

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date: 4th January 2022

### Report of

Head of Planning  
- Vincent Lacovara

### Contact Officer:

Andy Higham  
David Gittens  
Fidel Miller

### Ward:

Town

Ref: 21/03038/HOU

Category: Householder

**LOCATION:** 20 Chapel Street, Enfield, EN2 6QE

**PROPOSAL:** Demolition of lean-to extension and conservatory at rear and demolition of garage at front together with, single storey front extension with pitched roof, porthole window and front entrance porch, construction of flat roof on existing hipped roof at rear, replacement and increase in height of boundary wall with new timber gates at front, replacement of UPVC doors and windows throughout with crittall-style glazing.

### Applicant Name & Address:

Mr Timothy Leaver  
20 Chapel Street  
Enfield  
EN2 6QE

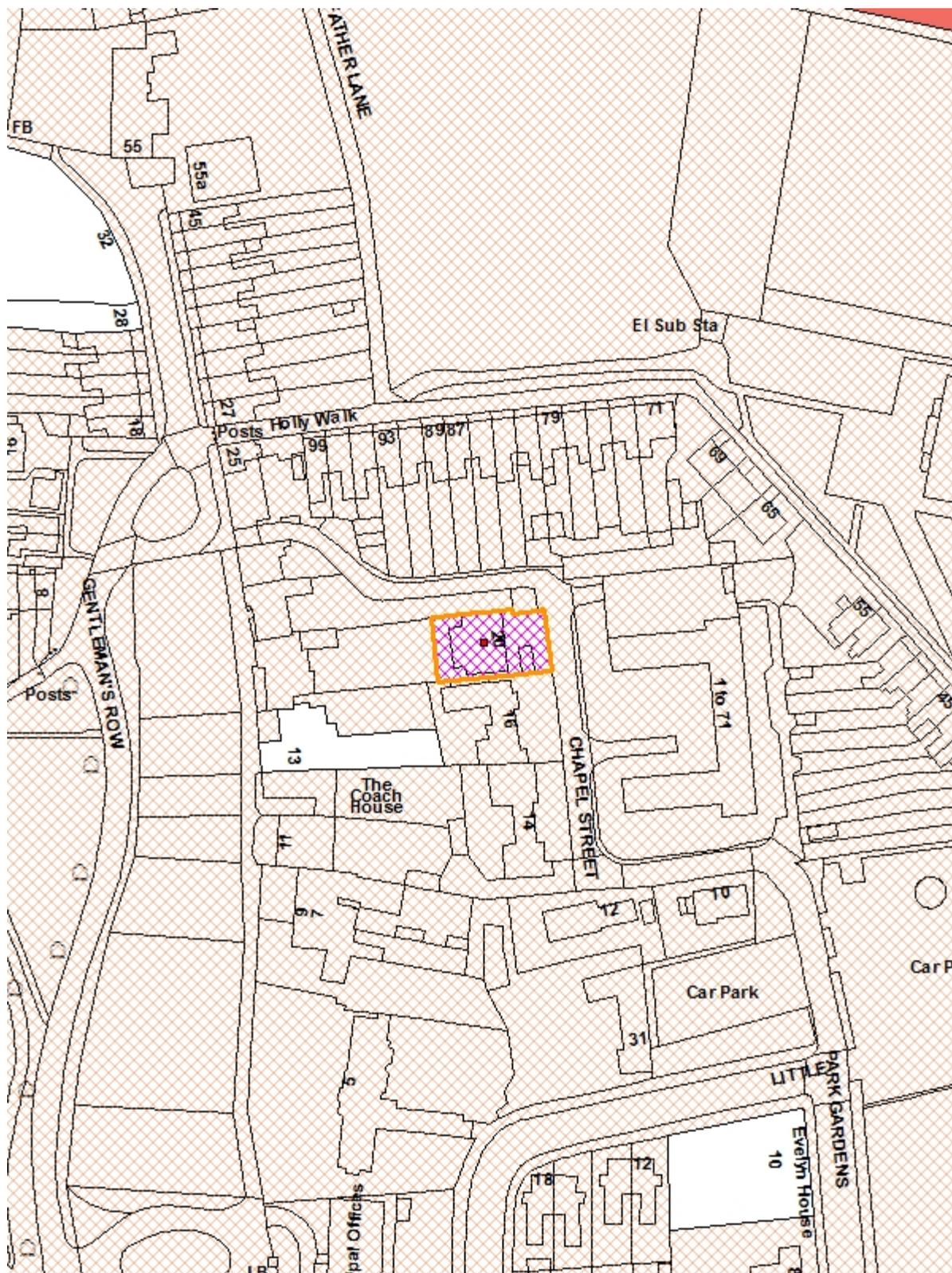
### Agent Name & Address:

Mr Robert Ware  
Studio RW Architects  
1 The Glass House  
Royal Oak Yard  
London  
SE1 3GE

### RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions

Ref: 21/03038/HOU LOCATION: 20 Chapel Street, Enfield, EN2 6QE,



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Scale 1:1250

North



**1. Note for Members:**

- 1.1. Although a planning application of this nature could be determined under delegated authority, the application is reported to Planning Committee as the applicant is a Councillor. In accordance with the approved scheme of delegation, applications submitted by Councillors or Officers cannot be determined by Officers under delegated powers, but must be considered and determined by the Planning Committee

**2. Recommendation**

- 2.1 The Head of Development Management / the Planning Decisions Manager be authorised to GRANT planning permission subject to the following conditions:

1. Time Limited Permission: The development to which this permission relates must be begun no later than three years after the date of this decision notice.

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

2. Approved Plans: The development hereby permitted shall be carried out in accordance with the approved plans: (E)001 Rev 00, (EX)001 Rev 00, (SITE)001 Rev 00, (P)001 Rev 02, (E)002 Rev 01, (S)001 Rev 01, Design Access and Heritage Statement

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

3. Materials: The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. SUDS: The development above ground level shall not commence until information on Sustainable Drainage has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and should be in line with our DMD Policy SuDS Requirements:

- a) Shall include source control SuDS measures such as a green roof, rain gardens and permeable paving.
- b) The details submitted shall include levels, sizing, cross sections and specifications for all drainage features
- c) The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- d) Clear ownership, management and maintenance arrangements must be established

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 Policy 61, and Policies SI 13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

### **3 Executive Summary**

- 3.1 This report outlines the material considerations in support of the recommendation to grant permission for the proposed development.
- 3.2 The proposed development due to its size, siting and design, is considered to relate well to the host property, street scene and wider conservation area. Further the proposal would not harm the residential amenity of neighbouring occupiers.
- 3.3 It is considered that the proposal meets the test for development within the setting of heritage assets and is acceptable subject to the aforementioned conditions.
- 3.4 The proposal is considered acceptable in relation to the following policies

### **4 Site and Surroundings**

- 4.1. The application site is located on a corner plot bounded by Chapel Street to the north and west and comprises a detached single storey bungalow located to the north of 16 Chapel Street. To the rear, the application site shares a boundary with Clarendon Cottage which is a Grade II\* listed building while to the north, the site is bounded by the rear garden of Eastbury which is a Grade II listed building.
- 4.2. The property features an outbuilding in the front garden which is set back behind front boundary walls approximately 1.8 metres in height. The character of Chapel Street is varied but consists of 5 detached bungalows. The subject property is not nationally or locally listed however it is located within the Enfield Town Conservation Area and is subject to an article 4 direction.



Application site outlined in red

## 5 Proposal

- 5.1 Permission is sought for the demolition of the lean-to extension and conservatory at rear of the property and the introduction of a flat roof with prism above the existing single rearward projection.
- 5.2 The proposal also involves the demolition of the detached garage in the forecourt and construction of a single storey front extension with a pitched roof and porthole window to align with the front building line of the demolished garage. This would incorporate an ensuite bedroom.
- 5.3 In addition, it is proposed to replace and increase the height of the front boundary wall to 1.8m with new timber gates at front together with replacement UPVC doors and windows with crittall-style glazing. The proposal would also involve the introduction of a bike store to the forecourt and landscaping to the front and rear.

## 6 Relevant Planning History

- TP/98/1404 - Replacement front gates - Granted with Conditions – 30/11/1998
- TP/98/1482 - Rear conservatory involving demolition of existing conservatory - Granted with Conditions – 04/01/1999

## 7 Consultations

### 7.1 Internal

Consultee	Date consulted	Summary of response
SUDS Highway Services	31.08.2021	No SuDS information has been submitted as part of this application.  According to our DMD Policy, all minor developments must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. Source control SuDS measures (e.g. green roof, rain gardens and permeable paving) must be utilised for this development.

### 7.2 Public

Number notified	11
Consultation start date	02.09.2021
Consultation end date	26.09.2021
Representations made	2

Objections	1
Other/support comments	1
Summary of supporting comment	Generally, good design with strong case for rationalizing layout
Summary of objection	Loss of light

## 8 Relevant Policies

Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development of the development plan so far as material to the application: and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.  
National Planning Policy Framework (2021)

National Planning Policy Framework

### London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

Policy D3 - Optimising site capacity through the design-led approach  
Policy D4 - Delivering Good Design  
Policy HC1 - Heritage and Conservation  
Policy SI 13 - Sustainable Drainage

### Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the Borough is sustainable.

- Policy CP 21 – Delivering sustainable water supply, drainage and sewerage Infrastructure
- Policy CP 30 - Maintaining and Improving the Quality of the Built and Open Environment
- Policy CP31 – Built and Landscape Heritage

### Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy.

The following local plan Development Management Document policies are considered particularly relevant:

- Policy DMD 11 – Rear Extensions
- Policy DMD 37 - Achieving High Quality and Design-Led Development
- Policy DMD 44 – Conserving and Enhancing Heritage Assets
- Policy DMD 61 – Managing Surface Water Runoff

#### Other relevant documents

- National Planning Practice Guidance (NPPG)
- Enfield Characterisation Study (2011)
- Enfield Town Conservation area character appraisal 2015

## **9 Analysis**

9.1 The main planning issues raised by the proposed development are

- Heritage
- Visual Amenity
- Residential amenity
- Parking / Access
- Sustainable Urban Drainage

#### Effect on Conservation Area and Visual Amenity

9.2 Sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; requires paying a special attention to the desirability of preserving or enhancing the character or appearance of conservation areas

9.3 Chapter 16 of the NPPF identifies the significance of heritage assets and places an importance on their conservation. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Furthermore, any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

9.4 These principles are incorporated into Policy HC1 of the London Plan and Policies CP31 and DMD 44 of the Core Strategy and Development Management Document respectively. In particular, DMD 44 states that applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused.

9.5 In addition, Policies D3 and D4 of the London Plan, policy CP30 of Enfield's Core Strategy and policies DMD6, DMD8, DMD37 and DMD 44 of the Council's Development Management Document all require proposals to be of high-quality design, having regard for their context and surroundings. Attention must be paid to the layout, orientation, scale, appearance and shape of the development, with

due regard to existing and emerging street hierarchy, building types, forms and proportions.

- 9.6 The application site is located within Enfield Town Conservation Area = with the Character Area placing the property in Character Area 3 (Chase Side, Chase Green and Gentleman's Row). It is identified as a negative building within the Conservation Area character appraisal.
- 9.7 In terms of the proposals, the demolition of the lean-to extension and conservatory at rear together with the introduction of a flat roof with prism above the existing single rearward projection is considered acceptable. These elements of the scheme would be confined to the rear of the property and would not have any impact on the street scene or conservation area. More importantly, it is considered that the form and appearance of these elements would not harm the setting of the adjoining listed buildings to the north and west of the application site.
- 9.8 The proposed demolition of the detached garage in the forecourt while it currently forms part of the street scene, would not adversely impact its character. The proposed forward projection of the replacement structure incorporating an ensuite with pitched roof and porthole window, would align with the front building line of the existing garage. The appearance of the porthole window within the street scene and wider conservation area would not be a significant detraction especially when it is noted there is a similar feature at no.12 Chapel Street.
- 9.9 In respect to its relationship to the established pattern of development, the property forms part of a group of 3 bungalows, sharing an alignment with the front building lines of Nos.16 and 14 to the south. While the proposed development would not be consistent with this alignment, weight can be given to the fact that the extension would be sited behind the front boundary wall, it is set back from the public footpath and the presence of the existing structure. AS a result, this difference is not considered material and the proposal following the revisions negotiated , is considered acceptable.
- 9.10 The proposed replacement and increased height of the front boundary wall to 1.8m with new timber gates at front gate would be acceptable. The proposed replacement of UPVC doors and windows with crittall-style glazing are considered to be acceptable. The proposed introduction of a bike store to the forecourt and landscaping to the front and rear are considered to be acceptable.
- 9.11 The proposals have been subject to revision to result in a form of development that is felt to more sympathetic to the form and appearance of the Conservation Area and the wider visual amenities of the area.
- 9.12 In this context, it is considered that the proposed development would not result in any harm to the setting and appearance of the identified heritage assets having regard to Policy HC1 of the London Plan, Policy CP31 of the Core Strategy and Policy DMD 44 of the Development Management Document

#### Neighbouring Amenity

- 9.13 Policy D3 of the London Plan asserts that decision makers should consider appropriate outlook, privacy and amenity (D3(d7)) with regard to development proposals. Furthermore, the Council's Development Management Document requires that proposed development causes no adverse impact on the

amenities of the original building and its neighbouring properties. In particular, Policies DMD8, DMD11 & DMD12 require new development and extensions to safeguard residential amenity having regard to daylight, sunlight, outlook, privacy, overlooking, noise and disturbance

- 9.14 The properties most impacted by the proposal are 16 Chapel Street, Eastbury and Clarendon Cottage.
- 9.15 The proposed forward projection would be located adjacent to the shared boundary treatment with no.16 to the south. The height of the existing boundary treatment is 2.15m and the height of the eaves of the proposed forward projection would be 2.3m which is comparable to the height of the existing outbuilding.
- 9.16 While it is acknowledged that no.16 features a window opening adjacent to the shared boundary it is considered there is minimal difference in height between existing and proposed which would not cause any significant loss of access to natural daylight and sunlight to the adjacent property. This is by virtue of the indiscernible difference in height above the boundary treatment in conjunction with the pitch of the gable ended roof. In addition, the newly created porthole window opening in the gable is not considered to cause any loss of privacy to any of the neighbouring occupiers.
- 9.17 The proposed works to the rear of the property would not have any adverse impact on the residential amenity of any of the neighbouring occupiers by virtue of its subordinate mass, siting and separation distance from the occupiers of the adjacent properties.
- 9.18 For the reasons considered above the proposal would not harm the residential amenity of neighbouring occupiers and would therefore be consistent with Policies DMD 11 of the Development management Document 2016 and D3 of the London Plan 2021.

#### Parking and Access

- 9.19 No objection is raised to the demolition of the existing garage given the availability of alternative parking space within the application site.

#### Sustainable Urban Drainage

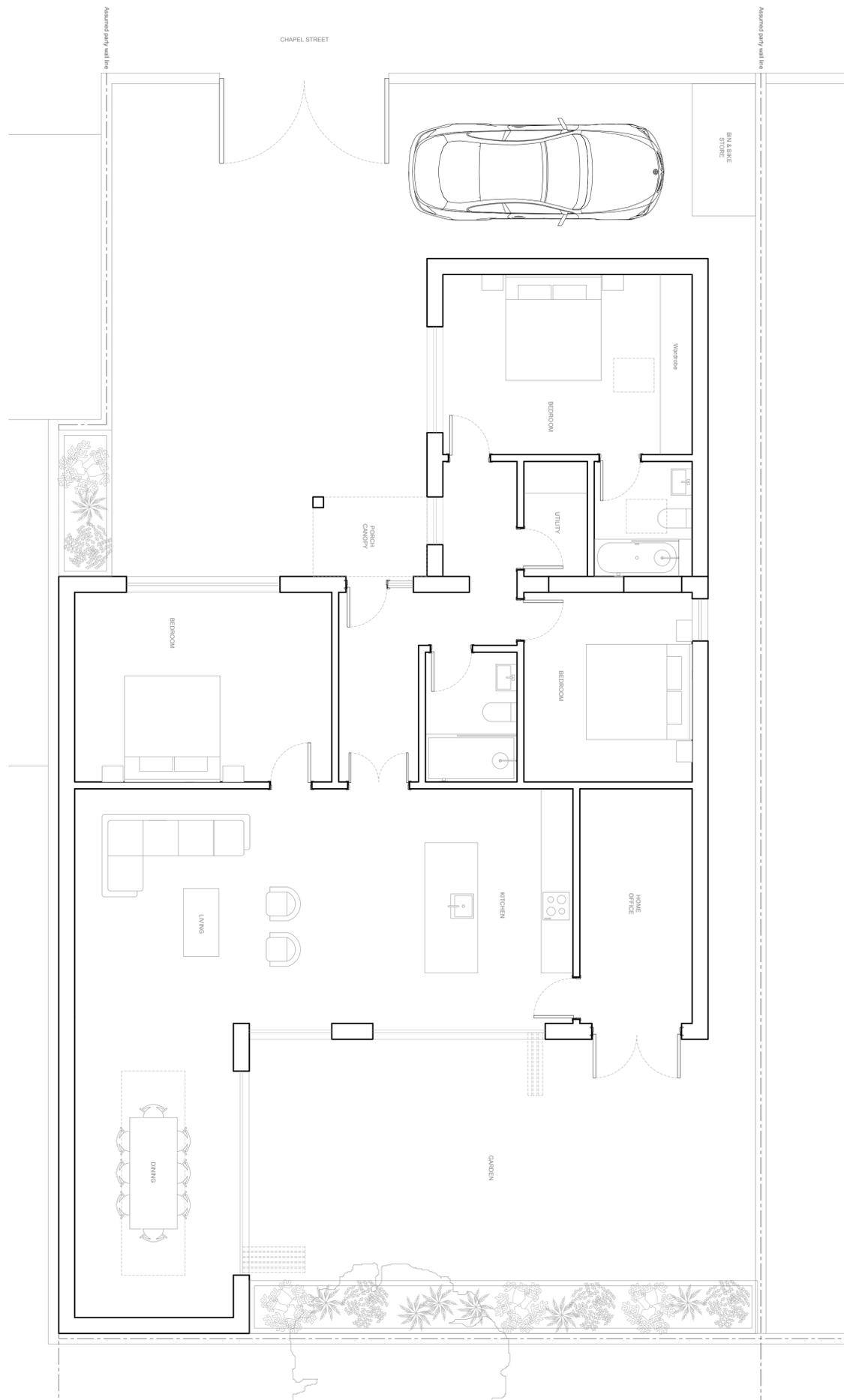
- 9.20 In accordance with the Council's DMD Policy, all minor developments must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. The Council's drainage officer recommends that source control SuDS measures (e.g. green roof, rain gardens and permeable paving) must be utilised in this instance.
- 9.21 A condition has been attached that requires these details to be submitted in support of the planning application. This will ensure compliance with policies DMD 61 of the Enfield Development Management Document (2014), CP21 of the Enfield Core Strategy (2010), the Enfield Strategic Flood Risk Assessment (2008), SI 13 of the London Plan (2021) and the National Planning Policy Framework (2021) as a whole

### **10.0 Public Sector Equalities Duty**

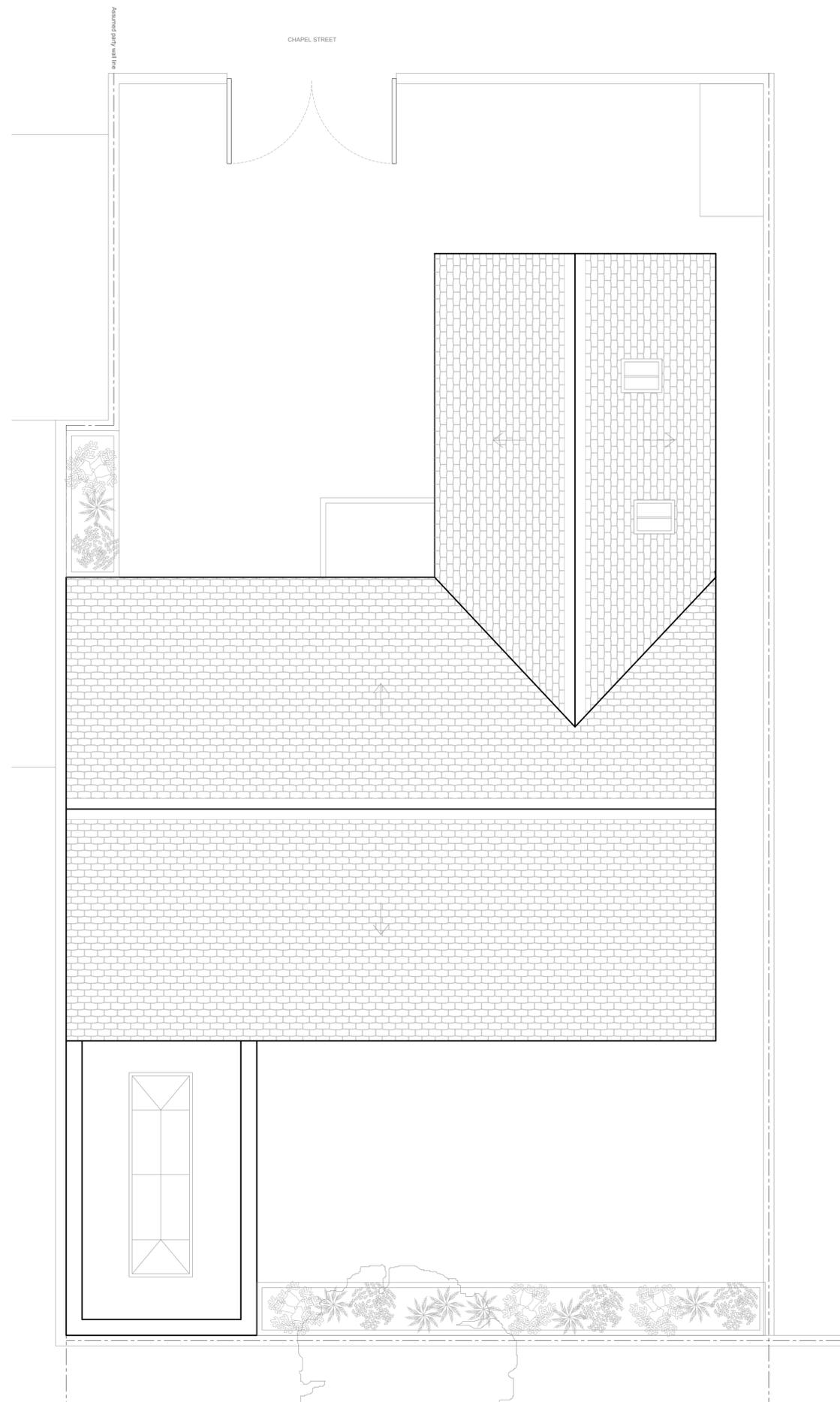
10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

## **11. Conclusion**

11.1 Having regard to the above assessment, the proposed development will not have an unacceptable impact on the subject property or wider conservation area or the residential amenity of neighbouring occupiers. The proposal therefore accords with London Plan (2021) policies D3, D4, HC1 Core Policies 30 & 31 of the Council's Core Strategy (2010), and, Policies DMD6, DMD8, DMD37 and DMD 44 of the Council's Development Management Document (2014) and the NPPF taken as a whole.



**1** GROUND FLOOR  
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**2** ROOF PLAN  
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**NOTES**

\*\*All structure shown on architects drawings is for reference only. Refer to structural engineer's drawings and calculations for all foundations and structural design.

Drawing Name

**Proposed Plans**

Address

**20 CHAPEL STREET, EN2 6QE**

Client

**CAROLINE & TIM**

Job Drawing Number

**037 (P)001**

Rev Date of issue

**02 12.10.21**

Paper Size Scale

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**STUDIO R|W**

Architect RIBA, ARB, MA RCA BArch (Hons)

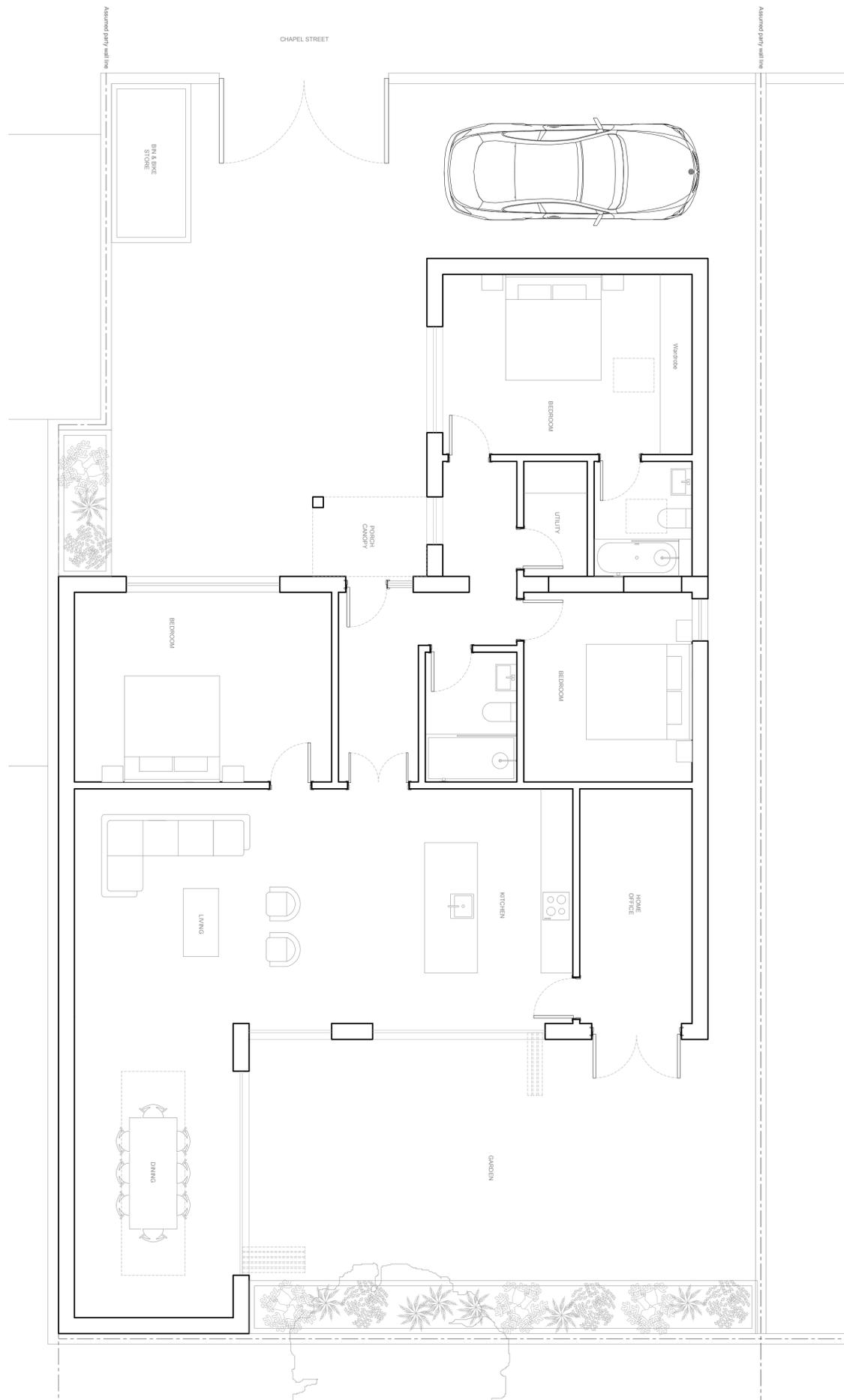
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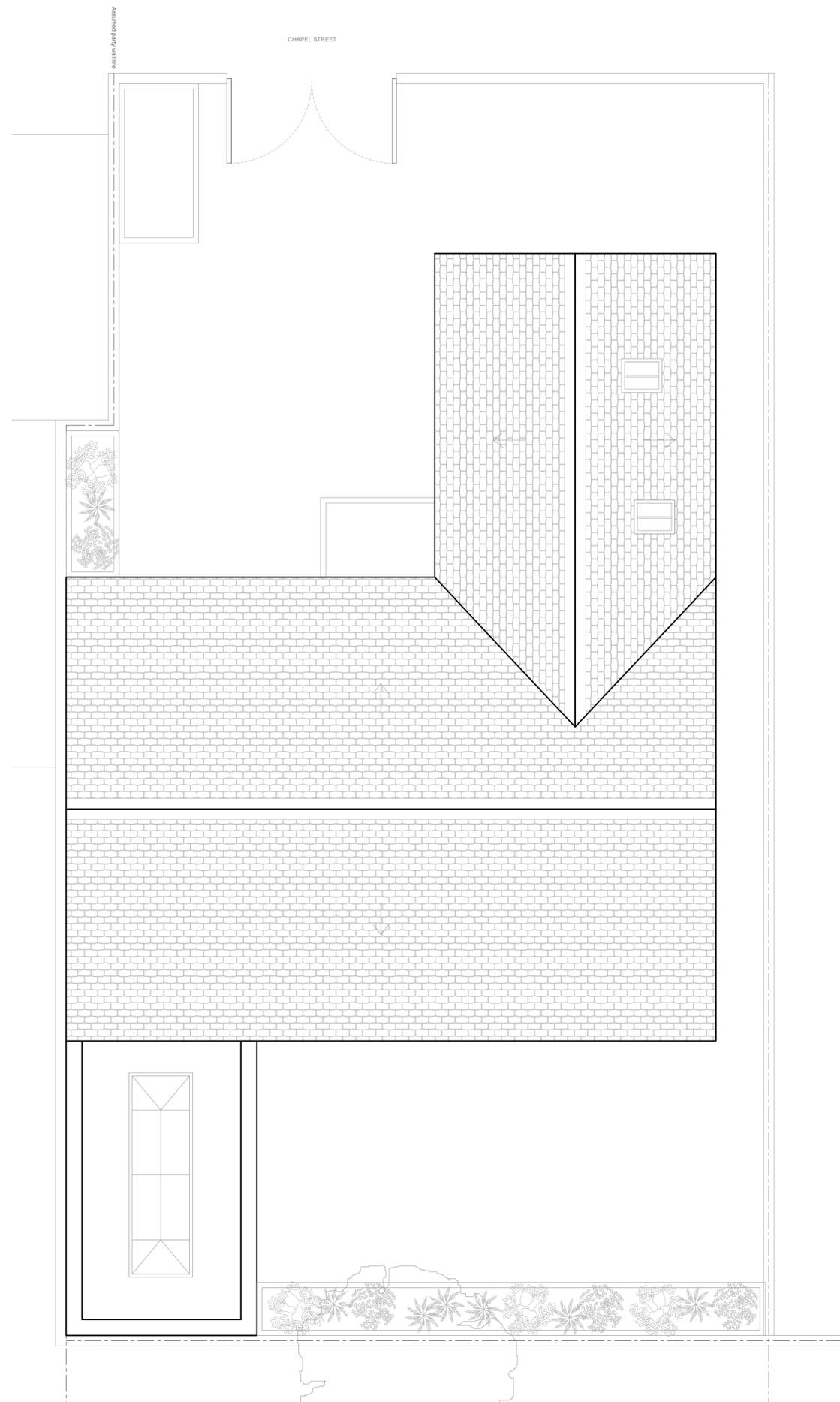
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METRE SCALE



**1** GROUND FLOOR  
1:50



**2** ROOF PLAN  
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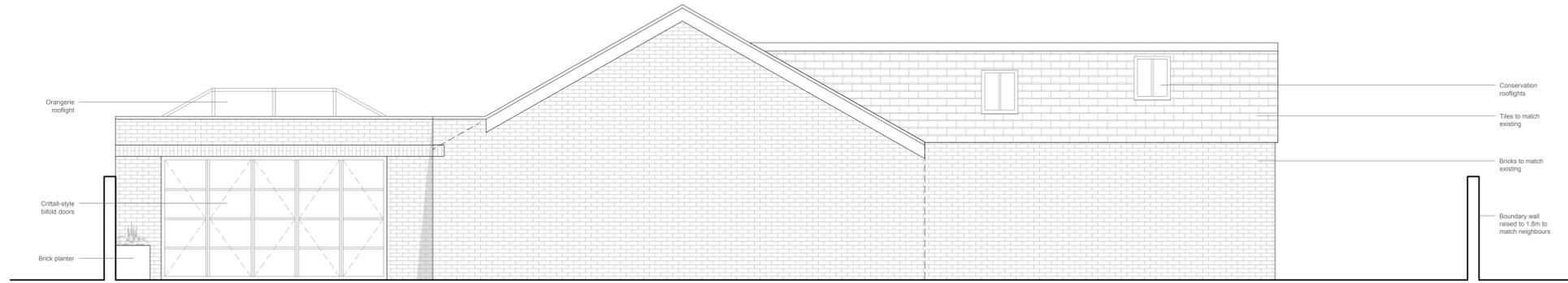


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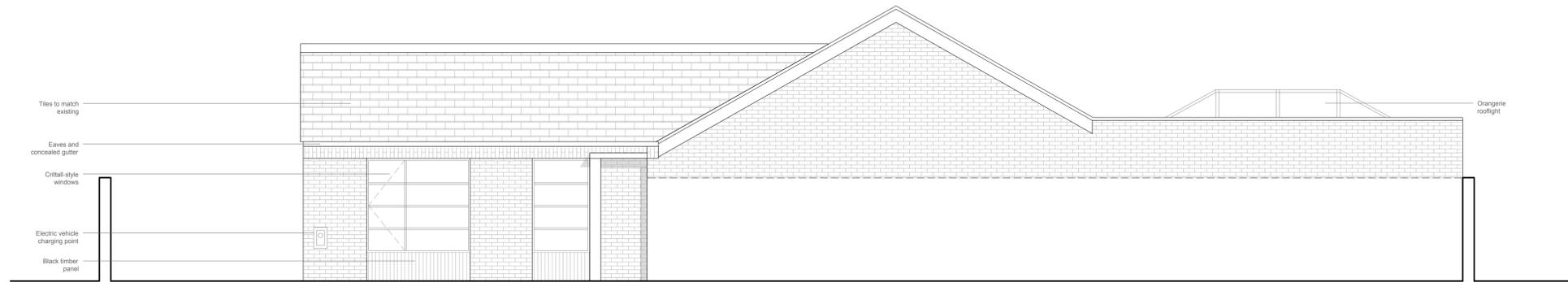
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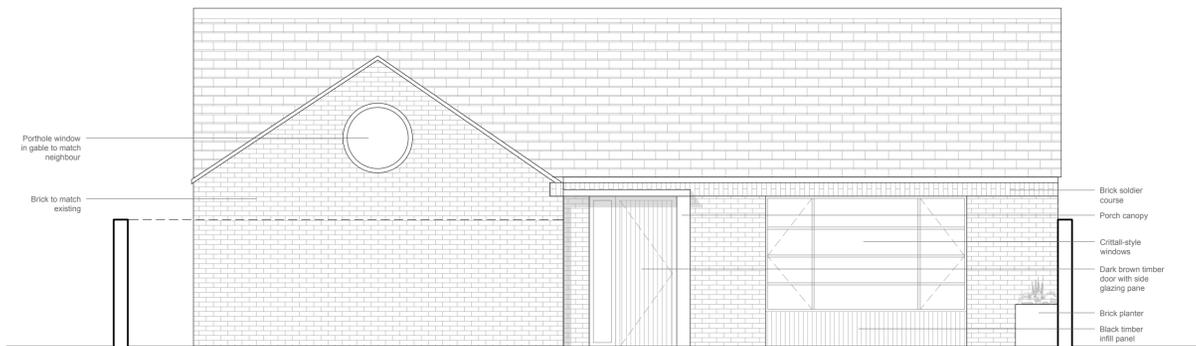
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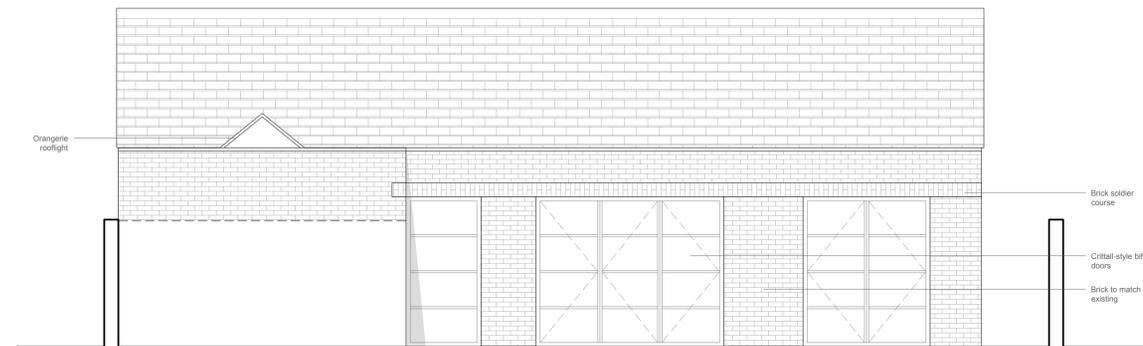
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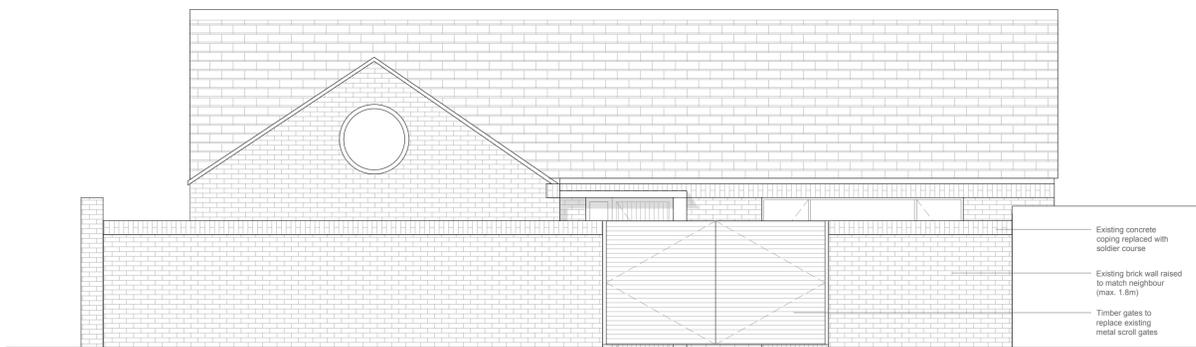
**2** NORTH ELEVATION  
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**3** EAST ELEVATION  
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**4** WEST ELEVATION  
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**5** EAST ELEVATION (FROM CHAPEL STREET)  
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Drawing Name

**Proposed Elevations**

Address

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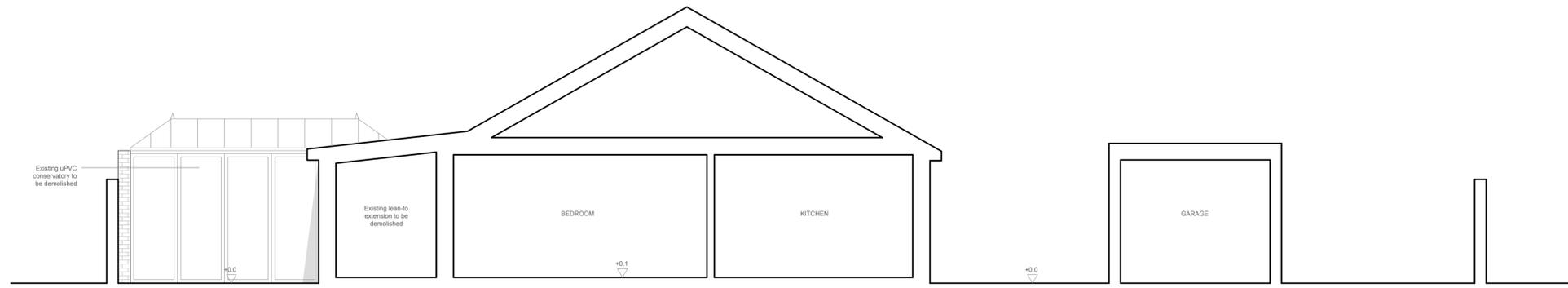
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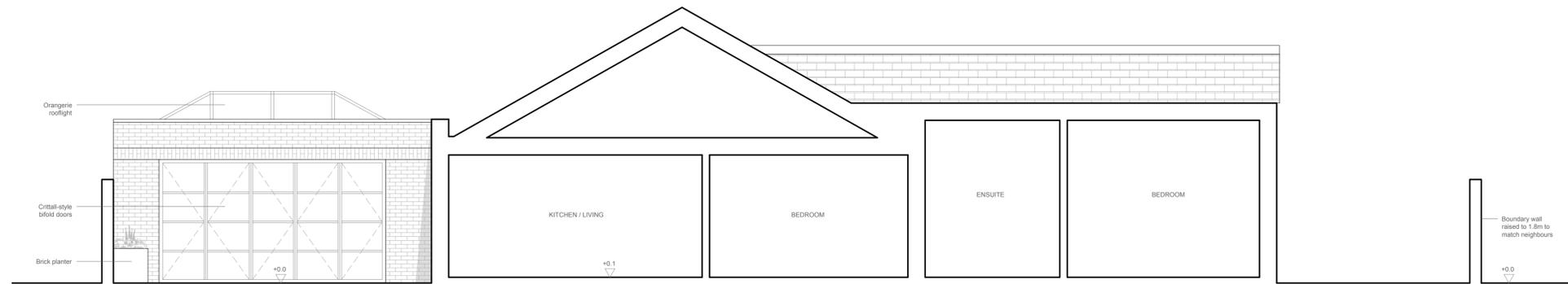


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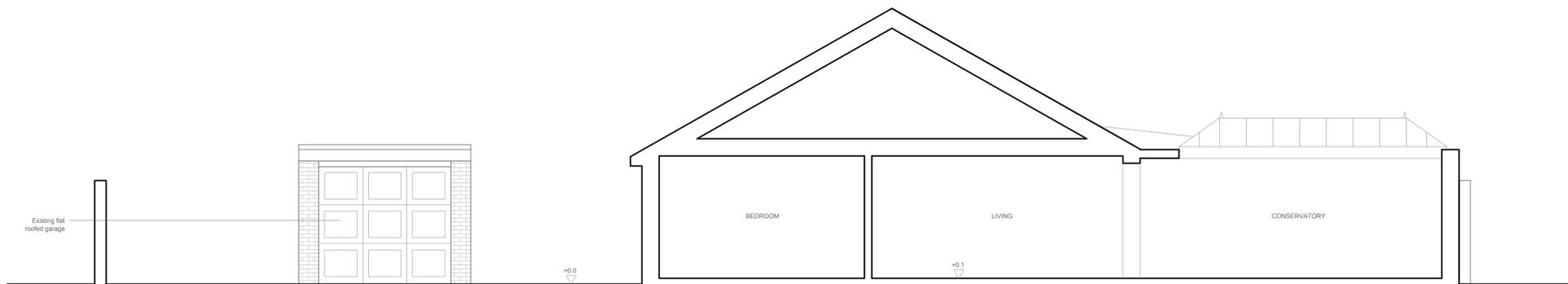
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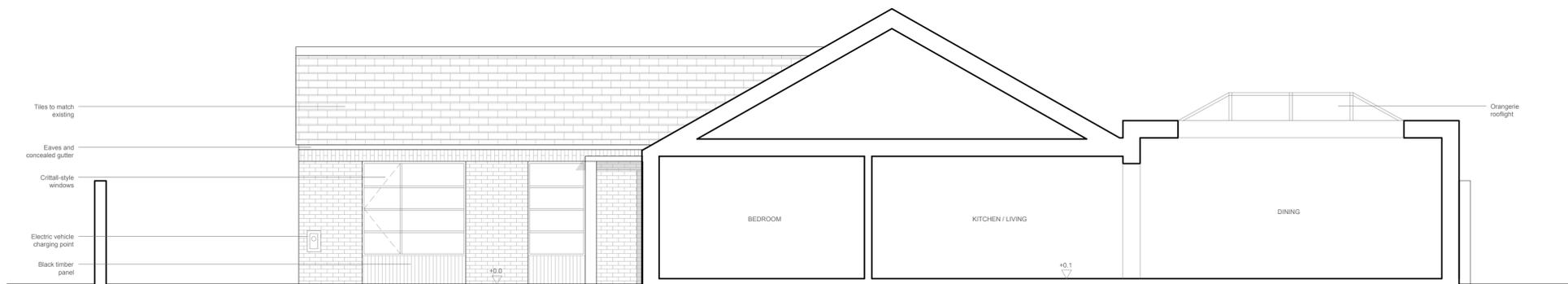
2 SECTION A-A PROPOSED

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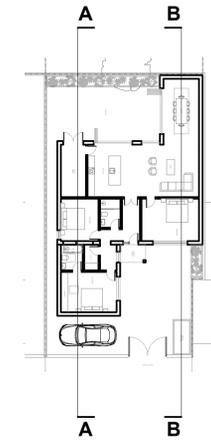
3 SECTION B-B EXISTING

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4 SECTION B-B PROPOSED

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Existing & Proposed Sections

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