

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 22 March 2022

Report of: Head of Planning -
Vincent Lacovara

Contact Officer:
Eloise Kiernan
Gideon Whittingham
Andy Higham

Ward:
Bush Hill Park

Application Number: 21/03370/FUL

Category: Minor Dwellings

LOCATION: Bush Hill Park Bowls Tennis and Social Club, Abbey Road, Enfield, EN1 2QP

PROPOSAL: Redevelopment of site involving removal of 2 disused tennis courts and subdivision of site to provide 4 x single family dwellings together with refuse and bicycle storage.

Applicant Name & Address:
Mr Davidian
2DD
Bush Hill Park Bowls Tennis And Social Club
Abbey Road
Enfield
EN1 2QP

Agent Name & Address:
Mr Michael Koutra
MSK Design Ltd
230 High Street
Barnet
EN5 5TD

RECOMMENDATION:

That the Head of Development Management be authorised to **GRANT** planning permission subject to conditions.

1. Note to Members

- 1.1 The application is being considered by committee as the previous application ref. 20/01895/FUL was refused by Planning Committee on 3 August 2021. Additionally, the proposal has been called in by Councillor De Silva.

2. Executive Summary

- 2.1 The report seeks approval to a scheme involving the subdivision of the application site to provide x4 residential units of accommodation. The proposal would result in the loss of two of the existing tennis courts currently on site. In addition the proposal also seeks to provide associated amenity space, cycle parking, landscaping and refuse storage.

- 2.2 The reasons for recommending approval are:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of new housing stock within the borough;
- ii) The development would provide make efficient use of a small site in delivering additional family housing
- iii) The proposal has on balance provided justification for the loss of the existing tennis courts that are proposed to be developed on.
- iv) The development would not harm the character and appearance of the Bush Hill Park Conservation Area
- v) The proposal offers a policy compliant standard of accommodation for future occupants
- vi) The development would not result in any harmful impacts upon neighbouring amenity
- vii) The proposal would not give rise to any significantly harmful transportation impacts in the locality

3.0 Recommendation

- 3.1 That, the Head of Development Management be authorised to **GRANT** planning permission subject to conditions:

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Construction Management Plan
4. Details of Materials – Brickwork, Windows and Doors and all other external materials

5. All new brickwork shall be constructed in Flemish bond with queen closers and permanently maintained as such
6. All new tiles shall be clay plain tiles and thereafter permanently maintained as such
7. All external joinery, windows and doors shall be of painted timber and thereafter so maintained
8. Additional drawings that show details of proposed new windows, doors, brick detailing and external joinery, by section and elevation at a scales of 1:20, 1:10, 1:5 and 1:1
9. At the time of works, the new casement windows shall be in painted timber, flush meeting within the frames, with matching joinery for opening and fixed casements, and without trickle vents or surface mounted glazing bars
10. No electricity, internet, gas or water meter boxes shall be fixed to the external fabric of the building.
11. All service intakes – including but not limited to electrical, telephone, internet – to dwellings, apart from gas, shall be run internally and not visible on the exterior.
12. Details of soft landscaping
13. Energy Performance Certificate to be submitted
14. Full Details of Waste and Recycling Storage
15. Full Details of Cycle Parking
16. Details of Ecological Enhancements
17. Details of Suds Strategy
18. Details of Potable Water
19. Non Mobile Road Machinery
20. Stage 1 Written Scheme of Archaeological Investigation
21. Boundary Treatments
22. External Lighting
23. Details of Surfacing Materials
24. Details of amenity space
25. Obscure glaze and tope level opening only for side windows

4. Site and Surroundings

- 4.1 The site, measuring 0.108ha, is located between 23 and 35 Abbey Road, and currently contains a pair of disused tennis courts and backs onto additional tennis courts (see Para 9.9) and the Bush Hill Park Bowls and Tennis Club. A

wire fence separates the tennis courts and street, with access via a lockable gate.

- 4.2 The site is enclosed by a two-storey rear wall on the boundary of the east elevation, a part single, part two-storey flank wall and single storey boundary wall on the north elevation and a single storey boundary wall on the west elevation. The site shares a party wall with the adjoining property, 5 Parker Street, on the southern elevation. The southern elevation also has a two-storey flank wall which extends past the rear building line of 5 Parker Street.
- 4.3 The street is predominantly made up of detached and semi-detached dwellings of various historical styles including Tudor or mock-Tudor, Arts & Crafts, Edwardian, Victorian and post-war housing. At the junction with Longleat Road there are more recent additions including Azalea Court Care Home and a three-storey block of flats.
- 4.4 The application site is located within the Bush Hill Park Conservation Area, the character appraisal for the area identifies the site as open space, adjacent dwellings either side are recognised as making a positive contribution to the conservation area.
- 4.5 The application site is designated as an archaeological priority area and also as local open space.

5. Proposal

- 5.1 The proposal is for the sub-division of the application site to remove two disused tennis courts and provide two buildings consisting of 4 residential units. The key aspects are as follows:
 - Removal of existing tennis courts.
 - Construction of two pairs of semi-detached dwellings to provide 4 x 4b7p units
 - Associated soft landscaping and amenity space.
 - Provision of cycle parking spaces and waste storage.
- 5.2 The proposal is not seeking any works to the remainder of the adjacent site comprising the Bush Hill Park Tennis and Social Club and would continue to run in a similar fashion as to its existing services that the club provides.
- 5.3 The proposal was previously submitted as two blocks comprising of 8 flatted units. The proposal also sought to provide off street parking and the building was positioned forward of the front building line of adjacent dwellings. The proposal has been revised as follows:
 - Re-positioning of the front building line to be in line with adjacent properties.
 - Creation of single family dwellinghouses comprising 4 x 4b7p

6. Relevant Planning History

- 6.1 20/01895/FUL - Redevelopment of the site including removal of existing tennis courts, sub-division of site and erection of two new buildings comprising of 4 self-contained flats in each building, together with parking,

refuse storage and associated works – refused by Planning Committee for the following reasons and currently under consideration at appeal:

1. The proposed development, due to the loss of sports pitches without clarity on the purpose for which funds would be obtained to support the improvements to all remaining eight pitches on the site would fail to provide a good quality supply of sports and recreational facilities and fail to facilitate health, wellbeing and social cohesion. This would fail to accord with the National Planning Policy Framework (2021), Policy S5 of the London Plan (2021), Policy CP34 of the Core Strategy (2010), Policy DMD74 of the Development Management Document (2014) and the Enfield Playing Pitch Strategy (April 2018 - March 2023).
2. The proposed development, by virtue of its scale and massing through the provision of accommodation over three floors would result in a scale and form of development that is incongruous and detrimental to the character and appearance of the Bush Hill Park Conservation Area. This would be contrary to the National Planning Policy Framework (2021), Policies D4 and HC1 of the London Plan (2021), Policy CP30 of the Core Strategy (2010), Policies DMD37 and DMD44 of the Development Management Document (2014) and the Bush Hill Park Conservation Area Character Appraisal (2015).
- 6.2 **17/04595/CND** - Details submitted pursuant to Ref:15/04629/FUL comprising materials (2 A, B, C), in respect of single storey extension to provide entrance, access ramp and canopy involving demolition of existing entrance porch – Refused
- 6.3 **17/05438/CND** - Details submitted pursuant to planning application ref: 15/04629/FUL comprising of materials (2) in respect of single storey extension to provide entrance, access ramp and canopy involving demolition of existing entrance porch– Granted
- 6.4 **16/00276/TCA** - Works to Oak Tree in Bush Hill Park Conservation Area. Crown reduction by one quarter– Granted
- 6.5 **15/04629/FUL** - Single storey extension to provide entrance, access ramp and canopy involving demolition of existing entrance porch.– Granted with conditions

7. Consultation

Public Response:

- 7.1 Consultation letters were sent to 70 neighbouring properties and a press advert was placed in the local newspaper. Site notices were also placed near the application site. A total of 25 comments in objection was received which raised the following matters:
 - Inadequate parking provision
 - Increase in traffic in an already saturated area
 - Strain on existing community facilities
 - The proposed 5m gap between houses would look odd in the street scene
 - Affect local ecology

- Close to adjoining properties
- Conflict with Local Plan
- Development too high
- Increase of pollution
- Information missing from plans
- Not enough information given on application
- Loss of light
- Loss of parking
- Loss of privacy
- Out of keeping with character of area
- Over development
- Major access road created to the club from Abbey Road. This is unnecessary and is it for future development?
- Increased danger of flooding
- More open space needed on site
- Inadequate amenity space
- The proposals will dominate no's 23 and 35 blocking light and overlooking the properties and gardens having a depth so much greater than the existing houses.
- There is no off-street parking proposed for the new development and the on-street parking is usually at full capacity during the restricted hours between 13:00 and 14:00. The parking survey was carried out in the middle of the night, during Covid, when no visitors were allowed. This is grossly misleading
- The introduction of such a wide 'Access Road' to Bush Hill Park Bowls and Tennis Club - this only needs to be wide enough for a small piece of equipment to maintain the tennis courts. It is now 5m, previously 3 metres.
- Gross over-development of the site which, in our opinion, is suitable for 2 pairs of smaller semi-detached houses with a similar footprint to the neighbouring houses with off-street parking/garages
- The size of the footprint of the development as currently the tennis courts are shale which is a porous surface, these houses would obviously have a negative impact on the environment. The garden areas proposed for these properties is far too small for such large houses and are not shown to be grassed, this means they could be either paved or surfaced with artificial grass, neither of which are environmentally friendly
- Whilst the latest idea to build four, single dwelling, family houses, is better than eight flats, the mass and dimensions of the two blocks of dwellings are exactly the same as the plans which were overwhelmingly rejected by Enfield Planning Committee members in August
- The proposed spacing does not conform with the spacing and rhythm along Abbey Road. The central gap between the two blocks of semi-detached houses measures 5.3m, more than double the spacing allowed between the new houses and adjoining properties at 23 and 35 Abbey Rd. The gap between the new buildings and the perimeter fence of the two neighbouring properties is just 1m. The total width of the gap between the new buildings and both of the adjacent properties is just over 2 metres
- Scale, massing and space does not relate to the Conservation Area and fails to address previous reason for refusal

- The rear wall extends an additional 25% beyond the existing rear building walls at Abbey Road. This should be amended to realign with no. 23 and 35 Abbey Road.
- The proposed development, due to the loss of sports pitches without clarity on the purpose for which funds would be obtained to support the improvements to all remaining eight pitches on the site would fail to provide a good quality supply of sports and recreational facilities and fail to facilitate health, wellbeing and social cohesion

Additionally, one letter of support was received.

Objection received from Cllr Clare De Silva – Whilst keen to see the tennis and bowls club thrive, and supportive of developing the courts in principle, there are concerns about the current proposals. There are still issues with the proposals which need to be addressed before planning permission is granted. The overall footprint of the buildings is still far too large for the area, particularly at the rear where nearby properties would be affected by potential loss of light. There are also still significant questions around the look and feel of the houses at the front in terms of how they would fit with the heritage of the conservation area. There is still insufficient parking allocated on the plans for these kind of family homes. Whilst there is support for a smaller development of semi-detached houses, this specific proposal does not seem to have taken forward many of the planning committee comments and concerns from the previous application.

External Consultees:

7.3 *Sport England:*

Concerned that the development would result in the loss of two tennis courts, especially since the Council's Playing Pitch Strategy (PPS) seeks for these courts to be improved/resurfaced, however it does understand that the funds from the sale would be used to improve the other facilities at the site, as indicated by the Lawn Tennis Association (LTA). These improvements appear to align with some recommendations of the PPS. It is also noted that the LTA do not object to the loss of the tennis courts. In light of this, Sport England considers that the loss of the tennis courts would not meet Sport England's 'Protect' planning objective however the reinvestment of the funds to improve the rest of the site aligns with the spirit of Sport England's 'Enhance' planning objective, this is on the basis that any potential adverse noise implications are mitigated.

7.4 *Historic England (GLAAS):*

Requested a desktop archaeological assessment, following submission of this no objection was raised subject to a condition for a written scheme of investigation prior to the commencement of works.

Internal Consultees:

7.5 *Transportation:* No objections subject to conditions

7.6 *Environmental Health:* No objections advised that dust emissions will need to be controlled through a condition for a construction management plan in accordance with The London Plan 'The Control of Dust and Emissions

During Construction and Demolition' SPG.

Advised that although there is a tennis club behind it is not considered that playing tennis is a hugely noisy activity and will not negatively impact on the amenity of the residential properties internally.

- 7.8 *Heritage Officer*: No objection subject to conditions for material samples, brick bond used to be Flemish, tiles used to be clay, all external fenestrations to be painted timber, details of landscaping, boundary treatments and external lighting to be submitted prior to above ground works. Also advised conditions needed to prevent external meter boxes and servicing intakes to be run internally to preserve and enhance the character and appearance of the Bush Hill Park Conservation Area.
- 7.9 Planning Policy: Following submission of evidence to demonstrate need to release tennis courts for development, advised that on balance this was acceptable, and no objection was raised.

8. Relevant Policies

8.1 London Plan (2021)

Policy GG1 – Building Strong and Inclusive Communities
Policy GG2 – Making the Best Use of Land
Policy GG3 – Creating a Healthy City
Policy GG4 – Delivering the Homes Londoners Need
Policy H1 – Increasing Housing Supply
Policy H2 – Small Sites
Policy D1 – London's Form, Character and Capacity for Growth
Policy D2 – Infrastructure Requirements for Sustainable Densities
Policy D4 – Delivering Good Design
Policy D5 – Inclusive Design
Policy D6 – Housing Quality and Standards
Policy D8 – Public Realm
Policy D11 – Safety, Security and Resilience to Emergency
Policy D12 – Fire Safety
Policy D14 – Noise
Policy HC1 – Heritage Conservation and Growth
Policy S5 – Sports and Recreation Facilities
Policy G4 – Open Space
Policy G5 – Urban Greening
Policy G6 – Biodiversity and Access to Nature
Policy SI1 – Improving Air Quality
Policy SI2 – Minimising Greenhouse Emissions
Policy SI4 – Managing Heat Risk
Policy SI12 – Flood Risk Management
Policy SI13 – Sustainable Drainage
Policy T1 – Strategic Approach to Transport
Policy T4 – Assessing and Mitigating Transport Impacts
Policy T5 – Cycling
Policy T6 – Car Parking
Policy T7 – Deliveries, Servicing and Construction

8.2 Core Strategy (2010)

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|------|---|
| CP2 | Housing Supply and Locations for New Homes |
| CP3 | Affordable Housing |
| CP4 | Housing Quality |
| CP5 | Housing Types |
| CP9 | Supporting community cohesion |
| CP11 | Recreation, Leisure, Culture and Arts |
| CP21 | Delivering Sustainable Water Supply, Drainage And Sewerage Infrastructure |
| CP22 | Delivering Sustainable Waste Management |
| CP24 | The Road Network |
| CP25 | Pedestrians And Cyclists |
| CP28 | Managing Flood Risk Through Development |
| CP30 | Maintaining and improving the quality of the built and open environment |
| CP31 | Built Landscape and Heritage |
| CP32 | Pollution |
| CP34 | Parks, Playing Fields and Other Open Spaces |
| CP36 | Biodiversity |

8.3 Development Management Document (2014)

| | |
|--------|---|
| DMD3 | Providing a Mix of Different Sized Homes |
| DMD6 | Residential Character |
| DMD8 | General Standards for New Residential Development |
| DMD9 | Amenity Space |
| DMD10 | Distancing |
| DMD 37 | Achieving high quality and design-led development |
| DMD44 | Conserving and Enhancing Heritage Assets |
| DMD 45 | Parking standards and layout |
| DMD 46 | Vehicle crossovers and dropped kerbs |
| DMD 47 | Access, new roads and servicing |
| DMD 48 | Transport assessments |
| DMD 57 | Responsible sourcing of materials, waste minimisation and green procurement |
| DMD 58 | Water efficiency |
| DMD59 | Avoiding and Reducing Flood Risk |
| DMD60 | Assessing Flood Risk |
| DMD61 | Managing Surface Water |
| DMD 65 | Air quality |
| DMD 66 | Land contamination and instability |
| DMD 68 | Noise |
| DMD70 | Water Quality |
| DMD71 | Open Space |
| DMD74 | Playing Pitches |
| DMD81 | Landscaping |

8.4 Enfield Draft New Local Plan

8.4.1 Enfield Local Plan - Reg 18 Preferred Approach was approved for consultation on 9th June 2021. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for several sites. It is Enfield's Emerging Local Plan.

8.4.2 The Local Plan remains the statutory development plan for Enfield until such stage as the replacement plan is adopted and as such applications should

continue to be determined in accordance with the Local Plan. Little weight shall be afforded to the Draft Enfield Local plan (Reg 18), while noting that account needs to be taken of emerging policies and draft site proposals in accordance with paragraph 48 of the NPPF.

8.4.3 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight but at this stage it has relatively little weight in the decision-making process.

8.5 Other relevant policy and guidance

- National Planning Policy Framework (NPPF) 2021
- National Planning Practice Guidance (NPPG) 2019
- Enfield Characterisation Study
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- London Plan The Control of Dust and Emissions During Construction and Demolition SPG
- Bush Hill Park Conservation Area Character Appraisal
- Bush Hill Park Conservation Area Management Proposals
- Enfield Climate Action Plan (2020)
- Enfield Intermediate Housing Policy (2020)
- (2012) GLA: Shaping Neighbourhoods: Character and Context SPG
- (2014) GLA: London Sustainable Design and Construction SPG (2014)
- GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)
- GLA: Housing SPG (2016)
- Healthy Streets for London (2017)
- Manual for Streets 1 & 2, Inclusive Mobility (2005)
- National Design Guide (2019)
- Enfield Playing Pitch Strategy (April 2018 – March 2023)

Other Material Considerations

Housing Delivery Test and Presumption in Favour of Sustainable Development

8.6.1 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means: “(c) approving development proposals that accord with an up-to date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (7); or (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

8.6.2 Footnote (8) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); or where the Housing Delivery

Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”

- 8.6.3 The Council's recent housing delivery has been below our increasing housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and placed in the “presumption in favour of sustainable development category” by the Government through its Housing Delivery Test. This continuation of this designation was recently confirmed in January 2022
- 8.6.4 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.6.5 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development.
- 8.6.6 In 2018, Enfield met 85% of its housing targets delivering 2,003 homes against a target of 2,355 homes over the preceding three years (2015/16, 2016/17, 2017/18). In 2019 we met 77% of the 2,394 homes target for the three-year period delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target while in 2021 we delivered 67%. As a result, we remain in the “presumption in favour of sustainable development” category.
- 8.6.7 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) in accordance with Para 11 (d) of the NPPF. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

9 Assessment

- 9.1 The main issues arising from this proposal for Members to consider are:
1. Principle of the Development;
 2. Design and Heritage Considerations
 3. Impact upon Neighbouring Amenity

4. Unit Mix;
5. Quality of Accommodation
6. Transport
7. Refuse, Waste and Recycling;
8. SuDS;
9. Archaeology and;
10. Community Infrastructure Levy.

Principle of Development

Loss of Existing Tennis Courts

- 9.2 The proposal would result in the loss of two existing tennis courts currently used by the Bush Hill Park Tennis and Social Club to accommodate the proposed sub-division and development of the application site to provide 8 residential units of accommodation. Planning Committee refused the previous application ref. 20/01895/FUL for the following reason:

The proposed development, due to the loss of sports pitches without clarity on the purpose for which funds would be obtained to support the improvements to all remaining eight pitches on the site would fail to provide a good quality supply of sports and recreational facilities and fail to facilitate health, wellbeing and social cohesion. This would fail to accord with the National Planning Policy Framework (2021), Policy S5 of the London Plan (2021), Policy CP34 of the Core Strategy (2010), Policy DMD74 of the Development Management Document (2014) and the Enfield Playing Pitch Strategy (April 2018 - March 2023).

- 9.3 With regard to the loss of sporting infrastructure Policy S5 of the London Plan provides guidance and advises when sport facilities are lost and states:
- 9.4 *Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:*

- 1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or*
- 2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- 3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

- 9.5 In addition policy CP11 of the Council's Core Strategy advises in relation to the loss of leisure facilities that the Council resists 'The loss of existing recreation, leisure, heritage, culture and arts facilities, unless it can be demonstrated that they are no longer required or will be provided elsewhere'. Additionally, policy DMD71 (Open Space) is considered to be of relevance given that the application site is designated as local open space and advises of the following.

- 9.6 'Development involving the loss of other open space will be resisted unless:

- a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or
 - b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.
- 9.7 Policy DMD74 (Sports Pitches) is also considered to be of relevance which seeks to retain existing sports pitches and courts and does not support the loss of sports pitches in the borough.
- 9.8 The Council's Playing Pitch Strategy recognises the importance of good quality tennis facilities which are generally found in clubs and the importance of maintaining tennis facilities across the borough. The Council's Playing Pitch Strategy (PPS) indicates that the two tennis courts should be converted to a porous tarmac surface which suggests that the courts are currently of limited benefit to the tennis club and tennis in the locality due to the condition of the surface. It also stresses that the other courts at the tennis club should also be resurfaced or rebuilt.
- 9.9 In support of the proposal the application has been accompanied by a statement, the statement outlines that 5 of the 10 courts on both the application site and the adjacent site are disused at present, 2 of which are proposed to be lost as a result of this proposal. The statement also advises that the 5 courts still in use are proposed to be upgraded. It is also stated that the two courts proposed to be developed on have been used sporadically over the past 5 years, are only able to be used 6 months of the year and require constant maintenance and watering.
- 9.10 With regard to membership the statement outlines that since 2016 numbers of membership have generally been declining with last year being somewhat of an anomaly which is largely credited with people taking up recreational sport due to the COVID19 pandemic. The club has seen interest from players of a competitive nature, mainly due to the proposed plans for infrastructure improvements to other courts that will remain. The statement goes on to advise that without the release of the land for development these improvements to remaining courts will not be able to take place.
- 9.11 Given the previous reason for refusal, the applicant has also submitted a further document to provide clarity on the financial gain from the development of the site at Bush Hill Park Club and the use of funds to invest back into the club. The document states that the sale of the land would enable the club to obtain sufficient funds to carry out immediate remedial works to the club, modernise existing facilities, erect additional facilities for accessible use, reinstate the disused courts and enable the club to generate continuous additional revenue, through rent obtained from the dwelling they will obtain as part of the development. The proposed sale of the land would generate an additional 750k, which would be reinvested back into the club and the proposed unit would generate an additional income to support club facilities and upkeep. The proposed remedial works to the club are calculated at approximately £644, 500.00 (the breakdown was provided within the submitted document), however this figure may further increase due to current inflation and increasing associated labour costs. A potential surplus of approximately £105,500.000 would therefore be retained by the club for future maintenance and contingency and future reinstatement of the disused courts in Area B following an increase in demand for membership. It is anticipated

that once the clubs facilities are renewed, membership levels would increase over the next 2-5 years to a point where revenue could support ongoing upkeep of the club facilities, and allow for expansion through the reinstatement of the tennis courts within Area B. It is therefore considered that suitable evidence has been submitted to substantiate the origins of the appropriate funding and address the previous reason for refusal.

- 9.11 Notwithstanding the above, officers have also considered the comments of Sport England in consultation and note that whilst it is not ideal for the loss of the two existing tennis courts it is noted that the Lawn Tennis Association (LTA) have not objected and note that the improvements to the remaining facilities would meet Sport England's enhance principles. The LTA have advised that the two courts that would be lost cannot be used in winter due to their condition and that they are generally not heavily used by the club. They have also indicated that the club are seeking to use the funds generated from the sale of the two tennis courts to resurface the tarmac tennis courts. Sport England is aware that the LTA have liaised with the club to discuss other potential funding options to change the surface of the two courts but due to other priorities, including installing new sports lighting, the conclusion was that the club could not afford to take up a LTA loan and the only solution to them was to dispose some land.
- 9.12 Officers also note that the planning policy officer considered on balance the loss of the tennis courts to be acceptable following the submission of robust evidence.
- 9.13 In light of the above, officers on balance consider that sufficient evidence has been submitted to justify the loss of the two courts and furthermore it is noted that given improvements will be undertaken to the remaining infrastructure on the adjacent site, officers therefore consider that the proposal is acceptable in this regard.

Proposed Residential Development

- 9.14 As previously stated the proposal is seeking to provide two pairs of semi-detached dwellings to accommodate four residential units on site. Other than the Bush Hill Park Tennis and Social Club the surrounding area is predominantly residential in character.
- 9.15 In terms of land use, London Plan Policy H1 recognises the pressing need for new homes in London and to provide a real choice of affordable housing for Londoners. At a local level policy CP2 of the Enfield Core Strategy outlines the need to deliver additional housing stock for Enfield residents to meet housing demand. The proposal would contribute to delivering housing in the borough for which there is an identified need.
- 9.16 With regard to the amount of units on site, officers note paragraph 97 of the NPPF, which advises 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'. Officers have thus carefully considered the amount of units proposed relative to the site and its surrounding context and subject to other material planning considerations being considered acceptable maintain that the proposal would make an efficient use of the application site as well as providing further family accommodation within the Borough. Due regard has

also been given to policy H2 of the London Plan which recognises the role of small sites in delivering housing across London. It is therefore considered that the principle of residential development is considered acceptable.

Design and Heritage Considerations

- 9.18 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 9.19 London plan policy London Plan Policy D1 has regard to local character and states in its overall strategic aim that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D8 of the London plan outlines a similar aim and seeks for proposals in public places to be secure and easy to understand and maintain. Policy D4 of the London Plan sets out regional requirements in regard to architecture and states that development should incorporate the highest quality materials and design appropriate to its context.
- 9.20 With regard to heritage assets (in this case conservation areas) policy CP31 of the Core Strategy and policy DMD44 of the Development Management Document recognise the importance of preserving and enhancing heritage assets in the borough. Policy HC1 of the London plan advises *'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process'*.

Legibility / Character

- 9.21 The existing site is referred to in the Bush Hill Park Conservation Area Character Appraisal as originally being part of a golf club *'The Bush Hill Park Golf Club was started in 1895 and had its first club house in Queen Anne's Gardens, roughly on the site of no 12. No house of any kind then stood between the clubhouse and Bury Street to the south. The clubhouse was eventually moved to the west to become the pavilion of the tennis club that is now called Enfield Chase, close to St Stephen's Church'*.
- 9.22 The appraisal goes on to advise that *'Within the core, there are two large areas of open green space, Enfield cricket ground and the Bush Hill Park Bowls, Tennis and Social Club. The cricket club, which was established in c 1856, is situated at the extreme north of the area, beyond a large block of modern flats, which acts as a visual stop to the view north along Wellington Road. The presence of the cricket ground, nevertheless helps to create a sense of spaciousness when approaching the Conservation Area from the*

north, along Lincoln Road. The bowls and tennis club is tucked away in a central triangle of land behind Longleat, Wellington and Abbey Roads. Although largely hidden by houses, the club has had a significant impact on the atmosphere of the area for nearly a century. Other than the floodlighting equipment, it still retains an Edwardian ambience that influences the properties bounding the site. The clubhouse itself has been little altered over the years and is well maintained'.

- 9.23 The properties on the street comprise of established semi-detached two storey pairs of dwellings with a regular pattern and rhythm, a key characteristic of the properties on the street are front gardens typically comprising of privet hedging.
- 9.24 The scheme has been guided by the urban design and conservation officer and in the early stages there were concerns regarding the architectural approach, front gardens being dominated by car parking and waste storage, the positioning of the development in relation to adjoining properties and detailing and the design of the roof extensions which were previously flat roof dormers. However, the scheme has now evolved to rectify any initial concerns and thus the urban design officer and conservation officer raised no objections subject to appropriate conditions being attached to any permission. This was the case with the previous refused scheme ref. 20/01895/FUL, which is currently being considered at appeal.
- 9.25 Planning application ref. 20/01895/FUL was refused at Planning Committee on 3rd August 2021 for the following design related reason:
- The proposed development, by virtue of its scale and massing through the provision of accommodation over three floors would result in a scale and form of development that is incongruous and detrimental to the character and appearance of the Bush Hill Park Conservation Area. This would be contrary to the National Planning Policy Framework (2021), Policies D4 and HC1 of the London Plan (2021), Policy CP30 of the Core Strategy (2010), Policies DMD37 and DMD44 of the Development Management Document (2014) and the Bush Hill Park Conservation Area Character Appraisal (2015)
- 9.25 However, the proposed development would serve as 4 x 4b7p dwelling houses thereby reading from the street scene and public realm as family dwellings to maintain the spatial pattern of the dwellings within the street scene. Additionally, suitable soft landscaping would be provided to serve the front garden which would be in keeping with the established pattern of development in the conservation area which features well vegetated frontages and generous street planting This is an important characteristic of the Bush Hill Park Conservation Area and the proposal would thereby seek to maintain these aspirations as outlined within the Character Appraisal and Management Proposals.
- 9.26 The dwellings immediately either side of the application site are designated in the Character Appraisal as making a positive contribution to the Conservation Area. It is therefore considered that the overall design following input from both the conservation officer and urban design officer would replicate the architectural detailing of these properties to complement the character and appearance of the locality.

Height, Bulk and Massing

- 9.28 The proposed development comprises of two pairs of semi-detached dwellings, which are two storey with a roof level that contains habitable floorspace. The development sits comfortably with adjacent dwellings on the street in terms of their height and building lines and would offer an acceptable height and alignment and would therefore be in keeping with the local character. The proposal seeks to provide gable end roof forms that read consistently along the street scene.
- 9.29 In order to accommodate accommodation in the loft level the proposal is seeking to provide rear dormer windows. The proposed dormer windows are hipped in nature and due to their set-in distances from the roof ridges, eaves and edges, achieve a suitable degree of subservience to the main roof face. Subject to a condition ensuring the dormer windows utilise matching materials to the main units this element of the proposal is considered acceptable from a design perspective.

Appearance

Dormer windows against DMD13

- 9.30 The proposed building is proposed to be a predominantly brick built development. The quality of the materials would be secured through an above ground works condition to ensure that the proposed brickwork to be used are of a suitable robustness and variation in tone and texture. Officers consider it necessary to also impose a condition requiring the brick bond to be Flemish in order to preserve and enhance the character and appearance of the Bush Hill Park Conservation Area.
- 9.31 The building would also be installing new proposed windows and balconies that are considered to be of an acceptable appearance in relation to the new buildings and the surrounding locality. To ensure that the proposed balconies and windows are of an acceptable design officers consider it necessary to impose prior to above ground works conditions requiring submission of specifications of balconies, windows and window reveals to ensure a satisfactory standard of external appearance is delivered. A condition is suggested to ensure that details of all of the external materials are submitted to and approved in writing by the Council.
- 9.32 Additionally, the development has been designed to provide refuse and recycling storage as well as cycle parking away from the front of the development to prevent external meter boxes and servicing intakes to be run internally to ensure that the development has a clean appearance without any external clutter to the proposed development thus ensuring no erosion to the character and appearance of the conservation area. Officers also consider it necessary to impose a condition requiring windows to be painted timber and for details of doors and windows to ensure a satisfactory standard of external appearance that would preserve and enhance the Bush Hill Park Conservation Area.

Summary of Design and Appearance

- 9.33 Officers consider that the proposal has been carefully designed to be sympathetic to the character and appearance of the Bus Hill Park Conservation Area.

- 9.34 In light of this context, it is therefore considered that the proposed development would result in less than substantial harm to the character and appearance of the Bush Hill Park Conservation Area. Overall, the proposal is considered to be a well-designed development that represents a marked improvement on the existing tennis courts and would be in keeping with the character and appearance of the surrounding area, having regard to policies DMD6, DMD8, DMD37 and DMD44 of the DMD, CP30 and CP31 of the Core Strategy, D4, D8 and HC1 of the London Plan as well as the aims and intentions outlined within the Bush Hill Park Conservation Area Character Appraisal.

Impact on Neighbouring Amenity

- 9.35 Policies DMD6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment and the principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.
- 9.36 The site is located in an area that is predominantly residential in nature and thus it is considered that residential development of four additional dwelling houses would be in keeping within the locality given the siting of the application site within an established residential street and setting.

Overlooking / Privacy

- 9.37 Officers have therefore carefully considered the impacts of the increased built form and nature of the development upon neighbouring properties, particularly adjacent to the application site of which the properties are residential in nature.
- 9.38 The proposal has been amended since initially submitted to sit more in line with adjoining properties particularly at the upper floor levels. The proposal seeks to provide flank windows, however it is noted that the adjoining properties on either side would not be subject to harmful overlooking as the adjoining properties do not comprise of side windows at present and as these flank windows serve secondary or non-habitable accommodation, an appropriate condition could be attached to obscured glazing and ensure that openable elements at set at more than 1.7 metres above the floor levels of the rooms the side windows at upper floor levels, having regard to policy DMD8 of the DMD.
- 9.39 To the rear of the application site are tennis courts that would be retained by the club and as such there are not considered to be any harmful privacy impacts as a result of the proposed development, having regard to policy DMD8 and DMD10 of the DMD.

Noise

- 9.40 It is noted that the proposed development of four dwelling houses would create an increase in noise when considered against the existing site context.

Sport England's comments are noted in terms of ensuring that the developer mitigates any potential unacceptable noise that might be experienced by the residents within the proposed flats. Due regard has been given to the fact that the site is located in an established residential setting for which the proposed development would be commensurate with. It is also pertinent to note that no objections in relation to noise has been raised by the Council's Environmental Health officer. Due regard has been had to the impact of the adjacent tennis courts upon future occupants, the environmental health officer has advised that tennis is a low intensity noise activity and unlikely to result in any marked harm upon neighbouring residential amenity, having regard to policies DMD68 of the DMD, CP32 of the Core Strategy and D14 of the London Plan.

- 9.41 It is acknowledged that there would be noise impacts upon properties in the locality during demolition and construction phases of the development, however these would be temporary in nature. To prevent any harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a demolition and construction management plan to prevent any harmful impacts during these phases of the development. Subject to this condition the proposal is considered acceptable in relation to its noise impacts associated with the proposal.

Daylight/Sunlight Impacts

- 9.42 Officers have had due regard upon the potential daylight and sunlight impacts arising from the proposal. It is noted that the proposed development sits in line with the front building lines of adjacent properties and as such it is maintained that no harmful daylight impacts would arise from this element of the proposal.
- 9.43 The proposed development would protrude approximately 3m beyond the rear elevation of adjoining dwellings at ground floor level, officers have carefully considered these impacts. It is noted that the proposed blocks are detached and set away from adjoining properties on each side by around 2.1m which provides mitigation upon these neighbours. There would be no intrusion into a 45-degree line when taken from the neighbouring properties. There would also be no intrusion into the 30 degree line when taken at the first floor level from both of the adjacent properties and thus the proposals would not be detrimental to residential amenities in regard to sunlight/daylight and outlook, having regard to policies DMD8 and DMD11 of the DMD.

Summary

- 9.44 Officers note that the proposal would result in an increase in the number of units in the locality, however it is considered that the proposed development has been carefully designed to offset unacceptable amenity impacts on surrounding neighbouring residential amenity. In light of the above the proposal is considered acceptable in terms of residential amenity as stated.

Quality of Accommodation

- 9.45 The London plan outlines the importance of delivering high standards of internal accommodation that meet the needs of occupants within policy D6 and that these must be of the highest standard both internally and externally. At a national level the DCLG space standards outline minimum internal floorspace standards that all new residential dwellings must accord with. The

Core Strategy states within policy CP4 states that *'High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan'*. The supporting London Plan Housing SPG provides detailed guidance on furniture arrangements, internal daylight/sunlight and circulation, amongst other considerations.

- 9.46 A 4b7p (three storey) dwelling should have a floorspace of 121 sq. m and 3 sq.m of built in storage. The submitted plans confirm that each unit exceeds the minimum floorspace standards at 233 sq.m. Furthermore, it is noted that each of the units would offer a good functional, internal layout with habitable rooms at ground floor level being dual aspect that can accommodate practical furniture layouts in line with standard 25 of the London Plan Housing SPG.
- 9.47 In relation to private amenity space standards, officers have carefully considered the requirements of policy DMD9 and standards 26 and 27 of the London Plan Housing SPG. Policy DMD9 of the DMD states that a 4b6p dwelling should have average amenity space of 50 sq.m across the site and a minimum of 35 sq.m. The submitted plans indicate that each dwelling would feature a private rear amenity space of 77 sq.m, which meets the standards alongside a small landscaping strip to the front garden area to provide an appropriate setting. It is therefore concluded that suitable amenity space has been provided across the site in accordance with policy DMD9 of the DMD.
- 9.48 The proposed plans also demonstrate that the units can accommodate practical furniture and storage layouts.
- 9.49 For the reasons stated above the proposed units are considered to offer an acceptable standard of accommodation that accords with the relevant development plan policy guidance.

Unit Mix

- 9.50 In relation to delivering a balanced mix of housing policy H10 of the London Plan seeks to provide a balanced mix of housing types that meet the needs of Londoners today. Policy DMD3 of the Development Management Document re-iterates a similar objective and seeks for Enfield to have a mix of homes that meet needs of the Strategic Housing Market Assessment 2015 which seeks for a balance between smaller unit types and family sized dwellings.
- 9.51 The proposed mix comprises of the following dwelling types
- x4b7p dwellings
- 9.52 Officers consider that the proposal given its quantum, location and character of the locality officers a policy compliant unit mix that would contribute to the Council's Strategic Housing Market Assessment (SHMA) and in particular the addition of family housing stock and thus is considered acceptable.

Transportation Impacts

- 9.53 Policy DMD45 relates to car parking, cycle provision and parking design. Policy DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from

and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area. London Plan policy T6, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.

- 9.54 The Public Transport Accessibility Level (PTAL) of the site is 1b which indicates that there is poor access to frequent public transport services. The proposal does not seek to provide any off-street parking for cars and seeks to utilise on street parking.

Car Parking

- 9.56 Following comments from the council that the original approach proposed for off street parking was unacceptable due to the extent of originally proposed hardstanding in design and heritage terms, the application has now been revised and provides a parking survey which has been accompanied by the agent acting on behalf of the applicant. The survey which was undertaken between the hours of 0030-0530 is required on two separate weekday nights in line with the Lambeth Methodology for parking surveys.
- 9.57 The survey finds that the stress for parking in the vicinity is at a highest level of 24% which demonstrates that parking availability is adequate when considered against the guidance outlined in the Lambeth Methodology which advises that 80% indicates a stress on parking availability. In light of this when considered against the low PTAL of the application site and comments from the Council's transportation officer who raised no objection to a car free proposal in this location. Officers maintain that the approach to utilise on street parking is in this instance considered acceptable.

Cycle Parking

- 9.58 In terms of cycle parking, the proposal seeks to provide 2 cycle parking spaces in each of the private gardens. This is deemed acceptable in regard to number, and further details pertaining to size, type and design could be secured by an appropriate condition, should the scheme be granted.

Refuse, Waste and Recycling

- 9.59 Policy SI7 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development.
- 9.60 Additionally, Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 9.61 With regards to the new development, the waste management arrangements would involve collection from the proposed front gardens, however further details pertaining to number, design and size of the facilities would be secured by an appropriate condition, should the scheme be granted.

- 9.62 Given the above the application is considered acceptable in terms of refuse, waste and recycling.

Sustainable Drainage

- 9.63 London Plan policies SI12 and 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. Policy 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.
- 9.64 DMD61 (“Managing surface water”) requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.65 The site is not located in a flood risk area. However, a sustainable drainage strategy is required for the scheme and this will be secured through a pre-commencement condition.

Biodiversity and Landscaping

- 9.66 Through Policy 36 of the Core Strategy the Council commits to ‘protect, enhance, restore or add to biodiversity interests within the Borough’. This is reaffirmed in the DMD policies 78 to 81. London Plan Policy GG2, G6 and G14 require development to protect and enhance designated nature conservation sites and local spaces, secure net biodiversity gains where possible and incorporate urban greening. Developments resulting in the creation of 100m² of floorspace or one net dwelling or more should provide on-site ecological enhancements having regard to feasibility and viability. Policy DMD79 seeks the provision of on-site ecological enhancements.
- 9.67 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 179 (d) of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 9.68 The application site is situated on shale tennis courts, though it is noted that the site is located near green space. As a result, the site has little biodiversity or ecological value at present.
- 9.69 It is considered there would be a biodiversity enhancement as part of an overall landscaping scheme which is recommended to be conditioned. The proposal allows for landscaping works on site. Subject to a condition requiring biodiversity enhancements on site the proposal is considered acceptable.

- 9.70 London Plan Policy 5.10 promotes urban greening and multifunctional green infrastructure to help reduce effects of climate change and Policy 7.21 seeks to protect important trees and secure additional planting. London Plan Policy G5 supports urban greening and introduces the concept of an Urban Greening Factor and Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.
- 9.71 The proposed development will include areas of landscaping to the front of the site, gardens to the rear and a green roof to the flat roof of the ground floor projection.
- 9.72 Several conditions would be attached to any grant of planning permission to ensure that the local environment is enhanced through appropriate landscaping.

Archaeology

- 9.73 The application site is located within an area of archaeological interest. Following initial comments from GLAAS the applicant has provided a desktop based initial archaeological assessment. This has been reviewed subsequently by GLAAS who have raised no objections subject to a condition for the submission of a written scheme of investigation.

10. CIL

- 10.1 CIL would be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and Enfield's adopted Community Infrastructure Levy Charging Schedule 2016. The payments would be chargeable on implementation of the development. Using the Council's CIL calculator a breakdown is shown below:

Enfield CIL: £129,648.00
Mayoral CIL: £53,037.82
Total CIL: £182,685.82

11. Public Sector Equality Duty

- 11.1 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.

12. Conclusion

- 12.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.

- 12.2 The proposed redevelopment is considered to make efficient use of a small site to make a contribution to overall family housing stock in Enfield. The proposal has provided adequate information to on balance justify the loss of the existing tennis courts that will be developed on.
- 12.3 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and location. The proposal is also considered acceptable in terms of design and heritage, neighbour amenity impact, transport impact, biodiversity and ecological enhancements. This is subject to conditions.
- 12.4 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect the benefits are summarised again as follows:
- The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of new housing stock within the borough;
 - The development would provide make efficient use of a small site in delivering additional family housing within the Borough
 - The proposal has on balance provided justification for the loss of the existing tennis courts that are proposed to be developed on.
 - The development would not harm the character and appearance of the Bush Hill Park Conservation Area
 - The proposal offers a policy compliant standard of accommodation for future occupants
 - The development would not result in any harmful impacts upon neighbouring amenity
 - The proposal would not give rise to any significantly harmful transportation impacts in the locality.
- 12.5 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted subject to conditions.

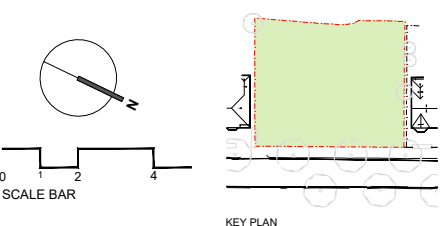


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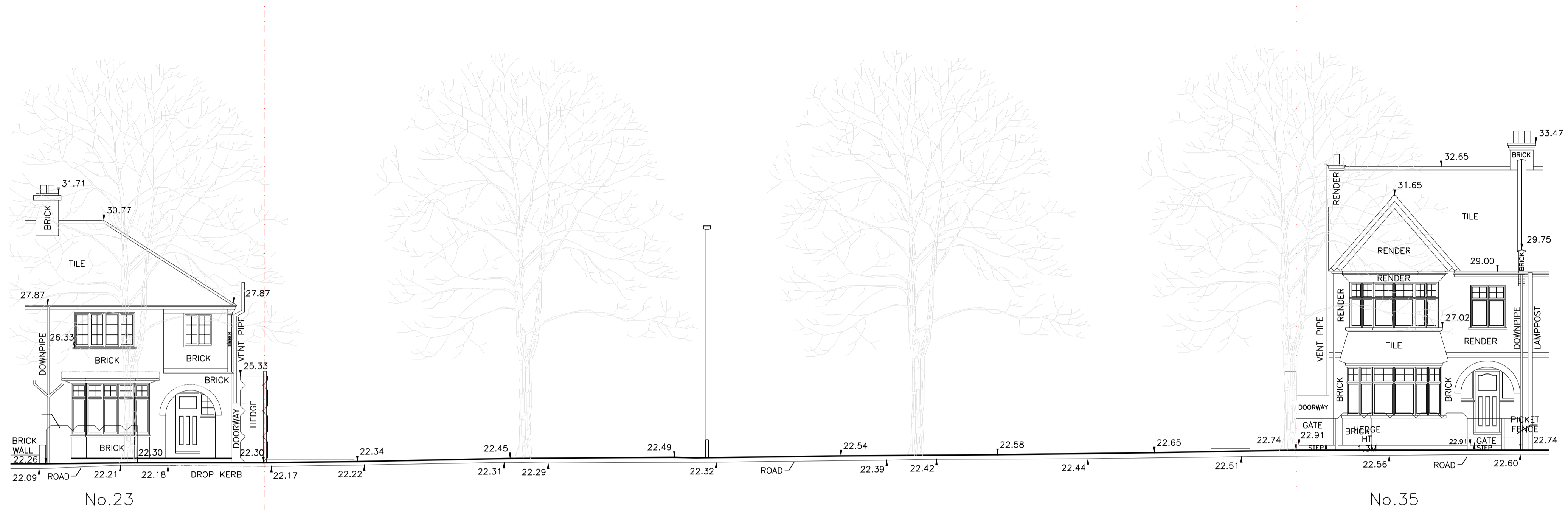
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | REV. | |
| DRAWING TITLE | Aerial View Across Site | DWG. NO. | |
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| DRAWN BY | AR | CHECKED BY | MK |
| CHECKED BY | MK | | |

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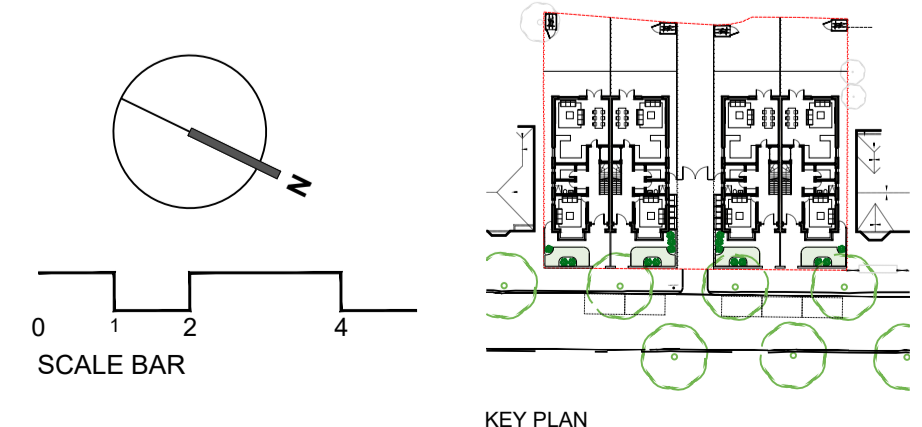
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 PL-006 SCALE@A1 1:100 SCALE@A3 1:200



2 PROPOSED STREET ELEVATION
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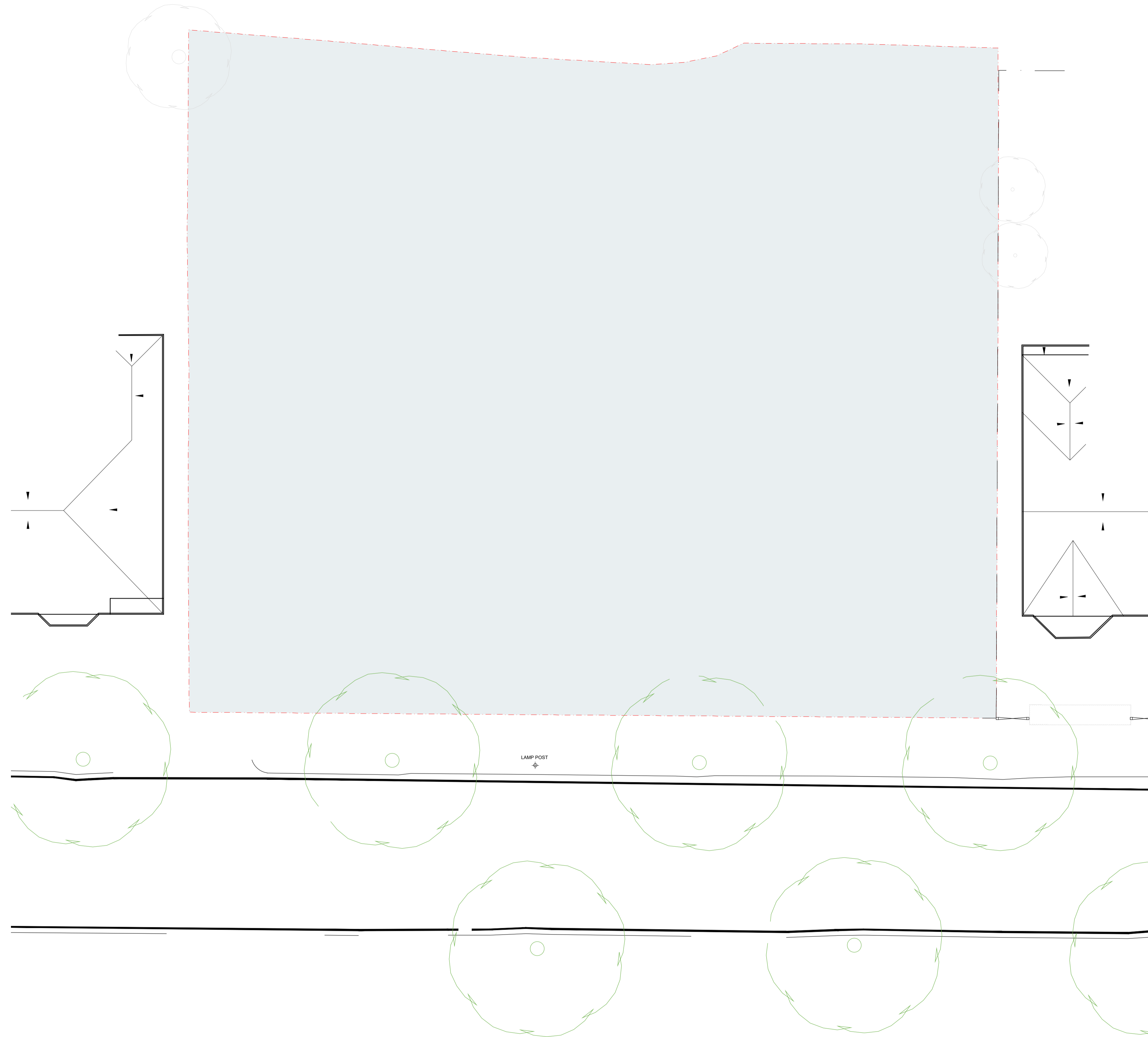


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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| DRAWING TITLE | Planning Existing and Proposed Street Elevations | REV. | |
| DATE | 04.08.2021 | DWG. NO. | |
| SCALE@A1 | 1:100 | DRAWN BY | MK |
| SCALE@A3 | 1:200 | CHECKED BY | |

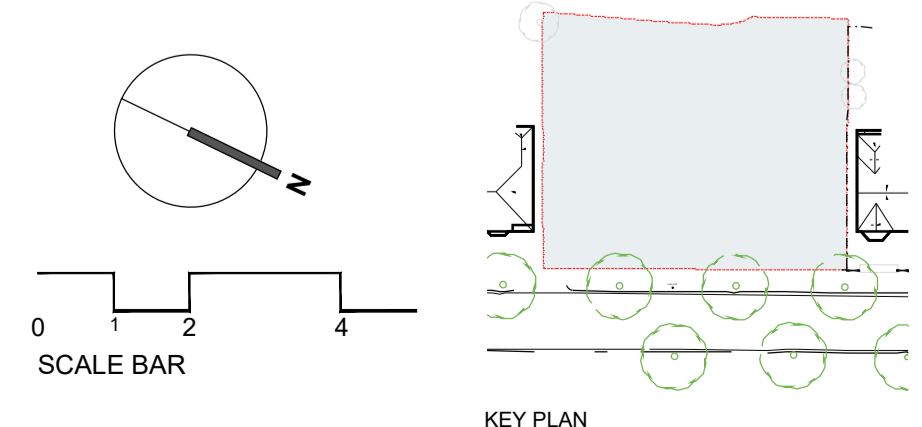
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1 EXISTING
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| DRAWING TITLE | Planning Existing Site Plan | REV. | |
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| SCALE@A3 | 1:200 | CHECKED BY | MK |

PL-000

The financial reinvestment proposed through the sale of 2 tennis courts at The Bush Hill Park Club

Application site: Bush Hill Park Bowls Tennis And Social Club, Abbey Road, Enfield, EN1 2QP

Proposed development: Redevelopment of site including the removal of 2 disused tennis courts, subdivision of site and the erection of 2no blocks comprising 2 self-contained dwellings each, together with refuse and bicycle storage.

This document has been generated to provide clarity on the financial gain from the development of the site at The Bush Hill Park Club, and the use of funds to invest back into the club.

Please note that that this is an enabling development to secure the future operation of the club, as the club has no other means to generate the required funds. This is detailed further in the letter issued by the club secretary Adrian Shaw to Enfield Councils planning department in July 2021 (as part of the last planning submission). Adrian's letter expands upon this development and financial matters and should be read alongside this document.

What is being proposed

The development involves the sale of 2 out of 5 disused tennis courts. The location of the courts to be sold as part of this development are outlined in the aerial photo on the next page as follows:

1. **Area A** – 2 disused tennis courts that are to be sold as part of this development
2. **Area B** – 3 disused tennis courts that are to be developed for future membership demands at the club.

The club currently operates with 5 disused courts surplus to requirement. The loss of two tennis courts therefore will not impact the operation of the club, as there are three other disused courts that are to be modernised and re-instated for increased membership demands in the future.



How this development will enable re-investment back into the club

The sale of the land (area A) is to enable the club to obtain sufficient funds to:

1. Carry out immediate remedial works to the club
2. Modernise existing facilities
3. Erect additional facilities for accessible use
4. Reinstate the disused courts
5. Enable the club to generate continuous additional revenue, through rent obtained from the flat that they will obtain as part of this development. (note, the flat will fall under the ownership of the club, as a club asset).

A breakdown of the financial investment required is provided on the next page. In summary:

1. The club is to receive the following from the sale of the land:
 - a. £750k for reinvestment
 - b. A residential flat to generate an additional income to support club facilities and upkeep
2. The remedial works to the club are calculated to cost £644,500.00. We have been advised that this figure is likely to increase, due to the increase in cost and demand for materials due to the Covid lockdown
3. A potential surplus of £105,500.00 for the club to maintain for:
 - a. future maintenance and contingency
 - b. future reinstatement of the disused courts in Area B (page 2) following an increase in demand for membership

It is anticipated that once the clubs facilities are renewed, membership levels will increase over the next 2-5 years to a point where revenue can support the ongoing upkeep of the club facilities, and allow for expansion through the reinstatement of the tennis courts within Area B.

For the avoidance of any doubt, we would like to confirm that the funds gained by the sale of the two tennis courts is to be re-invested back into the club, which includes the reinstating the disused tennis courts.

The reinstatement of the disused tennis courts are to be programmed alongside the increase in demand and membership levels at the club, to ensure sustainable reinvestment back into the club against current demands, as these courts will need to generate sufficient membership levels to generate revenue for maintenance.

BUSH HILL PARK CLUB - BREAKDOWN OF WORKS REQUIRED

| AREA | COST |
|--|---------------------|
| External | |
| 1 Resurface to 3 tennis courts | £ 75,000.00 |
| 2 Provision of accessible toilet by tennis courts | £ 45,000.00 |
| 3 Resurface to access road and both car parks. No surface water drainage adjacent to access road need to look at pervious finishes. | £ 55,000.00 |
| 4 Footpath to tennis courts needs to be levelled out and resurfaced. | £ 15,000.00 |
| 5 Perimeter fences that belong to the club to be renewed. | £ 16,500.00 |
| 6 Overhaul clubhouse roof replacing tiles, rotten rafters, battans, installing insulation etc plus works to turret making roof completely watertight for 20 years . This includes gutters, drainpipes and flashings and roof to covered way. Including the cost of scaffold with tin roof. | £ 98,500.00 |
| 7 Pointing all external brickwork except the new extension. | £ 7,500.00 |
| 8 Replace timber windows where required due to rotten timbers and external redecoration throughout. | £ 40,000.00 |
| Internal | |
| 9 Back inlet gully required where open grating is for kitchen waste. | £ 3,500.00 |
| 10 Heating - design consultant required to design a scheme for zoning the building and air conditioning in bar area. New boiler will be required. | £ 24,500.00 |
| 11 Enlarge opening between bar and hall and add sliding folding doors so that hall and bar can be opened out as one area. | £ 11,000.00 |
| 12 Toilets, showers and changing rooms to be completely refurbished/redesigned. | £ 67,500.00 |
| 13 Works to bar area and cellar - upgrade. Including new carpet to lounge area etc. | £ 55,000.00 |
| Improvements | |
| 14 Changing the existing staircase with access up from the existing corridor. Subsequently redesign the first floor door entrances etc. | £ 16,500.00 |
| 15 Petanque court | £ 17,000.00 |
| 16 Pergola between tennis and bowls | £ 32,000.00 |
| 17 Potential development of areas to north of courts 4&5 to provide additional sports facilities such as mini tennis | £ 65,000.00 |
| TOTAL | £ 644,500.00 |

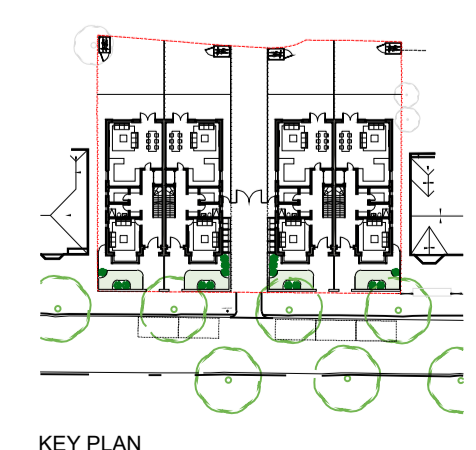
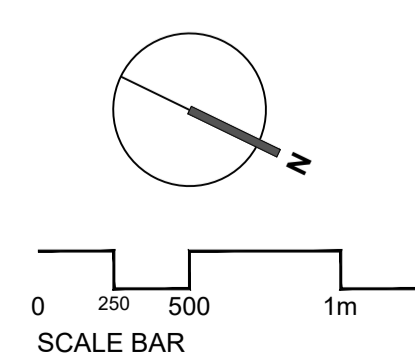


BLOCK 2

35
ABBEEY ROAD

| REVISIONS NO. | DATE | CHANGES | BY |
|---------------|------|---------|----|
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| | | | |
|---------------|--|-------------|----------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning Proposed Detailing | | |
| | Front Elevation | | REV. |
| DRAWING TITLE | Addressing Gaps Between Structures 2 | | |
| DATE | 16.07.2021 | | DWG. NO. |
| SCALE@A1 | 1:25 | DRAWN BY | MK |
| SCALE@A3 | 1:50 | CHECKED BY | |

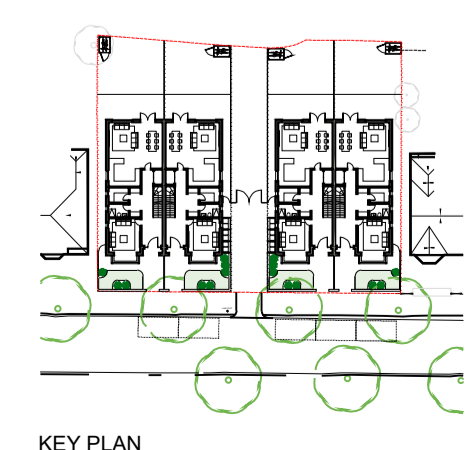
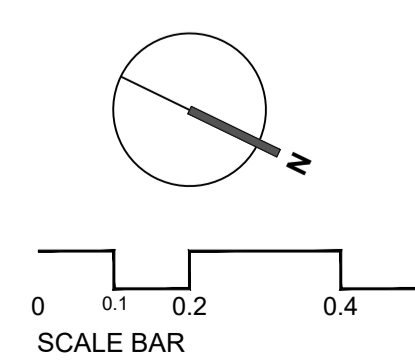
DE-504



1 PROPOSED BAY WINDOW AND PORCH
 DE-501 SCALE@A1 1:10 SCALE@A3 1:20

| REVISIONS NO. | DATE | CHANGES | BY |
|---------------|------|---------|----|
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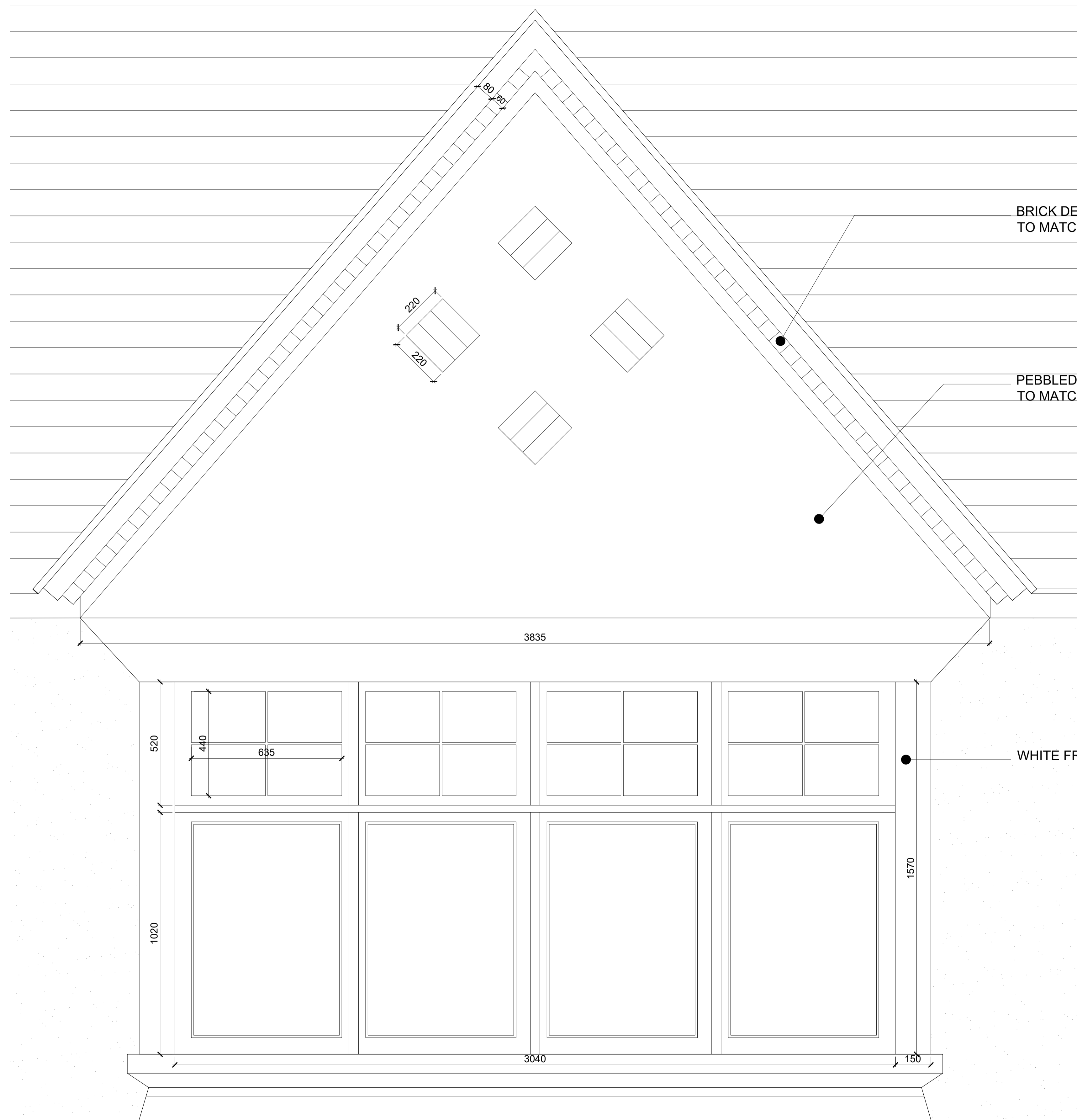


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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed Detailing | | REV. |
| DRAWING TITLE | Front Elevation - Bay window and Porch | | |
| DATE | 16.07.2021 | | DWG. NO. |
| SCALE@A1 | 1:10 | DRAWN BY | MK |
| SCALE@A3 | 1:20 | CHECKED BY | |

DE-501



BRICK DETAILING
TO MATCH No. 35

PEBBLEDASH FINISH
TO MATCH No. 35

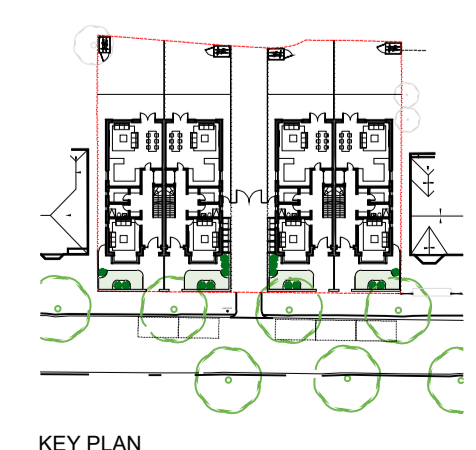
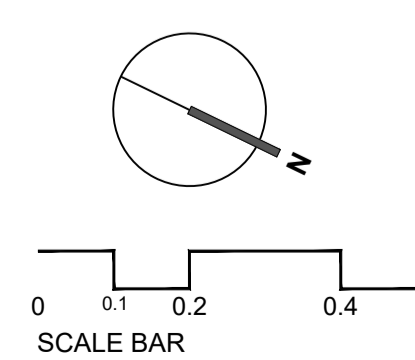
WHITE FRAME WINDOWS



1 PROPOSED GABLE DETAIL AND GLAZING
DE-500 SCALE@A1 1:10 SCALE@A3 1:20

| REVISIONS NO. | DATE | CHANGES | BY |
|---------------|------|---------|----|
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed Detailing | | REV. |
| DRAWING TITLE | Front elevation - Gable and Glazing | | |
| DATE | 16.07.2021 | | DWG. NO. |
| SCALE@A1 | 1:10 | DRAWN BY | MK |
| SCALE@A3 | 1:20 | CHECKED BY | |

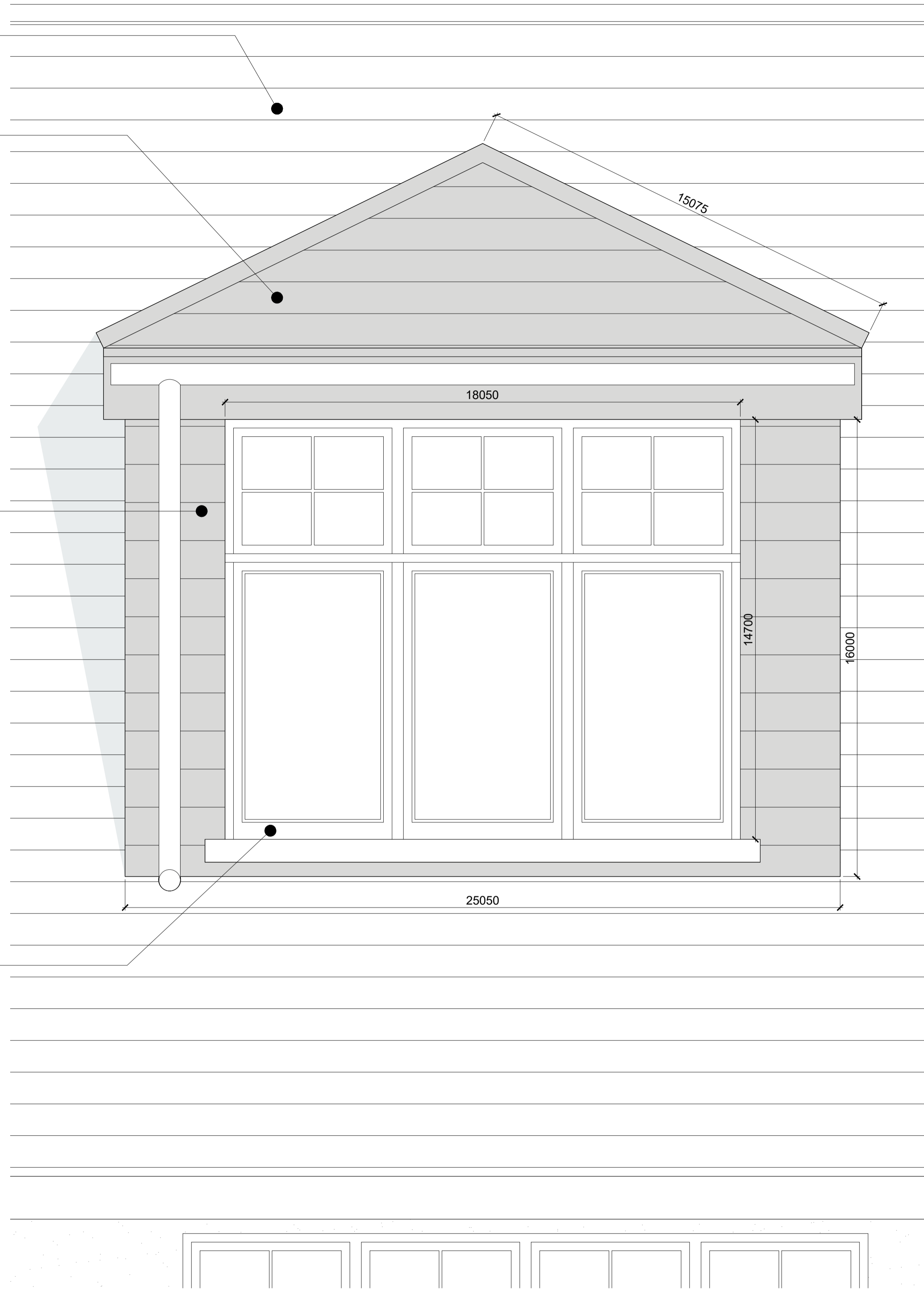
DE-500

ROOF TILE
TO MATCH No. 35

PITCHED TILED ROOF TO
WINDOWS DORMER

ROOF TILE
TO MATCH No. 35

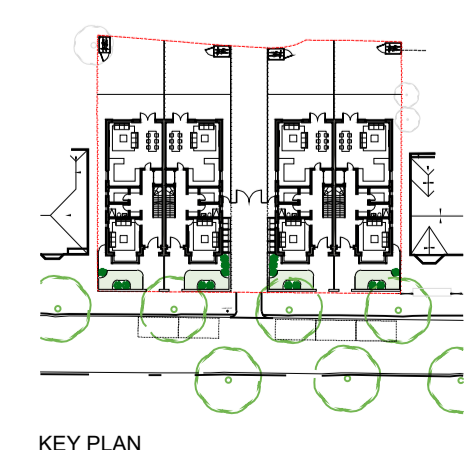
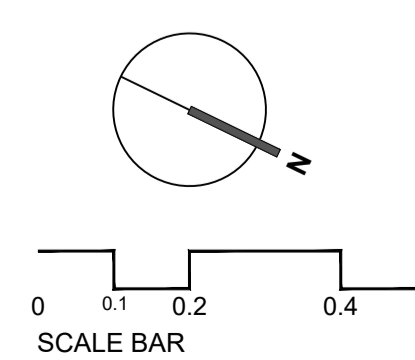
WHITE FRAME GLAZING



1 PROPOSED
DORMER WINDOW
DE-502 SCALE@A1 1:10 SCALE@A3 1:20

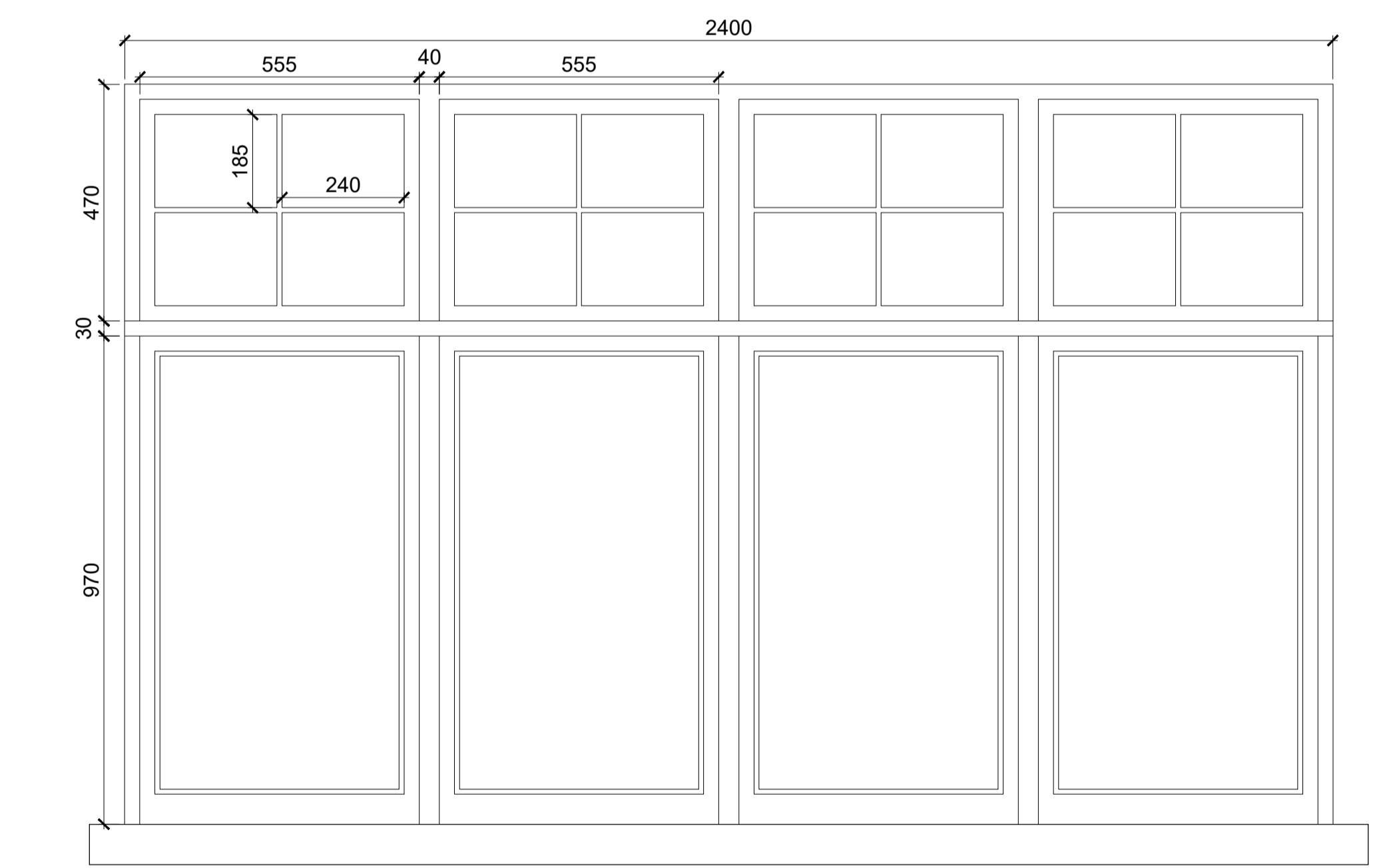
| REVISIONS NO. | DATE | CHANGES | BY |
|---------------|------|---------|----|
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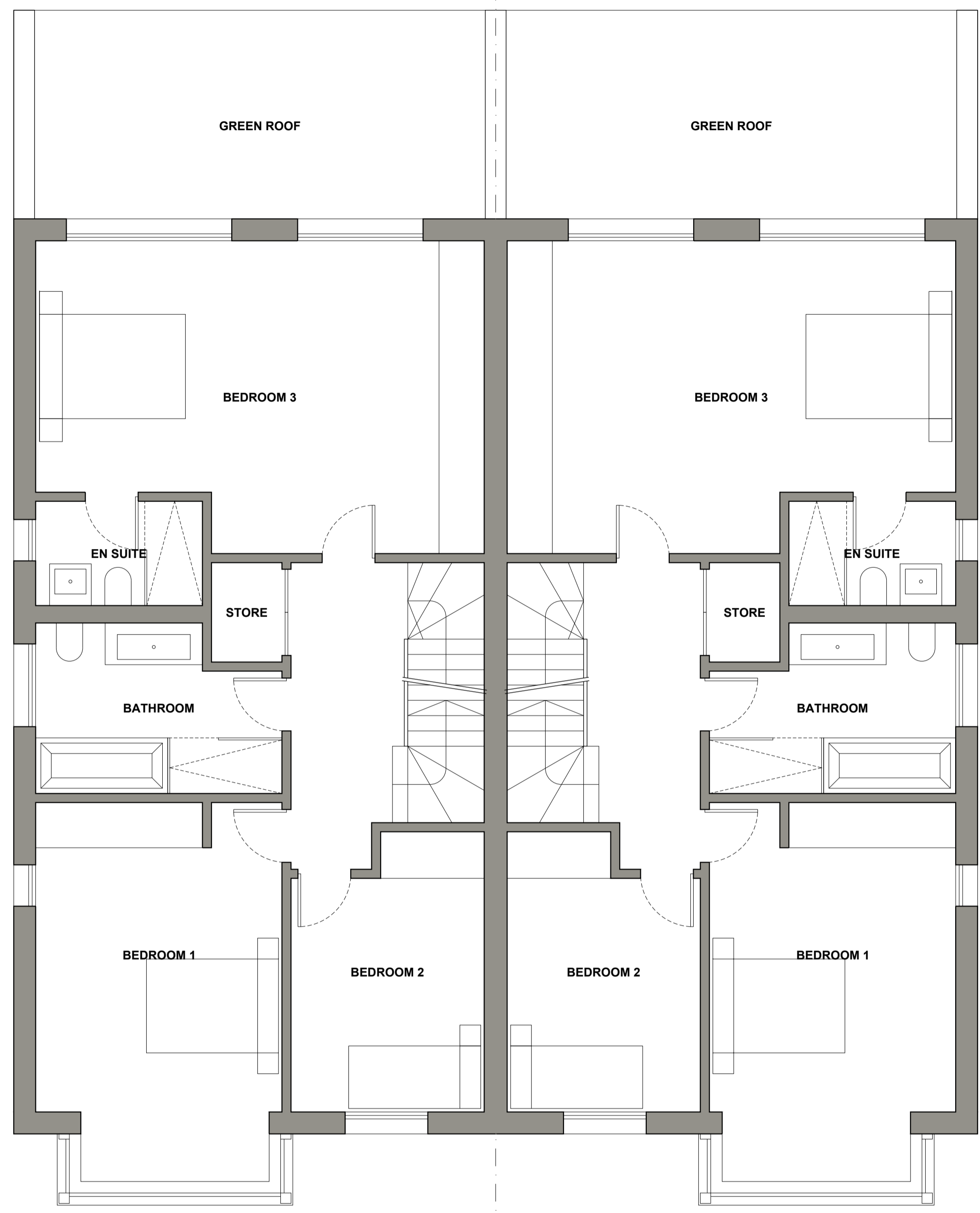
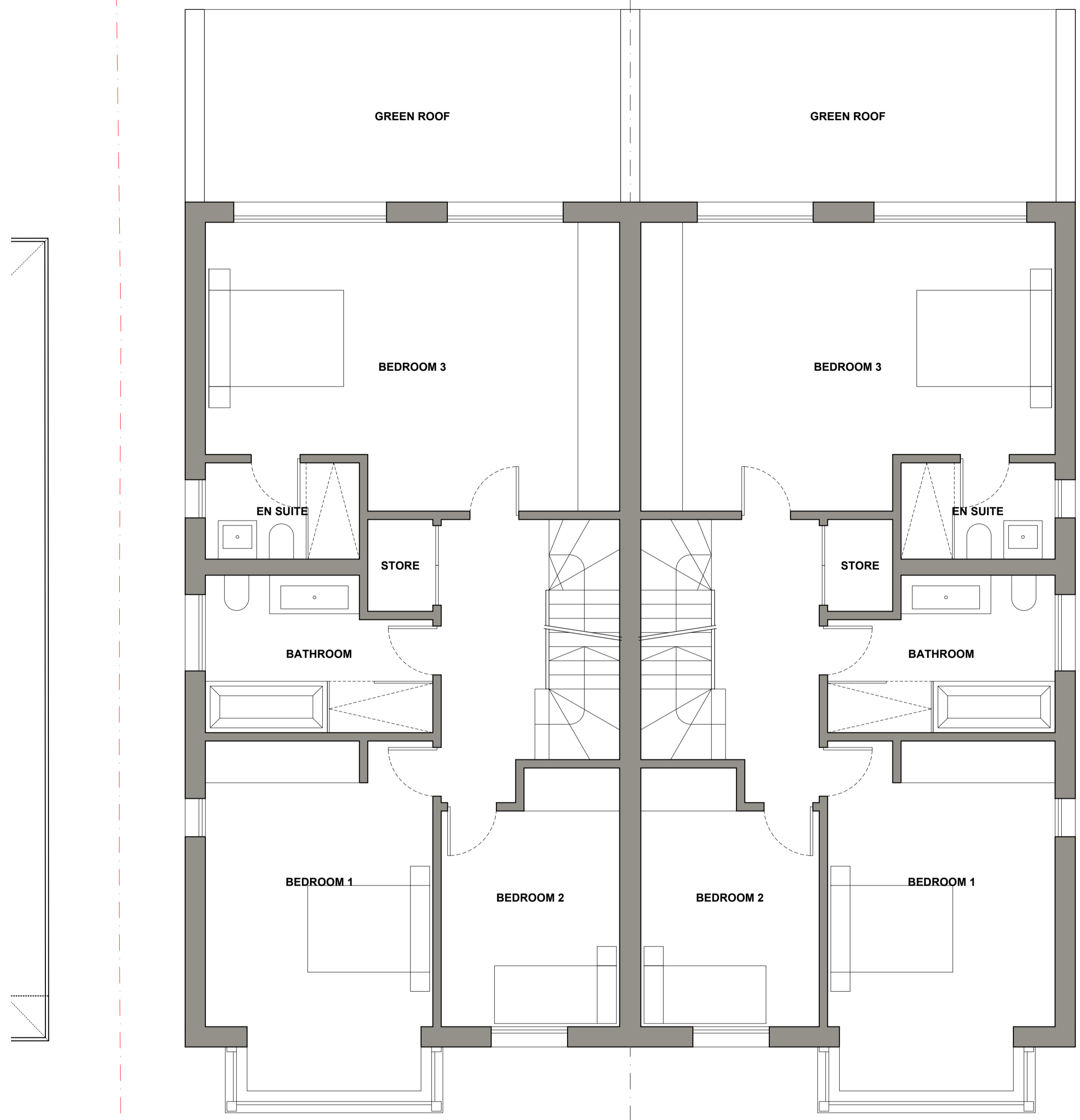
3 PROPOSED
TYPICAL WINDOW AT GROUND FLOOR LEVEL (FRONT)
DE-502 SCALE@A1 1:10 SCALE@A3 1:20



| | | | |
|---------------|--|-------------|----------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed Detailing | | REV. |
| DRAWING TITLE | Dormr Window, and Windows to the Front Elevation | | |
| DATE | 16.07.2021 | | DWG. NO. |
| SCALE@A1 | 1:10 | DRAWN BY | MK |
| SCALE@A3 | 1:20 | CHECKED BY | |



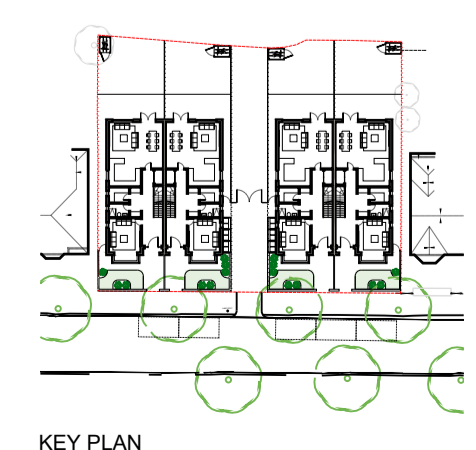
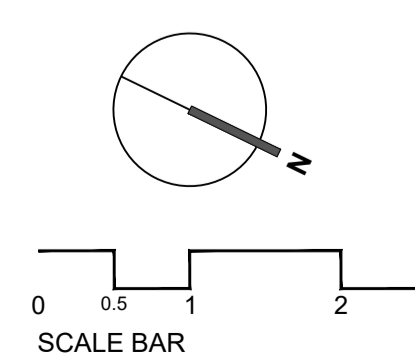
DE-502



1 PROPOSED
 PL-003 FIRST FLOOR PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

| REVISIONS NO. | DATE | CHANGES | BY |
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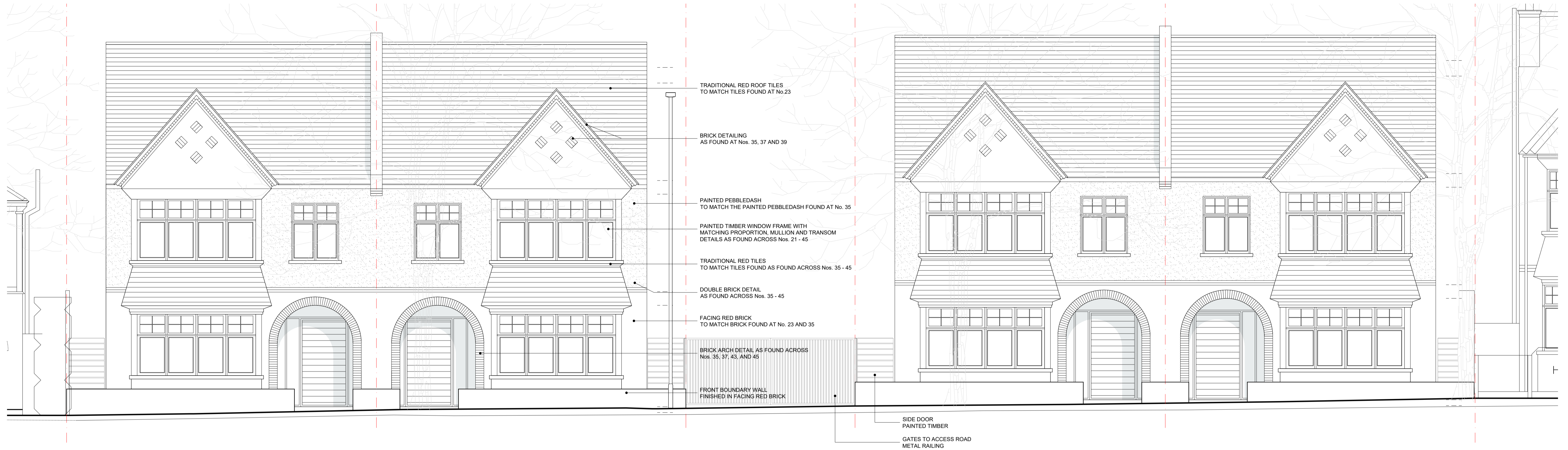


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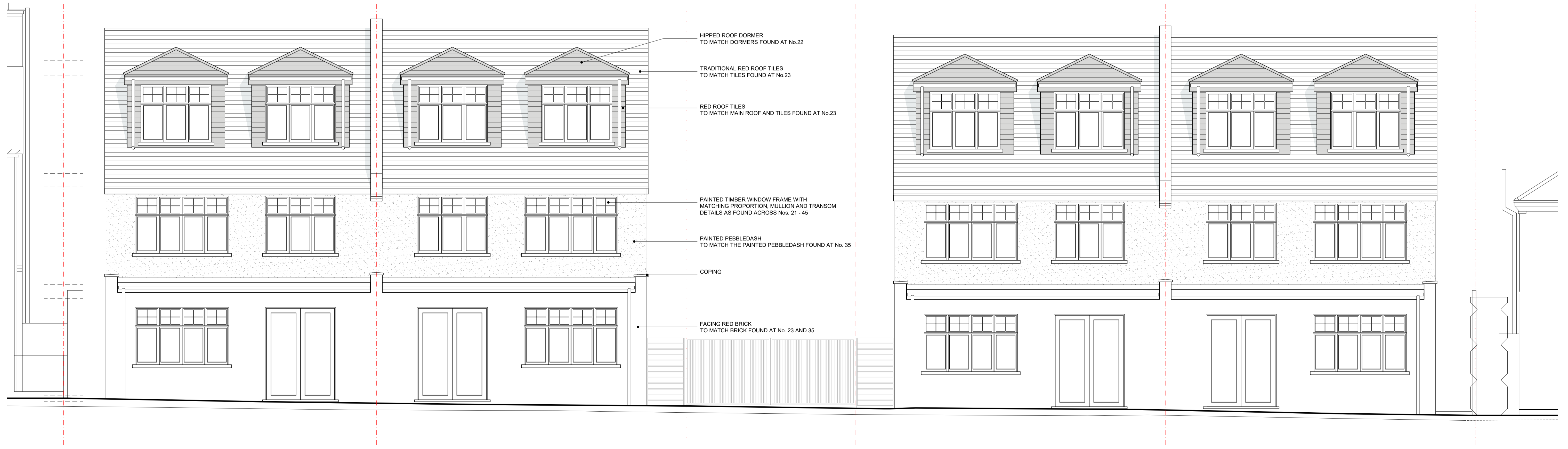


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|---------------|--|-------------|----|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning Proposed | | |
| DRAWING TITLE | First Floor Plan | | |
| DATE | 04.08.2021 | | |
| SCALE@A1 | 1:50 | DRAWN BY | MK |
| SCALE@A3 | 1:100 | CHECKED BY | |

REV.
 DWG. NO.
PL-003



1 PROPOSED FRONT ELEVATION
PL-007 SCALE@A1 1:100 SCALE@A3 1:200



2 PROPOSED REAR ELEVATION
PL-007 SCALE@A1 1:100 SCALE@A3 1:200

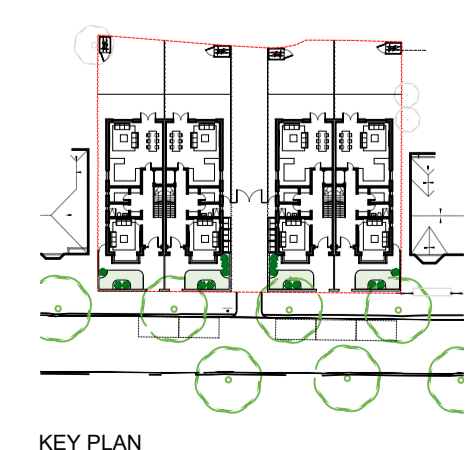
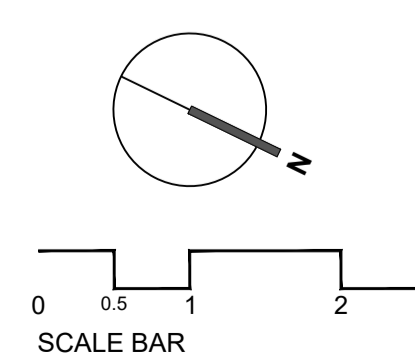
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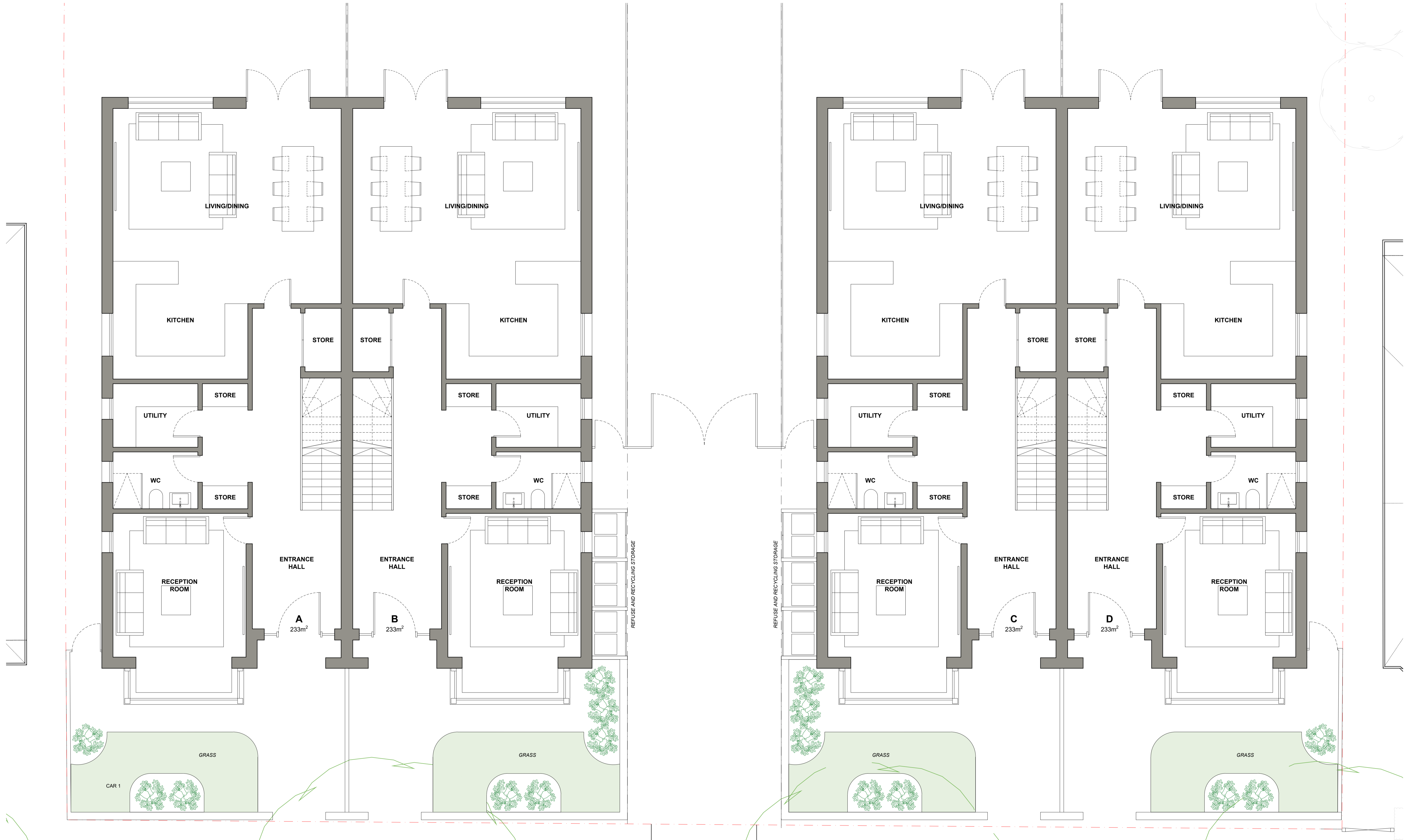
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|---------------|--|-------------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF |
| CLIENT | DDDDDD Ltd | |
| | Planning Proposed | REV. |
| DRAWING TITLE | Elevations | |
| DATE | 04.08.2021 | DWG. NO. |
| SCALE@A1 | 1:50 | DRAWN BY MK |
| SCALE@A3 | 1:100 | CHECKED BY |

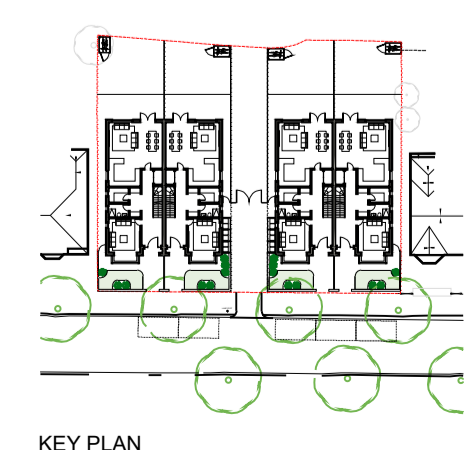
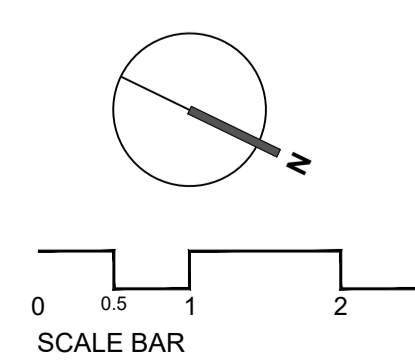
PL-007



1 PROPOSED
 PL-002 GROUND FLOOR PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

| REVISIONS NO. | DATE | CHANGES | BY |
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|---------------|--|-------------|----------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning Proposed | | REV. |
| DRAWING TITLE | Ground Floor Plan | | |
| DATE | 04.08.2021 | | DWG. NO. |
| SCALE@A1 | 1:50 | DRAWN BY | MK |
| SCALE@A3 | 1:100 | CHECKED BY | |

PL-002



23
ABBAY ROAD

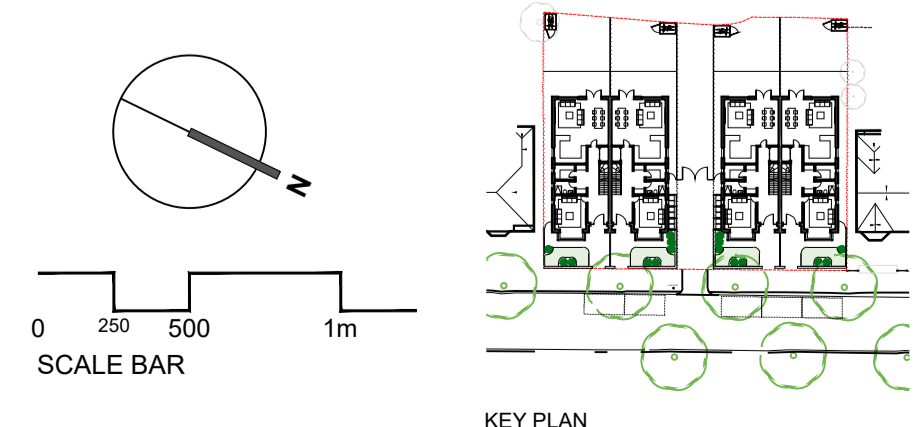
BLOCK 1

ACCESS
PATH

BLOCK 2

| REVISIONS NO. | DATE | CHANGES | BY |
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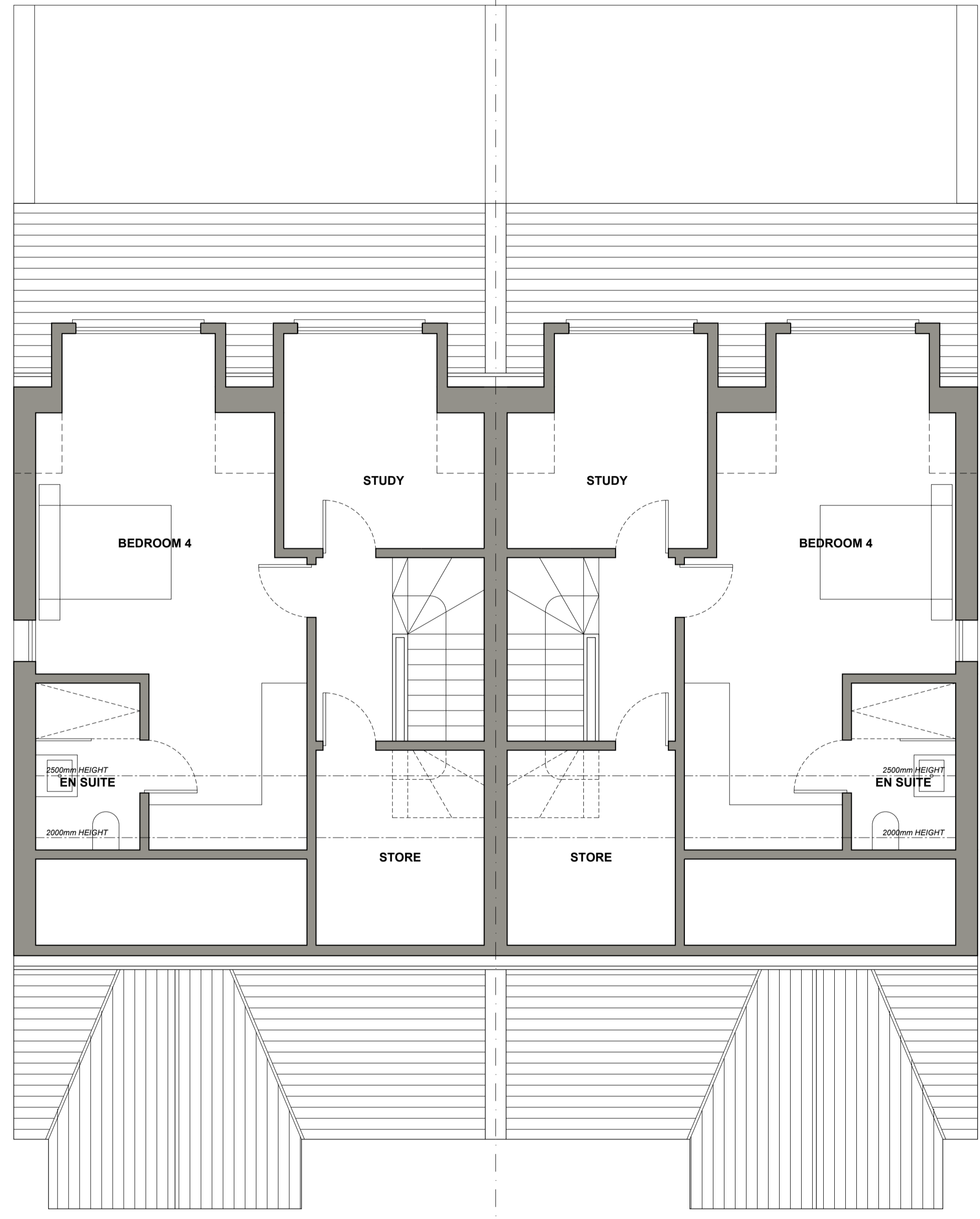
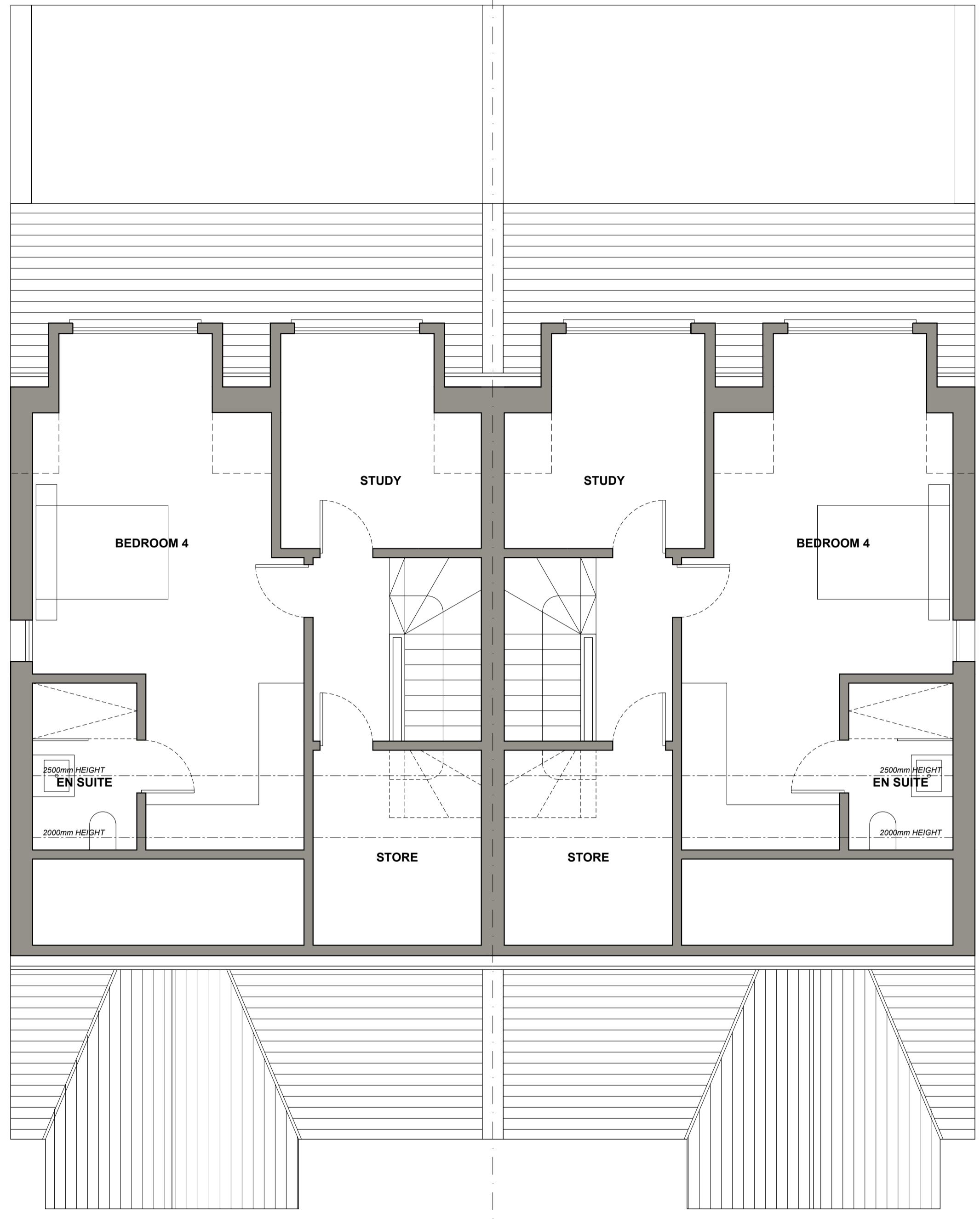
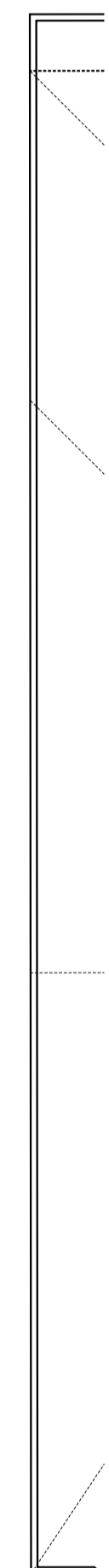
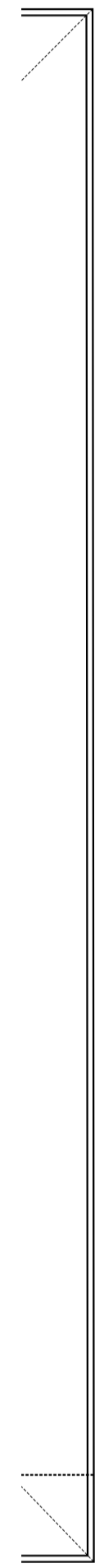
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|---------------|--|-------------|--------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning Proposed Detailing | | |
| | Front Elevation | REV. | |
| DRAWING TITLE | Addressing Gaps Between Structures 1 | DWG. NO. | DE-503 |
| DATE | 16.07.2021 | | |
| SCALE@A1 | 1:20 | DRAWN BY | MK |
| SCALE@A3 | 1:40 | CHECKED BY | |

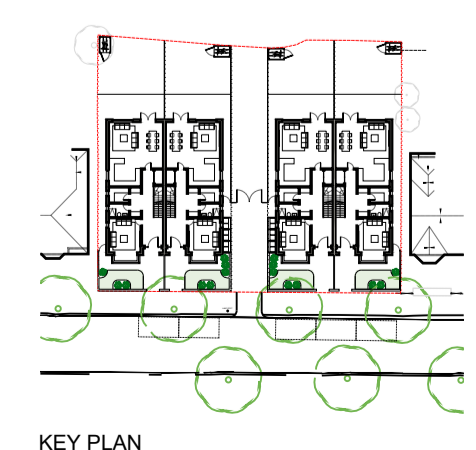
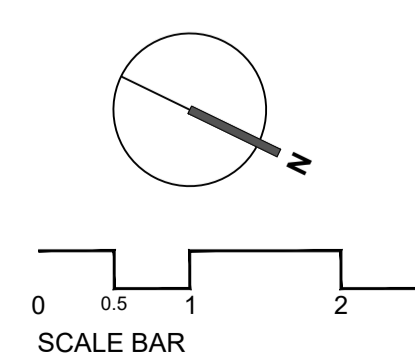


1 PROPOSED
 PL-004 SECOND FLOOR PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

FLOOR AREA NOTE:
 BEDROOM 2 HAS A PARTIALLY SLOPING CEILING. 9% OF FLOOR AREA TO BEDROOM 2 HAS A CEILING HEIGHT OF 2.5m, WHICH EXCEEDS THE MINIMUM REQUIREMENTS FOR A SINGLE BEDROOM.

| REVISIONS NO. | DATE | CHANGES | BY |
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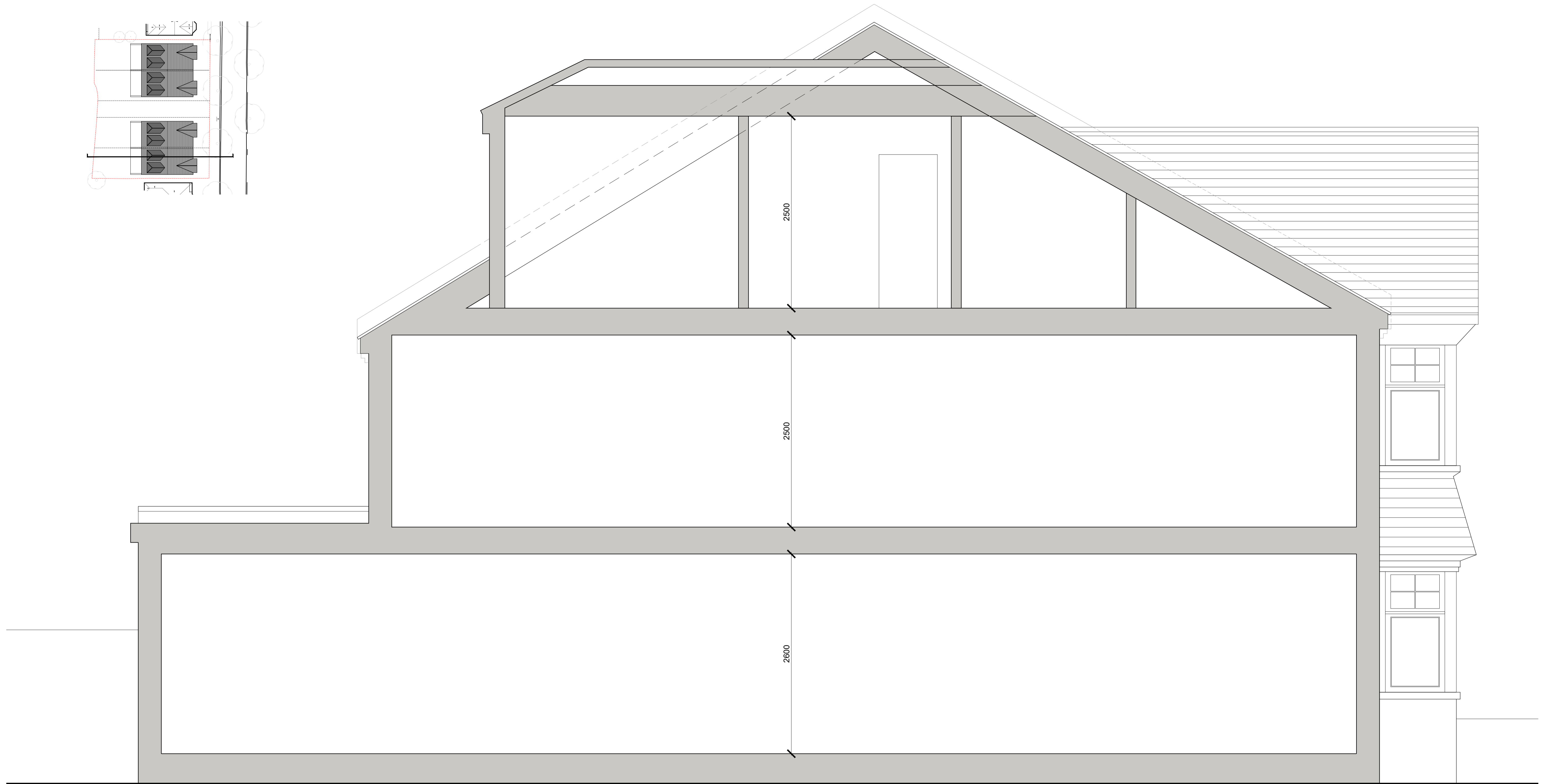
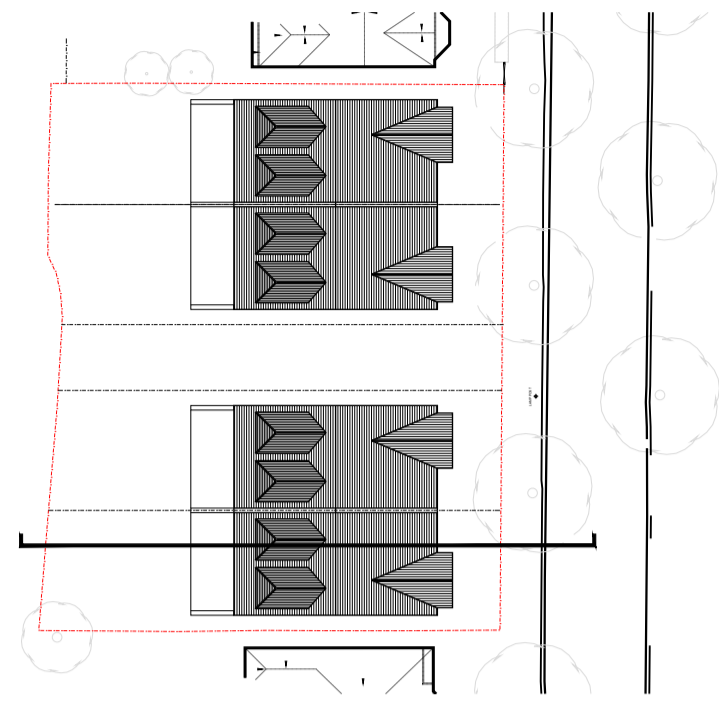


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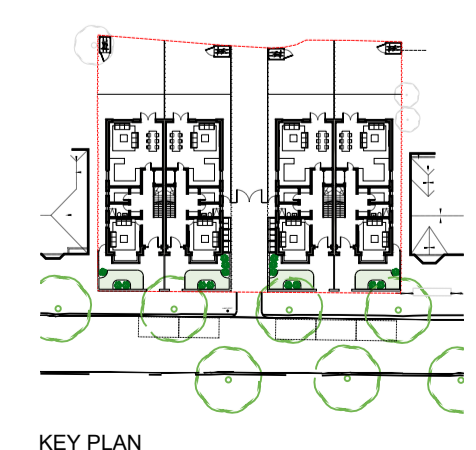
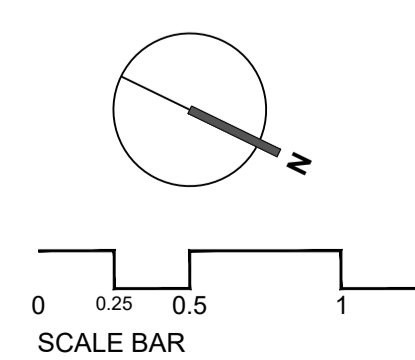
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|---------------|--|-------------|----------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning Proposed | | REV. |
| DRAWING TITLE | Second Floor Plan | | |
| DATE | 04.08.2021 | | DWG. NO. |
| SCALE@A1 | 1:50 | DRAWN BY | MK |
| SCALE@A3 | 1:100 | CHECKED BY | |

PL-004



| REVISIONS NO. | DATE | CHANGES | BY |
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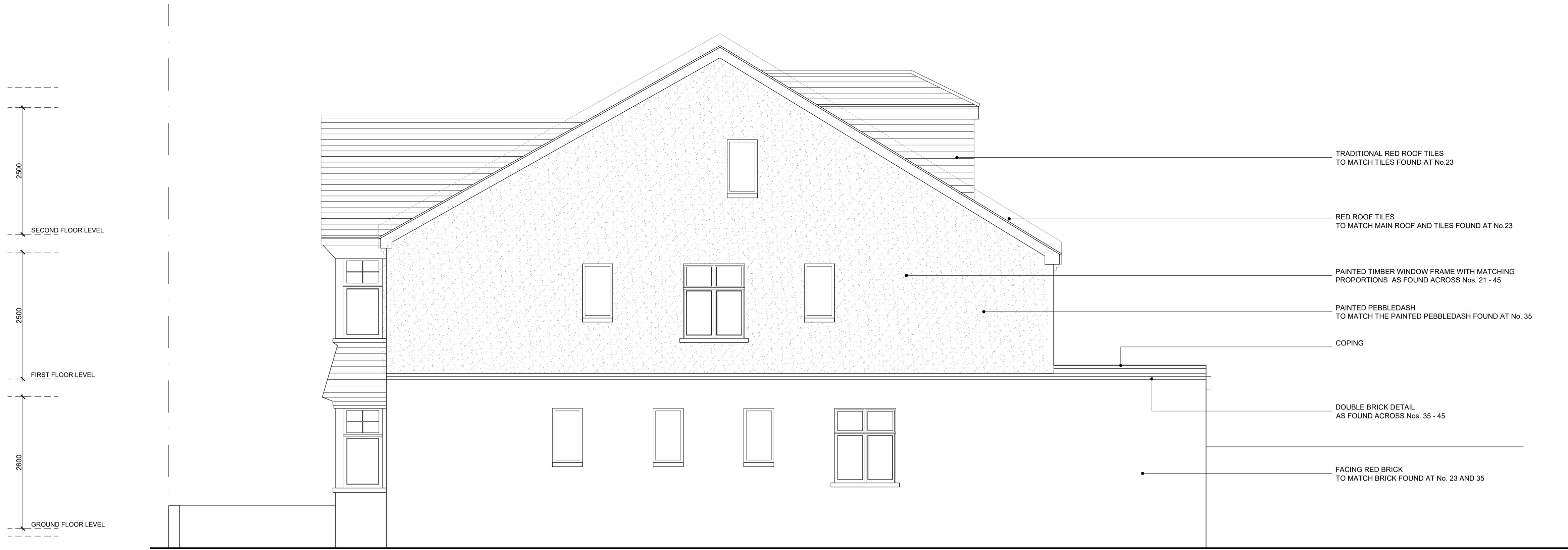


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|---------------|--|-------------|----|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| DRAWING TITLE | Planning Proposed | REV. | |
| DATE | 04.08.2021 | DWG. NO. | |
| SCALE@A1 | 1:25 | DRAWN BY | AR |
| SCALE@A3 | 1:50 | CHECKED BY | MK |

PL-009



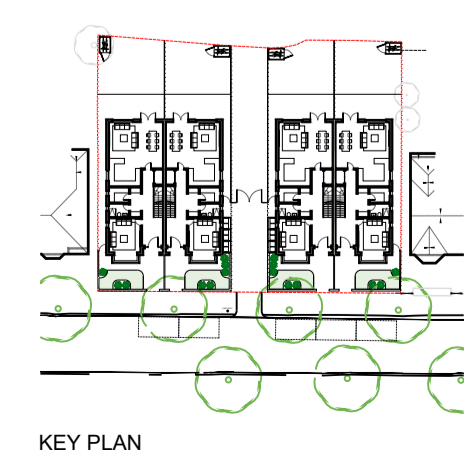
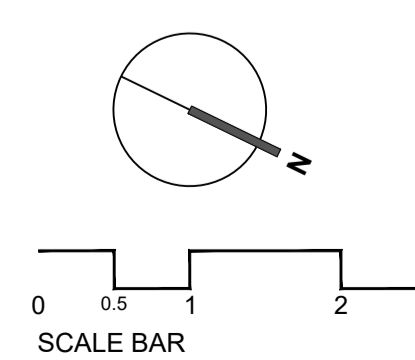
1 PROPOSED
SIDE 1 ELEVATION
PL-008 SCALE@A1 1:100 SCALE@A3 1:200



2 PROPOSED
SIDE 2 ELEVATION
PL-008 SCALE@A1 1:100 SCALE@A3 1:200

| REVISIONS | | | |
|-----------|------|---------|----|
| NO. | DATE | CHANGES | BY |
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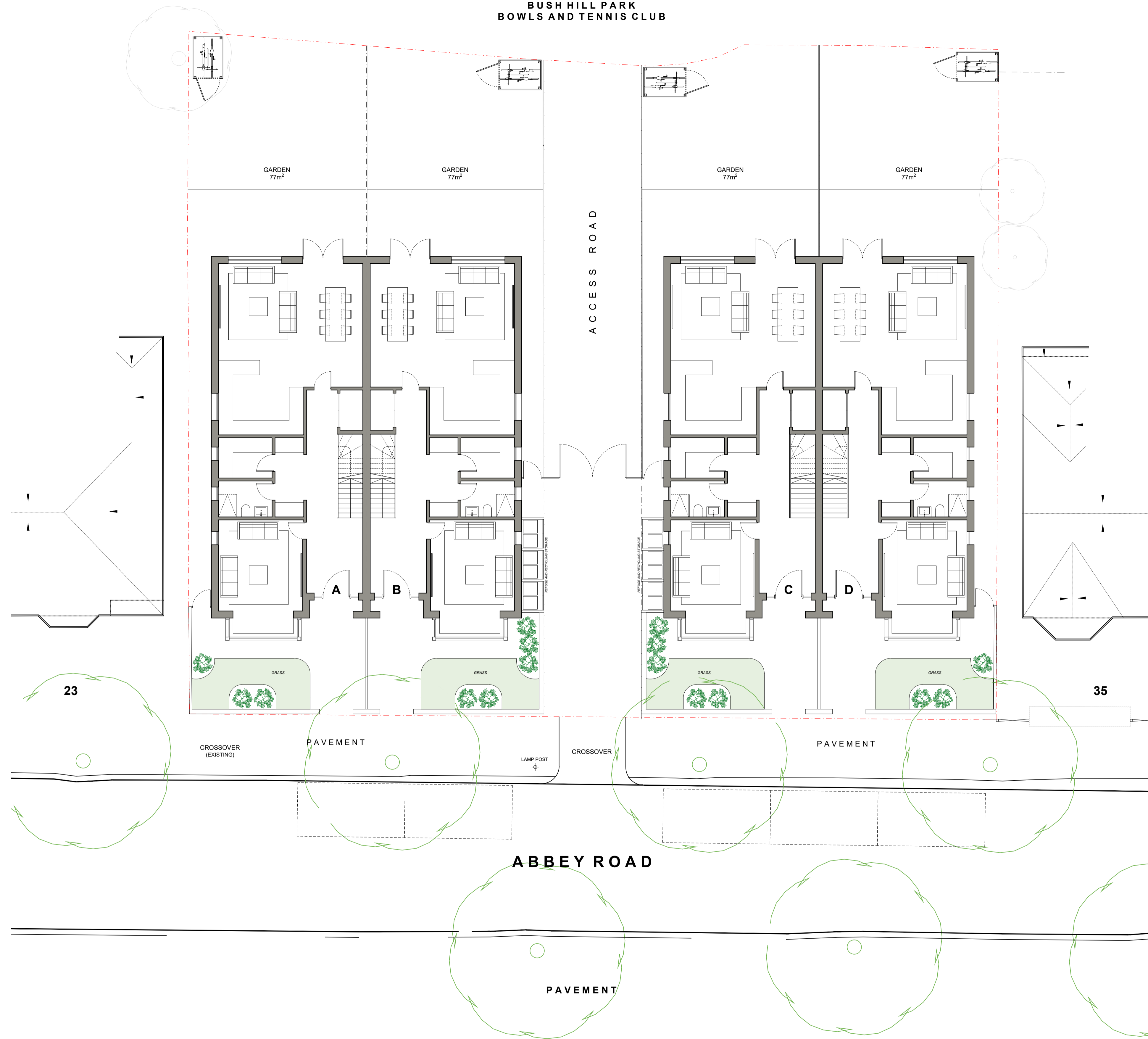
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|---------------|--|-------------|----|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| DRAWING TITLE | Planning Proposed Elevations | REV. | |
| DATE | 04.08.2021 | DWG. NO. | |
| SCALE@A1 | 1:50 | DRAWN BY | MK |
| SCALE@A3 | 1:100 | CHECKED BY | |

PL-008

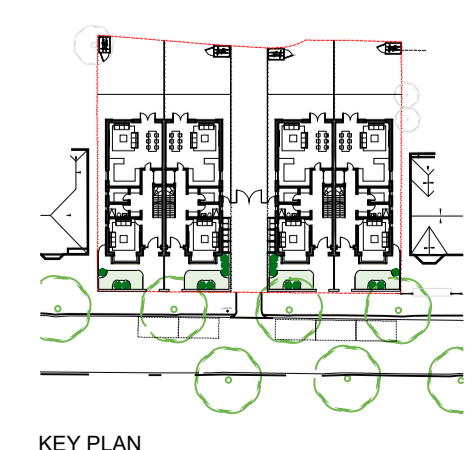
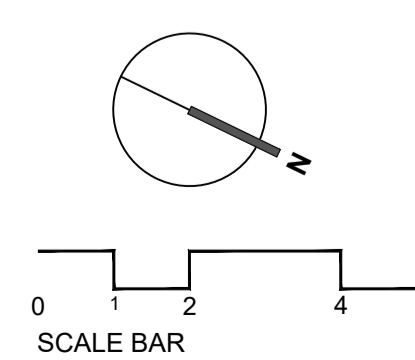
**BUSH HILL PARK
BOWLS AND TENNIS CLUB**



1 PROPOSED
PL-001 SITE PLAN
SCALE@A1 1:100 SCALE@A3 1:200

| REVISIONS NO. | DATE | CHANGES | BY |
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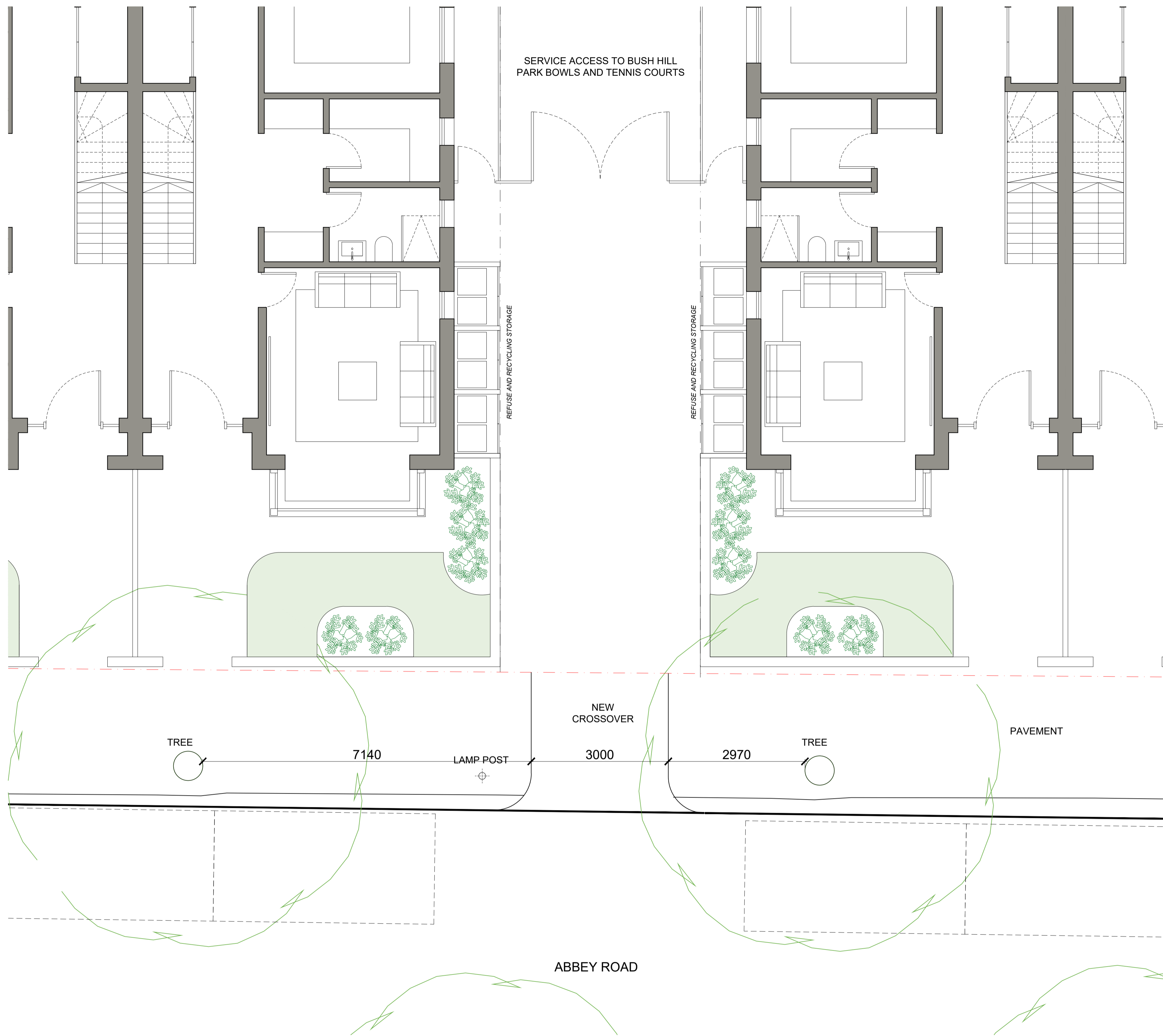


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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF |
| CLIENT | DDDDDD Ltd | |
| | Planning | |
| | Proposed | REV. |
| DRAWING TITLE | Site Plan | |
| DATE | 04.08.2021 | DWG. NO. |
| SCALE@A1 | 1:100 | DRAWN BY MK |
| SCALE@A3 | 1:200 | CHECKED BY |

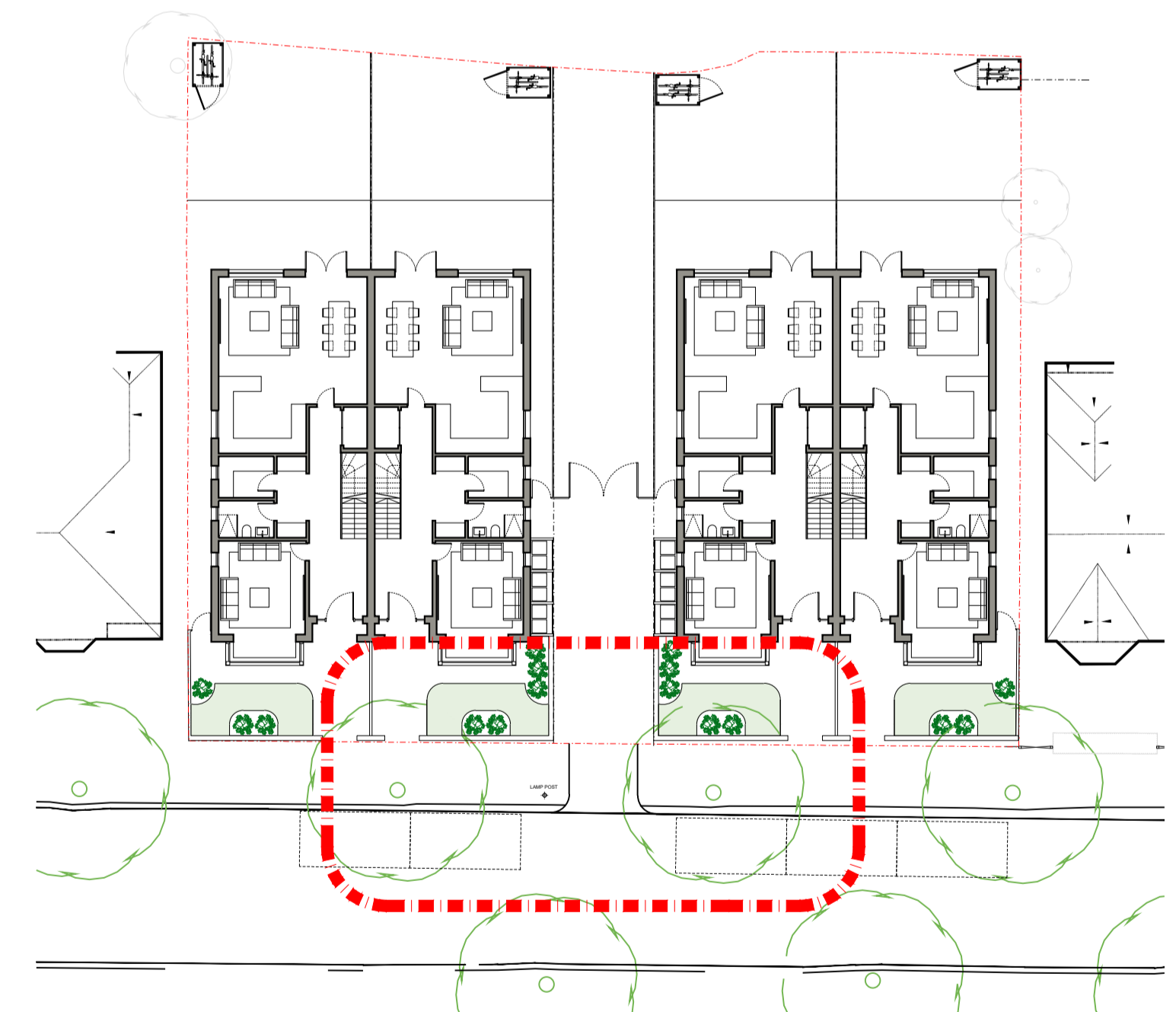
PL-001



THE PROPOSED CROSSOVER AND STREET TREES

THE PROPOSED CROSSOVER FOR THE NEW SERVICE ACCESS TO THE BUSH HILL PARK TENNIS CLUB WILL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAYS REGULATIONS, WHICH ADDRESS CONSIDERATIONS FOR CARS IN THE PUBLIC HIGHWAY, PEDESTRIANS AND TREES.

THE PROPOSED CROSSOVER IS LOCATED 2970mm TO THE NEAREST TREE, THIS IS UNDERSTOOD TO BE SIGNIFICANTLY IN EXCESS OF THE HIGHWAYS MINIMUM DISTANCE REQUIREMENTS TO PROTECT TREES.



1 PROPOSED
DETAIL AT NEW VEHICLE CROSSOVER
PL-010 SCALE@A1 1:50 SCALE@A3 1:100

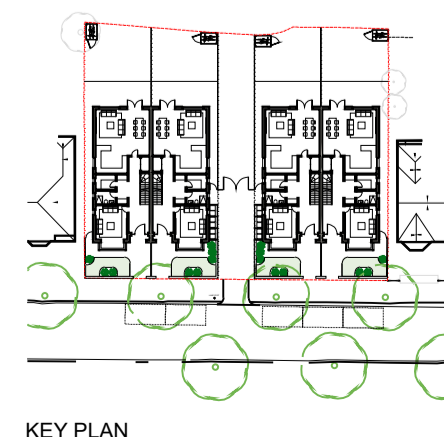
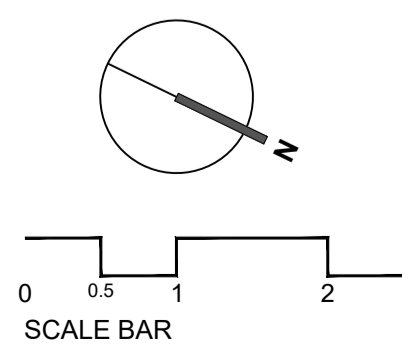
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed | | |
| DRAWING TITLE | Vehicle Crossover | | |
| DATE | 29.03.2021 | | |
| SCALE@A1 | 1:50 | DRAWN BY | MK |
| SCALE@A3 | 1:100 | CHECKED BY | |
| | | DWG. NO. | PL-010 |

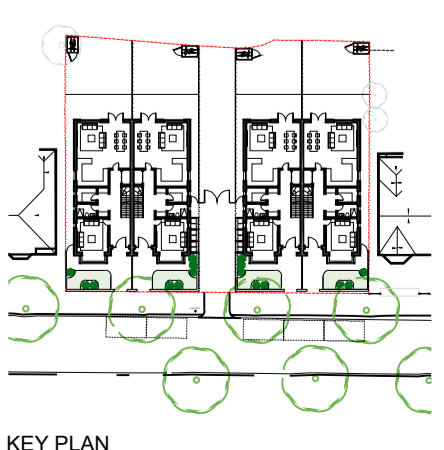


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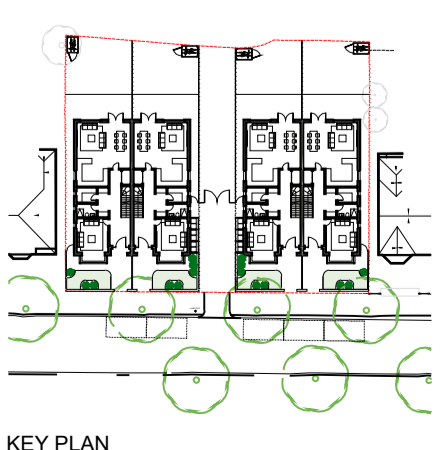


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|---------------|--|----------------|
| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF |
| CLIENT | DDDDDD Ltd | |
| | Planning | |
| | Proposed visual | REV. |
| DRAWING TITLE | Front Elevation 1 | |
| DATE | 04.08.2021 | DWG. NO. |
| SCALE@A1 | | DRAWN BY MK |
| SCALE@A3 | | CHECKED BY |
| | | CGI - 1 |



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| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed visual | | REV. |
| DRAWING TITLE | Front Overview | | |
| DATE | 04.08.2021 | | |
| SCALE@A1 | | DRAWN BY | MK |
| SCALE@A3 | | CHECKED BY | |

DWG. NO.
CGI - 4

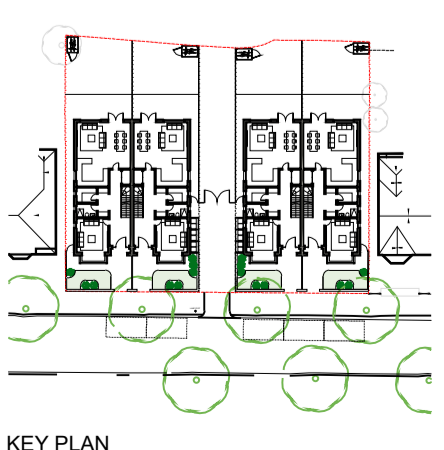


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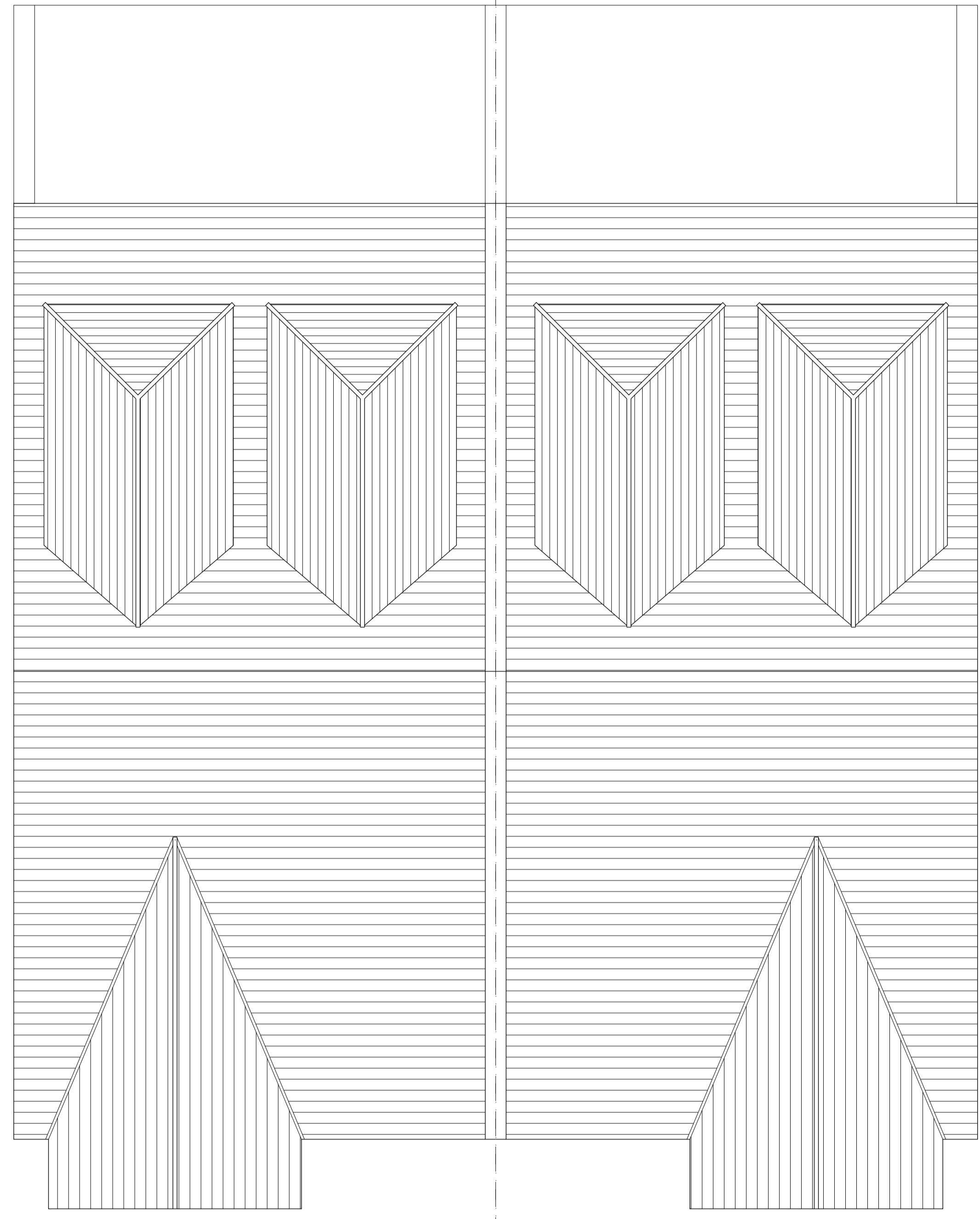
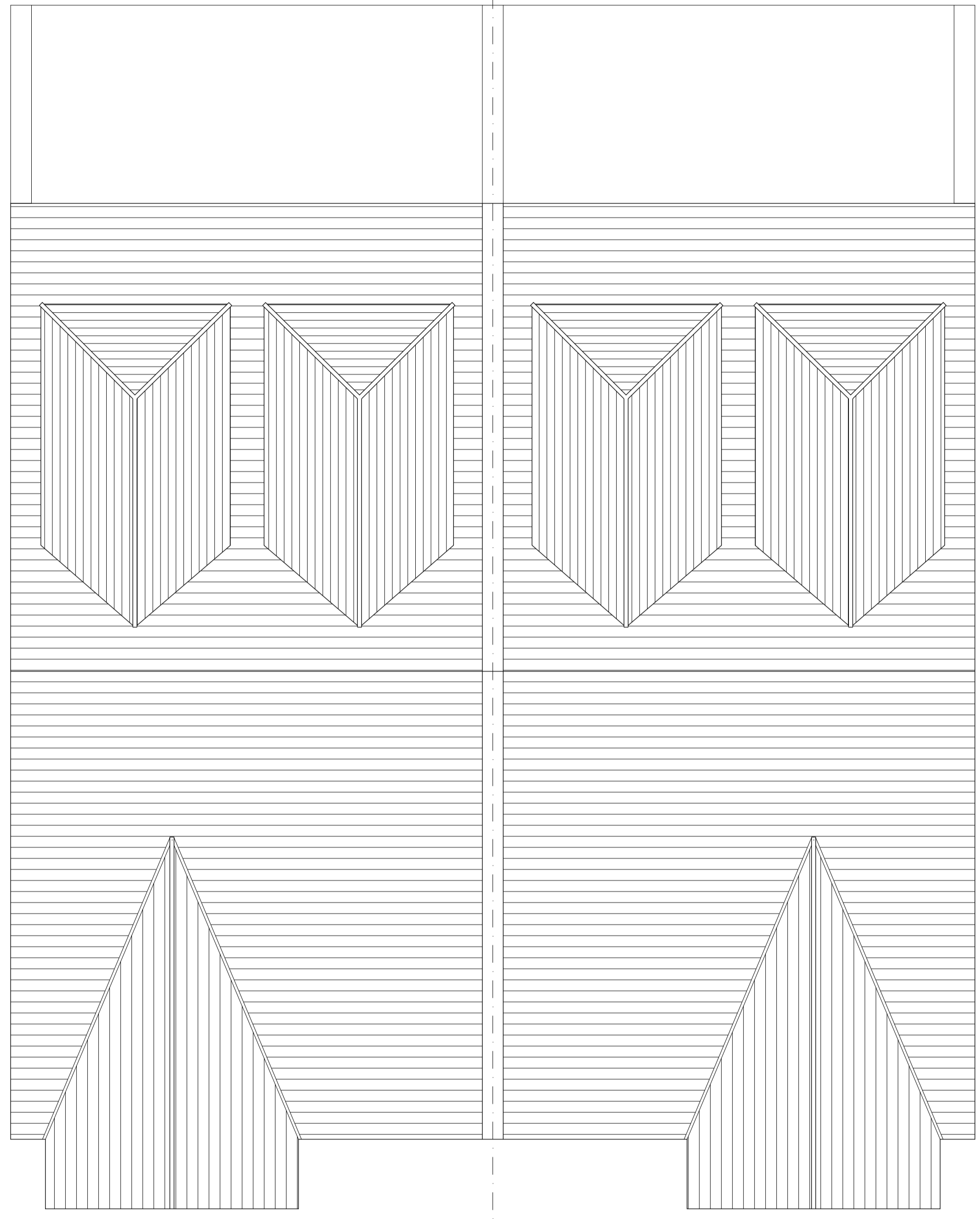
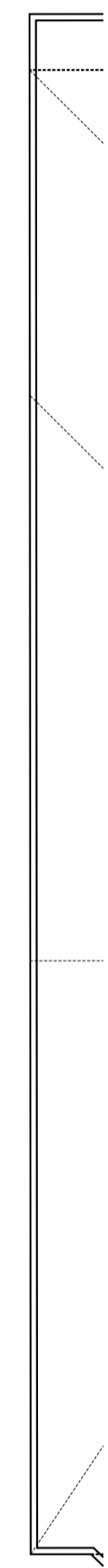
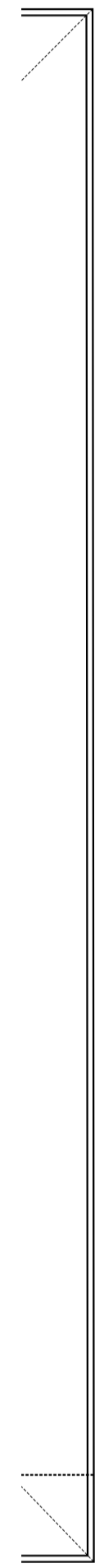
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| | Planning | | |
| | Proposed visual | | REV. |
| DRAWING TITLE | Front Elevation 2 | | |
| DATE | 04.08.2021 | | |
| SCALE@A1 | | DRAWN BY | MK |
| SCALE@A3 | | CHECKED BY | |

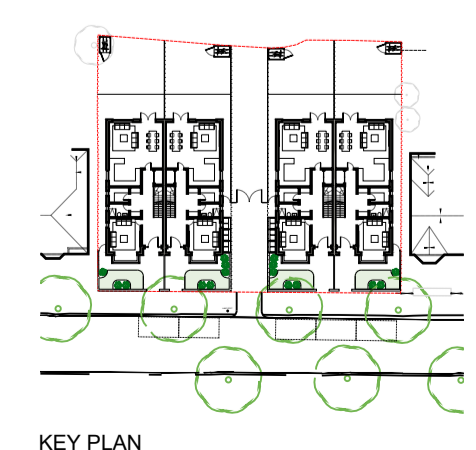
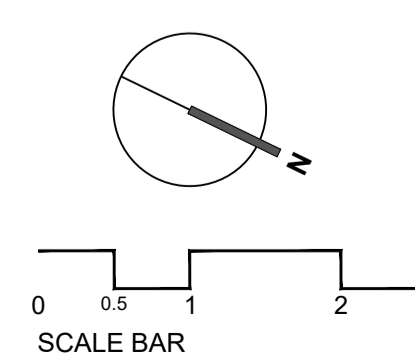
DWG. NO.
CGI - 2



1 PROPOSED
 PL-005 ROOF PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

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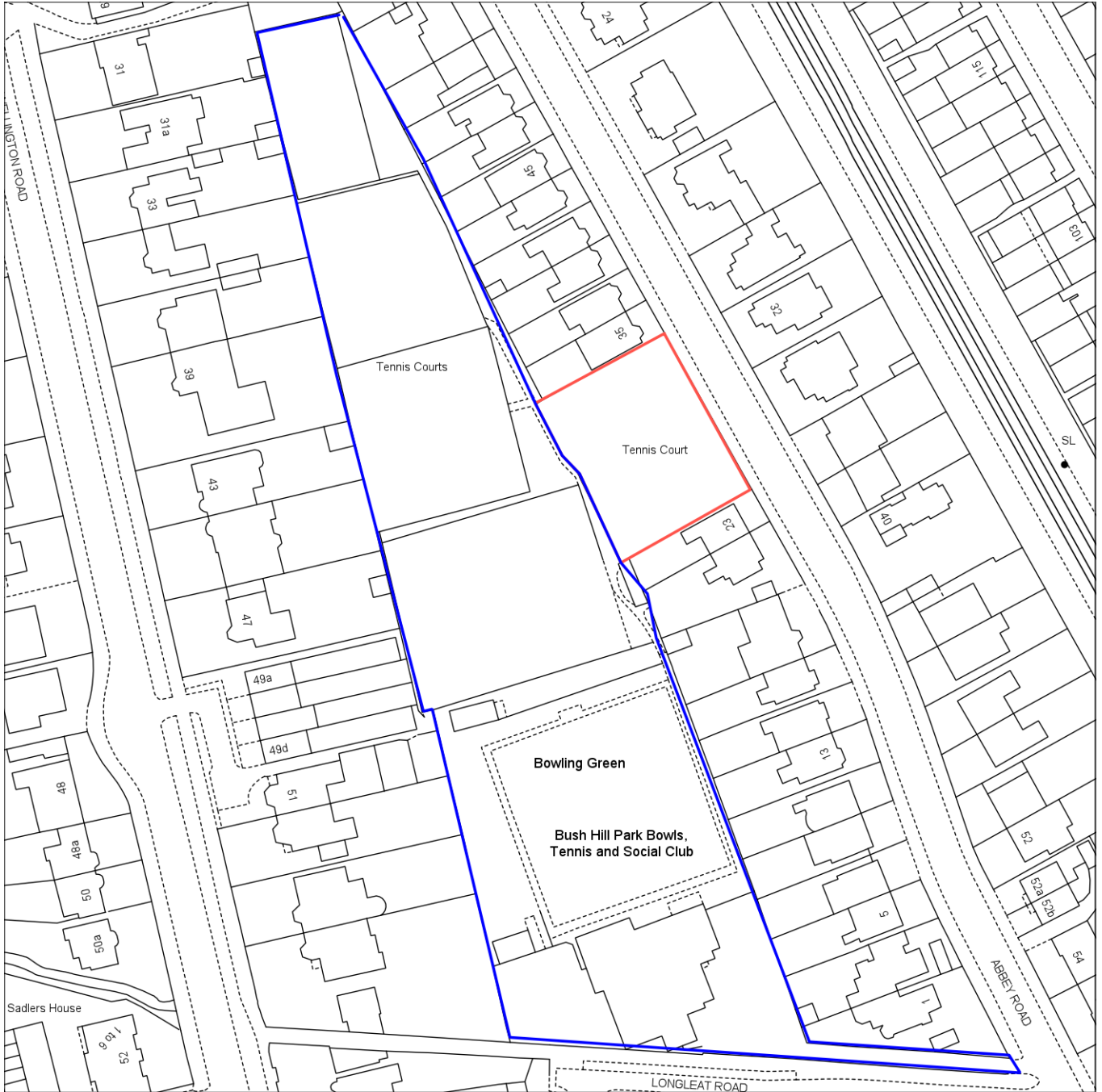


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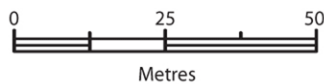
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| PROJECT | Bush Hill Park Tennis Club, Abbey Road | PROJECT REF | |
| CLIENT | DDDDDD Ltd | | |
| DRAWING TITLE | Planning Proposed | REV. | |
| DATE | 04.08.2021 | DWG. NO. | |
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PL-005



Bush Hill Park Bows Tennis And Social Club, Abbey Road, Enfield

Scale 1:1250



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Date Of Issue: 22 July 2020
Supplied By: Getmapping
Supplier Plan Id: 240580_1250
OS License Number: 100030848
Applicant: Michael Koutra
Application Reference: Bush Hill Park Tennis Courts