

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 3<sup>rd</sup> August 2021

**Report of:**

Head of Planning

**Contact Officer:**

Lap Pan Chong

**Ward:**

Cockfosters

**Application Number:** 20/02137/HOU

**Category:** Householder

**LOCATION:** 29A Camlet Way, Barnet, EN4 0LJ

**PROPOSAL:** Single storey rear / side extension incorporating swimming pool.

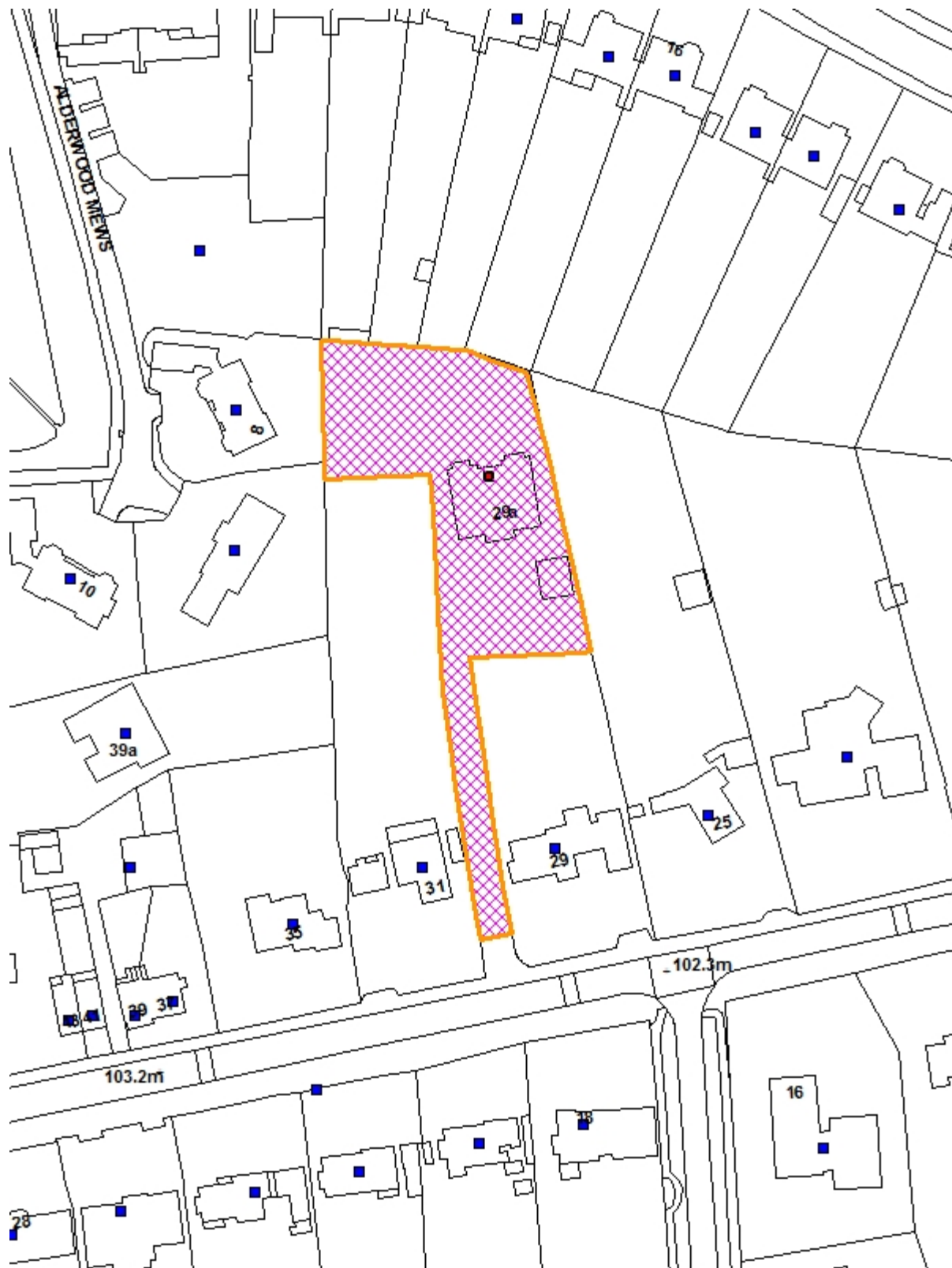
**Applicant Name & Address:**

c/o Agent

**Agent Name & Address:**

Mr Michael Vanoli  
52 Mawson Road  
Cambridge  
CB1 2HY  
United Kingdom

**RECOMMENDATION:** That planning permission be GRANTED subject to conditions.



## 1. Note for Members

- 1.1 Although this planning application is categorised as a “householder” application and would normally be determined under delegated authority, as set out in the Scheme of Delegation, it is reported to the Planning Committee at the request of Councillor Georgiou due to the level of local interest.

## 2. RECOMMENDATION

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

### Standard conditions

1. Time limit
2. Approved plans

### Design

3. Materials to match
4. No additional fenestration
5. No additional external lighting

### Flood Risk Management

6. Accordance with Sustainable Drainage Strategy
7. Drainage Strategy verification report

### Trees and Biodiversity

8. Accordance with arboricultural methods statement
9. Accordance with landscape plan

- 2.2 It is requested that delegated authority be granted to the Head of Development Management to make any alterations, additions or deletions to the recommended conditions as set out in this report

## 3. Executive Summary

- 3.1 This application seeks approval to erect a single storey rear / side extension incorporating swimming pool.

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

- The development would accord with relevant National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).
- The size, siting and detailed design of the proposed single storey rear/side extension respond positively to their context and would have no detrimental impact on the character and appearance of the street-scene or the wider area.
- The proposal, by virtue of its size, location and proximity, would not harm the amenity of occupying and neighbouring residents.

- The proposal would provide satisfactory sustainable drainage system which has been confirmed by the Council's SUDS Team.
- The proposal would provide adequate replacement trees and would not cause any harm to the retained trees which can be mitigated through the application of planning conditions.

#### **4. Site & Surroundings**

- 4.1 The application site is an irregular shaped site fronting the northern side of Camlet Way. The site is accessed from Camlet Way by a single-lane existing private laneway located between 29 and 31 Camlet Way. The site has quite heavy foliage throughout however the site is not subject to any Tree Preservation Orders.
- 4.1 The site hosts a two-storey dwelling within the central northern part of the site. It is located behind 29 Camlet Way. There are limited public views into the site as it is substantially set-back from Camlet Way and the main part of the site is located behind the existing neighbouring dwellings fronting the northern side of Camlet Way.
- 4.2 The adjoining properties, including Nos. 8 – 16 Crescent East to the north, 29 Camlet Way to the south, 31 Camlet Way to the south-west, 25 Camlet Way to the south-east, feature deep rear gardens.
- 4.3 To the west, Nos. 8 and 9 Alderwood Mews are two-storey detached properties which are sited at a higher natural ground level.
- 4.2 The rear boundary of the site abuts the Hadley Wood Conservation Area. The site is not located in a conservation area. None of the buildings on it are locally or statutorily listed, nor is the site in the setting of a listed building.
- 4.3 The site is not located in flood zone 2 or 3.

#### **5. Proposal**

- 5.1 The proposal seeks permission to erect a single storey side/rear extension incorporating a swimming pool to the existing property. The proposed single storey side/rear extension will have a depth of approximately 12.5m.

#### **6. Consultation**

##### Statutory and Non-Statutory Consultees

6.1 *External*

Thames Water: No comment

*Internal*

Traffic & Transportation Officer - No comment

SuDs Team - No objection subject to conditions

Public

6.2 Consultation letters were sent to 30 surrounding properties on 30.07.2020, 30.10.2020 and 10.02.2021 after the revised Arboricultural Impact Assessment and revised Drainage Strategy were received.

6.3 Seven objections to this application were received as a result of this consultation. A summary of the points of objections raised is as follows:

- Affect local ecology
- Visual Amenity
- Increase in noise and light pollution
- Residential amenity
- Over development
- Precedent
- Increase danger of flooding
- Out of keeping with character of area
- Loss of trees
- No public benefit

6.4 The matters raised here are assessed in the various sections of the Analysis of this report. See below.

**7. Relevant Planning History**

7.1 TP/03/1437 - Detached six-bed house with detached double garage and access from Camlet Way (revised scheme)  
Granted with conditions 10.10.2003

**8. Relevant Planning Policies**

8.1 National Policies  
National Planning Policy Framework (NPPF) 2021  
National Planning Practice Guidance (NPPG)

8.2 London Plan 2021

Policy D3	Optimising site capacity through the design-led approach
Policy D4	Delivering good design
Policy G7	Trees and woodlands
Policy SI 12	Flood risk management
Policy SI 13	Sustainable drainage

8.3 Core Strategy 2010

CP 21	Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP 30	Maintaining and improving the quality of the built and open environment
CP 36	Biodiversity

#### 8.4 Development Management Document 2014

DMD 6	Residential Character
DMD 9	Amenity Space
DMD 11	Rear Extensions
DMD 14	Side Extensions
DMD 37	Achieving High Quality and Design-Led Development
DMD 59	Avoiding and Reducing Flood Risk
DMD 60	Requirements for a site specific Flood Risk Assessment
DMD 61	Managing Surface Water
DMD 62	Flood Control and Mitigation Measures
DMD 80	Trees on Development Sites
DMD 81	Landscaping

### 9. **Analysis**

- 9.1. This report sets out the analysis of the issues that arise from the proposal when assessed against National, Regional and adopted strategic and local planning policies.
- 9.2. This application has been subject to extensive consultation to address the concerns raised by the local residents. Amendments made to the original proposal include the increase in replacement trees and incorporation of sustainable drainage features.
- 9.3. The main considerations of the development are the following:
- Impact of the development on the character of the area
  - Impact of development on neighbouring residential amenity
  - Impact on flood risk
  - Impact upon trees on the site

#### Character and Design

- 9.4. Chapter 7 of the National Planning Policy Framework (NPPF) 2019 sets out that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. While Council's should not be too prescriptive in terms of architectural style, in order to achieve high quality outcomes regard must be had to the overall scale, density, massing, height, landscape, layout, materials and access of any new development, particular in relation to neighbouring buildings and the character of the local area more generally.
- 9.5. Policy DMD 6 (Residential Character) of the Development Management Document requires that the scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies. This policy is consistent with the objectives of Policies D3 and D4 of the recently adopted London Plan (2021).

- 9.6. The area surrounding the site is residential in character, typified by two-storey detached dwellinghouses set on deep plots with extensive rear gardens. The rear boundary of the application site abuts the southern edge of Hadley Wood Conservation Area.
- 9.7. It is noted that the proposed single storey side/rear extension will have a depth of approximately 12.5m. However, it will only partly span across the existing house. Furthermore, properties in the Camlet Way such as Nos. 25, 27 and 29 have irregular built forms. The application site benefits from a generous rear garden. The proposed footprint (117m<sup>2</sup>) would be proportional to the size of the plot. Sufficient amenity space would still remain. The proposed height would also match with the existing rear projection of the existing house. On balance, it is therefore considered that the proposed single storey side/rear extension would not detrimentally detract from the pattern of development in the area.
- 9.8. Given the concealed siting behind the neighbouring properties, the proposed single storey side/rear extension would not be visible from the public vantage points in Camlet Way or Crescent East. The existing foliage and the proposed landscape scheme (See also Tree section) would further screen the proposed single storey rear/side extension. The proposed single storey side/rear extension therefore would not result in detrimental impact on the street scene. Also, given the separation distance from the edge of the Hadley Wood Conservation Area, as well as intervening trees, the proposal would not interfere with any important views into or out of the Conservation Area.
- 9.9. It is noted that permitted development rights have been removed for any buildings or extensions to the original dwellinghouse under condition 13 attached to planning permission TP/03/1437 dated 10 October 2003. However, this condition does not mean that there can be no further additions / extensions – each proposal has to be assessed on its own merits and the site circumstances to determine acceptability.
- 9.10. Given the above, it is considered that the proposed development would not have any adverse visual impact on the street scene along Camlet Way, nor the surrounding area. The proposal would therefore comply with policies D3 and D4 of the London Plan (2021), CP 30 of the Enfield Core Strategy (2010) and DMD 6, DMD 11, DMD 14 and DMD 37 of the Development Management Document (2014).

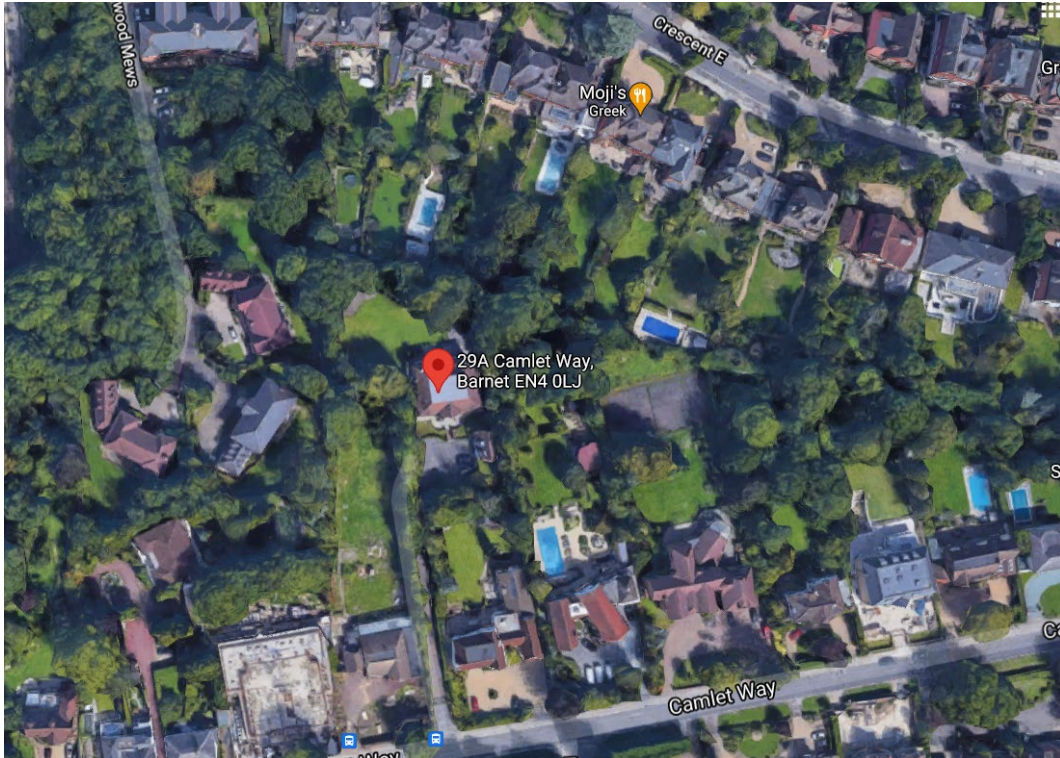


Figure 1: Aerial photo



Figure 2: Rear elevation of the existing house

### Neighbouring Residential Amenity

- 9.11. Policies DMD 11 and 14 require that single storey rear and side extensions would not result in unreasonable impact on the amenities of the neighbouring properties.
- 9.12. Given the sufficient distance between the proposed single storey side/rear extension and the neighbouring properties, the proposal would not result in any unreasonable loss of



outlook, light and privacy to the neighbouring properties. Since the house would remain in single family residential house, the resultant noise and disturbance from the proposed extension would not be materially different from the existing. Noise arisen from general construction work would be short-term and controlled by the Control of Pollution Act 1974.

- 9.13. With regards to light pollution, the applicant has provided the details of the external lighting. It is proposed to fix three downlights to the western flank elevation. The level of external lighting would not be materially different from that of other typical suburban residential properties. A condition has been attached to restrict any changes to the proposed external lighting details.
- 9.14. Furthermore, the majority of the existing trees and soft landscaping will be retained. Along with proposed planting including four (4) replacement trees (See also Tree section), the vegetation to the boundary would provide adequate screening and reduce the light spill into the neighbouring properties, which are located sufficiently distant away from the proposed extension.



Figure 3: Photos the existing vegetation boundary treatments around the rear gardens

- a) Left: Along the eastern boundary  
b) Right: Along the north and western boundaries

- 9.15. Concerns have been raised in relation to the cumulative light pollution considering the future development at 39A Camlet Way. Planning permission (ref:19/02830/FUL) was granted on 18 Oct 2019 for demolition of existing 1no. 4-bedroom dwelling (C3) and erection of 4no. 4-bedroom (8 person) dwellinghouses with basement level accommodation and associated works. Condition 21 of this extant permission requested that the existing vegetation and landscape features be retained along with new planting. A separate scheme with at least five replacement trees at 39A Camlet was recently allowed by appeal (planning ref: 20/02112/FUL and appeal ref: APP/Q5300/W/20/3265480 dated 2 June 2021). Given that there screening No.39a has been accepted and that at No 39 is considered acceptable together with the proposed standard downlights, the proposed external lighting would not result in unreasonable light pollution to the neighbouring properties even when viewed in conjunction with the future development at 39A Camlet Way.

- 9.16. With the condition mentioned above, the proposal would not cause any detrimental impact upon the amenities of any neighbouring dwelling in terms of noise, disturbance, daylight, sunlight, outlook, privacy or overlooking and external lighting. It would be in accordance with Policies D3 and D6 of the London Plan (2021), CP 4 of the Enfield Core Strategy (2010) and DMD 11 and 14 of the Enfield Development Management Document (2014).

### Flood Risk

- 9.17. The site is not located within flood zone 2 or 3. In response to the concerns of local residents and the Council's Drainage Engineer, the applicant has revised the sustainable drainage system (SuDS) strategy.
- 9.18. It is proposed to install geo-cellular crates and aggregate below the patio. The rainwater pipes will be suspended so that rainwater will enter the crates via downpipe discharging onto the permeable surface which then infiltrates to the subbase, to then be conveyed to the storage crates. The revised Drainage Strategy is considered to appropriately manage surface water on the site as close to its source as possible consistent with the drainage hierarchy and the development would, therefore, not heighten the risk of surface water flooding elsewhere in the borough. The Council's drainage engineer has no objection to the revised SuDS strategy subject to conditions securing that the proposal is carried out in accordance with the revised Drainage Strategy. Conditions have therefore been attached to ensure compliance.
- 9.19. The table below summaries the comments in relation to flood risk raised by the residents and officers' response.

<b>Comment</b>	<b>Officers' response</b>
Recent flooding on 4 <sup>th</sup> Feb 2021	This has been reported to the Council's Watercourses Team.
Miscalculation of the risks for flooding in the original application	TP/03/1437 was granted in 2003 for a detached six-bed house with detached double garage and access from Camlet Way (revised scheme). Based on the decision notice, a SuDS strategy was not required at that time.
Lack of SuDS strategy	The Council has requested a SuDS strategy. The revised SuDS strategy including a maintenance plan has taken the concerns into account. The Council's Drainage Engineer has no objection to the revised SuDS strategy.
Lower natural ground level at the rear of No.25 Camlet Way and properties on Crescent East	
Reliance on natural over ground flow to deal with runoff.	
Inconsistency in the submitted SuDS strategy	
Absence of site visits	Upon the residents' requests, the applicant's project team visited 16

	Crescent East along with residents of 14 and 22 Crescent East
Lack of maintenance as the owner may not stay	There is no evidence suggesting that proposed maintenance plan would not be complied. Conditions have been attached to ensure the SuDs strategy will be implemented accordingly.
Potential failure of the localised pumped macerator for foul water disposal	There is no evidence suggesting that the proposed localised pumped macerator would fail.
Lack of basement impact assessment. Basement excavation including the sunken large tank would result in building instability and affect the water table.	The proposal does not involve any basement. Had basement been proposed, a groundwater flood risk assessment would have been requested.
Cumulative impact of the new development at 23 Camlet Way.	<p>Planning permission (ref: 17/03044/FUL) was granted for redevelopment of site and erection of 2 x 4 bed detached single family dwelling and a block of 7 flats comprising 4 x 3, 1 x 2 and 2 x 1 bed with associated landscaping and amenity space at 23 Camlet Way.</p> <p>The condition for a SuDS strategy was discharged (ref: 19/02838/CND). SuDS measures approved include green roofs and permeable paving. The runoff generated from this site is restricted.</p>

- 9.20. Taking into account the above comments and subject to the conditions mentioned above, it is considered there are no grounds upon which to object to the proposed development the proposed development which is considered to be acceptable and in accordance with Policies SI 12 SI 13 and of the London Plan (2021), CP 28 of the Enfield Core Strategy (2010) and DMD 59, DMD 61 and DMD 63 of the Development Management Document (2014).

#### Trees and Biodiversity

- 9.21. Policy G7 of the London Plan (2021) and DMD 80 of the Development Management Document (2014) state that any development involving the loss of or harm to protected trees or trees of significant amenity or biodiversity value will be refused.
- 9.22. The site is currently well screened by some multi-layered mature boundary vegetation. The trees consist of a mix of semi-mature broadleaf and conifer trees. None of the trees

of the site are formally protected. The site is not within designated Site of Importance for Nature Conservation.

- 9.23. An Arboricultural Impact Assessment (AIA) has been provided in accordance with BS5837:2012. The report identifies that most trees on site would be retained. Four trees (T004, T005, T006, T007) on the north-east corner of the site would be removed due to the proposed development. It is noted that two of these trees to be removed (T004 and T007) have moderate visual quality due to their heights. However, they are in poor physiological condition and will have limited safe useful life expectancy (SULE). All four trees are therefore classified as Class C trees. Tree protection measures have been provided to ensure the retained trees would not be unduly harmed. Four deciduous broadleaf trees including an English Oak with a girth ranging from 14-16cm to 16-18cm would be provided along the northern rear site boundary.
- 9.24. The existing trees at the application site are not statutorily protected. The Tree Officer has no objection to the proposed removal of trees considering their low retention value according to their designated BS categorization and the density of remaining trees surrounding cover in neighbouring gardens.
- 9.25. There was a concern that three existing trees at 25 Camlet Way would be harmed by the proposed development. However, the submitted Tree Protection Plan shows that the proposed works are outside the line of Root Protection Area (RPA). The Tree Officer has confirmed that the proposed tree protection measures are satisfactory, and the appointment of a Structural Engineer for any tree-related matter associated with this development would not be necessary.
- 9.26. Given the number, siting, size, and species, the proposed replacement trees and the landscaping proposal are also considered appropriate.
- 9.27. Since the majority of the trees are retained, and with the introduction of soft landscaping and planting to be added to provide further screening and privacy, there would be no detrimental impact to the neighbouring properties and local ecology subject to the Arboricultural Method Statement and Landscape Management conditions. The proposed development therefore would comply with Policy G7 of the London Plan (2021) and DMD 80 of the Development Management Document (2014)
- 9.28. Some local residents suggested that the existing trees within the site should be protected by the Tree Preservation Orders. This matter is outside the scope of this application.

#### Community Infrastructure Levy (CIL)

##### *Mayoral CIL*

- 9.29. The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought is for the scheme is calculated on the net increase of gross internal floor

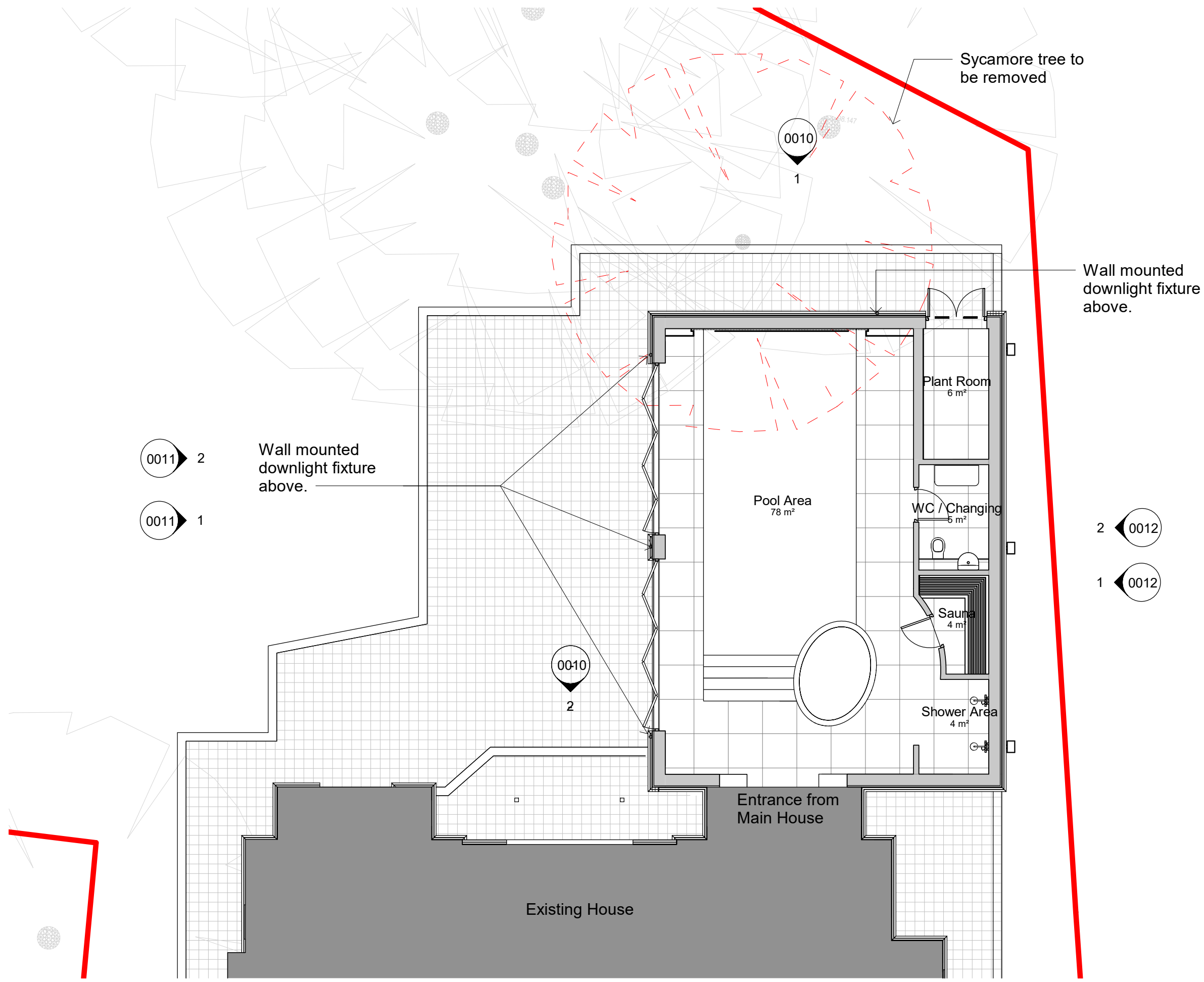
area multiplied by an Outer London weighting (increased to £60per sqm as of 1<sup>st</sup> April 2019).

### *Enfield CIL*

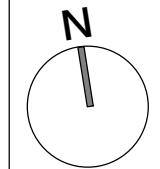
- 9.30. The Council introduced its own CIL on 1 April 2016. Enfield has identified three residential charging zones and the site falls within the higher rate charging zone (£120/sqm).
- 9.31. Both CIL charging rates are presented prior to indexing. The proposed development would be CIL liable as it would create a net additional gross internal floor area of 101.4 sqm.

## 10 **Conclusion**

- 10.1 It is considered the proposed development would respect the character and appearance of the area without having unacceptable impacts on the living conditions of neighbouring properties, increasing flood risks or harming the biodiversity of the local area when assessed in light of the National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).



Notes:  
 This drawing is to be read in conjunction with all other drawings carrying the same drawing numbers.  
 Contractor to check all dimensions on site and report any discrepancies before proceeding.  
 All relevant British standards and Codes of Practices to be complied with.



- Legend**
- Site Boundary
  - Existing Buildings

Planning Issue

P1	2020-10-19	External Lighting fixtures added	AD
P0	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn



52 Mawson Road, Cambridge, CB1 2HY tel. 01223 361 761  
 email ama@amarch.co.uk, web. www.amarch.co.uk

Project  
**Pool House at 29a Camlet Way, Barnet EN4 0LJ**

Client  
**Mr A Oxlade-Chamberlain**

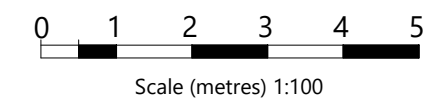
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**Proposed Ground Floor Plan**

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Status	Suitability	Drwn	Chkd				
Planning	S0	AD	MV				
Scales(s)	As indicated@A3	First Issued	10-07-2020				

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**1 Proposed Ground Floor Plan**  
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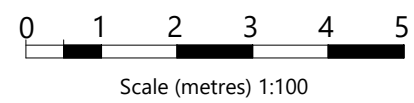




**2 Existing North Elevation**  
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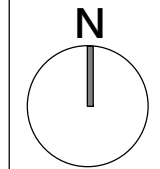
**1 Proposed North Elevation**  
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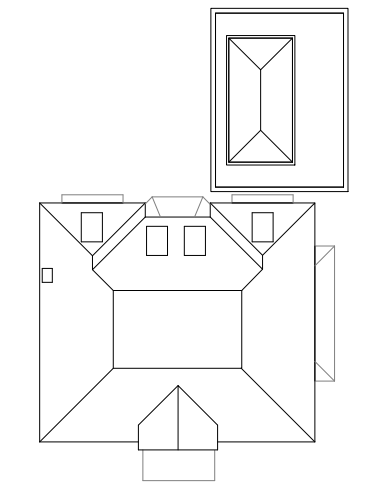
Notes:  
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Contractor to check all dimensions on site and report any discrepancies before proceeding

All relevant British standards and Codes of Practices to be complied with



Key Plan



**Material Key**

1. Facing red brick to match existing.
2. Reconstituted Stone Frieze to match existing.
3. Rooflight colour to match existing fenestration.
4. RWP (to match existing).
5. Bi-fold doors colour to match existing.
6. Red brick plinth to match existing.
7. Polymeric roof covering (lead colour).
8. Louvred doors colour to match existing.
9. Wall mounted downlight (Finish TBC)

**Planning Issue**

Rev	Date	Description	AD	AD	Drwn
P1	2020-10-19	External Lighting fixtures added		AD	
P0	2020-07-10	Issue for Planning		AD	



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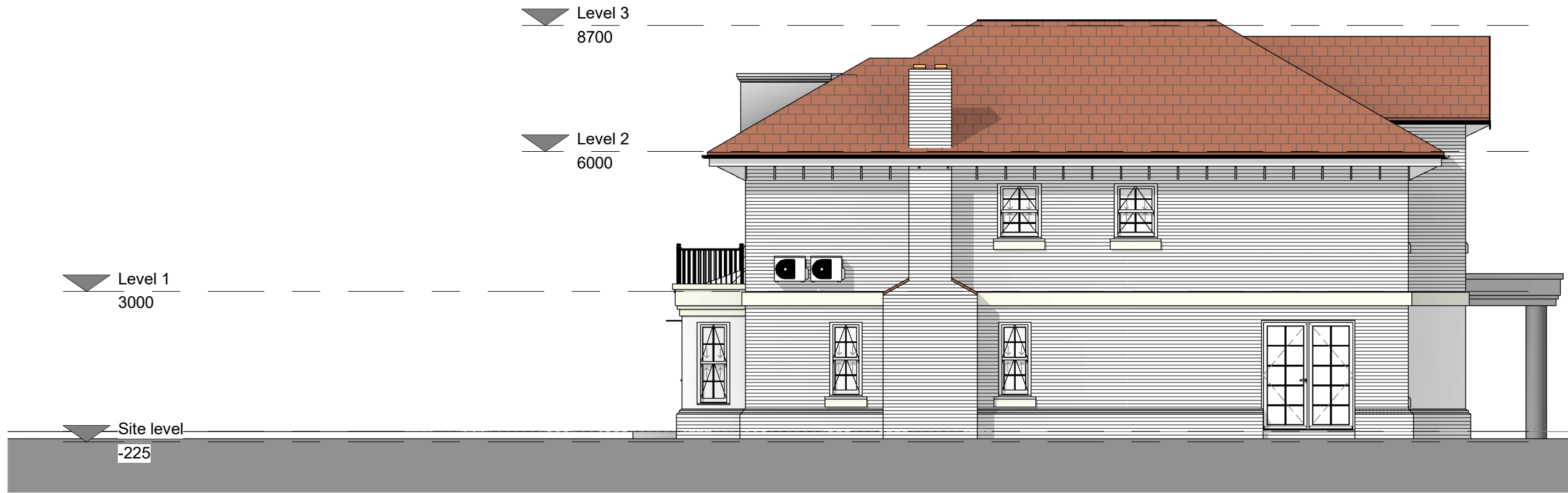
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**Existing and Proposed North Elevation**

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Scales(s)	As indicated@A3	First issued	10-07-2020				

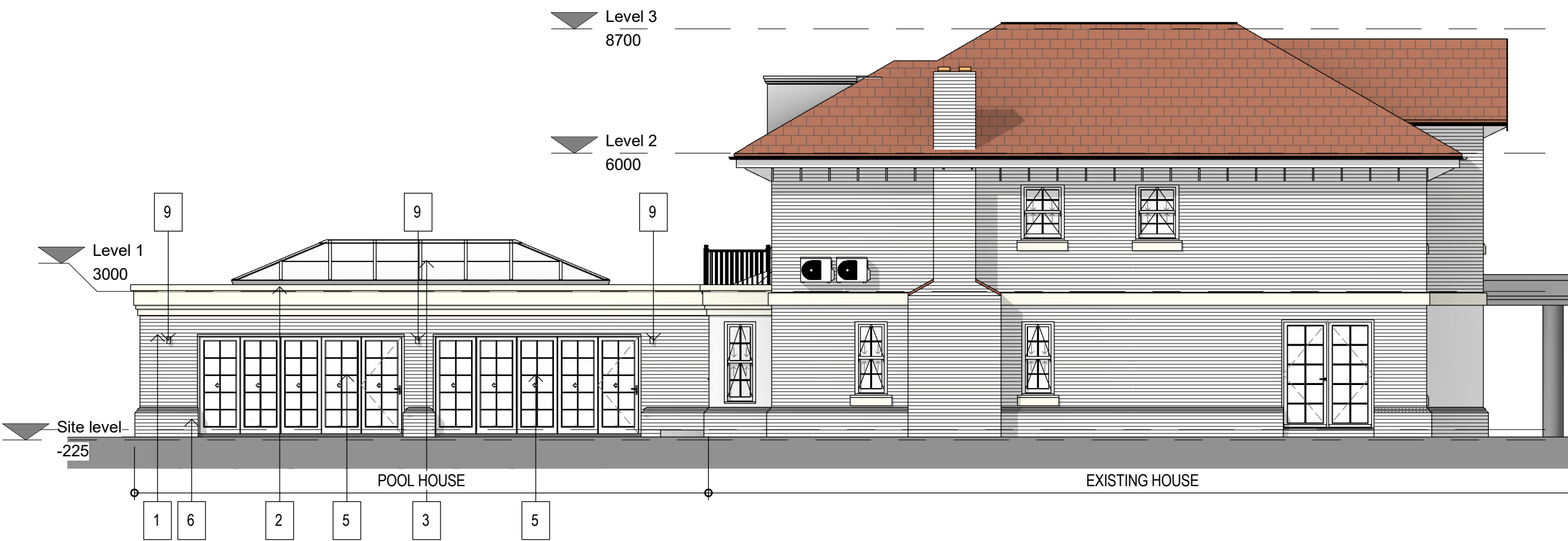
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**2 Existing West Elevation**  
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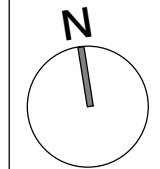


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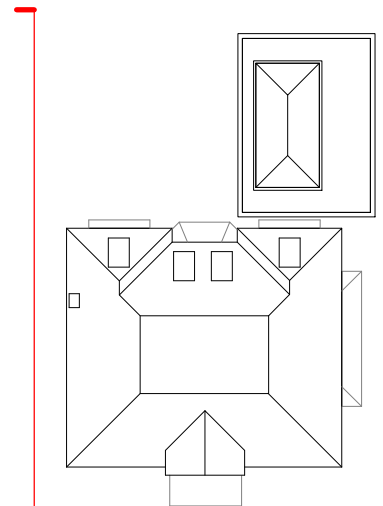
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Key Plan



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8. Louvred doors colour to match existing.
9. Wall mounted downlight (Finish TBC)

**Planning Issue**

Rev	Date	Description	AD	AD	Drwn
P1	2020-10-19	External Lighting fixtures added			AD
P0	2020-07-10	Issue for Planning			AD

**ama**  
CHARTERED ARCHITECTS

52 Mawson Road, Cambridge, CB1 2HY tel. 01223 361 761  
email ama@amarch.co.uk, web. www.amarch.co.uk

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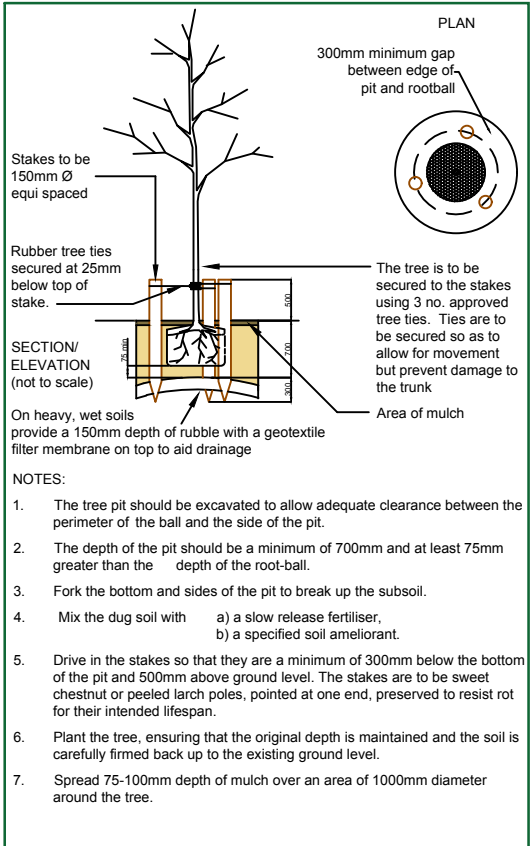
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**Existing and Proposed West Elevations**

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-ZZ-DR-A-0011							P1
Status	Planning	Suitability	S0	Drwn	AD	Chkd	MV
Scales(s)	As indicated@A3	First issued	10-07-2020				

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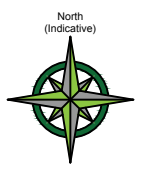




Planting Specification				
Item	No	Abbreviation	Species	Size
1	2	Cor col	Turkish hazel ( <i>Corylus colurna</i> )	14-16cm girth
2	1	Liq sty	Liquidambar styraciflua Worpleston	14-16cm girth
3	1	Que rob	English oak ( <i>Quercus robur</i> )	16-18cm girth

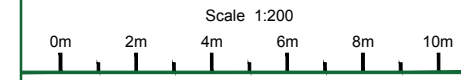
**NOTE:**  
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

LEGEND	
	Proposed tree
	Surveyed tree included for reference



Rev.	Date	By	Revision
A	06/01/21	KFJ	Drawing updated to add additional Turkish Hazel and Liquidambar styraciflua Worpleston
-	04/11/20	JF	Based on topo ref. 2010 and proposed site plan ref. 29ACW-AMA-PH-00-DR-A-0005

The position, condition, and dimensions of the trees are based on a site survey undertaken on 14/10/20  
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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5 Moseleys Farm Business Centre,  
Fornham All Saints,  
Bury St Edmunds,  
Suffolk, IP28 6JY.  
Head Office: 01284 765391  
Southern Office: 01722 657423  
www.treesurveys.co.uk Email: info@treesurveys.co.uk

Client:	AMA Architects	Drawing Title:	Planting Scheme
Site:	29a Camlet Way, Barnet, London, EN4 0LJ		
Date:	06/01/21	Drawn By:	KFJ
Scale:	1:200 (A3)	Checked By:	LB
		Code File Ref:	ClitPro8425-D-PS-29a Camlet Way, Barnet.dwg
		Drawing No:	8425-D-PS
		Rev:	A





Notes:  
 This drawing is to be read in conjunction with all other drawings carrying the same drawing numbers.  
 Contractor to check all dimensions on site and report any discrepancies before proceeding  
 All relevant British standards and Codes of Practices to be complied with

# Planning Issue

PO	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn



52 Mawson Road, Cambridge, CB1 2HY tel. 01223 361 761  
 email ama@amarch.co.uk web. www.amarch.co.uk

Project  
**Pool House at 29a Camlet Way, Barnet EN4 0LJ**

Client  
**Mr A Oxlade-Chamberlain**

Drawing  
**Bird's Eye View**

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-XX-VS-A-0021							0
Status	Suitability	Drwn	Chkd				
Planning	S0	AD	MV				
Scales(s)	@A3	First Issued	10-07-2020				

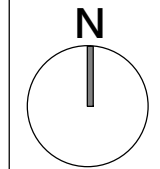
All dimensions are to be checked on site.  
 Do not scale from this drawing.  
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Notes:  
 This drawing is to be read in conjunction with all other drawings carrying the same drawing numbers.  
 Contractor to check all dimensions on site and report any discrepancies before proceeding  
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- Legend**
- Site Boundary
  - Existing Buildings

**Planning Issue**

Rev	Date	Description	Drwn
P0	2020-07-10	Issue for Planning	AD



52 Mawson Road, Cambridge, CB1 2HY tel. 01223 361 761  
 email ama@amarch.co.uk, web. www.amarch.co.uk

Project  
**Pool House at 29a Camlet Way, Barnet EN4 0LJ**

Client  
**Mr A Oxlade-Chamberlain**

Drawing  
**Site Plan**

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-ZZ-DR-A-0002							0
Status	Planning	Suitability	S0	Drwn	AD	Chkd	MV
Scales	1 : 500@A3	First Issued	10-07-2020				

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**1** Site Plan  
 1 : 500

