

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 7th December 2021

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Eloise Kiernan
Gideon Whittingahm

Ward:

New Southgate

Ref: 20/04193

Category: Full Application

LOCATION: Gas Holder site, Pinkham Way/Station Road, London, N11 1QJ

PROPOSAL: Redevelopment of the site to provide a mixed use development including the erection of two blocks ranging between 14 and 19 storey's in height, comprising of 182 residential units (Use Class C3), 371 sqm of commercial floorspace (Use Class E), common amenity space, together with accessible car parking spaces, bike parking spaces for residents and for the commercial use, hard and soft landscaping and associated works

Applicant Name & Address:

City and Suburban Homes
C/o Savills

Agent Name & Address:

Savills
33 Margaret Street
London
W1G 0JD

RECOMMENDATION:

1. That subject to the referral of the application to the Greater London Authority and the completion of a S106 to secure the matters covered in this report, the Head of Planning or the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management/ Planning Decisions Manager be granted delegated authority to finalise the heads of terms and agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

1. NOTE FOR MEMBERS

- 1.1 The application is reported to the Planning Committee for determination because it is categorised as a major development, involving more than 10 residential units in accordance with the scheme of delegation.

2.0 EXECUTIVE SUMMARY

- 2.1 The report seeks approval for the redevelopment of the site to provide a mixed use development including the erection of two blocks ranging between 14 and 19 storey's in height (not including the lower ground floor and roof level), comprising of 182 residential units (Use Class C3), 371 sqm of commercial floorspace (Use Class E), communal amenity space, together with accessible car parking spaces, bike parking spaces for residents and for the commercial use, hard and soft landscaping and associated works.
- 2.2 The site is identified as an 'opportunity site' (No. 2/3) within the Council's adopted North Circular Area Action Plan (NCAAP 2014 - 'New Southgate Neighbourhood Place'). NCAAP Policy 12 (New Southgate) establishes the principle of redeveloping the Application Site for residential led mixed use development.
- 2.3 The delivery of housing on underutilised brownfield sites in sustainable locations (close proximity to overground/underground, bus station) and within close proximity to a designated local centre has strong planning policy support and should be afforded substantial weight in the determination of the application.
- 2.4 Developing existing brownfield land protects the Boroughs can help in safeguarding greenfield and greenbelt land, thus preserving this important characteristic of Enfield – and is supported at all planning policy levels, nationally, London-wide and within Enfield's adopted development plan policies.
- 2.5 The proposal would support London Plan policies, which seek to increase housing supply and optimise site capacity. The site is assessed to be a sustainable location suitable for delivery of new high-quality housing – which is supported in principle. The introduction of flexible commercial space, or residential amenity space is supported in strategic and placemaking terms.
- 2.6 The proposed development includes 182 new residential units with a breakdown of 71 (1b2p (39%)), 69 (2b4p (38%)) and 42 (3b5p (23%)). Additionally, the scheme would provide 30% affordable housing with a breakdown of 70% social rent and 30% intermediate rent. This would contribute high quality housing stock to the Borough to meet housing need – which continues to rise in the Borough. The scheme would also provide improved local commercial services and facilities.
- 2.7 There is a pressing need for housing, including affordable housing within the Borough, and Enfield has an extremely challenging 10-year housing delivery target. Past delivery against housing targets accentuates this need and taking account of the presumption in favour of approving sustainable development and the tilted balance which currently applies, it is considered that the proposed development would deliver a high quality residential-led development on existing brownfield land – in a sustainable location. The site has a PTAL of 4 (6b being the best).
- 2.8 Overall, the proposal would make a meaningful contribution towards Borough and wider London housing needs – helping Enfield to support its growing population.