

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 24 November 2020

Report of:
Head of Planning

Contact Officer:
Andy Higham
David Gittens
Lap Pan Chong 020 8132 1920

Ward:
Cockfosters

Application Number: 20/02112/FUL

Category: Minor Dwellings.

LOCATION: 39A Camlet Way, Barnet, EN4 0LJ

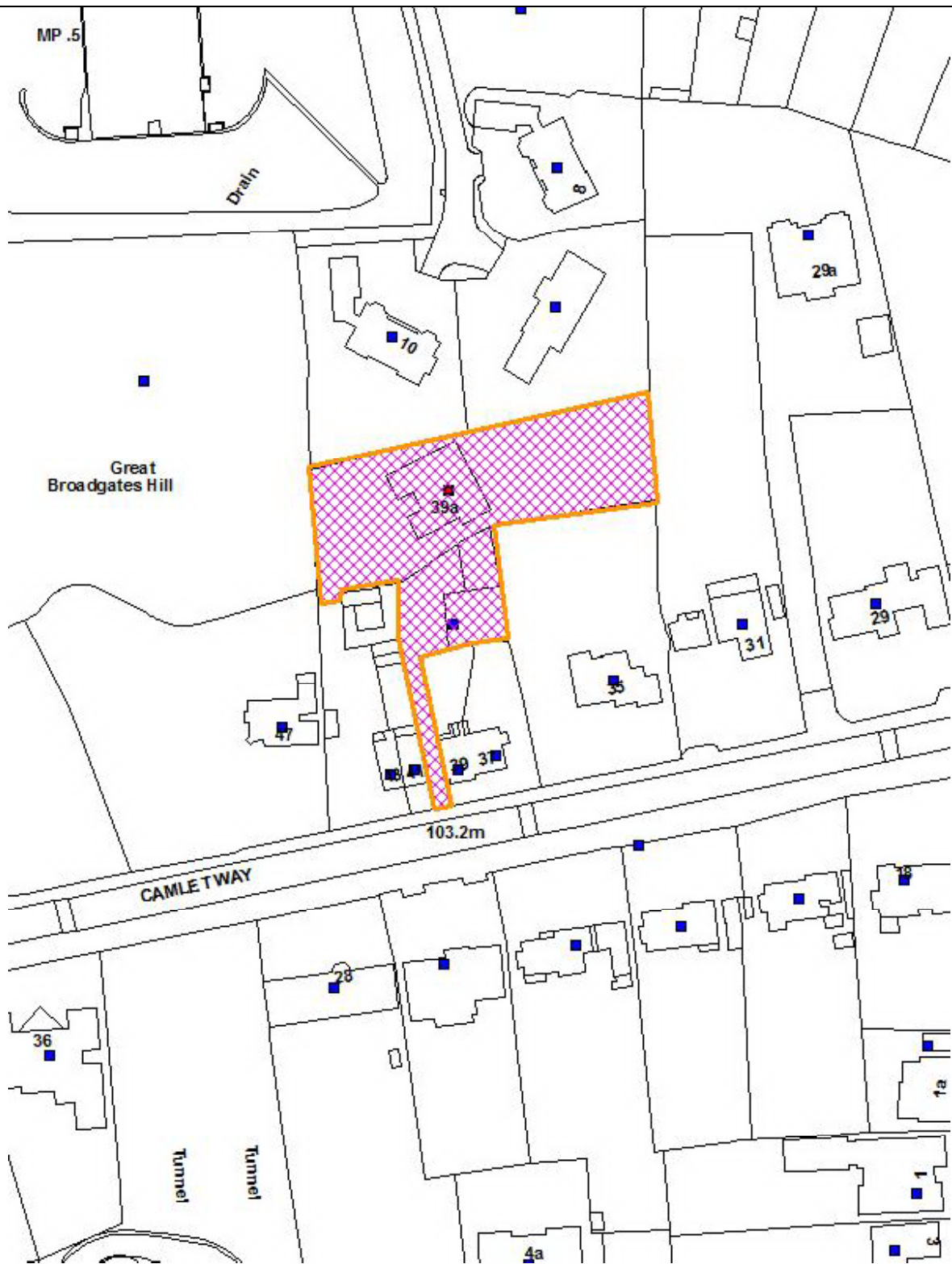
PROPOSAL: Redevelopment of site and erection of 4 x single family dwellings with basement level accommodation together associated parking and refuse and recycling.

Applicant Name & Address:
Hero
Camlet Villa Developments LLP
166 College Way
HA11RA

Agent Name & Address:
Mr Alan Cox
Alan Cox Associates
224a High Street
Barnet
EN5 5SZ
United Kingdom

RECOMMENDATION: That the Head of Development Management/the Planning Decisions Manager be authorised to **GRANT PLANNING PERMISSION** subject to planning conditions.

Ref: 20/02112/FUL LOCATION: 39A Camlet Way, Barnet, EN4 0LJ,



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Scale 1:1250

North



1. Note for Members

- 1.1 Although a planning application of this scale would normally be determined by officers under delegated authority, the application is been reported to the Planning Committee for determination at the request of Councillor Alessandro Georgiou.

2. Recommendation

- 2.1. That the Head of Development Management/the Planning Decisions Manager be authorised to GRANT PLANNING PERMISSION subject to the following planning conditions:

1. Time limit

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

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

2. Accordance with plans

Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans:

479318-10

479318-11

479318-12 Rev A

479318-13 Rev A

479318-14 Rev B

479318-15 Rev A

479318-16 Rev A

479318-17

Planning / Design and Access/ Sustainability Statement dated 07/20

Daylight and sunlight assessment (P115035-1001 Issue:1 dated 23 June 2020)

Energy Statement dated 14/07/2019

Bat Emergence and Re-entry Surveys dated 07/08/19

Sustainable Drainage Strategy (REF:19064/SUDs_R01/RS REV P2 2020.07.08)

Tree survey schedule

Phase II Arboricultural Impact Assessment (Ref: 101 131 Updated 17/09/2019 and received on 10/12/2020)

Tree Protection Plan dated 10/12/2020

Tree Constraints Plan dated 7/3/2018

GUA-Dr-L-001 Revision P03

Supplementary information – Mock-up view from first floor window of Plot 2

Indicative details of bricks

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

3. Windows

The glazing to be installed in the first-floor eastern, southern and western elevations (except the recessed window to master bedroom in the western elevation) of the new building of Plot 1, the first-floor northern elevation of new building of Plot 2, and first-floor eastern elevations of new buildings of Plots 3 and 4 shall be obscured to level 3 or above of the Pilkington Obscuration Scale and fixed shut to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

4. No additional fenestration

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

5. Details of all materials

Prior to the commencement of development, details of all materials to be used on all external finishes, 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 a satisfactory external appearance.

6. Roof Not be Used as Balcony/Terrace

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be for the purposes of the maintenance of the property or means of emergency escape.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

7. Tree protection

The development shall be carried out in accordance with the approved Tree Protection Plan dated 10/12/2020 and method statement contained within the submitted Phase II Arboricultural Impact Assessment (Ref: 101 131 Updated 17/09/2019 and received on 10/12/2020)

Reason: To protect the retained trees on site in accordance with DMD80

8. Landscaping

The site shall be landscaped in accordance with the approved landscaping drawing (ref: GUA-Dr-L-001 Revision P03) including the provision of at least 5 new trees on site in the first planting season after completion or occupation of the development whichever is the sooner.

The landscaping and tree planting shall be carried out and maintained in accordance with the approved Phase II Arboricultural Impact Assessment (Ref: 101 131 Updated 17/09/2019 and received on 10/12/2020)

Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: In the interests of visual amenity and to enhance the ecological value of the site in accordance with DMD79 and 80.

9. Green roof

- a) Details of the proposed green roofs shall be provided to the Local Planning Authority for approval in writing have been provided to the Local Planning Authority for approval in writing demonstrating the feasibility or otherwise of providing a biodiverse green roof. The submitted detail shall include location, design, substrate (extensive substrate base with a minimum depth 80- 150mm), vegetation mix and density, and a cross-section of all the proposed roofs. The green roofs 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.
- b) The biodiverse green roofs shall be implemented in accordance with the approved details prior to first occupation and maintained as such thereafter. Photographic evidence of installation is to be submitted to the Council.

Reason: To assist in flood attenuation and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with adopted Policy.

10. Method of enclosure

Prior to the commencement of above ground works, details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied and shall be retained thereafter.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety

11. Refuse storage

Prior to the commencement of above ground works, details of the siting and design of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield - Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied.

The facilities shall thereafter be retained within the approved areas except on collection day.

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

12. Cycle Parking

No above ground works shall commence until the details and design of secure and fully enclosed cycle parking has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied, and the facility retained for the life of the buildings.

Reason: To ensure the provision of cycle parking in accordance with Policies 6.9 and 6.13 of the London Plan (2016) and the Council's adopted standards.

13. Revised Sustainable Drainage Strategy

The development shall not commence until a Revised Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the disposal of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and should be in line with our DMD Policy SuDS Requirements:

- a) Shall be designed to a 1 in 1 and 1 in 100 year storm event with the allowance for climate change
- b) Follow the SuDS management train and London Plan Drainage Hierarchy by providing a number of treatment phases corresponding to their pollution potential
- c) Should maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value
- d) The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- e) Clear ownership, management and maintenance arrangements must be established
- f) The details submitted shall include levels, sizing, cross sections and specifications for all drainage features

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policies 5.12 & 5.13 of the London Plan (2016), Policy CP28 of the Core Strategy (2010), DMD Policy 61 (2014), and the NPPF (2019) and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

14. Groundwater Flood Risk Assessment

Prior to the commencement of any construction work, details of the groundwater level shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Photos and a level to the depth of the groundwater table
- b) Measurement from the invert of proposed basement to the water table

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional

throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

15. SUDs Verification report

Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include: As built drawings of the sustainable drainage systems including level information (if appropriate) Photographs of the completed sustainable drainage systems Any relevant certificates from manufacturers/ suppliers of any drainage features A confirmation statement of the above signed by a chartered engineer (or similar)

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policies 5.12 & 5.13 of the London Plan (2016), Policy CP28 of the Core Strategy (2010), DMD 61 (2014) and the NPPF (2019).

16. Biodiversity enhancement

a) Prior to commencement of above ground works, details of the number, siting and specification of bat bricks/tiles designed into and around each new buildings and trees under the supervision of a suitably qualified ecologist shall be submitted to the Local Planning Authority for approval in writing.

b) Confirmation of installation, prior to first occupation, together with accompanying photographic evidence shall be submitted to the Local Planning Authority. The installation shall be retained for the life of the buildings.

Reason: To enhance the site post development in line with Core Policy 36 by providing suitable nesting features for birds and bats.

17. Carbon emission targets and water efficiency

The development hereby permitted shall be carried out strictly in accordance with the energy saving and water efficiency measures identified in the submitted Energy Statement dated 14/07/2019. The energy saving and water efficiency measures shall be maintained for the life of the buildings.

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 Policies 5.2 and 5.15 of the London Plan (2016), Policies CP20 and CP21 of the Core Strategy (2010) and DMD 51 of the Enfield Development Management Document (2014).

18. Energy Certificates

Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority.

Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy 5.2 the London Plan (2016), CP 20 of the Enfield Core Strategy and DMD 51 of the Enfield Development Management Document (2014).

19. Considerate Constructors

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

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

20. Construction Management Plan (CMP)

The development shall not commence until a construction management plan has been submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:

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

The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

21. Site Waste Management Plan

Notwithstanding the approved documents, the development shall not commence until a revised Site Waste Management Plan has been 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 and strategic targets set by Policy DMD57 of the Development Management Document and Policies 5.17, 5.18, 5.19, 5.20 of the London Plan.

22. Clearance of vegetation during bird nesting

All areas of trees, 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: Nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended), this condition will ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy

23. Vehicular Parking Compliance

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

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

24. Removal of Permitted Development Rights

Notwithstanding the provisions of classes A, B and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any amending Order), no buildings or extensions to the existing and new buildings hereby approved shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of residential amenity and to prevent the overdevelopment of the site.

3. Executive Summary

3.1 Planning permission (ref: 19/02830/FUL) was granted by the Planning Committee for demolition of existing 1no. 4-bedroom dwelling (C3) and erection of 4no. 4-bedroom (8 person) houses with basement level accommodation and associated works on 18 October 2019. On this basis, the principle of redevelopment of the subject site into 4 new dwellings has been established. The current application involves the following major changes from the original permission (ref: 19/02830/FUL).

- Increased the scale of the proposed dwellings of Plots 1 and 2 at ground floor and first floor levels and omitted the proposed basements.
- The traditional design with pitched roof gables has been replaced with a more contemporary design with flat roofs.
- Increased the extent of green roof from 270sqm to 438sqm
- Introduced new fenestration
- Introduced covered car ports for each house
- Increased the number of replacement trees while maintaining the number of existing trees to be removed

3.2 With reference to these changes, and having regard to the extant planning permission granted and adopted / emerging development plan it is considered the proposed development would remain acceptable

4. Site and Surroundings

4.1 The application site is an irregular shaped site fronting the northern side of Camlet Way. The site is accessed from Camlet Way by a single-lane existing private laneway (32.4m in length) located between 39 and 41 Camlet Way. The site has quite heavy foliage throughout however the site is not subject to any Tree Preservation Orders.

4.2 The site as existing, hosts a two-storey (4-bed) dwelling within the central northern part of the site, which is proposed to be demolished. There are limited public views into the site as it is set-back from Camlet Way and the northern part of the site is located behind the existing neighbouring dwellings fronting the northern side of Camlet Way.

4.3 The area is an established suburban residential area. The surrounding built context is varied in its age, scale and appearance. The northern site boundary is 45.6m south of the southern boundary of the Hadley Wood designated Conservation Area. The proposed development would not affect any statutory listed buildings.

4.4 To the north, Nos. 9 and 10 Alderwood Mews are two-storey detached properties which are sited at a lower ground level.

4.5 To the south and south-west, Nos 37 and 39, and Nos 41 and 43 Camlet Way are two pairs of two storey semi-detached properties. No. 35 Camlet Way hosts a re-developed flatted development, granted planning permission in 2015, which is currently under construction.

4.6 The application site abuts the rear gardens of 31 Camlet Way and 45 to the east and the west respectively.

- 4.7 Two existing vehicle garages are located outside of the application site outlined in red which can only be accessed by the lane which serves the site. These garages are understood to be owned by the owners of existing dwellings fronting Camlet Way, south of the application site. These garages are to be retained and would not be affected by the development.

5. Proposal

- 5.1 The development proposes 4no. dwellings of a contemporary appearance over 2-storeys (Plots 1 and 2) and three storeys (Plots 3 and 4) integrating basement, ground and first floor level accommodation.
- 5.2 The following are the main changes from the previously approved scheme (ref: 19/02830/FUL):

- An increase in the scale of the proposed main buildings of Plots 1 and 2 at ground floor and first floor levels and the omission of the proposed basements.

Plot	Level	Approved scheme		Proposed scheme	
		Width	Depth	Width	Depth
1	Ground floor	9.6m-11.85m	10.8m	12-14m	13.3m
	First floor	9.7m	4.6m	13.2m	8.6m
2	Ground floor	6.7m-10.9m	9.2m-10.6m	12-15m	10.9m
	First floor	4.9	8.2m	10.5m- 11.5m	10.7m

- The traditional design with pitched gables has been replaced with a more contemporary design with flat roofs.
 - The extent of green roofs has been increased from 270sqm to 438sqm
 - New fenestration introduced
 - Covered car ports with green roofs for each house introduced
 - An increase in the number of replacement trees (there is no change in the number of trees to be removed)
- 5.3 During the course of this application, the applicant has also submitted the following clarification and revised the scheme to address the issues raised by officers and in response to the representations received.
- Preliminary details of mortar
 - Landscape masterplan
 - Mock-up view towards Alderwood 9 and 10 from the first floor east-facing bedroom window of Plot 2
 - Added brick details to the ground floor areas and the entrance areas.
 - Revised design of the main entrance doors
 - Detailed drawings showing the proposed window reveal depths
 - Increased the number of replacement trees
- 5.4 With regards to plot 3 and 4, the proposals are mostly unchanged from the previously approved scheme other than the change of the roof of the first floor element to a flat roof, and the introduction of a green deck/canopy to cover the car parking spaces.

6. Relevant Planning History

Application site

Reference – 19/02830/FUL

Demolition of existing 1no. 4-bedroom dwelling (C3) and erection of 4no. 4-bedroom (8 person) houses with basement level accommodation and associated works

Decision Level – Planning Committee

Decision Type – Granted with Conditions

Decision Date – 18.10.2019

Reference – 18/03224/PREAPP

Development Description – Proposed redevelopment of site and erection of 4 x residential units.

Decision Type – Officer Level Advice Provided

Reference – 17/04406/FUL

Development Description – Redevelopment of site and erection of 2 x 3 bed single family dwellings and a block of 4 self contained flats comprising 4 x 3 bed with associated parking and landscaping.

Decision Level – Delegated

Decision Type – Refused

Decision Date – 18.12.2017

Reference – 16/00877/FUL

Development Description - Redevelopment of site and erection of 2 detached 5 bed single family dwellings together with garage and raised terraces.

Decision Level – Delegated

Decision Type - Refused

Decision Date – 19.05.2016

31 Camlet Way

Reference – 17/02071/FUL

Development Description – Redevelopment of site by the erection of a detached 2-storey, 6-bed dwelling house including rooms in roof, basement level with incorporating swimming pool, garage at front and associated landscaping.

Decision Level – Delegated

Decision Date – 10.07.2017

35 Camlet Way

Reference – 16/05740/FUL

Development Description – Minor material amendment to 14/02622/FUL to allow increase in building height by 700mm, increase of parking spaces, alterations to size of ground floor apartments, elevations to include feature windows, brick quoin and stone copping details, glazed balconies, removal of railings to side elevation, rooflights to replace dormer windows to side together with alterations to fenestration and other associated works.

Decision Level – Delegated

Decision Type – Granted

Decision Date – 07.02.2017

Reference – 16/00201/FUL

Development Description – Minor Material amendment to 14/02622/FUL to allow increase in building height by 700mm, increase in parking spaces and loss of residential floor space on basement level, amendments to size of ground floor apartments, alterations to elevations to include additional feature windows on gables, brick Quoin and stone coping details, railing on balconies replaced with glazing, brick/stone detailing on entrance to replace railings, splayed window detailing, railings removed on side elevation, insertion of 4 windows to side elevation, rooflights to replace dormer windows on side elevation, glass lantern added on roof to hide lift overhang, amended dormer detail, window proportions, front door detail to include double doors and chimney design.

Decision Level – Delegated

Decision Type – Granted

Decision Date – 13.04.2016

Reference – 14/02622/FUL

Development Description – Redevelopment of the site to provide 8 residential apartments (Class C3)

Decision Level – Granted

Decision Type – Delegated

Decision Date – 27.03.2015

7. Consultation

Public

7.1 Consultation letters have been sent to 24 neighbouring and nearby residential properties (consultation period ended 13.09.2019). At the time of writing the report, five objections were received from residents. A summary of the comments made within representations received is below:

- Inadequate access arrangement;
- Increase in traffic;
- Insufficient vehicular parking;
- Refuse collection;
- Out of character with surrounding dwellings;
- Overdevelopment of site;
- Topography of site;
- Excessive scale/massing
- More open space needed on development
- Loss of privacy;
- Lack of tree screening between shared boundary; 39A and 31 Camlet Way;
- Proximity to northern boundary; shared with no's. 9 and 10 Alterwood Mews;
- Increase in flood risk;
- Creation of car ports;
- Noise impact of intensified use;
- Request for fence-topper (0.75-1m) on the dividing wall between Alderwood and the subject site
- Impact to trees

Statutory and Non-Statutory Consultees:

- 7.2 Transportation: No objection. Comments integrated into body of report.
- 7.3 SUDS – No objection subject to appropriate conditioning requiring ground water flood risk assessment.

8. Relevant Policies

8.1 Draft New London Plan (2019)

- 8.2 A new draft London Plan was published 29 November 2017 for consultation purposes with consultation ending 2 March 2018. The current 2016 consolidated London Plan is still the adopted Development Plan for Greater London, but the Draft New London Plan is now a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It was anticipated that the adoption/publication of the final London Plan would have been in March 2020, and as such its weight, as a material consideration, is increasing.

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.

Policy GG1 – Building Strong and Inclusive Communities

Policy GG2 – Making the Best Use of Land

Policy GG3 – Creating a Healthy City

Policy D1 – London’s Form, Character and Capacity for Growth

Policy D4 – Delivering Good Design

Policy D5 – Inclusive Design

Policy D12 – Fire Safety

Policy D14 – Noise

Policy G6 – Biodiversity and Access to Nature

Policy S11 – Improving Air Quality

Policy S12 – Minimising Greenhouse Emissions

Policy S14 – Managing Heat Risk

Policy S112 – Flood Risk Management

Policy S113 – Sustainable Drainage

Policy T4 – Assessing and Mitigating Transport Impacts

Policy T5 – Cycling

Policy T6 – Car Parking

Policy T7 – Deliveries, Servicing and Construction

Policy DF1 – Delivery of the Plan and Planning Obligations

8.3 London Plan (2016)

Policy 3.3 - Increasing housing supply

Policy 3.4 - Optimising housing potential

Policy 3.5 - Quality and design of housing developments

Policy 3.8 - Housing choice

Policy 3.9 - Mixed and balanced communities

Policy 3.14 - Existing Housing Stock

Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.13 - Sustainable drainage
Policy 5.14 - Water quality and wastewater infrastructure
Policy 5.15 – Water Use and Supplies
Policy 6.3 - Assessing the effects of development on transport capacity
Policy 6.9 - Cycling
Policy 6.12 - Road network capacity
Policy 6.13 – Parking
Policy 7.1 – Lifetime neighbourhoods
Policy 7.3 – Designing out crime
Policy 7.4 - Local Character
Policy 7.5 – Public Realm
Policy 7.6 – Architecture
Policy 7.19 – Biodiversity and access to nature
Policy 7.21 – Trees and woodland
Policy 8.3 – Community infrastructure levy

8.4 Core Strategy

CP2 - Housing supply and locations for new homes
CP4 - Housing quality
CP5 - Housing types
CP20 - Sustainable energy use and energy infrastructure
CP21 - Delivering sustainable water supply, drainage and sewerage infrastructure
CP22 - Delivering sustainable waste management
CP25 - Pedestrians and cyclists
CP28 - Managing flood risk through development
CP30 - Maintaining and improving the quality of the built and open environment
CP32 - Pollution
CP36 - Biodiversity

8.5 Development Management Document

DMD3 - Providing a Mix of Different Sized Homes
DMD6 – Residential Character
DMD7 - Development of Garden Land
DMD8 – General Standards for New Residential Development
DMD9 – Amenity Space
DMD10 – Distancing
DMD 37 -Achieving high quality and design-led development
DMD38 – Design Process
DMD45 – Parking Standards and Layout
DMD49 – Sustainable Design and Construction Statements
DMD50 – Environmental Assessment Methods
DMD51 – Energy Efficiency Standards
DMD53 – Low and Zero Carbon Technology
DMD55 – Use of Roof Space/Vertical Surfaces
DMD58 – Water Efficiency
DMD59 – Avoiding and Reducing Flood Risk
DMD61 – Managing Surface Water
DMD81 – Landscaping

8.6 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidelines (NPPG)
- Strategic Housing Market Assessment (2015)
- Enfield Characterisation Study 2011
- Technical Housing Standards
- Nationally Described Space Standards
- London Housing SPG
- Strategic Housing Market Assessment (SHMA) (2015)
- Enfield's Characterisation Study
- Intend to Publish London Plan 2019

9. **Assessment**

9.1 The impacts of the redevelopment of the subject site into four dwellings have been established to be acceptable in the previously approved scheme (ref: 19/02830/FUL). With regard to the changes, the main issues associated with the revised proposal in this application are the following:

- Character and Appearance of the Area
- Residential Amenity
- Quality of Accommodation
- Sustainable Drainage
- Trees and Landscaping
- Sustainable Design and Construction

Principle of Development

9.2 The previous planning permission (ref: 19/02830/FUL) has already established the principle of redevelopment of the subject site to provide four individual houses.

Dwelling Mix

9.3 The development defines minor development and proposes to replace 1no. existing family sized dwelling (defined as 3+ bedrooms) with 4no. 4-bedroom (8-person) dwellings. The dwelling mix is considered acceptable and adequately compliant with the spirit of relevant London and Local Plan policy objectives.

Character and Appearance of Surrounding Area

9.4 Many of the representations received objected to the design of the development on the following grounds:

- Out of character with surrounding dwellings;
- Overdevelopment of site; and
- Excessive scale/massing.

9.5 The application proposes the demolition of the existing dwelling and construction of 3no. buildings - 2no. detached dwellings (Plots 1 and 2) and 1no. semi-detached pair (Plot 3 and 4); 4no dwellings in total.

9.6 Whilst the surrounding area is suburban and residential in its character, no prevailing characteristics in terms of design or scale, particularly when

considering the approved more contemporary development at both 31 and 35 Camlet Way in close vicinity. Generally, development is linear i.e. fronting Camlet Way. However, this pattern is not regimented given the existing garden land development on site.

- 9.7 Despite the increase in scale of the proposed buildings on Plots 1 and 2 at both ground and first floor levels, given the proposed layout and staggered form, it is considered there would be sufficient spacing at first floor levels between the houses on the site, to the site boundaries and to the houses surrounding the site. The proposed development therefore would not appear cramped on the application site.
- 9.8 The low-rise nature of the proposed development is sensitive to the topography of site and the surrounding area (impact to neighbouring residential amenity assessed within relevant section of report). Also public views of the site are very limited, noting the long access lane separating the site from Camlet Way.
- 9.9 The proposed flat roof design across the whole scheme would form a coherent design response and officers including urban design, are supportive of the contemporary and simplistic approach to design. The proposed covered car ports will be single storey and feature green roofs.
- 9.10 With regards to materials, a natural palette is proposed with white/grey brick on all elevations, which would be sympathetic to the white painted bricks of the house at No.41 adjacent to the front access to the subject site. Green roofs are proposed on all of the flat, first floor roofs and on the roofs of the car ports. During the course of this application, the applicant has also added brick details to the ground floor areas and the entrance areas, and revised design of the main entrance doors.
- 9.11 The current scheme is also materially different and has a smaller scale than the previously refused applications.
- 9.12 The refused application 16/00877/FUL proposed 2no. large detached dwellings of a maximum height of approximately 9.3m to be located within the central part of the site; with *plot 2* being close to the northern boundary of the application site. The refused dwellings, by reason of their scaling and massing were concluded to result in demonstrable harm to the open, spacious and suburban character and appearance of the site and area.
- 9.13 The refused application 17/04406/FUL proposed the erection of 3no. buildings comprising 2no. detached dwellings and a building accommodating 4no. (3-bedroom) flats. The siting and overall scale and bulk are materially different from the current scheme.
- 9.14 For reasons outlined, development is not considered to be at odds with the character of the surrounding area compliant with the outlined relevant policy framework. The proposed scale and design of development are considered acceptable and would integrate acceptably into the surrounding locality and comply with policies DMD6, 8 and 37, CP30 of the Core Strategy and London Plan policies 7.4 and 7.6.

Residential Amenity

- 9.15 Representations received which objected on the basis of development's impacts to residential amenity on the following grounds:
- Topography of site;
 - Overlooking impact;
 - Loss of privacy;
 - Lack of tree screening between shared boundary; 39A and 31 Camlet Way;
 - Proximity to northern boundary; shared with No's. 9 and 10 Alderwood Mews;
 - Noise impact of intensified use;
- 9.16 Policy 7.6 of the London Plan states that developments should have appropriate regard to their surroundings, and that they improve the environment in terms of residential amenity. Policy CP30 of the Enfield Core Strategy seeks to ensure that new developments are high quality and designed, having regards to their context. They should help to deliver Core Strategy policy CP9 in supporting community cohesion by promoting attractive, safe, accessible and inclusive neighbourhoods. Policy DMD8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance.
- 9.17 Policy DMD10 of the Development Management Document outlines that new development is required to maintain minimum distances between buildings; in order to avoid unacceptable adverse impacts to daylight, sunlight and overlooking. The policy outlines a minimum of 22 metres between rear facing windows and recommends the avoiding of side windows unless it can be demonstrated that overlooking and loss of privacy would be insignificant.

Outlook, daylight and sunlight

- 9.18 In respect to the increase in scale of the new houses from the approved development (ref: 19/02830/FUL) , the applicant provided an updated daylight and sunlight assessment (dated 23 June 2020) which suggests that the most affected neighbouring property is the house at no.9 Alderwood Mews to the north-east of the application site. The daylight and sunlight consultant has undertaken the Vertical Sky Component (VSC) test. BRE Guidelines indicate that for a development to pass the test, an impacted window, with the development in place, should maintain at least 80% of the daylight levels experienced pre-development. All windows on the south-east (rear) elevation of No. 9 Alderwood Mews were tested. It was confirmed that all windows exceed the test by a significant amount; with only windows A -E (ground floor) and window L - N (first floor), experiencing any reduction in daylight as a result of the proposed development. This reduction is calculated at a 0.1% reduction and therefore would be negligible. Impacts of the proposed development to sunlight levels received by windows in the rear elevation of No.9 were also tested. Results show that the proposed development would result in a maximum of 0.06 ratio reduction to sunlight access the most affected windows. This impact is considered less than negligible and compliant with BRE Guidelines.
- 9.19 The daylight/sunlight assessment tested windows within both the south-west (rear) and south east (side) elevation of No.10 Alderwood Mews. All results

demonstrate that the impact of the development upon these windows would be minimal.

- 9.20 With regards to the outlook, despite the increase in scale of the proposed houses of Plots 1 and 2, the first-floor elements will still be sited sufficiently distant away from Nos. 39 and 41's respective rear elevations at 25.3m and 38.7m respectively. 10 Alderwood's rear elevation will face the new house of Plot 2 at a distance of 11.7m with an oblique view.
- 9.21 The scale and siting of the first-floor elements of the new houses of Plots 3 and 4 have not changed. Although the rear elevation to No.35 would directly face the proposed new house of Plot 3 at a distance of 13.6m, the proposed change from a pitched roof to a flat roof with a reduction in the maximum height would not result in any loss of outlook from no 35 that would be materially different from the approved scheme. The proposed new house of Plot 4 will still be sited behind the rear elevation of 9 Alderwood at first floor level.
- 9.22 It is therefore considered the impacts on the outlook from adjoining properties would not be unreasonable even when considering the difference in ground level.

Overlooking

Nos 31 and 35 Camlet Way, and 9 Alderwood

- 9.23 The overall footprint of the main houses of Plots 3 and 4 has not changed and the size and position of windows would broadly commensurate the approved scheme (ref: 19/02830/FUL). It is noted that two new windows to en-suite will be introduced within the rear elevation of Plots 3 and 4. Given the non-habitable nature, the proposed obscured glazing, the sufficient distance from the shared boundary with 35 Camlet Way (27.7m), and the oblique view towards Nos. 31 and 35 Camlet Way and 9 Alderwood, these two rear windows at first floor level would not result in any unreasonable overlooking to these adjoining properties to the west, east and south of the proposed new houses at Plots 3 and 4.
- 9.24 The views from the ground floor windows in the northern elevations of Plot 4 to 9 Alderwood would be obscured by an existing boundary wall of at least 1.7m. In the circumstances it is not considered that there would be any levels of overlooking that would harm local residential amenity subject to a condition to request for further details of the means of enclosure.

No.39 Camlet Way

- 9.25 The position and size of the ground floor window of Plot 1 would broadly commensurate the approved scheme (19/02830/FUL). It is proposed to introduce a new window to the master bedroom within the southern elevation at first floor level. Given the proposed obscured glazing, sufficient separation distance from the rear elevation of No.39 to the south (28.3m) and from the shared boundary (9.4m) and the existing vegetation screening including the retained mature tree (T22) and a new replacement tree on the south-east boundary of Plot 1. It is therefore considered this new first floor window in the southern elevation would not result in any unreasonable level of overlooking to the main house and immediate private amenity space of No. 39.

Nos.41 and 43 Camlet Way

- 9.26 To the south of Plot 2, No.41 has been extended by a single storey rear extension. And there are two detached rear garages between No.41's rear garden and the subject site, which would buffer any overlooking from the ground floor windows of Plot 2. The dense vegetation (T1-T5) along the southern shared boundary with Nos.41 and 43 would be retained. The proposed three windows to the bedrooms at first floor level in the southern elevation will be sited at least 9.8m from the southern shared boundary and 38.7m from No.41's extended rear elevation. Given the sufficient separation distance from Nos.41 and 43's main houses and immediate private amenity space, and the retained vegetation screening, the proposed first floor windows in the southern elevation of Plot 2 would not result in any unreasonable overlooking to Nos 41 and 43.
- 9.27 The first-floor window in the front elevation of Plot 1 will mainly face Plot 2' private amenity space (See 'Quality of Accommodation - Overlooking' section below). These windows will serve en-suites and be obscured glazed. Any views towards Nos.41 and 43 Camlet Way will be oblique and only directed at the garage of No.41 and the end the rear garden of No.43.

10 Alderwood

- 9.28 The ground floor windows in the northern elevation of plot 2 will face the existing 3.5m boundary wall, which would prevent overlooking from these ground floor window to 10 Alderwood. The first-floor window to the landing area would be non-openable and obscured glazed. It is noted that the window to bedroom at first floor level in the eastern front elevation will be sited approximately 7.7m and 13.1m away from the shared boundary with 10 Alderwood and the rear elevation of No.10's main house respectively. However, the proposed windows will have an 200mm in-set and the applicant has demonstrated that the views from the proposed in-set windows towards 10 Alderwood would be oblique. The retained mature trees (T30, T28, T27) and the replacement trees along the northern side boundary would also help screen the view from this first-floor front window of Plot 2. It is therefore considered that the proposed windows in the eastern elevation would not result in any unreasonable level of overlooking to 10 Alderwood.

Noise and disturbance

- 9.29 The resultant noise and disturbance from the new dwellings has been established to be acceptable under planning permission (ref: 19/02830/FUL) and this application does not increase the number of units or the level of occupancy.
- 9.30 In summary, the proposed development would not cause harm to the residential character or amenity of its surroundings and is consistent with Policies 7.4 and 7.6 of the London Plan (2016), Policy CP30 of the Core Strategy (2010) and DMD11 and DMD14 of the Development Management Document (2014).
- 9.31 For reasons outlined, development complies with the objectives of the NPPF, (2019), policy 7.6 of the London Plan (2016) and Policy CP30 of the Enfield Core Strategy (2010)

Quality of accommodation

Unit and Bedroom Size, Storage and Floor to Ceiling Heights

- 9.32 The DCLG Technical Housing Standards (2015) defines the Gross Internal Area of a dwelling as the total floor space m-z) assured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. Any external private or communal amenity space is not included within the calculation of a gross internal area. The above table outlines the gross internal area of the flatted development on site and compares them with London Plan outlined minimum floorspace standards.
- 9.33 The DCLG Technical Guidance also outlines minimum standards for bedroom sizes stating a single bedroom should have a floor area of at least 7.5m² for single occupants and 11.5m² for a double room.

Plot No	Bed/Person	Proposed Floor Area (m ²)	Minimum Floor Area Required (m ²)
Plot 1	4-bed/8-person	264	124
Plot 2	4-bed/8-person	246	124
Plot 3	4-bed/8-person	238	130
Plot 4	4-bed/8-person	238	130

- 9.34 As shown in the above table, all the new dwellings would meet the minimum total gross internal floor space for a 4b8p unit. All the bedrooms would also meet the minimum bedroom and built-in storage standard.
- 9.35 The submitted drawings demonstrate that at least 75% of the total gross floor internal area of the proposed new dwellings will have a minimum floor to ceiling height of 2.5m in accordance with Policy 3.5 of London Plan (2016).

Light, Outlook and Layout

- 9.36 All the proposed dwellings will be dual aspect. The updated daylight and sunlight assessment (dated 23 June 2020) confirms that all the proposed basement bedrooms at Plot 3 and 4 would receive the amount of daylight both in winter and summer recommended by the British Standard Code of Practice for daylighting, BS8206 Part 2. It is therefore considered the proposal would provide a satisfactory level of outlook and natural light for all dwellings.

Overlooking

- 9.37 It is noted that the front windows of the proposed house of Plot 2 and those of the semi-detached houses of Plots 3 and 4 will directly face each other. However, the distance between the front windows of Plot 2 and the semi-detached houses (Plots 3 and 4) will be approximately 11.2m at both ground and first floor level. It is noted that the distance between these windows will be less than the 22m stated in the DMD Policy 10. However, given the constraints in the site and the avoidance of overlooking to the surrounding properties and the importance of these windows to provide outlook and natural light, it is considered the distance between the windows would be acceptable in this particular instance.

- 9.38 It is also noted that two first floor front windows of Plot 1 would face Plot 2's private amenity space at a distance of 3.5m. However, given the benefits of these windows to the appearance of the buildings, the non-habitable nature of these windows, and the relatively deep side garden of Plot 2 (approximately 13.3m), the resultant level of overlooking would not be detrimental subject to a condition to ensure these windows would be obscured glazed and non-openable.

Amenity Space

- 9.39 DMD 9 requires new development to provide good quality private amenity space that is not significantly overlooked by surrounding development and meets or exceeds the minimum area standard.

Plot No	Bed/Person	Proposed Floor Area (m ²)	Minimum Floor Area Required for 4b6p (m ²)
Plot 1	4-bed/8-person	204	50
Plot 2	4-bed/8-person	167	50
Plot 3	4-bed/8-person	223	50
Plot 4	4-bed/8-person	198	50

- 9.40 As shown from the above table, adequate private amenity spaces will be provided for each dwelling. A condition would be attached to request the details of boundary treatments including the shared boundary between Plot 3 and 4 to safeguard the privacy of the future occupiers. As mentioned in the above section about overlooking, the quality of private amenity space of Plot 2 would not be detrimentally compromised by the first-floor front windows of Plot 1 subject to an instructive condition of obscure glazed and high-opening windows. The provision of amenity space is therefore considered acceptable.
- 9.41 The overall residential offer from a quality of accommodation perspective is acceptable and complies with Policy 3.5 of the London Plan (2016), the London Housing SPG (2016), the DCLG's Technical Standards (2015) and Policies DMD 8 and DMD 9 of the Enfield Development Management Plan (2014)

Trees and Landscaping

- 9.42 The site neither lies within any conservation area nor is the site affected by any trees with Tree Preservation Orders (TPOs).
- 9.43 The applicant has submitted an Arboricultural Impact Assessment (dated 05.10.17 and updated 09.07.20). The document outlines the development proposal would require the removal of eleven trees (pg. 12 of document outlines tree numbers). Four of these trees have already been removed. The submitted document also includes a Tree Protection Plan which outlines root protection areas, and temporary protection measures are to be integrated. Five (5) extra heavy standard replacement trees (14-16cm girth) are proposed along the site boundary to provide a natural screening and enhance the local biodiversity. The number of replacement trees will be greater than the previously approved scheme where three (3) replacement trees were proposed.

- 9.44 The Council's Tree Officer has confirmed that in view of the extant consent for the previous scheme, the current proposal would not result in any greater impact upon the trees at the site than has already been identified. Conditions are therefore proposed to ensure the implementation of the tree protection scheme detailed within the arboricultural report and the landscaping proposal.

Transportation, Access and Parking

- 9.45 Representations received objected on highways matters/refuse implications, on the following grounds:
- Inadequate access arrangement;
 - Increase in traffic;
 - Insufficient vehicular parking;
 - Refuse collection;
- 9.46 The open car parking spaces for all the new dwellings in the approved scheme (19/02830/FUL) will change to covered car ports in the current proposal. The car parking space provision and access will remain the same as in the previously approved scheme which is considered to have no detrimental highways implications in terms of vehicular parking, bicycle parking, access and refuse collection.
- 9.47 Concerns about the access was raised during public consultation again in this application. The subject site is accessed from the north side of Camlet way along an existing lane; between 39 and 41 Camlet Way. The existing access measures 3.86 metres in its width and 32 metres in its length (measured from GIS). Whilst relevant guidance encourages two-way vehicle movement (which would not be possible along the lane), the Local Highways Authority state noting the low volume of traffic (both pedestrian and cars), the continued use of the access is acceptable. It should be noted the lane would also continue to serve the 2no. existing vehicular garages outside of the red line of the site, in the same ownership of existing dwellings fronting Camlet Way.
- 9.48 With regard to the safety of the access, the Council's Building Control Officers stated that the previously approved scheme (ref: 19/02830/FUL) met the requirements of the Building Regulations. There are no significant changes in relation to the proposed access, number of units and the level of occupancy, for the current scheme.
- 9.49 In view of the fact that the lane is existing, and the small scale of development proposed, the access arrangements are considered to be acceptable and there is no evidence to suggest that the access arrangements would compromise the safety of any future occupiers.

Sustainable Drainage

- 9.50 London Plan policies 5.12 and 5.13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 (Managing flood risk through development) confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments Policy DMD 61 (Managing Surface Water) expects a Drainage Strategy will be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow

the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet policy requirements.

- 9.51 The applicant has submitted a Sustainable Drainage Strategy (19064/SUDs_R01/RS REV P2 2020.07.08) with the application. The document outlines the approach to integrating mitigation measures to aid drainage of the site. The document outlines that the development results in a reduction to the amount of the site covered with impermeable surfacing. As existing, 900sqm of the site is covered by impermeable hard surfacing. The proposed development would reduce it to 847sqm including 438sqm of green roofs across the site. All first-floor level flat roof areas are to be green sedum roofs. The Council's Sustainable Drainage Officer has no objection to the proposal subject to condition for a revised drainage strategy and a ground water flood risk assessment.

Ecology

- 9.52 It has been established in the previously approved scheme (ref: 19/02830/FUL) that the proposal would not result in any detrimental impact on the ecology. It is proposed to install appropriate bat boxes into all of the proposed buildings. The submitted information is adequate and the mitigation measure suggested would be appropriate.
- 9.53 A compliance type condition would be applied to the decision notice should planning permission be granted to ensure the applicant integrate ecological enhancement measures into the redevelopment of the site inclusive of the integration of bird and bat boxes in compliance with Policy DMD79; Ecological Enhancements, of the Development Management Document (2014).

Sustainable Design and Construction

Energy

- 9.54 Policy 5.2 of the London Plan (2016) expects development proposals to make the fullest contribution to minimising carbon dioxide emission and Enfield Core Strategy Policy CP4 sets a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. Policy DMD 50 (Environmental Assessment Methods) required the proposed Development to achieve Code Level 4 (or equivalent rating if this scheme is updated) where it is technically feasible and economically viable to do so. The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. A 35% CO2 reduction over Part L of Building Regulations (2013) is required.
- 9.55 The applicant has submitted an Energy Statement (prepared by Energy Test Ltd. Dated 14/07/2019) which outlines the development will exceed Part L of Building Regulations (2013) and achieve a 35% CO2 reduction. Should the development be granted planning permission, the LPA would require a condition which shows at the stage of practical completion, this reduction has been at least achieved or exceeded.

Water Consumption

- 9.56 Policy DMD 58 (water Efficiency) expects new residential development, including new build and conversions, will be required to achieve a water use of no more than 105 litres per person per day.
- 9.57 The applicant has submitted an Energy Statement (prepared by Energy Test Ltd. Dated 14/07/2019) which outlines that the 105 litre per person per day level will not be exceeded. This is acceptable and should the development be granted planning permission, a compliance condition would be recommended to ensure the development does not exceed the level outlined.

Construction waste

- 9.58 Policy 5.16 of the London Plan has stated goals of working towards managing the equivalent of 100% of London's waste within London by 2031, creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2031. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation, and demolition (CE&D) waste of 95% by 2020.
- 9.59 In order to achieve the above, London Plan policy 5.18 confirms that through the Local Plan, developers should be required to produce site waste management plans (SWMP) to arrange for the efficient handling of construction, excavation and demolition waste and materials. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste. A condition has been attached to request for a site waste management plans (SWMP).

10. Planning Obligations

- 10.1 Due to the small size of the development, and the fact that all relevant matters can be dealt with by planning condition, no S106 agreement is considered necessary in this instance.

11. Community Infrastructure Levy

- 11.1 The development shall pay the following CIL contributions upon commencement of development. The size of the proposed development would be liable to a Community Infrastructure Levy contribution as the size exceeds 100 sqm. The calculation is based on a new residential floor area of 569sqm.

Mayoral CIL

- 11.2 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by the Outer London weight of £60 together with a monthly indexation figure. It is noted as of the 1st of April 2019 Mayoral CIL has increased to £60/m². The sum required for this proposal would be £31,870.57 based on the BCIS/Index linked formula.

Local CIL

11.3 On April 2016, the Council introduced its own CIL. The site is located within the Borough higher CIL Charging Zone (£120/sqm). The sum required for this proposal would be £78,164.32.

12. Conclusion

12.1 The impact of the previous scheme on the locality was considered to be acceptable and warranted the granted of planning permission. The current scheme would have no greater local impact than the previously approved scheme and would result in a net gain of three family houses in a manner that would satisfy the development plan policies. It is therefore recommended that planning permission be granted.