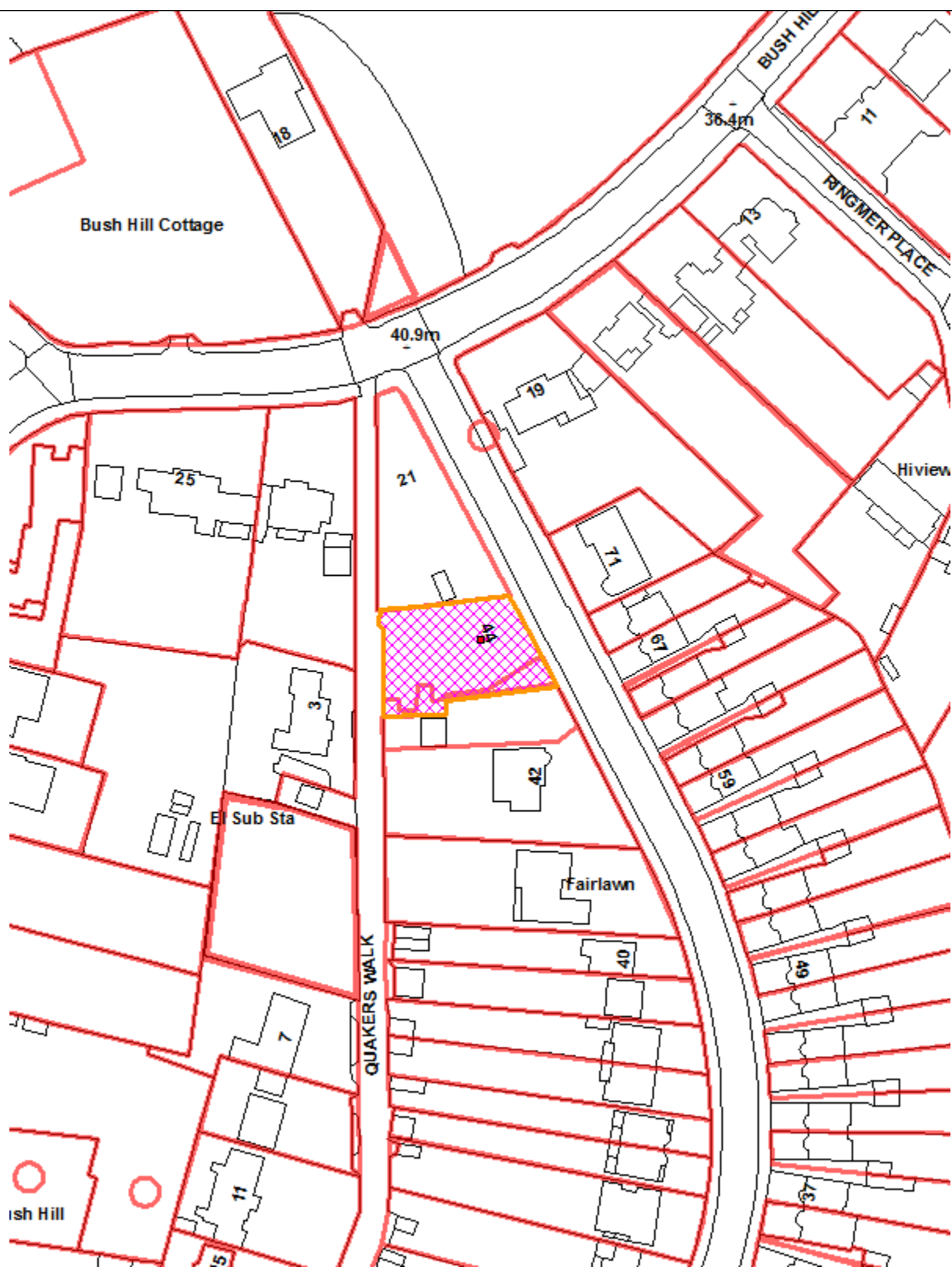


LONDON BOROUGH OF ENFIELD		
PLANNING COMMITTEE		Date: 19th January 2021
Report of: Head of Planning	Contact Officer: Andy Higham David Gittens Kate Perry	Ward: Grange
Application Number: 20/01543/FUL		Category: Minor Dwellings
LOCATION: 44 The Orchard, Southgate, N21 2DH		
PROPOSAL: Redevelopment of site by the demolition of existing dwelling house and erection of 3 terraced dwelling houses with accommodation in the roof space including provision of car parking, refuse, cycle storage and amenity space (revised plans).		
Applicant Name & Address: C/O Agent 44, The Orchard Southgate N21 2DH	Agent Name & Address: Mr Ajay Dave Richmond Kitchen Projects Ltd 110 Derwent Avenue London EN4 8LZ	
RECOMMENDATION: That planning permission be GRANTED subject to conditions		

Ref: 20/01543/FUL LOCATION: 44 The Orchard, Southgate, N21 2DH,



1. Note for Members

- 1.1 Although a planning application of this scale would normally be determined under delegated authority, the application is been reported to the Planning Committee for determination at the request of Councillor Milne due to the level of local interest.

2. Recommendation

- 2.1 That planning permission be GRANTED subject to the following 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:

SK-01C Site Location Plan and Proposed Site Plan
SK-02A Site Development Plan as Existing
SK-03 Elevations as Existing
SK-04B Site Development Plan as Proposed
SK-05B Ground Floor Pan as Proposed
SK-06B First Floor Plan as Proposed
SK-07C Loft Floor Plan as Proposed
SK-08C Roof Plan as Proposed
Design and Access Statement
Environment Agency Flood Map for Planning
Daylight and Sunlight Assessment Report
Energy Statement V2
Ecological Appraisal
Sustainable Urban Drainage Strategy V2
Sustainable Urban Drainage Management Plan V2
BS5837 Arboricultural Survey Report (1670D/CJO/3007)

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

3. Details of materials

No development above existing ground level shall commence until details of all materials to be used on all external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

4. Surfacing Materials

No above ground works shall commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure a satisfactory visual appearance and in the interests of highways safety

5. Levels

The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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

6. Obscure glazing

The glazing to be installed in the flank elevations of the development shall be obscured to level 3 or above on 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 and amenity of the occupiers of adjoining properties.

7. 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.

8. 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 flat roof of the development. No roof of any part of the development 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.

9. Restricted PD

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

Reason: To prevent the overdevelopment of the site and to safeguard the privacy and amenity of the occupiers of adjoining properties.

10. Tree protection

Prior to the commencement of development, a Tree Protection Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

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

11. Landscaping

No works or development shall take place until full details of the landscape proposals (including the size and specification of a minimum of 7 new trees to be planted on site to replace those removed) have been submitted to and approved by the Local Planning Authority.

Details shall include:

- a. Planting plans;
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
- c. Schedules of plants and trees, to include native, wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities);
- d. Implementation timetables;
- e. Wildlife friendly plants and trees of local or national provenance; and
- f. How the Landscaping conforms with the Drainage Strategy.

All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting detail 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 ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan. To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable

areas for biodiversity and to preserve the character and appearance of the area in accordance with adopted Policy.

12. Means of enclosure

The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall include gaps in the bottom to allow for small mammals to traverse the site. The means of enclosure shall be erected in accordance with the approved details before the development is occupied.

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.

13. Vegetation Clearance

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

14. Bat Surveys

Prior to demolition, further bat surveys (presence/likely absence surveys – one at dusk and one predawn) shall be undertaken by an appropriately qualified ecologist ([full member of IEEM and/or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present] to establish whether bats are present on the site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority. If evidence of bat roosts is found a licence from the Statutory Nature Conservation Organisation for development works affecting bats must be obtained and a copy submitted to and approved in writing by the Council.

Reason: To ensure that protected species are not adversely affected by the demolition in line with wildlife legislation.

15. Biodiversity enhancement

Prior to commencement of above ground works, details of the number, siting and specification of bat and bird bricks/tiles/boxes 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.

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.

16. 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.

17. Cycle Parking

No above ground works shall commence until the details and design of 2 secure and fully enclosed cycle parking spaces per dwelling have 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.

18. EV Charging

The development shall not be occupied until the details and confirmation of electric charging points for each parking space have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development complies London Plan.

19. Access

No above ground works shall commence until detailed drawings showing the means of access to the development have 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.

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

20. Sustainable Drainage Strategy

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy, dated 20th November 2020, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- Sizes, storage volumes, cross-sections, and specifications of the proposed SuDS measures including the permeable paving, and RWPs discharging onto the surface

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

21. 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:

- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any 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 Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

22. Potable Water

No above ground works shall commence until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day, unless otherwise approved in writing.

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 in accordance with policy 5.15 of the London Plan, CP21 of the Core Strategy and DMD58 of the Development Management Document.

23. Carbon emissions

The development shall not commence until a revised energy statement has been submitted to and approved in writing by the Local Planning Authority. The revised statement should seek to achieve a CO₂ emission reduction of

35% above Part L of the building regulations (2013) subject to technical feasibility and economic viability. The development shall be carried out in accordance with the approved details.

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).

24. 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).

25. 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.

26. Site Waste Management Plan

The development shall not commence until a 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.

27. Vehicular Parking

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.

Directives

All works to the highway i.e. the construction of the vehicular accesses, will need to be undertaken by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.

The applicant is advised that in relation to Condition 12 (Means of Enclosure) of this permission, where reference is made to the provision enclosure that include gaps under which mammals can pass, these need be no more than 15 x 15cm and can be achieved, if fencing is proposed, by lifting the gravel board off the ground. The reason for requiring this is that there has been a decline in the populations of many small mammal species such as hedgehogs and this is in part due to gardens being made impermeable to their movements

3.0 Executive Summary

- 3.1 Planning permission is being sought for a residential development comprising the demolition of the existing detached dwelling house and the erection of three terraced dwellings with accommodation in the roofspace.
- 3.2 The reasons for recommending approval are:
- i) The proposed development due to its size and design, would appear acceptable in the street scene and would be in keeping with the form and appearance of developments in the wider area;
 - ii) The surrounding residential properties would not suffer an unreasonable loss of amenity as a consequence of the proposed development;
 - iii) The proposal would contribute towards much needed housing within the borough, including additional family sized accommodation;
 - iv) The proposal would provide adequate car parking, access and servicing provision;
 - v) The proposal presents an opportunity to enhance biodiversity on the site;
 - vi) The proposal would incorporate key sustainability initiatives in ecology, waste management, water, health and wellbeing, materials, pollution and surface water management in the design of the proposed development.

4. Site and Surroundings

- 4.1 The site is located on the western side of The Orchard which backs on to Quakers Walk and is occupied by a two-storey detached house with a forward facing flat roof dormer. The existing dwelling is well separated from its side boundaries retaining a minimum of 3m to the south and 2.9m to the north.
- 4.2 Immediately to the north of the site is the rear garden of No.21 Bush Hill which is an extended 2 storey dwelling with accommodation in the roof space. To the south is No.42 The Orchard; an extended 2-storey detached dwelling with rooms within the roof.
- 4.3 The surrounding area is mixed in character. The Orchard mainly comprises detached and semi-detached dwellings which vary in terms of architectural style and design. Many have undergone previous extensions. In the wider area, there are also terraced properties, for example Nos 93 to 97 Bush Hill Road comprise a run of three terraced dwellings.
- 4.4 There is currently no vehicular access to the front of the subject property but there is a vehicle access to the rear from Quakers Walk.
- 4.5 The application site does not fall within a Conservation Area and does not contain a listed building. There are also no trees protected by way of a Tree Preservation Order (TPO) on the site.

5. Proposal

- 5.1 This application proposes the re-development of the site including the demolition of the existing dwelling and the erection of 3 terraced dwellings with hipped roofs and accommodation in the roofspace including forward facing dormers. The proposal also includes the provision of car parking, refuse storage, cycle storage and amenity space.

6. Consultation

Statutory and Non-Statutory Consultees

6.1 Internal

Traffic and Transportation Officer – No objections subject to conditions

SUDs Officer – No objections subject to conditions

6.2 External

The Enfield Society – Object for the following reasons (in summary):

- Site is only 24m wide – each house will therefore only have a frontage of 8m – this is not in keeping with the street scene
- Roof design inappropriate
- Inadequate garden space and opportunities for wildlife

Public

- 6.3 Consultation letters were sent to 25 neighbouring properties. There have been 3 rounds of public consultation following amendments to the proposal. Responses are summarised below.

- 6.4 Round 1 (as submitted) (Consultation occurred between 28.5.2020 and 21.6.2020). 16 objections were received (including 2 from the same dwelling). The following objections were raised (in summary):

- Affect local ecology
- Close to adjoining properties
- Conflict with local plan
- Development too high
- General dislike of proposal
- Increase danger of flooding
- Increase in traffic
- Loss of light
- Loss of privacy
- More open space needed on development
- Out of keeping with character of area
- Over development
- Strain on existing community facilities

- Terraced dwelling not in keeping with semi-detached and detached dwellings which dominate the area
- Mass of block would overwhelm the street scene
- Plot too small to accommodate 3 properties
- Paving at the front would increase run-off and lead to flooding
- Excessive loss of soft landscaping
- Loss of trees and therefore privacy to neighbouring properties
- Scale of building excess in relation to immediately neighbouring properties
- Terraces result in loss of privacy
- Increase the busyness of the road
- Density too high
- Traffic congestion
- Application must be seen in context of other developments in the area which taken together all lead to an overdevelopment of the area, degradation of the environment and damage to the character of the area
- Too narrow
- Too close to the road
- Subsidence
- Loss of natural light
- Pollution from artificial light
- Should be refused similar reasons to 16/01575/FUL for 5 Quakers Walk
- Potential damage to trees on neighbouring sites
- Loss of green outlook
- Looks like a block of flats or a prison
- Devaluation of neighbouring properties due to introduction of terraced houses
- Loss of privacy to houses opposite – 21 windows in front elevation

6.5 Round 2 (revised by addition of true hipped roof, removal of roof terrace to rear and increased soft landscaping to front) (Consultation occurred between 31.7.2020 and 14.8.2020). 14 objections were received raising the following concerns (in summary):

- Amendments do not fundamentally change any of the objections lodged previously (as above)
- Three terraced houses remain an overdevelopment
- Will set a negative precedent for The Orchard and the surrounding area

6.6 Round 3 (revised by removal of rear dormers) (Consultation occurred between 9.9.2020 and 23.9.2020). 9 objections were received raising the following concerns (in summary):

- Amendments do not fundamentally change any of the objections lodged previously (as above)

- Three terraced houses remain an overdevelopment
- Will set a negative precedent for The Orchard and the surrounding area

7.0 Relevant Planning History

Application Site

7.1 15/00519/FUL

Erection of a detached house with accommodation in roof space and rear dormers, adjacent to 42 and 44 The Orchard.
Granted with conditions 13.4.2015

5 Quakers Walk (as referenced by a number of objectors)

7.2 16/01575/FUL

Redevelopment of site involving demolition of bungalow and erection of 3 x detached 5-bed dwelling houses with accommodation in roof space and associated parking

Refused for the following reason:

The proposed development, by virtue of the dwellings' proposed design, height, siting, scale, massing, proximity to boundaries, their lack of relationship to the prevailing form of development in the surrounding area and quantum, would represent an overdevelopment of the site and result in the creation of an overly dominant, cramped, obtrusive, incongruous and discordant form of development that is out of character and keeping with the surrounding pattern of development. The proposal would therefore be contrary to Core Policy 30 of the Core Strategy, Policies DMD6, DMD8, and DMD37 of the Development Management Document, London Plan Policies 7.4 & 7.6 and the advice contained within the National Planning Policy Framework.

Dismissed at appeal (March 2017).

8.0 Relevant Policy

8.1 The London Plan (2016)

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing
- 3.13 Affordable housing thresholds
- 3.14 Co-ordination of housing development and infrastructure
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Water self-sufficiency
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.13 Parking
- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

8.2 The London Plan – Intend to Publish

Following an Examination in Public into the submission version of the Plan and modifications, in December 2019 the Mayor published his Intend to Publish London Plan. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies.

In response, The Mayor sent a letter to the Secretary of State on 9 December advising that he intends to approve a new draft London Plan on 21st December and send to the Secretary of State shortly after. The Mayor has advised that this will be a new, stand-alone publication version of the Plan and has been prepared to address the Secretary of State's previous directions.

The Secretary of State has 6 weeks in which to respond (or can request a further extension of time). The Mayor can only publish the Plan after the Secretary of State has given his approval.

The Secretary of State sent a response to the Mayor on 10 December confirming amendments to the original 11 directions issued in March 2020 and issuing 2 further directions. He also invited to the Mayor to re-submit the London Plan to him. The Mayor has sent the Secretary of State the Publication London Plan December 2020.

The Secretary of State has up to 6 weeks to decide whether he is content for the Mayor to formally publish the Publication London Plan (or request a further extension of time) Once the Mayor has formally received confirmation from the Secretary of State that he is content for his Publication London Plan to be published, the Mayor will proceed with the final steps to publish his London Plan.

In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF.

Whilst the published London Plan (2016) remains part of Enfield's Development Plan, given the advanced stage that the Intend to Publish version has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State's Direction). The following policies are considered particularly relevant:

- D4: Delivering good design
- D5: Inclusive design
- D6: Housing Quality and Standards
- D7: Accessible Housing
- D12: Fire Safety
- D14: Noise
- H4: Delivering Affordable Housing
- H10: Housing Size Mix
- GG1: Building Strong and Inclusive Communities
- GG2: Making the Best Use of Land
- GG3: Creating a Healthy City
- GG4: Delivering the Homes Londoners Need
- G1: Green Infrastructure
- G5: Urban Greening
- G6: Biodiversity and access to nature
- G7: Trees and woodlands
- SI1: Improving air quality
- SI2: Minimising Greenhouse Gas Emissions
- SI3: Energy Infrastructure
- SI5: Water infrastructure
- SI7: Reducing waste and supporting the circular economy
- SI12: Flood risk management
- SI13: Sustainable drainage
- T2: Healthy Streets
- T3: Transport capacity, connectivity and safeguarding
- T5: Cycling
- T6: Car Parking

8.3 Core Strategy (2010)

- SO4 New homes
- SO5 Education, health and wellbeing
- SO8 Transportation and accessibility
- SO10 Built environment
- CP3 Affordable Housing
- CP4 Housing Quality
- CP5 Housing Types
- CP9 Supporting Community Cohesion

- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP32 Pollution
- CP46 Infrastructure contributions

8.4 Development Management Document (2014)

- DMD 2 Affordable Housing on Developments of less than 10 units.
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 5 Residential Conversions
- DMD 6 Residential Character
- DMD 7 Development of Garden Land
- DMD 8 General Standards for New Residential Development
- DMD 9 Amenity Space
- DMD10 Distancing
- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD45 Parking Standards and Layout
- DMD47 New Road, Access and Servicing
- DMD49 Sustainable Design and Construction Statements
- DMD50 Environmental Assessments Method
- DMD51 Energy Efficiency Standards
- DMD52 Decentralised Energy Networks
- DMD53 Low and Zero Carbon Technology
- DMD55 Use of Roofspace/ Vertical Surfaces
- DMD58 Water Efficiency
- DMD59 Avoiding and Reducing Flood Risk
- DMD64 Pollution Control and Assessment
- DMD65 Air Quality
- DMD68 Noise
- DMD69 Light Pollution
- DMD72 Open Space Provision
- DMD73 Children's Play Space
- DMD79 Ecological Enhancements
- DMD80 Trees on development sites
- DMD81 Landscaping

8.5 Other Relevant Considerations

National Planning Practice Guidance
 National Planning Policy Framework
 Enfield Characterisation Study
 London Housing Supplementary Planning Guidance
 S106 SPD

9.0 Analysis

Principle of Development

- 9.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan, Policies GG2 & GG4 of the London Plan (ItP) and Core Policy 2 of the Core Strategy insofar as it would provide an addition to the Borough's housing stock which actively contributes towards both Borough-specific and London-wide strategic housing targets.
- 9.2 However, the scheme must also be judged on its own merits and assessed in relation to the specific site characteristics and other material considerations including the impact on the character of the area and the attainment of appropriate scale, design, density, amenity space, parking provision, residential amenity and privacy, to achieve a development that integrates appropriately into its surroundings.

Character and Appearance

- 9.3 The NPPF (section 12) confirms that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. London Plan policies 7.4, 7.5 and 7.6 confirm the requirement for achieving the highest architectural quality, taking into consideration the local context and its contribution to that context. Design should respond to contributing towards "a positive relationship between urban structure and natural landscape features..." This is reflected in Policies D4 & D5 of the London Plan (Intend to Publish)
- 9.4 Policy CP30 of the Core Strategy requires new development to be of a high quality design and in keeping with the character of the surrounding area. This is echoed in Policy DMD 37 which seeks to ensure that development is high quality, sustainable and has regard for and enhances local character.
- 9.5 This application proposes a short run of 3 staggered terraced properties. The application has been revised during the application process with the building amended to have a hipped roof and the removal of rear dormers as well as the re-siting of the development further back on the plot to allow for increased soft landscaping to the front. The overall design of the properties is considered to be in keeping with the character of the area and due to the scale of the proposals, would not appear discordant in the street scene.
- 9.6 In terms of its relationship with neighbouring properties, the development would be set back behind the front building line of No. 42 The Orchard and would stagger rearwards towards No 21 Bush Hill. This would respect the existing building line of properties in the road and is considered acceptable. The staggered building line would provide relief in the elevation and would minimise the visual appearance of the building in the street scene. In terms of its massing and height, the building would be taller than No 42 The Orchard by approximately 1m. However, given the separation between the buildings (in excess of 8m) and that the building is positioned behind the front building line of No 42 this is not considered significant especially as the building would sit just below the ridge

height of No 21 Bush Hill.

- 9.7 In relation to side boundaries, the development would be set in 1m from each side boundary. This is much closer than the existing relationship but is not out of keeping with the pattern of development in The Orchard and is considered to appropriately optimise the potential of the site. This is consistent with adopted and emerging policy in addition to the need to increase housing delivery.
- 9.8 It is noted that a number of the objections received have raised the issue of terraced properties being inappropriate and contrary to the character of the area which is dominated by detached and semi-detached properties. However, while it is recognised that terraced dwelling houses are not evident in the immediate area, dwellings vary in terms of architecture and design and lack uniformity. In this context, a short run of appropriately designed terraced properties is not considered unacceptable. Furthermore, Nos 93-97 Bush Hill Road which are located in relatively close proximity to the site, on the corner of Quakers Walk, comprise a run of 3 terraced properties similar to those proposed here.
- 9.9 Objectors have also compared the current proposal to an application at No 5 Quakers Walk (reference 16/01575/FUL). This application was refused and dismissed at appeal. Each application must be judged on its merits and it is considered that the context in this case is quite different. Quakers Walk is characterised by large, detached, houses set on generous plots within a cul-de-sac setting which has a distinct semi-rural feel. This is considered materially different in character to The Orchard which is a made two way through road with a more typically suburban and varied character. In relation to the appeal decision for Quakers Walk, the Inspector stated that Quakers Walk had a 'uniform sense of generous spacing'. In the case of The Orchard, the existing application site, and No 42 The Orchard, have perhaps the most generous plots and all the other dwellings which contribute to its character, maintain much less separation to their site boundaries (1-2m). In addition, the appeal was dismissed for a combination of reasons also including the narrow gaps between the proposed properties and the roof design (including height and roof pitch) which are not issues in this case following revision of the submitted scheme to the extent that warrants refusal of planning permission.
- 9.10 Taking all the above into consideration and having regard to the concerns raised by neighbouring occupiers in respect of the design and appearance of the building, it is considered that the proposal is acceptable.

Quality of Accommodation

- 9.11 To improve the quality of new housing, new development must meet with the minimum standards contained within the London Plan (Policy 3.5 Quality and design of housing developments), Policy D6 of the London Plan (Intend to Publish), the Mayor's Housing SPG and the Nationally Described Space Standards.

- 9.12 The current application proposes three 4-bed 7 person dwelling houses over 3 storeys. The nationally described space standards require a minimum internal floor area of 121 sq.m per dwelling. The three properties currently proposed have internal floor areas each in excess of 150sqm. In terms of individual rooms, the minimum floor areas for single bedrooms and double / twin bedrooms is 7.5 sqm and 11.5sqm respectively. Rooms in each unit exceed the minimum standard. In addition, all habitable rooms have front or rear facing primary windows and access to natural light and ventilation.
- 9.13 The proposed development therefore is of a size that delivers good quality residential accommodation in excess of required standards and compliant with relevant policy and standards.

Amenity Space

- 9.14 Policy DMD9 provides the standards for the level of private amenity space needed for each unit and is primarily based upon the number of rooms and occupancy level. The standards represent the minimum, although regard must also be given to the character of the area. In this case each dwelling requires 35sqm. Private amenity space is defined as open space which is accessible only to and screened for the purposes of the resident/residents of the dwelling. It does not include space used for purposes such as access roads, driveways, garages/car ports/car parking spaces, outdoor storage areas; or landscaped areas which provide a setting for the development such as front gardens.
- 9.15 In this case each dwelling has in excess of 60sqm amenity space (62.53sqm – 107 sqm). The amenity space is located to the rear of the properties (west facing) and is regularly shaped, private and useable.
- 9.16 Overall, each of the proposed dwellings will provide a suitable living environment for future occupiers and the development is considered acceptable in this respect.

Neighbouring Amenity

- 9.17 Policy DMD 8 and DMD11 seeks to ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. In addition, Policies 7.4 of the London Plan, Policy GG1 of the London Plan (Intend to Publish) and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 9.18 In this case, the properties most affected by the proposed development would be the immediately neighbouring properties at No 42 The Orchard and No 21 Bush Hill – the immediate properties to the north and south. The occupiers of both these properties have raised objection to the development.
- 9.19 In relation to No 42 The Orchard, the proposed development would not breach a 45 degree or 30 degree line from the nearest ground or first floor front or rear

windows of this property. The development, therefore, would not result in an unacceptable loss of light or outlook taking into account the requirements of adopted policy. In addition, a minimum separation of 8m would be maintained between the 2 properties and No 42 does not have any primary windows in its flank elevation. Therefore, the development would not appear unacceptably dominant relative to this neighbouring property. It is noted that a substantial part of the garden of No 42 The Orchard is to the side of the property adjacent to the boundary with the application site and represents approximately 25-30% of the garden space for the dwelling. Compared with the existing dwelling on the application site, the proposed property would appear more dominant when viewed from the existing side garden. However, given the availability of alternate garden space to the rear, front and opposite side of No 42 The Orchard, the hipped roof design of the proposal and the relative orientation of the sites, the development is considered not to cause any undue harm to the amenities of this neighbouring property sufficient to warrant refusal of the planning application.

- 9.20 Having regard to privacy, no side facing windows are proposed at first or second floor. At ground floor, two secondary windows to a living room are proposed and a secondary window to a dining room. In order to minimise any perceived impacts on residential amenity, notwithstanding the boundary treatment, it is recommended that these be obscure glazed and non-opening given their proximity to the common boundary.
- 9.21 No 21 Bush Hill is located immediately to the north of the site. The relationship between the properties is such that the side boundary of the site forms the rear boundary of No 21 Bush Hill. There would be a minimum gap of 16m between the existing and proposed dwellings. In terms of the Council's distancing standards as set out in DMD 10, this policy relates to facing windows and does not address this particular circumstance but this degree of separation is considered to be sufficient even taking account of the orientation. However, in order to consider the impact on this sensitive relationship, a daylight/ sunlight report has been submitted. The submitted report assessed the impact on No 21 Bush Hill its garden area to the rear. In terms of the impact on windows in the rear elevation, the report confirms that all windows achieve the recommended values of daylight and sunlight with the proposed development in place. In relation to the amenity space, the standards require that 50% of a garden space should receive a minimum of 2 hours of sunlight on 21st March. The results show that 88.66% of the area would receive at least 2 hours of sunlight on 21st March with the proposed development in place. Although this represents a slight reduction from the existing situation (with 96.39% of the area receiving at least 2 hours of sunlight on 21st March), the difference of 0.9 is within BR209 recommendations and is not considered a ground upon which to refuse the planning application.. The proposal is therefore considered acceptable in relation access to sunlight and daylight for No 21 Bush Hill.
- 9.22 In relation to the siting of the new building, it would extend 11.5m in depth (over 2 storeys) and would be set in a minimum of 1m from the boundary with No 21 Bush Hill. It would have an eaves height of 6m and an overall height of 9m to the top of the hipped roof. The proposal has been amended so that the roof design is hipped away from the boundary of No 21 in order to reduce the impact on the

neighbouring property. On balance, it is considered this would prevent the development appearing unacceptably overly dominant when viewed from the large rear amenity space or the neighbouring properties.

- 9.23 Having regard to privacy, two ground floor secondary windows are proposed. Given their proximity to the boundary it is recommended that these be obscure glazed and non-opening to minimise any perceived impacts on number 21 Bush Hill.
- 9.24 It is noted that rear dormers and balconies have been removed from the proposal to reduce potential impacts of overlooking.
- 9.25 Turning to the impact on properties to the front and rear (east and west) of the site, there is a separation of approximately 25m to properties on the opposite side of The Orchard (numbers 67-71). Concern has been raised that the number of additional windows in the front elevation (21 over 3 storeys) will result in a loss of privacy and additional artificial light pollution. However, the separation and number of windows proposed is considered acceptable in this suburban residential context and would not form a reason to refuse planning permission.
- 9.26 At the rear, the nearest neighbouring property is No 3 Quakers Walk. The buildings do not directly face each other and a distance of approximately 20m (minimum) would be maintained especially where this relationship is across public realm. This is considered acceptable.
- 9.27 Overall, and having regard to the above assessment, it is considered that the proposed development would not have an unacceptable impact on the amenities of neighbouring occupiers.

Parking, Access and Servicing

- 9.28 Policy 6.3 of the London Plan requires that the impact of development proposals on transport capacity and the transport network are fully assessed. The proposal must comply with policies relating to better streets (Policy 6.7), cycling (Policy 6.9), walking (Policy 6.10), tackling congestion (Policy 6.11), road network capacity (6.12) and parking (Policy 6.13). In addition, Policies T3, T5 and T 6 of the London Plan (Intend to Publish) are also relevant. Policies DMD45 & 47 provide the criteria upon which developments will be assessed with regard to parking standards / layout and access /servicing.

Parking

- 9.29 Three car parking spaces are proposed; one at the front of each property. This is an acceptable provision in line with London Plan requirements. Further, all the spaces should accommodate rapid electric charging points and although these are not shown on the plans, this can be secured by condition. In terms of layout the bays meet the required 2.4m x 4.8m for each space. To ensure surface water does not discharge on to the highway the surface should be permeable, or a soakaway provided. Again, this can be secured by condition.

- 9.30 In relation to cycle parking, each property will need room for 2 cycle parking spaces. There is space within the site to accommodate cycle parking and the details can be secured by condition.

Access

- 9.31 Three new crossovers are proposed from The Orchard; one for each dwelling. Each crossover would be single width and would measure 2.4m. Visibility around the accesses must be maintained with no enclosure above 0.6m from 2.0m either side. Details of enclosure can be secured by condition.

Servicing

- 9.32 The site can be serviced on street from The Orchard. Refuse storage is indicated on the plans but further details including capacity and elevational details can be secured by condition.

Trip Generation

- 9.33 Having regard to trip generation, whilst the proposed redevelopment into 3 dwellings may result in a small increase in vehicular movements, given the limited level of development and the nature of The Orchard, the slight increase in residential vehicular movements will not have an unacceptable impact on the free flow and safety of vehicles, cyclists and pedestrians using the highway.
- 9.34 Overall, the proposal provides acceptable car parking and access arrangements having regard to Policy 6.13 of the London Plan, and Policies 8, 45, 46 of the Development Management Document.

Sustainable Design and Construction

Biodiversity / Ecology

- 9.35 Policy 7.19 of the London Plan and Policy G6 of the London Plan (Intend to Publish) ("Biodiversity and access to nature") require development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites while Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.
- 9.36 The proposal involves the demolition of an existing dwelling house. An ecological survey has been conducted whereby it has been concluded that the existing dwelling has moderate potential for roosting bats. As bats are a protected species by law, a condition is recommended that prior to commencement of demolition works further surveys are undertaken (presence/likely absence surveys – one at dusk and one predawn) to establish whether bats are present on the site. If no bat roosts are recorded during these surveys no further surveys would be required. If evidence of bat roosts is found a licence from the Statutory

Nature Conservation Organisation for development works affecting bats must be obtained and a copy submitted to and approved in writing by the Council.

- 9.37 Consideration has also been given to the potential for the site to host other protected species. The submitted ecological report identifies that the site has low potential for reptiles, great crested newts and badgers and moderate potential for breeding birds. In order to ensure these species are protected it has been recommended that a precautionary approach to vegetation clearance be undertaken including that vegetation clearance be undertaken outside the bird nesting season (March- August inclusive). This can be secured by condition.
- 9.38 In terms of ecological enhancements, the submitted ecology report identifies that additional bird nesting and bat roosting provision could be incorporated into the design proposals – these include the incorporation of bird boxes and bat boxes within the development. Bat roosting opportunities could be provided through tree mounted bat boxes. There are a range of bat boxes available and these can be selected to suit the development and bat species in the locality. Additionally, tree and shrub planting should be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area.
- 9.39 Having regard to the above, the proposed development will not detrimentally impact upon the existing ecological value of the site, and through mitigation measures proposed and secured by condition, will serve to enhance the value of the site in accordance with Policy 7.19 of the London Plan, Policy G6 of the London Plan (Intend to Publish), CP36 of the Core Strategy and Policy DMD79 of the Development Management Document.

Trees/ Landscaping

- 9.40 Policy DMD 80 requires the retention and protection of trees of amenity and biodiversity value on a site and in adjacent sites that may be affected by proposals. Policy DMD 81 ensures development must provide high quality landscaping that enhances the local environment.
- 9.41 There are no trees on the site which are protected by way of a Tree Preservation Order. However, due to the increase in development footprint, there is a net loss of soft landscaping/green infrastructure on site which would potentially reduce ecosystem benefits. This, however, is offset set by the benefit of delivering new homes and identified mitigation. In this regard while it is proposed to remove 7 low amenity trees (C or U grade) on site to allow for the development, a condition is recommended that 7 new trees be planted on the site to enhance biodiversity and visual amenity.
- 9.42 It is also proposed to retain two B grade trees (T12 and T13) which are a Norway Spruce and a Cherry. The submitted tree report recognises that they are good, mature examples of their species and their retention would enhance the

development by providing some screening and instant maturity to the new gardens. It is recommended that a tree protection plan and method statement be submitted and approved by condition to demonstrate how the trees will be protected during construction.

- 9.43 In terms of off-site trees, a number of conifers grow adjacent to the northern boundary and screen the site effectively from the north (towards No 21 Bush Hill). The tree report identifies that the root protection area (RPA) of T9 and T10 includes a small part of the northernmost of the proposed new dwellings but the impact is well below the BS5837 threshold that would result in harm to the tree which could not otherwise be mitigated. In addition, it is considered T11 and T12 are unlikely to harm these trees due to the relatively low level of incursion and the insubstantial nature of the encroachment, a small slab. A condition preventing encroachment during the building work can be imposed to protect the RPAs of T4, T5, T9, T10 T11, T12 & T13 and while minor pruning of the overhanging crowns of T4, T5, T9 & T10 may be required, this would be no more than minor tipping back. Importantly, no ground services trespass upon RPAs.
- 9.44 The Council's Tree Officer has inspected the proposals and has raised no objections subject to the provision of a tree protection plan and method statement. Overall, and subject to appropriate mitigation, the proposal is considered acceptable in terms of its impact on existing trees.

Energy

- 9.45 Policy DMD 51 sets out the Council's energy efficiency standards. All developments will be required to demonstrate how the proposal minimises energy-related CO2 emissions in accordance with the following energy hierarchy:
- a. Maximising fabric energy efficiency and the benefits of passive design;
 - b. Utilising the potential for connection to an existing or proposed decentralised energy network in accordance with DMD 52 'Decentralised Energy Networks';
 - c. Demonstrating the feasibility and use of low or zero carbon technology in accordance with DMD 53 'Low and Zero Carbon Technology'; and, where applicable,
 - d. Financial contributions
- 9.46 Paragraph 148 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
- 9.47 An Energy Statement has been submitted with this application which demonstrates that the proposal can achieve a 5.3% reduction in CO2 emissions over part L of building regulations (2013). This is below the Council's requirement which seeks a 35% improvement, but it must be noted the policy accepts what can be achieved is subject to economic viability and technical

feasibility. Nevertheless, it is considered that a revised statement should be required by condition in order to seek an improvement to the reduction in CO₂ emissions as currently submitted.

Sustainable Urban Drainage (SUDs)

- 9.48 London Plan policies 5.12 and 5.13 and London Plan (Intend to Publish) SI13 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. Policies DMD59 (“Avoiding and reducing flood risk”) confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. DMD61 (“Managing surface water”) requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.49 A SUDs strategy was submitted with this application which has been reviewed by the Council’s SUDs Officer. Amendments have been sought to the proposed strategy and the revised strategy is agreed in principle. Conditions have been recommended to secure details of the SUDs strategy and to ensure compliance.

Water Efficiency

- 9.50 Policy DMD58 requires all residential developments to achieve as a minimum, water use of no more than 105 litres per person per day. A condition is recommended to secure this.

Site Waste Management

- 9.51 Policy 5.16 of the London Plan and Policy SI17 of the London Plan (Intend to Publish) has stated goals of working towards managing the equivalent of 100% of London’s waste within London, creating benefits from waste processing and zero biodegradable or recyclable waste to landfill by 2026. This will be achieved in part through exceeding recycling and reuse levels in construction, excavation and demolition (“CE&D”) waste of 95% by 2020.
- 9.52 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 to arrange for the efficient handling of CE&D. Core Policy 22 of the Core Strategy states that the Council will encourage on-site reuse and recycling of CE&D waste.
- 9.53 Details of a construction waste management plan can be secured through an appropriately worded condition.

10.0 S106 Contributions

- 10.1 The current proposal will result in a net gain of 2 residential units and therefore, in line with the Council's S106 SPD, is not liable to make a S106 contribution.

11.0 Community Infrastructure Levy (CIL)

- 11.1 Enfield falls within Mayoral Community Infrastructure Levy Band 2 and therefore qualifying development will be liable to pay £60/sqm. The development site is also liable for higher rate residential CIL payment of £120/sqm as per the adopted Community Infrastructure Levy Charging Schedule (2016). The development is subject to both CIL rates above.

12.0 Conclusion

- 12.1 Planning decisions on applications are made by assessing how proposals accord with the development plan and material considerations.

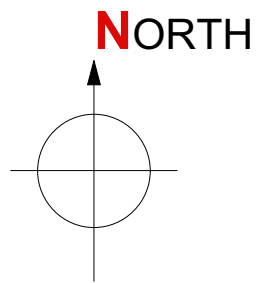
- 12.2 The reasons for recommending approval of this application are:

- The proposed development would deliver new homes and contribute towards meeting the Council's strategic housing target including additional family sized accommodation;
- The proposed development would optimise development of this site consistent with adopted and emerging policy and due to its size, design, form and appearance would appear acceptable in the street scene and the wider area;
- The proposed development would provide new homes meeting and exceeding internal and external standards to provide good quality residential accommodation
- The proposed development in terms of its relationship to neighbouring residential properties would not be adversely affected or experience an unreasonable loss of amenity having regard to amenity, light and outlook;
- The proposal would provide adequate car parking, cycle parking, access and servicing provision and would not detract from the free flow and safety of vehicles, cyclists and pedestrians using the adjoining highways;
- The proposed development with the re-provision of 7 trees and the retention of two existing trees with amenity value, would not detract from the biodiversity and ecological value of the site taking into account the mitigation secured and the benefits of the proposal ;
- The proposal would incorporate key sustainability initiatives in ecology, waste management, water, health and wellbeing, materials, pollution and surface water management in the design of the proposed development.

- 12.3 Having regard to the above assessment it is recommended that planning permission be granted subject to conditions.



2 SITE LOCATION PLAN
SK-01 1:1250 @ A1



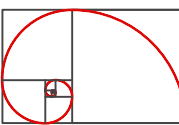
C	09/2020	Trees are shown on planning drawings according to Tree Report.
B	09/2020	Rear roof dormer and juliet balcony removed from all three houses.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & juliet balcony is proposed. Internal changes are done to suit roof changes.

REV. DATE DESCRIPTION

44 THE ORCHARD
N21 2DH

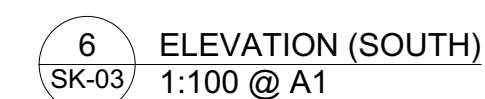
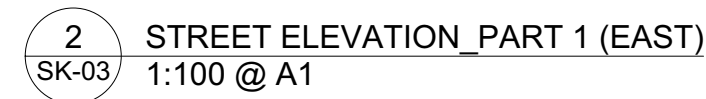
SITE LOCATION PLAN
&
PROPOSED SITE PLAN

DRNG No SK-01 C	SCALE 1:500, 1:1250 @ A1	DATE APRIL 2020
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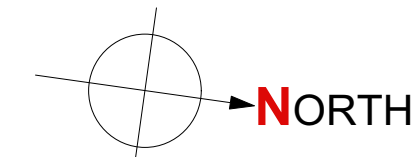


RICHMOND KITCHEN PROJECTS LTD.
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01 PROPOSED SITE PLAN
SK-01 1:200 @ A1




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REV.	DATE	DESCRIPTION
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SITE DEVELOPMENT PLAN AS PROPOSED


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KITCHEN PROJECTS LTD.

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1
SK-05 GROUND FLOOR PLAN_PROPOSED
1:50 @ A1

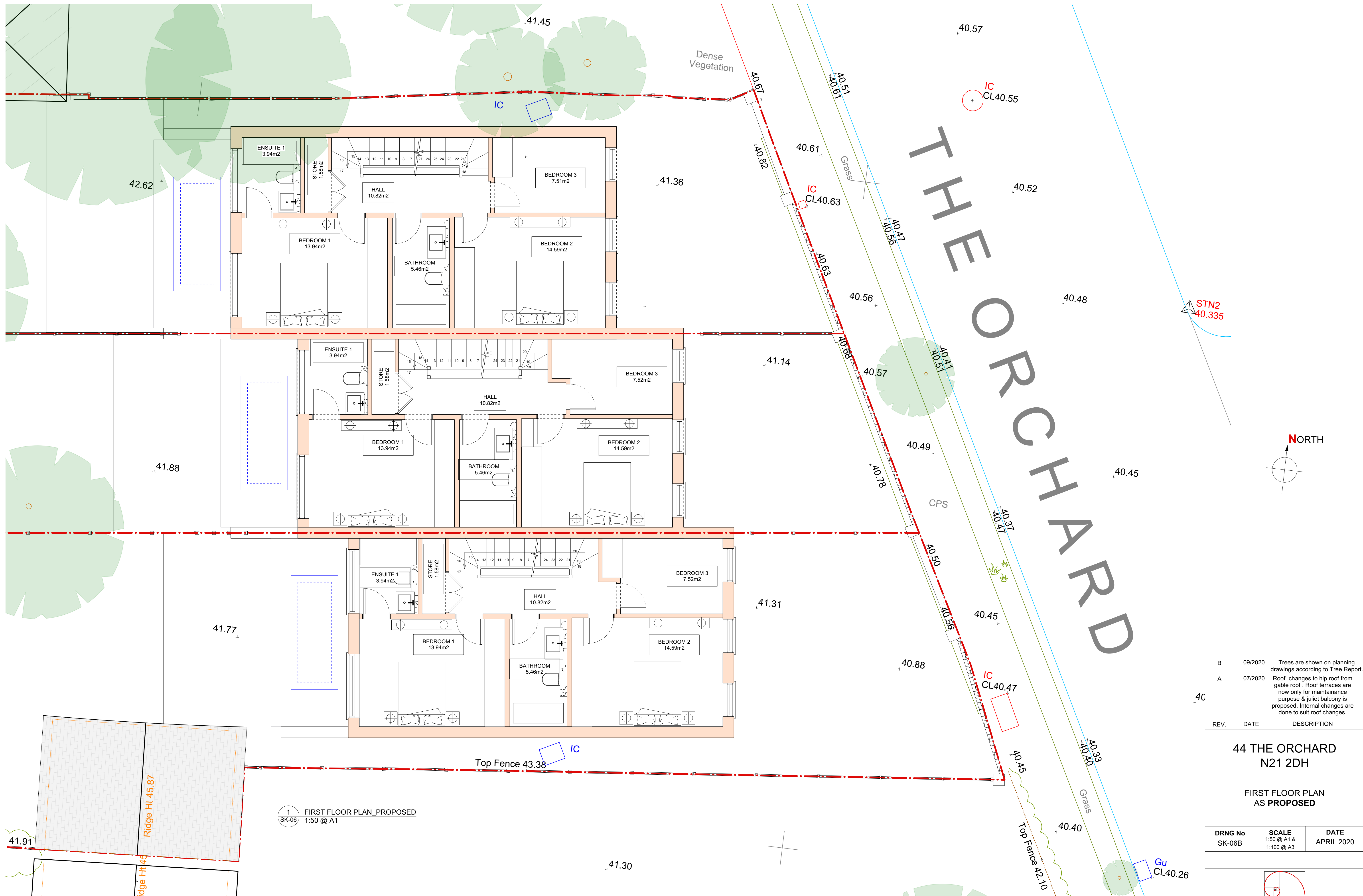
B	09/2020	Trees are shown on planning drawings according to Tree Report.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & juliet balcony is proposed. Internal changes are done to suit roof changes.

REV.	DATE	DESCRIPTION
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44 THE ORCHARD
N21 2DH

GROUND FLOOR PLAN
AS PROPOSED

DRNG No	SCALE	DATE
SK-05B	1:50 @ A1 & 1:100 @ A3	APRIL 2020



B	09/2020	Trees are shown on planning drawings according to Tree Report.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & juliet balcony is proposed. Internal changes are done to suit roof changes.

REV.	DATE	DESCRIPTION
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44 THE ORCHARD N21 2DH		
FIRST FLOOR PLAN AS PROPOSED		
DRNG No SK-06B	SCALE 1:50 @ A1 & 1:100 @ A3	DATE APRIL 2020



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1 LOFT LEVEL PLAN_PROPOSED
SK-07 1:50 @ A1

C	09/2020	Trees are shown on planning drawings according to Tree Report.
B	09/2020	Rear roof dormer and Juliet balcony removed from all three houses.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & Juliet balcony is proposed. Internal changes are done to suit roof changes.

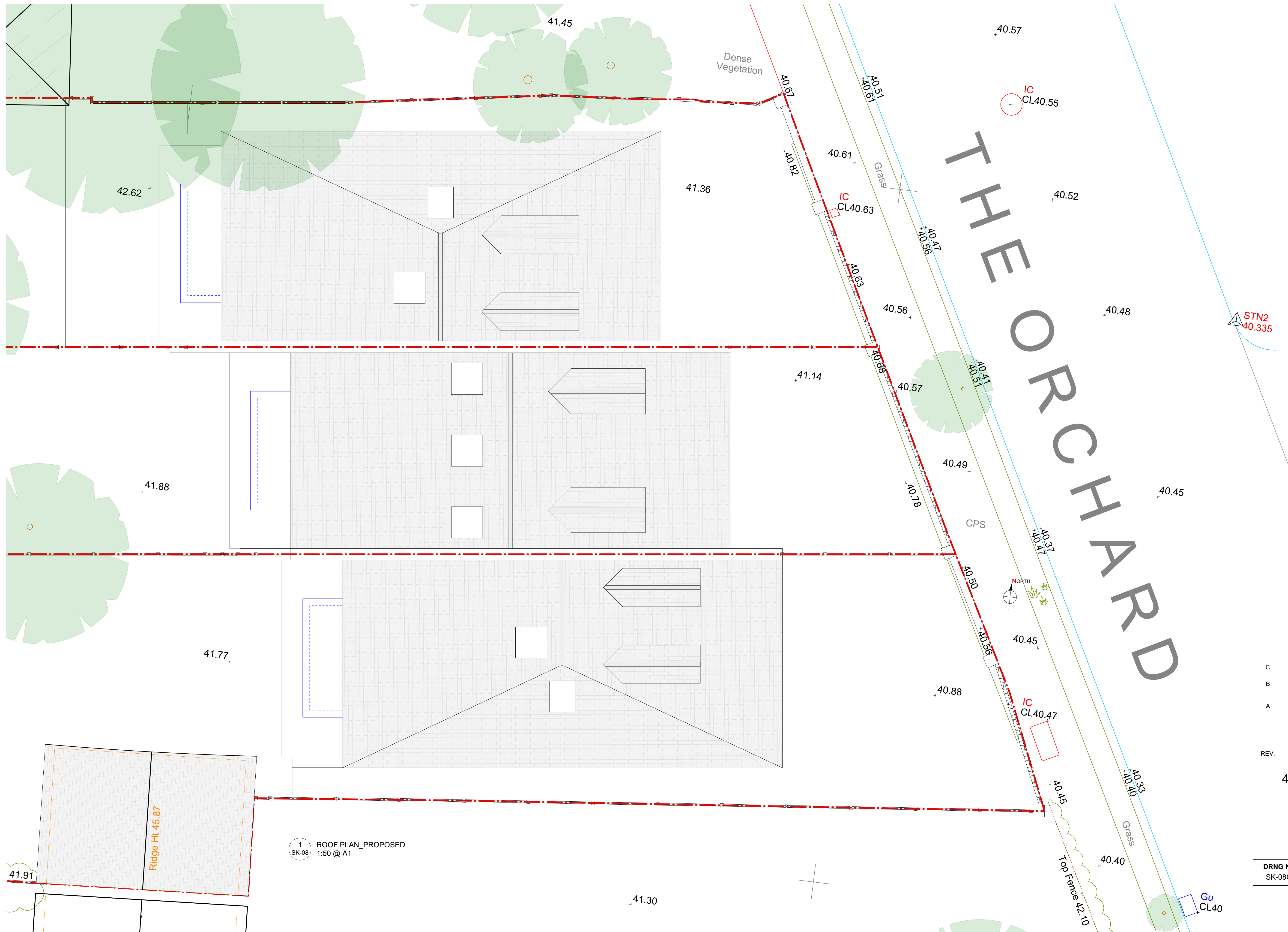
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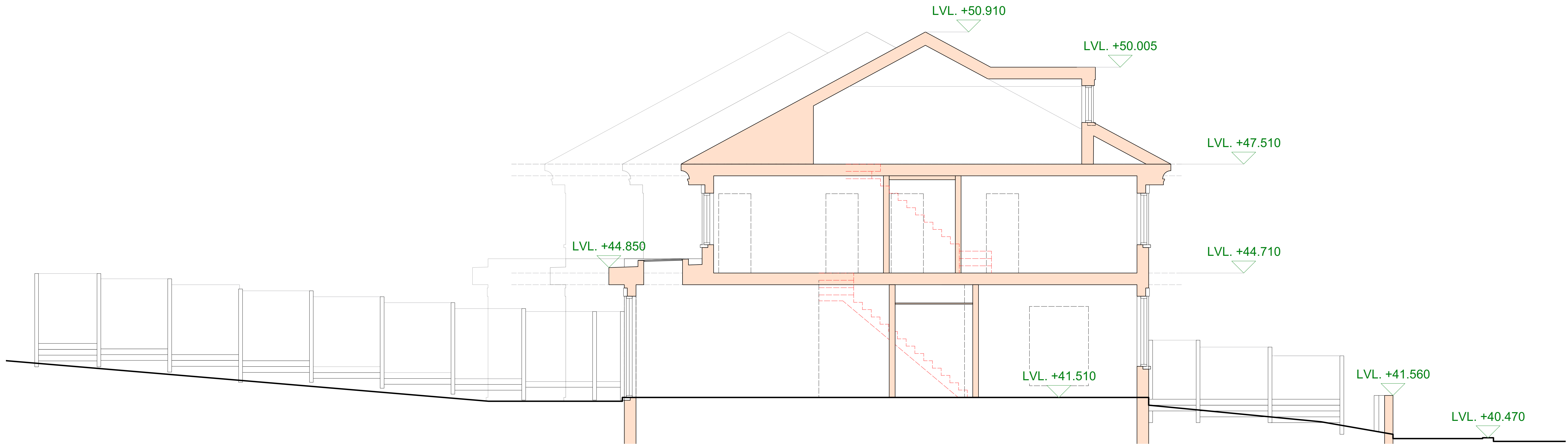
44 THE ORCHARD
N21 2DH

LOFT LEVEL PLAN
AS PROPOSED

DRNG No SK-07C	SCALE 1:50 @ A1 & 1:100 @ A3	DATE APRIL 2020
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1 SECTION (EAST-WEST)_PROPOSED
SK-09 1:50 @ A1

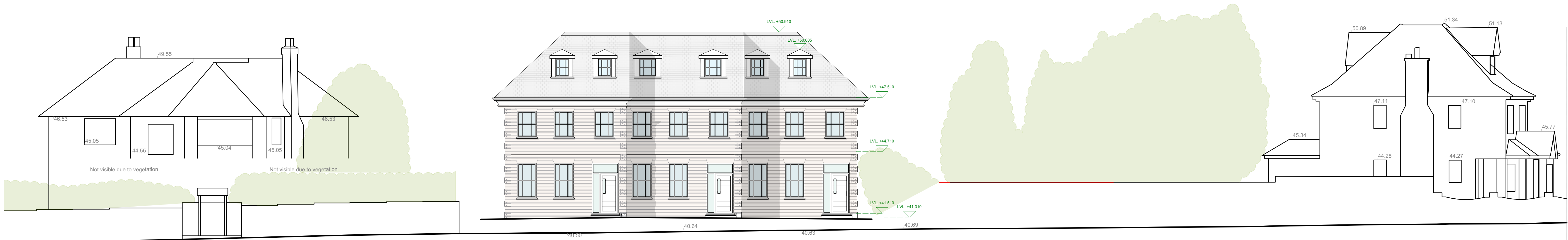
B	09/2020	Rear roof dormer and Juliet balcony removed from all three houses.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & Juliet balcony is proposed. Internal changes are done to suit roof changes.

REV. DATE DESCRIPTION

44 THE ORCHARD N21 2DH		
CROSS SECTION (EAST-WEST) AS PROPOSED		
DRNG No SK-09B	SCALE 1:50 @ A1 & 1:100 @ A3	DATE APRIL 2020



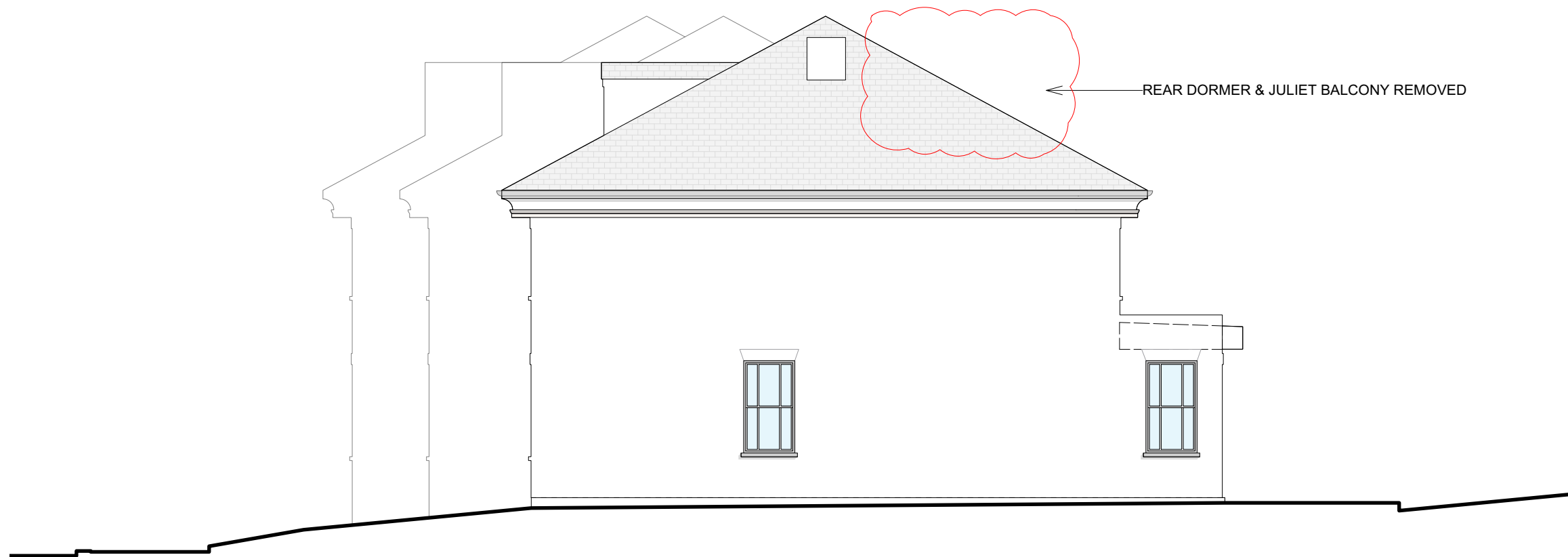
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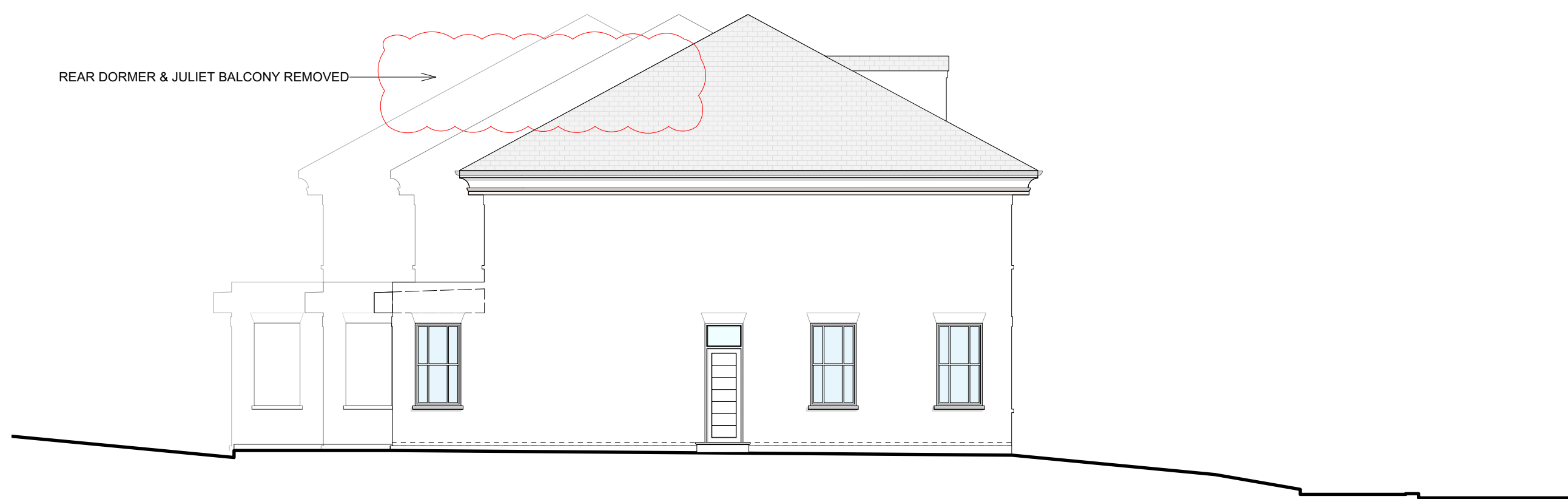
1 FRONT ELEVATION (EAST)_PROPOSED
SK-10 1:100 @ A1



2 REAR ELEVATION (WEST)_PROPOSED
SK-10 1:100 @ A1



3 SIDE ELEVATION (NORTH)_PROPOSED
SK-10 1:100 @ A1



4 SIDE ELEVATION (SOUTH)_PROPOSED
SK-10 1:100 @ A1

B	09/2020	Rear roof dormer and juliet balcony removed from all three houses.
A	07/2020	Roof changes to hip roof from gable roof. Roof terraces are now only for maintenance purpose & juliet balcony is proposed. Internal changes are done to suit roof changes.

REV.	DATE	DESCRIPTION
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44 THE ORCHARD N21 2DH		
ELEVATIONS AS PROPOSED		
DRNG No SK-10B	SCALE 1:100 @ A1 & 1:200 @ A3	DATE APRIL 2020