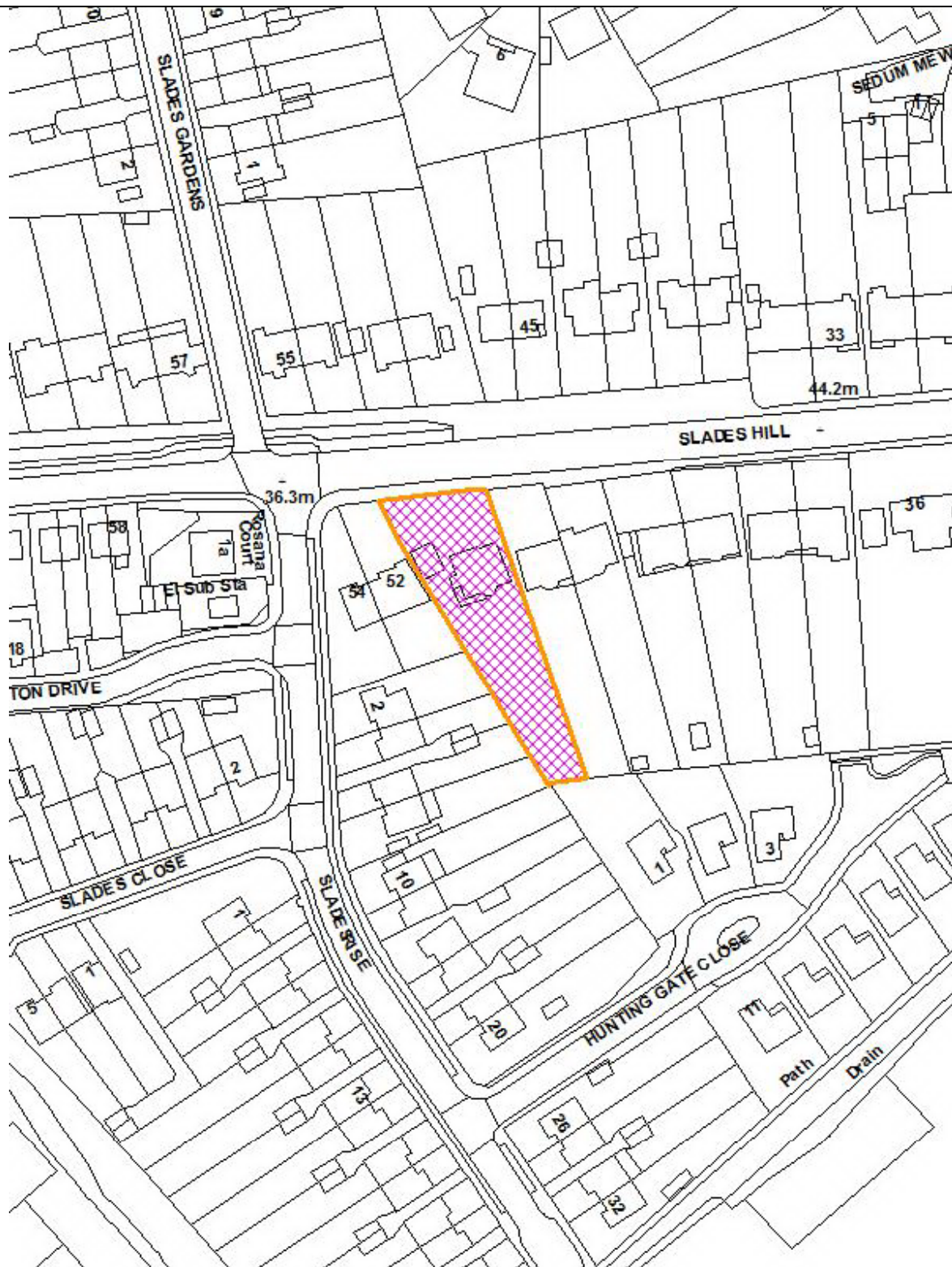


LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 23 February 2021**Report of**
Head of Planning**Contact Officers:**
Andy Higham
David Gittens
Tendai Mutasa
Tel: 0208 132 5397**Ward:**
Highlands**Application Number:** 20/03003/FUL**Category:** Minor**LOCATION:** 50 Slades Hill, Enfield, EN2 7EE**PROPOSAL:** Erection of a 3 storey block with accommodation at basement level to provide 6 self-contained flats**Applicant Name & Address:**Slades Hill Investments Ltd,
C/O Agent
12 Royal Crescent
Cheltenham
GL50 3DA
Gloucestershire**Agent Name & Address:**Paul Jenkins,
SF Planning,
12 Royal Crescent
Cheltenham
GL50 3DA
Gloucestershire**RECOMMENDATION:**That had the power to determine the planning application remained with the local planning authority, planning permission would have been **GRANTED** subject to conditions

Ref: 20/03003/FUL LOCATION: 50 Slades Hill, Enfield, EN2 7EE,



1. Note for Members

- 1.1 Although a planning application of this scale and number of units would normally be determined under delegated authority, the application is been reported to the Planning Committee for determination at the request of Councillor Laban due to the level of local interest.
- 1.2 This application was submitted following a previous decision to refuse planning permission and although officers have been in discussion with the developer and consider the scheme is now acceptable, the applicant has decided to appeal against non-determination of the planning application.
- 1.3 As a result, the power to determine this planning application no longer lies with the Council but a resolution is required to inform the position of the local planning authority at appeal .

2. Recommendation

- 2.1 That had the power to determine the planning application remained with the local planning authority, planning permission would have been GRANTED subject to 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: 98-101 REV P01, 98-200 REV P01, 98-201 REV P01, 98-210 REV P01, 98-211-REV P01, 98-212 REV P01, 98-212 REV P01, 98-215 REV P01, 00-101 REV P02, 00-200 REV P02, 00-201 REV P02, 00-202 REV P02, 00-203 REV P03, 00-204 REV P01, 00-210 REV P02, 00-211 REV P02, 00-212 REV P02, 00-213 REV P02, 00-220 REV P01, 70-601 REV P02, Design and Access Statement, Tree survey plan, Transport supporting note, Sustainable Design and Construction Statement and Energy Statement, Planning Statement, SUDS Statement, Walkover Survey and Inspection Survey for Bat Roost Potential, Daylight and Sunlight to neighbouring buildings and proposed accommodation, Basement Impact Assessment

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. Section Plans

The development shall not commence until section plans cutting through the dormer windows at first/second floors 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: For the avoidance of doubt and in the interests of proper planning.

9. 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

10. Landscaping

No works or development shall take place until full details of the landscape proposals 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.

11. 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.

12. 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

13. 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.

14. 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 building 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.

15. 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.

16. Cycle Parking

No above ground works shall commence until the details and design of 10 secure and fully enclosed cycle parking spaces and one visitor cycle parking 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.

17. 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.

18. Basement

No works or development shall take place until a basement impact assessment has been supplied and approved by the Local Planning Authority.

Reason: to ensure the basement does not affect the stability of the site or adjoining properties.

19. Sustainable Drainage Strategy

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy, 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

20. 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.

21. 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.

22. 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).

23. Energy Certificates

Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to and 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).

24. 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.

25. 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.

26. 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 contact 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

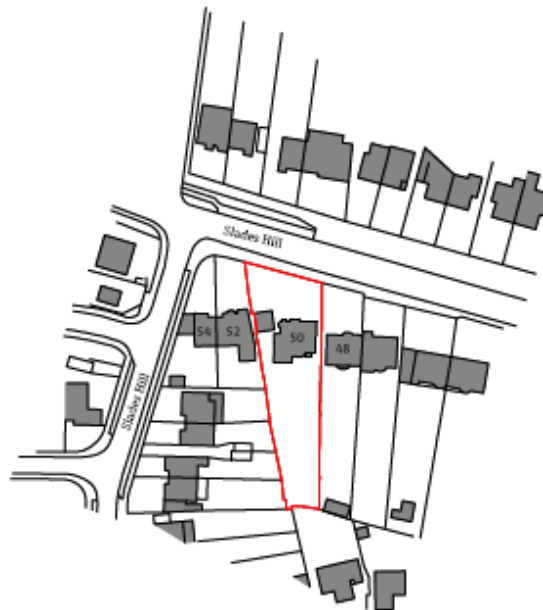
3.1 Planning permission is being sought for a residential development comprising the demolition of the existing detached dwelling house and the erection of a 3 storey block with accommodation at basement level to provide 6 self-contained flats.

3.2 The reasons for recommending approval are:

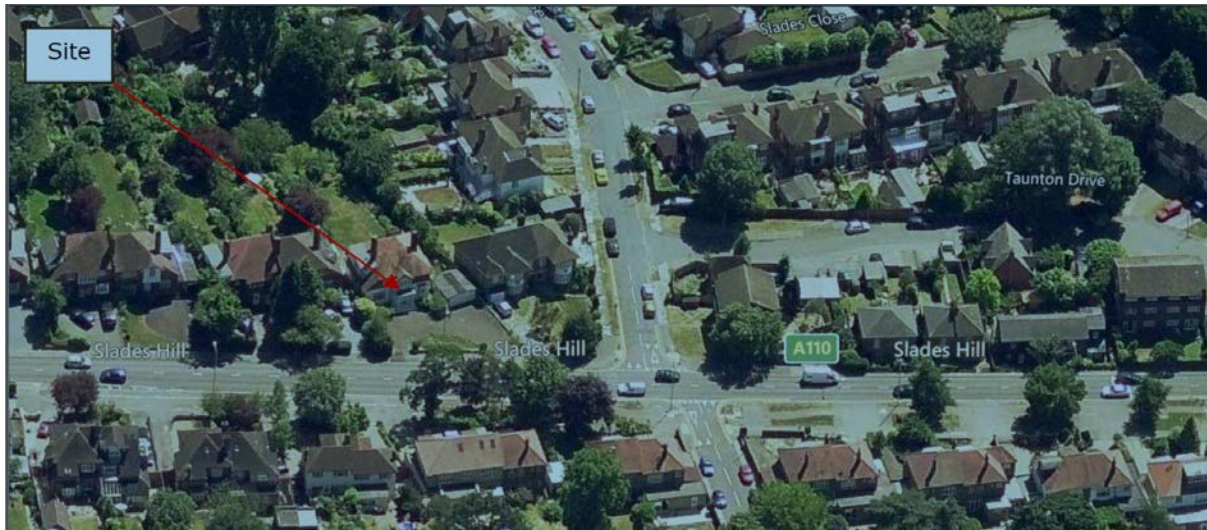
- i) The proposed size and design of the development would maintain and reinforce the existing street scene and would be in keeping with the form and appearance of developments in the wider area;
- ii) The surrounding residential properties would not experience an unreasonable loss of amenity as a consequence of the proposed development;
- iii) The proposal would contribute towards the delivery of homes within the borough;
- 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

4.1.1 The application site hosts a detached two-storey dwelling fronting the south side of Slades Hill; west of Enfield Town. The existing house has been subject to small extensions to the rear elevation, a dormer roof extension within the eastern roof pitch and includes a detached vehicular garage. The site as existing has 2no. vehicular accessed off Slades Hill.



- 4.1.2 Slades Hill is a principal road and is predominantly characterised by mid-century residential detached and semi-detached dwellings within generally spacious plots.
- 4.1.3 The site is not located within a conservation area nor does it contain a listed or locally listed building



5. Proposal

- 5.1 This application proposes the demolition of the existing dwelling house and re-development of the site to provide a new development comprising 6 residential units. The development would comprise 2no. 1-beds, 3no. 2-beds and 1no. 3-bed.
- 5.2 No affordable housing is required because the number of units is below the threshold specified for such contributions in the National Planning policy Framework
- 5.3 The development would be three storeys with accommodation at basement level

6. Relevant planning history:

20/01061/FUL - Erection of a 3 storey block with accommodation at basement level to provide 6 self-contained flats -Refused for the following reason:

The proposal, by reason of its excessive width, siting, inappropriate design and form, would be unduly bulky, incongruous and at odds with the character of the area and the prevailing pattern of development in the street scene, and would be harmful to the character and appearance of the locality, contrary to the high quality design aspirations of the National Planning Policy Framework (2019), policies 7.4B, 7.6B and 3.5A of The London Plan (2016), Policy CP30 of the Enfield Plan Core Strategy (2010), Policy DMD37 of the Development Management Document (2014).

Appeal Lodged

17/01639/FUL - Change of Use from a dwelling (C3 use) to a House of Multiple Occupation for 7 persons (Part retrospective) – Withdrawn

P12-01861PLA - Renewal of unimplemented permission under TP/09/1157 for redevelopment of site to provide a 2-storey block of 5 x 2-bed self-contained flats with basement parking area, rooms in roof and new access to Slades Hill - Withdrawn

TP/09/1157 - Redevelopment of site to provide a 2-storey block of 5 x 2-bed self-contained flats with basement parking area, rooms in roof and new access to Slades Hill – Granted 25.09.2009

TP/08/1104 - Redevelopment of site to provide a 3-storey block of 6 flats (5 x 2-bed and 1 x 1-bed) with basement parking and access ramp – Refused 13.08.2008

Pre-app:

19/03758/PREAPP: Proposed redevelopment of site to provide 6no residential units).

7. Consultation

Public

- 7.1 Consultation letter were issued to 21 neighbouring and nearby propoerties. In response XX letters of objection were received raising all or some of the following points:

Close to neighbouring buildings
Overdevelopment of the site
Out of character
Inadequate Parking provision
Loss of light
Loss of privacy
Flooding Risk
Noise nuisance
Trees should be protected
Strain on existing community facilities
Increase in traffic and impact on cycling

These points have been addressed in the report

- 7.2 External :

- Thames Water – No comment/objection received

- 7.3 Internal:

- Transportation – No objections
- Environmental Health – No comment/objection to scheme
- Highways Teams (Crossover) - No objections

8. Relevant Policies

- 8.1 NPPF (Adopted February 2019)

Section 8 Promoting healthy and safe communities Para 96-101
Section 14 Meeting the Challenge of Climate Change flooding and coastal Change, Para 155-163
Section 15 Conserving and enhancing the natural environment, Para 174-177

8.2 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
- 3.14 - Existing housing
- 5.3 - Sustainable design and construction
- 6.3 - Effects of development on transport capacity
- 6.9 - Cycling
- 6.13 - Parking
- 7.1 - Building London's neighbourhoods and communities
- 7.2 - Inclusive environment
- 7.4 - Local character
- 7.6 - Architecture
- 8.3 - Community Infrastructure Levy

8.3 London Plan "Publication" (December 2020)

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
- 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
- T3: Transport capacity, connectivity and safeguarding
- T5: Cycling
- T6: Car Parking

8.4 Development Management Document (2014)

- DMD3 - Providing a Mix of Different Sized Homes
- DMD4 - Loss of Existing Residential Units
- DMD5 - Residential Conversions
- DMD6 - Residential Character
- DMD8 - General Standards for New Residential Development
- DMD9 - Amenity Space
- DMD10 – Distancing
- DMD13 - Roof Extensions
- DMD14 - Side Extensions
- DMD37 - Achieving High Quality and Design-Led Development
- DMD38 - Design Process
- DMD45 - Parking Standards and Layout
- DMD49 - Sustainable Design and Construction Statements
- DMD55 - Use of Roofspace/ Vertical Surfaces
- DMD58 - Water Efficiency
- DMD68 – Noise

8.5 Core Strategy (2010)

- CP2 - Housing supply and locations for new homes
- 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
CP25 - Pedestrians and Cyclists
CP26 - Public Transport
CP30 - Maintaining and improving the quality of the built and open environment
CP46 - Infrastructure contributions

8.6 Other Policy Considerations

National Planning Policy Framework (NPPF, 2019)
National Planning Practice Guidance (NPPG)
Nationally Described Space Standard (NDSS)
Mayors Housing SPD

9. **Analysis**

9.1 Principle of Development

- 9.1.1 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy 5 of the Core Strategy seeks to ensure that new developments offer a range of housing sizes to meet housing needs whilst ensuring that the quality and character of existing neighbourhoods is also respected. In addition, the Mayor's Housing SPG at paragraph 1.2.25 sets out that Boroughs should proactively enable and fully realise the potential for small sites to make a substantial contribution to housing delivery in London, taking into account the strategic need to optimise housing output (Policy 3.4) and increase housing supply (Policy 3.3). Small sites (below 0.25ha, such as this site) play a crucial role in housing delivery in London
- 9.1.2 In line with the existing land use, the benefits of the proposal in delivering additional residential units to meet the borough's housing targets are recognised. The most recent published Borough housing needs assessment demonstrates that whilst there is a need for all sizes of unit, that need is greatest for larger size dwellings, particularly 3 to 4 bed units. In principle therefore, additional residential will bring a net gain in the borough's housing stock and the proposed mix of tenure is in accordance with policy DMD 3 which advocates for a mix of different sized homes.
- 9.1.3 The application proposes the replacement of the existing four-bedroom family home with six flats (2no. 1-beds, 3no 2-beds and 1no. 3-bed). As proposed, the development achieves the re-provision of family housing by compensating for the loss in existing family accommodation, consistent with the requirements of DMD3 and DMD5 and Policy 5 of the Core Strategy, the proposal is considered acceptable against these policies.
- 9.1.4 The proposed residential units therefore provide the housing mix necessary to meet the housing needs of Enfield. In this regard, the development would therefore be compliant with Policy CP5 of the Core Strategy, DMD5 of the Development Management Document and Policy 3.3 and 3.4 of the London Plan, as well as the objectives of the NPPF and the London Housing SPG.
- 9.1.5 The principle of development in this location is considered acceptable subject to other policy matters as outlined in the report.

9.2 Character and Appearance

- 9.2.1 Policy DMD 6 requires that development to be of a scale and form that is appropriate to the existing pattern of development or setting, having regard to the character typologies. Further, Policy DMD8 provides that all development must be of an appropriate scale, bulk and massing and be appropriately located having regard to the nature of the surrounding area.
- 9.2.1 Finally and consistent with Policy CP30 of the Core Strategy, DMD37 of the Development Management Document and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject dwelling and the surrounding area.
- 9.2.2 The existing dwelling is a detached property located on Slades Hill. The area has a strong traditional residential character despite some flatted developments further up located at No 28a and No 5 Slades Hill. However, what's prominent about the buildings along this part of the street are the roof profiles which are hipped with some gables.
- 9.2.3 The subject property slightly differs from the other houses on Slades Hill on account that it features a catslide roof, however, the property is evidently hipped. The buildings surrounding the area are all traditional residential settings and the proposed site is sandwiched between two traditionally designed hipped roof dwellings. On account of the strong residential character, new development is expected to reflect the existing character with its surroundings and location in terms of its appearance.
- 9.2.4 A recent planning application ref: 19/01061/FUL for the same site was refused because it was considered that the proposed development due to its form, massing and design was out of keeping with the character and appearance of the area contrary to the above. In particular, it was considered the proposed design which proposed a flat roofed development of a scale and design leading to an incongruous and contrived scheme more akin to a landmark style building, or within a commercially dominant area which would have resulted in significant harm to the character of the area.
- 9.2.5 In this current scheme, the design has a more traditional appearance which is similar to the neighbouring properties featuring a hipped roof, and as such, is considered to be more in keeping with the prevailing character of Slades Hill.
- 9.2.6 Furthermore, the proposed height is comparable with the building heights of neighbouring properties and as such would not appear discordant nor dominate neighbouring dwellings. Consequently, the considered opinion is that the proposed development would not be harmful to the character and appearance of the locality and the reasons for refusal on the previous application has been addressed
- 9.2.7 Notwithstanding the improvement in design, a condition is recommended to ensure the dormers proposed can work as shown.
- 9.2.8 Overall, the proposed development would not adversely impact negatively on the street scene and would be in keeping with the character of the area, in accordance with Policy 7.4 of the London Plan, Policy CP30 of the Enfield Plan Core Strategy, DMD37 of the Development Management Document, and the National Planning Policy Framework.

9.3 Residential Development Standards

9.3.1 The London Plan and the NDSS set the requirement for internal living standards. The minimum standards are outlined below:

- A single bedroom should be at least 7.5sqm and 2.15m wide
- A double should be 11.5sqm and 2.75m wide
- Head height should be at least 2.3m for a minimum of 75% of the gross internal floor area
- Suitable storage space to be incorporated into units
- Communal gardens to be sheltered from roads and not overlooked from habitable rooms.

9.3.2 The applicable NDSS Gross Internal Floor Areas (GIFA) are highlighted below and each unit would need to be self-contained and have, inter alia, rooms of an adequate size and shape and feature its own entrance, kitchen and bathroom accommodation.

9.3.3 The submitted proposed floor plans are annotated to show the following which are considered to meet the standards.

Proposed Unit	London Plan Minimum GIA	Proposed GIA (SQM)
Unit 1 (3-bed 5-person)	86sqm	108sqm
Unit 2 (1 bed 2-person)	50sqm	68sqm
Unit 3 (1-bed 2-person)	50sqm	55sqm
Unit 4 (1-bed 2-person)	50sqm	52sqm
Unit 5 (2-bed 3-person)	61sqm	74sqm
Unit 6 (2-bed 3-person)	61sqm	110sqm

9.3.4 All units have access to amenity space. The proposals include a large communal rear garden area (circa. 450sqm) for residents which is proposed to be landscaped, as well as private terraces and balconies for each of the flats. The 3 bed family sized unit would also have its own section of the ground floor rear amenity space, as the accompanying drawings demonstrate. The applicant has also included a winter garden with appropriate screening to mitigate overlooking.

9.3.5 Appendix 4 of the Development Management Document states minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level: the development achieves the standard. In light of this it is considered that the proposed is in accordance with policy.

9.3.6 The London Plan Policy 3.8 states that 90% of new housing should meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and 10% of new dwellings should meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. is designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. A condition has been attached to address this.

- 9.3.7 Daylight and Sunlight report has been submitted to ensure that the proposals would not impact negatively on neighbouring buildings and the proposed accommodation.

9.4 Neighbouring Amenity

- 9.4.1 Policies DMD 6 and 8 seek 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 enclosure. In addition, Policies 7.4 of the London Plan and CP 30 of the Core Strategy seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenities.

- 9.4.2 No.52 Slades Hill is positioned to the west of the site. The proposed development would project beyond the rear elevation of this neighbouring residential property but as it would retain separation between the properties and neither a 30 or 45 degree line is breached, it is considered that the proposal would not result in conditions through a loss of light or outlook, that would detract from the amenities of the neighbouring property. Furthermore, the proposals would not cause any overlooking as all windows on the elevation facing No 52 serve bathrooms and will be fitted with obscure glazing.

- 9.4.3 No 48 Slades Hill Again, due to the separation and the degree of projection beyond the rear of No 48, there would be no undue impact on the amenities enjoyed by this property. There is a flank window proposed on the upper floors facing No 48, however this window will serve non-habitable rooms and will be conditioned so that it is fitted with obscure glazing. In light of this, it is considered that the proposals will not be detrimental to the amenities of this neighbouring building.

- 9.4.4 It is noted that several objections have been received from properties neighbouring the site relating to overlooking of rear gardens due to the large glazing at the proposed development. It is considered that overlooking of rear gardens is not uncommon in suburban areas across the borough. The building is set away from habitable windows of these properties to the rear by a distance of over 20m and therefore it is considered that the level of overlooking into rear gardens of neighbouring properties including those to either side, will not be so harmful as to warrant a refusal of this scheme on amenity grounds. The proposed balconies would have obscure glazing and private screening to avoid any overlooking.

- 9.4.5 Concerns have also been received regarding the disturbance to residential amenity during construction especially in relation to the proposed basement. Such impacts are held to be a temporary consequence of development and cannot be used to resist permission but to minimise impacts, a condition can be imposed to secure the submission of a construction environmental management plan (CEMP) to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition works).

9.5 Transport, Highways and Parking

- 9.5.1 Policy DMD Policy 8 requires that new residential development provides adequate parking while Policy DMD 45 indicates that parking proposals will be considered against various criteria including the London Plan standards, scale of development, public transport accessibility and existing parking pressures.

- 9.5.2 The scheme proposes 6 off-street vehicular parking spaces at the front of the site which is considered acceptable for the scale/unit mix proposed. One of the spaces is contained within a garage which is dedicated to a residential unit, but this is considered acceptable
- 9.5.3 It is felt however that the applicant should ensure there is provision for delivery and servicing and while the large area of hardstanding should permit sufficient space for vehicles to access and egress as well as provision for disabled parking, all of which must be able to enter and leave the site in forward gear, a condition is requested to ensure compliance with relevant standards.. All spaces comply with the minimum dimensions outlined in Policy 6.13 of the London Plan (2016).
- 9.5.4 A condition is also required to ensure electric charging infrastructure is installed; both active and passive for at least 40% of the vehicular spaces in compliance with Policy 6.13 of the London Plan (2016).
- 9.5.5 Based on the proposed housing mix, the development requires 10no. cycle spaces. 12 are proposed. This provision is considered to be acceptable although a condition is required to ensure the technical specification for their secure storage is provided.
- 9.5.6 Refuse and Recycling storage facilities should be in line with the standards set out in the Refuse and Recycle Storage Guide Enfield (ENV 08/162). Adopted standards require a design which ensures that residents are not required to carry waste more than 30m (excluding any vertical distance) to the storage point, waste collection vehicles should be able to get within 25m of the storage point and the bins should be located no more than 10m from kerbside for collection. The proposed bin storage facilities are considered acceptable and a condition is required to ensure that details designs of the refuse and recycling storage comply with these standards.

9.6 Trees and Landscaping

- 9.6.1 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
- 9.6.2 There are no tree covered by a TPO on the site and the existing trees along the boundaries would not be affected by the development as they are set away from the building.

9.7 Sustainable Drainage

- 9.7.1 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.

- 9.7.2 The applicant has submitted a SuDS strategy outlining measures amongst others, to prevent surface runoff and meet the 1 in 100 year surface water flood risk mitigation measures that shall be secured by way of condition. The proposal therefore aligns with the objectives of Policy DMD60, DMD61 and DMD81

Water

- 9.7.3 The development will ensure that the maximum internal water use is limited to 105L/person/day achieved by low flow rate taps and showers, dual flush wc's and low capacity baths. This will be secured by condition.

9.8 Sustainable Design and Construction

Biodiversity / Ecology

- 9.8.1 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.
- 9.8.2 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.
- 9.8.3 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.
- 9.8.4 In terms of ecological enhancements, the submitted ecology report identifies that new shrubs and trees will be planted as part of re-landscaping of the site and the new building can provide new nesting opportunities for birds.
- 9.8.5 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.

Energy

- 9.8.6 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
- 9.8.7 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.
- 9.8.8. An energy statement has been submitted as part of the application. An evaluation of all possible renewable energy technologies demonstrated that the most suitable in terms of reducing carbon dioxide emissions, is the installation of photovoltaic (PV) system on the roof of the development. The Assessment concludes this would contribute to the overall reduction in carbon dioxide emissions of 35.1% which is in line with Council and London plan policy .

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

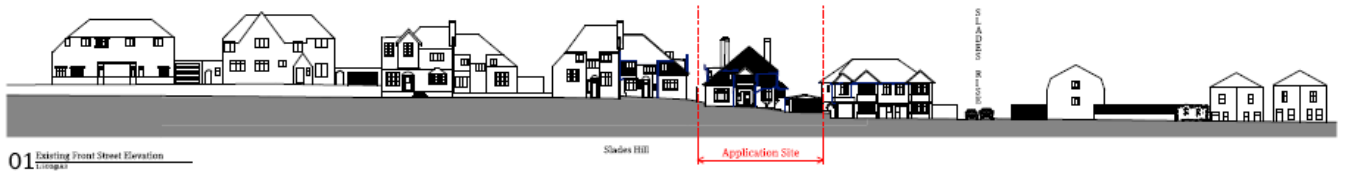
- 10.1 The current proposal will result in a net gain of 5 residential units and therefore, in line with the Council's S106 SPD, is not liable to make a S106 contribution towards affordable housing or education.

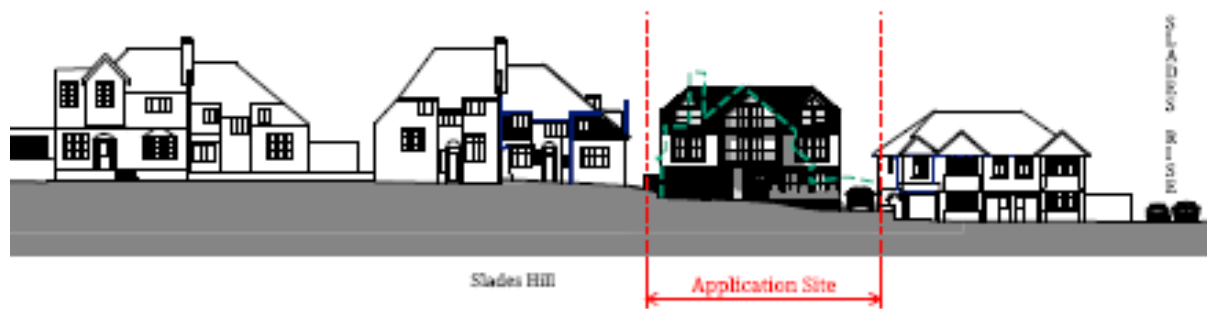
11 Community Infrastructure Levy

- 11.1 The site is located within the Borough higher CIL Charging Zone and thus any additional residential floorspace would be liable for CIL payment of £120/sqm as per the adopted Community Infrastructure Levy Charging Schedule (2016). The development would be liable for both the Enfield and Mayor CIL contributions at a rate of £60 per square metre.

12. 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.
 - 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, 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, 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.

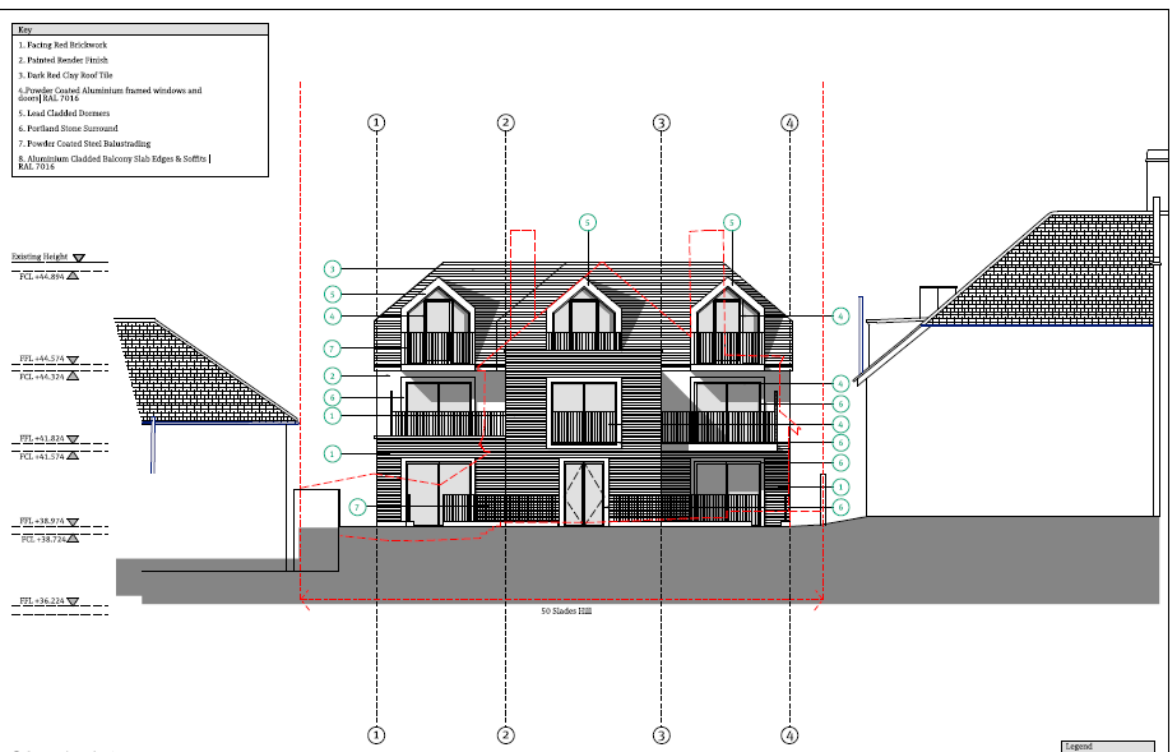




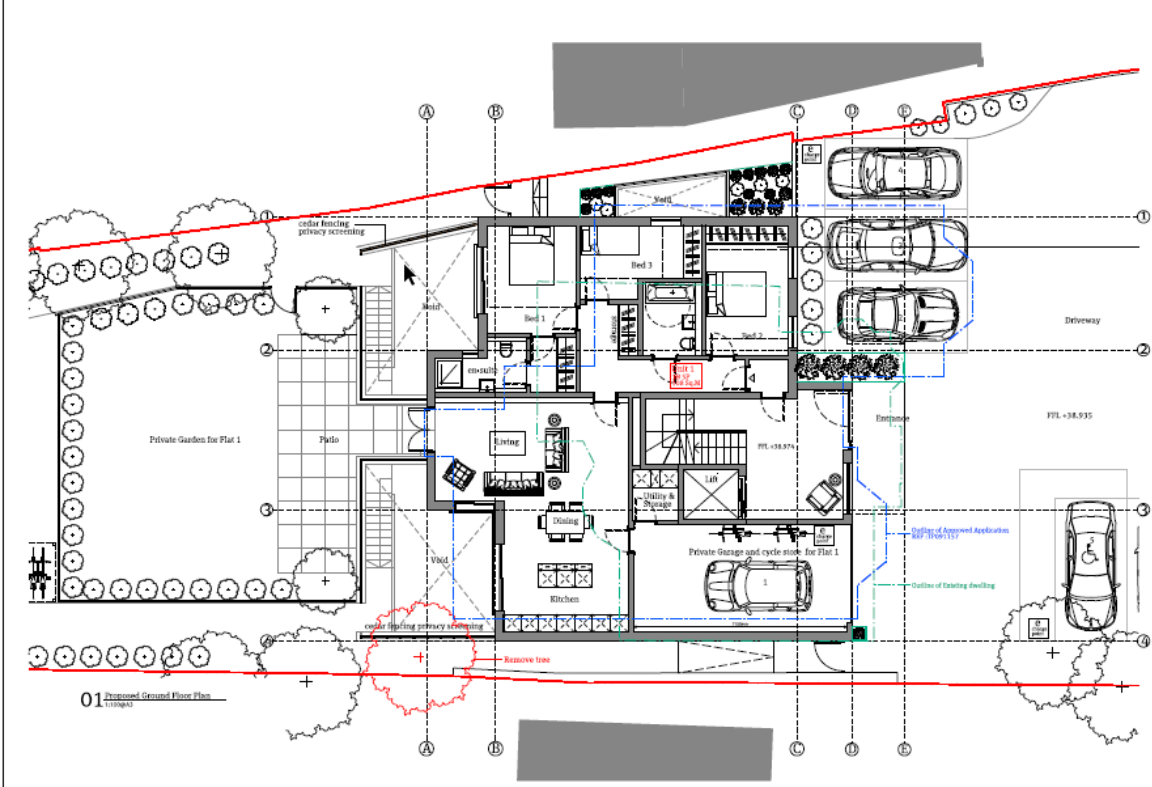
Front Elevation



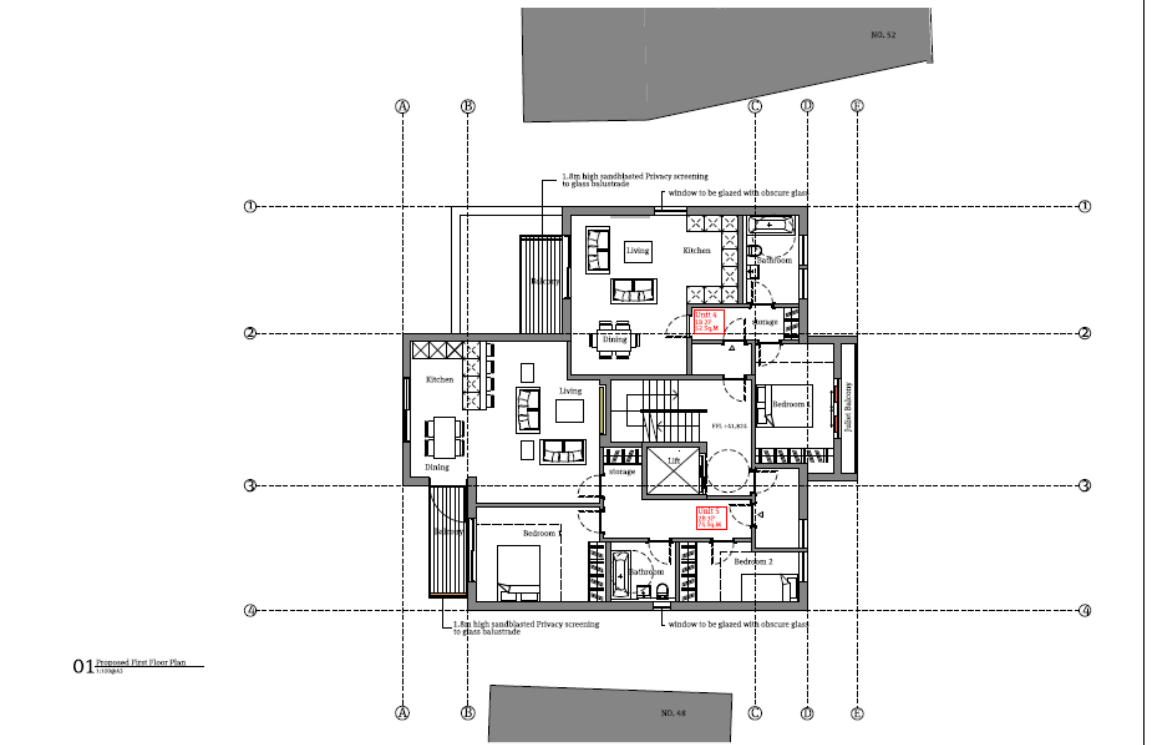
Rear Elevation



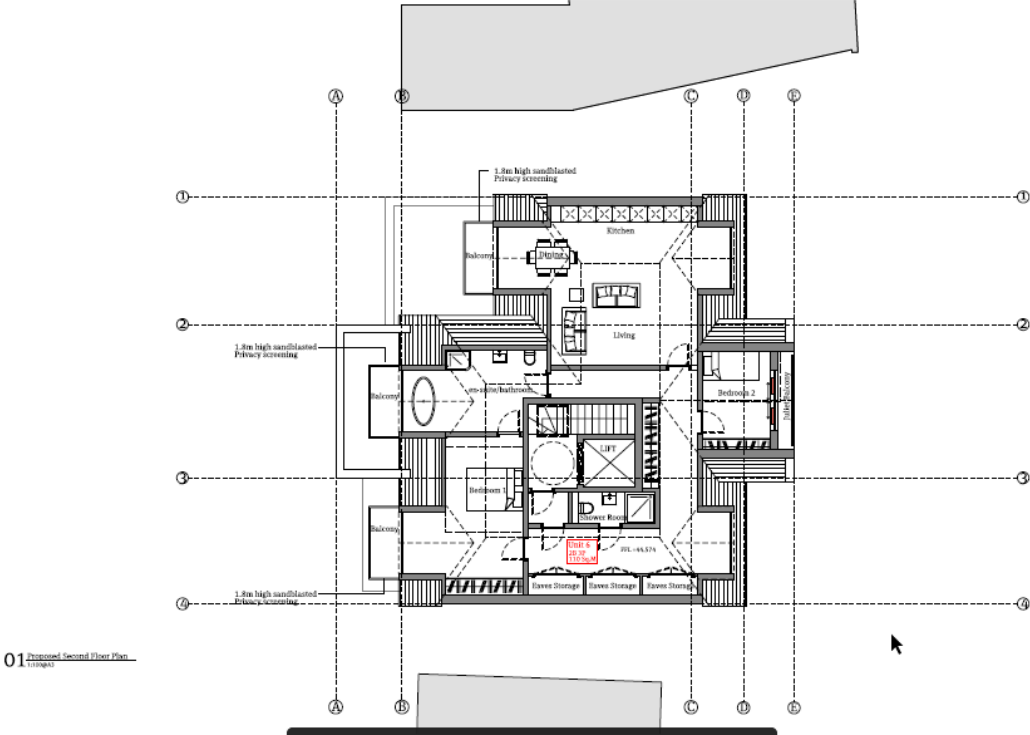
Floor Plans



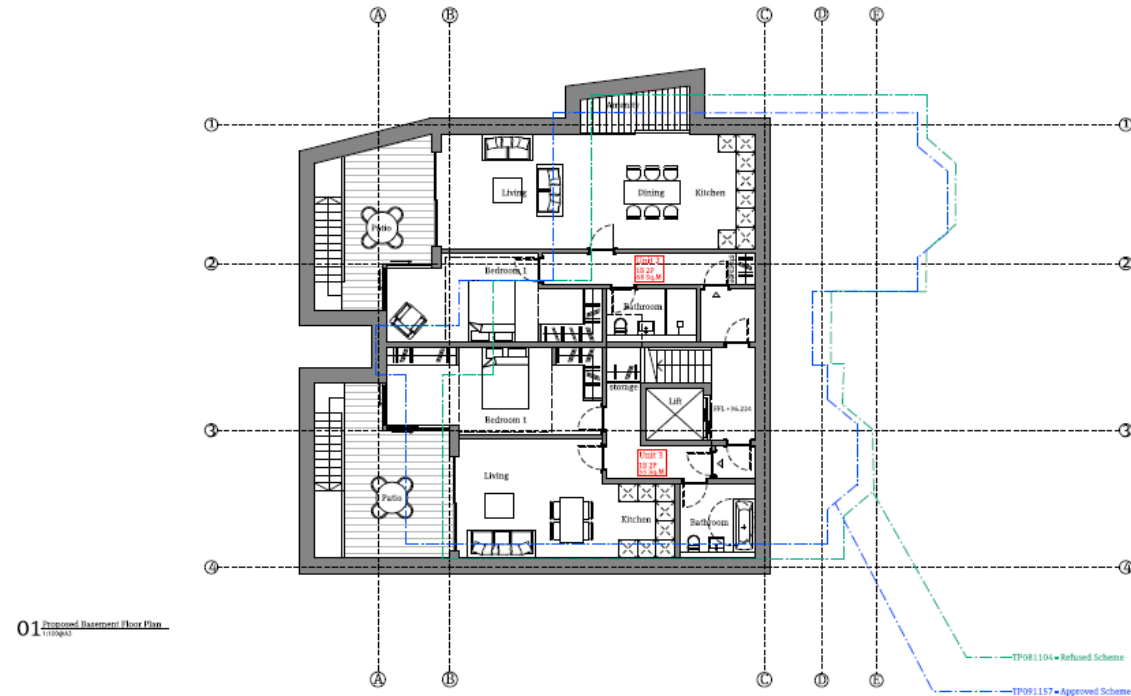
First Floor



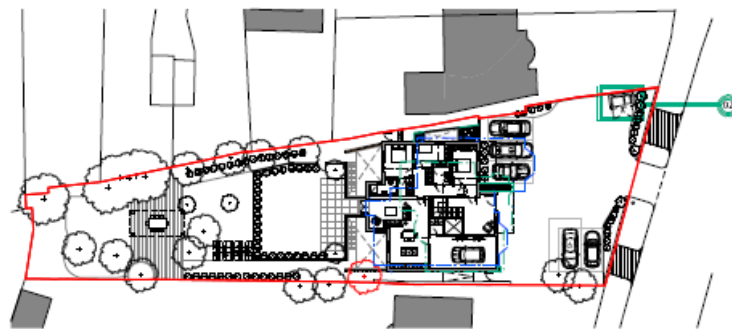
Second Floor



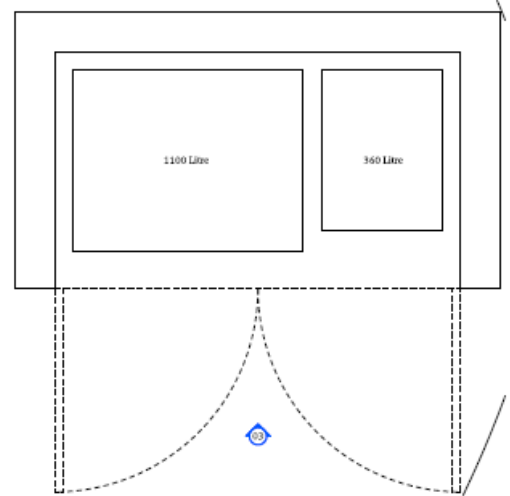
Basement



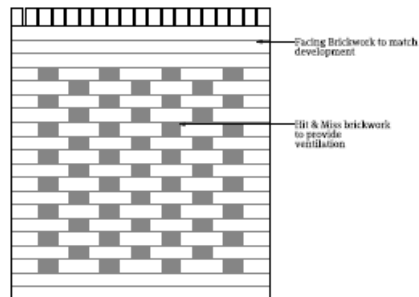
Site Layout and Bins



01 Proposed Ground Floor Plan
K.L.S.



02 Proposed Refuse Plan
K.L.S.



Powder coated
external grade timber
hinged doors.
RAL 7003

