Authority. Recognised methods include:

- a) Home Quality Mark;
- b) BREEAM;
- c) Buildings for Life;
- d) HQE;
- e) Passivhaus; or
- f) LEED

The details shall include feasibility testing (where applicable), a sustainable design and construction statement outlining how the preferred assessment tool was selected and how the method accords with requirements of the Local Plan and shall target a stated rating across the development equivalent to those required by DMD50.

Reason: In the interest of providing high quality sustainable homes and secure compliance with the Spatial Vision of the Core Strategy, Policy DMD50 of the Development Management Document and the NEEAAP.

41 Prior to the occupation of development within each phase of the development as identified by condition 3, accredited certification under the agreed sustainability assessment method and rating target set by condition 39 above shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of providing high quality sustainable homes and secure compliance with the Spatial Vision of the Core Strategy, Policy DMD50 of the Development Management Document and the NEEAAP

42 Evidence confirming that the non-residential part of the development achieves a BREEAM New Construction 2014 rating (or subsequent equivalent quality assured scheme) of no less than 'Very Good' (with details of where the development could achieve Excellent subject to further feasibility testing) shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

- g) a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage within 3 months of commencement of superstructure works on site during each of relevant the phases identified pursuant to condition 3; and,
- h) a post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted within 6 months of first occupation of the non-residential uses of Phase 1

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council, Policy DMD50 of the Development Management Document, and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan as well as the NPPF.

43 Before any superstructure work is commenced on each phase of the development as identified by condition 3, a Green Procurement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process. The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22 and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

44 Prior to the commencement of development on each phase of the development as identified by condition 3 a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- a. Target benchmarks for resource efficiency set in accordance with best practice
- b. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste
- c. Procedures for minimising hazardous waste
- d. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- e. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill.

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy, Policy DMD57 of the Development Management Document, and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

45 No development of Phase 2A of the planning permission as set out on revised Phasing Plan ref: 05 560_OUT_PL(00)102 Rev B as identified by condition 3 (or as otherwise agreed) shall take place until the applicant has undertaken an air quality impact assessment of the effects of the Combined Heat and Power plant in the Energy Centre on the local air quality levels; the assessment shall be submitted to the Local Planning Authority for approval. Should the assessment show that the plant will have a negative impact upon air quality, mitigation measures shall be implemented. All mitigation measures shall be submitted to the Local Planning Authority for approval as part of the air quality impact assessment; once approved all mitigation measures shall be fully implemented.

Reason: To ensure that the development does not adversely affect air quality

46 Notwithstanding Classes A (including installation / replacement of guttering to a new design or in different materials, the rendering or cladding of a façade), B, C, D, E, F, G and H of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amending Order, no alterations to the building, buildings or extensions to buildings shall be erected or enacted at the proposed single dwelling houses or within their curtilage without the permission in writing of the Local Planning Authority. In the case of the flats no microwave antennas shall be installed without the permission in writing of the Local Planning Authority.

Reason: In order to protect the character and appearance of the subject properties and surrounding area, to protect the amenities of the adjoining properties and to ensure adequate amenity space is provided.

47 Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no change of use of the

approved Use Class A1 / A2 / A3 premises to Use Class B1, C3 or D1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) shall take place unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above uses.

47 The approved Use Class A1 / A2 / A3 premises shall not be open to the public except between the hours of 08.00 to 23.00 Monday to Saturday and between 10.00 and 17.00 hours on Sundays and Bank Holidays. The approved Use Class A1 / A2 / A3 premises shall not be open at any other time except with the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residential occupiers

49 The permitted Community Centre, Medical Centre and Youth Centre shall be used as such and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that order with or without modification).

Reason: For the avoidance of doubt and because the highway and other impacts have been assessed on the basis of the above uses.

50 Before any superstructure work is commenced on each phase of the development as identified by condition 3, details of siting, type and design of plugs, the energy sources and the strategy/management plan of supplying and maintaining the electric vehicle charging points to be provided in accordance with London Plan standards (minimum 20% of spaces to be provided with electric charging points and a further 20% passive provision for electric vehicles in the future) shall be provided to the Local Planning Authority for approval in writing. All electric vehicle charging points shall be installed in accordance with the approved details prior to occupation of any of the units and permanently maintained and retained. Each phase of development shall be accompanied by a plan that identifies those spaces to be fitted with active electric vehicle charging facilities and that shows the infrastructure to be provided to increase provision as set out above. All active electric vehicle charging facilities to be provided within each phase of development shall be provided prior to the occupation of development within the respective phase.

Reason: To ensure that the development complies with the sustainable development policy requirements of the London Plan.

51 No development shall take place on each phase of the development as identified by condition 3 until a Construction Traffic Management Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Plan should include:

a) condition survey of public carriageways and footways in vicinity of the site

- b) routing of demolition and construction vehicles;
- c) access arrangements to the site;
- d) wheel cleaning methodology and facilities
- e) the estimated number and type of vehicles per day/week;
- f) details of any vehicle holding area;
- g) details of the vehicle call up procedure;
- h) details of any changes to on-street waiting and loading restrictions that will be required;
- i) details of measures to protect pedestrians and other highway users from construction activities on the highway;
- j) Coordination with other development projects in the vicinity;
- k) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
- l) Work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- m) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

The development shall be carried out in accordance with the approved Construction Traffic Management Plans.

Reason: To minimise the impact of construction works upon highway safety, congestion and parking availability.

52 Car parking provision within the development shall comply with the following minimum ratios unless otherwise agreed through the approval of details or reserved matters submitted pursuant to conditions of this permission:

Residential (net of visitors and car club) - 0.6 spaces per residential unit, apart from Phase 1A;

Car club - minimum of five dedicated spaces;

Disabled Parking - disabled parking spaces shall be provided at a ratio of 10% of total parking provision.

A schedule of the car parking provision to be made for each phase as set out in condition 2 shall be provided as part of the reserved matters submission for that phase demonstrating how the above ratios are to be complied with.

Reason: To ensure that an appropriate level of car parking is provided to support the development and to safeguard the safety and free flow of traffic on the adjacent highways.

53 Before any superstructure work is commenced on each phase of the development as identified by condition 3 detailed drawings for each phase of the development showing the details of the siting, levels and construction of any access roads, junctions, parking, turning and servicing areas, street lighting and any other highway alterations associated with the development within that phase,

including the submission of Phase 1 and 2 Road Safety Audits, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details before development within that phase is occupied.

Reason: To ensure that the development complies with Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

54 Before any superstructure work is commenced on each phase of the development as identified by condition 3 details showing facilities for the loading, unloading and turning of vehicles clear of the highway within that phase shall be submitted to and approved in writing by the Local Planning Authority. Facilities shall be provided in accordance with the approved details prior to the occupation of the development within the relevant phase and shall be maintained for this purpose.

Reason: In the interests of amenity and highway safety.

55 Before any superstructure work is commenced on each phase of the development as identified by condition 3 as appropriate details of the redundant points of access and reinstatement of footways or verges to make good the footway within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and permanently retained prior to the occupation of the development within the relevant phase and shall be maintained for this purpose.

Reason: In the interests of amenity and highway safety.

56 Before any superstructure work is commenced on each phase of the development as identified by condition 3 details of the siting and design of refuse and recycling facilities in accordance with the London Borough of Enfield - Waste and Recycling Planning Storage Guidance ENV 08/162 to support the level of development proposed within that phase shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

57 Prior to the occupation of development within each phase as identified by condition 3 a Delivery and Servicing Plan for that phase as appropriate shall be submitted to and approved by the Local Planning Authority. The Plan should include:

1. Management of servicing and deliveries to each phase;
2. Vehicle types, expected frequencies, loading / unloading locations, adequacy for each phase;
3. Reconcile peak network periods with typical delivery times;
4. Management measures - booking systems, coordination at point of order, work with suppliers etc.;

5. Use classes utilising and benefitting from the plan;
6. Links to the Travel Plans and Car Park Management Plans;
7. Access routes;
8. Review processes, opportunities for improvement;

The development shall then be carried out in accordance with the approved Full Delivery and Service Plan.

Reason: In order to ensure that deliveries and servicing of the site is managed effectively so as to minimise impact upon the road network and to safeguard the amenities of the occupiers of residential properties and in the interests of road safety.

58 Prior to the occupation of development within each phase of the development as identified by condition 3 a car parking management plan for that phase shall be submitted to and approved by the Local Planning Authority. The Plan should include:

- a) Car park plan with clearly marked out bays;
- b) Contact details (telephone/ email ,name) of a person/company responsible for managing the car park;
- c) Proposed parking controls to keep clear the turning areas for delivery/service vehicles;
- d) Management of the risk of overspill parking;
- e) Visitors parking;
- f) enforcement regime proposed;
- g) details of frequency and strategy of reviewing by an individual/organisation (including contact details);
- h) Maintenance regime for apparatus/furniture -lighting etc.;
- i) Details of parking charges/fees;
- j) Number of 'accessible'/disabled bays, disabled bays distribution and monitoring of take up and how it connects with the Travel Plans;
- k) Proposed type car parking spaces allocation across site (first come first served basis, etc);

Parking spaces shall thereafter be allocated and managed in accordance with the approved plan.

Reason: To ensure an appropriate level of car parking is provided for the relevant units and that this is allocated to be convenient and accessible for future residents and users.

59 Before any superstructure work is commenced on each phase of the development as identified by condition 3 details shall be provided of the traffic calming measures across the site to be provided within that phase designed to limit vehicle speeds to 10mph (excluding Alma Road, Napier Road and South Street). The traffic calming measures shall be provided in accordance with the approved details prior to occupation of the relevant phase of development.

Reason: To minimise vehicle speeds through the site in the interest of safety and amenity of future residents.

60 Development shall not commence on any individual phase of development until such time until details of the siting, type, number, lighting design of secure/covered cycle parking spaces and access locks to the cycle stores have been submitted to and approved in writing by the Local Planning Authority. As a minimum, cycle parking provision should meet the London Plan 2013 standards, with increased provision subject to car parking demand review within car park management plan (condition 58) . The approved details shall thereafter be installed and permanently retained for cycle parking. Cycle parking facilities shall be provided in accordance with the approved details prior to the occupation of the development within the relevant phase.

Reason: To ensure the appropriate level of cycle parking spaces is provided for the relevant units and that this is safe, secure, convenient and accessible for future residents and users

Dated: 20 June 2017

Under the provisions of S106 of the Town and Country Planning Act 1990, this decision is subject to the terms of a LEGAL AGREEMENT DATED 20 June 2017

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
sharon.davidson@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title	Number	Version
Drawing	COVER DRAWINGS	
Drawing	OUTLINE	
Drawing	1405_OUT_PL000	

Drawing	1405_OUT_PL019	
Drawing	1405_OUT_PL020	
Drawing	560_OUT_PL(00)001	A
Drawing	560_OUT_PL(00)002	A
Drawing	560_OUT_PL(00)003	A
Drawing	560_OUT_PL(00)101	B
Drawing	560_OUT_PL(00)102	A
Drawing	560_OUT_PL(00)103	B
Drawing	560_OUT_PL(00)104	A
Drawing	560_OUT_PL(00)105	
Drawing	560_OUT_PL(00)200	
Drawing	560_OUT_PL(00)201	
Drawing	560_OUT_PL(00)202	
Drawing	560_OUT_PL(00)203	
Drawing	560_OUT_PL(00)204	
Drawing	560_OUT_PL(00)205	
Drawing	560_OUT_PL(00)206	
Drawing	560_OUT_PL(00)207	
Drawing	TCP_OUT_PL01	
Drawing	TCP_OUT_PL02	
Drawing	TCP_OUT_PL03	
Drawing	TCP_OUT_PL04	
Drawing	TCP_OUT_PL05	
Drawing	TCP_OUT_PL06	
Drawing	1405_OUT_PL020	
Drawing	ARCHITECT DRAWINGS	
Supporting Information	SCHEDULE	
Supporting Information	LANDSCAPE DRAWINGS	Pollard Thomas Edwards
Supporting Information	SCHEDULE	Pollard Thomas Edwards
Supporting Information	DAS PARTS 1TO13	Pollard Thomas Edwards
Supporting Information	LETTER 200715 PTE	Peter Brett
	LETTER 070815 PTE	
	LETTER 110815 PTE	
	NOTES 170815 PBA	

Additional Information

Notes

1. In accordance with the Town and Country (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, any conditions attached to this permission that

require discharge by the Local Planning Authority will be **subject to a fee**. A schedule of fees charged is available on the Planning page of the Council's website at:

http://www.enfield.gov.uk/downloads/download/459/planning_fees_and_charges

2. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.
3. This decision does not purport to convey any approval or consent which may be required under any bye-laws or under any enactment other than the Town and Country Planning Act 1990.
4. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at www.enfield.gov.uk or by emailing Building Control at building.control@enfield.gov.uk.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at development.control@enfield.gov.uk.**

2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - ☐ **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - ☐ **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.