

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 26 April 2022

Report of

Head of Planning
- Vincent Lacovara

Contact Officer:

Andy Higham
Allison De Marco
Lap Pan Chong

Ward:

Chase

Ref: 21/03247/OUT

Category: Full Application (Minor)

LOCATION: Garages Meyer Green Enfield EN1 4NG

PROPOSAL: Hybrid planning application (part detailed /part outline) for redevelopment of site involving erection of 9 x terraced dwellinghouses (up to three storeys) and associated works comprising:

Detailed planning application for the demolition of existing garages and construction of 9 x 2-storey terraced dwellinghouses with amenity space, car parking spaces, refuse and cycle store, landscaping and associated works (Phase 1); and

Outline planning application (with matters relating to appearance reserved) for erection of 7 x extensions to the 2-storey terraced dwellinghouses contained within phase 1 including details of siting, access, scale, and landscaping (phases 2-8).

Applicant Name & Address:

Naked House
2 Bethune Road
London
N16 5BD

Agent Name & Address:

Miss Nour Sinno
HTA Design LLP
78 Chamber Street
London
E1 8BL

RECOMMENDATION:

1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

1. Note for Members

- 1.1 This planning application is categorised as a “minor” planning application and would normally be determined under delegated authority, as set out in the Scheme of Delegation. However, the application is reported to the Planning Committee because the Council is the landowner. In accordance with the scheme of delegation, it is reported to the Planning Committee for determination.

2. Executive Summary

- 2.1. This application forms part of the Enfield Custom Build Homes Scheme to deliver basic specification homes for local first time buyers at a market discount that can be self-finished. The sites in the schemes are Council-owned garages and car parking sites. As part of the pilot scheme, Naked House Community Builders, a not-for-profit developer, is working in partnership with the Council's Housing Development Team to deliver a total of 22 genuinely affordable homes across 3 sites: 1 site on Meyer Green and 2 sites on Raynton Road. On 22nd February 2022, the Planning Committee made the resolutions to grant planning permission for the proposed developments on Raynton Road involving a total of 13 homes .
- 2.2 There is a pressing need for housing, including affordable housing in the Borough, and Enfield has a challenging 10-year housing delivery target. The application proposes 9 genuinely affordable 1-bedroom homes. The design of 7 of these homes enables the properties to be extended into 3-bedroom houses via roof extensions.
- 2.3. This hybrid application proposing the basic (“Naked”) building form is in ‘full’ (with all details submitted for approval at this stage) while the roof extensions to the two storey houses are in ‘outline’ (with appearance reserved for subsequent Reserved Matters approval).
- 2.4. The application proposes high-quality residential homes on existing brownfield land, which sits within a long-established and predominantly residential area. The proposed development is considered to be an acceptable scheme, which is sympathetic to the character and appearance of the area and the amenities of neighbouring properties.
- 2.5. The primary public benefits of the scheme can be summarised as follows:
- Optimising the site – making effective use of a highly sustainable, highly accessible, brownfield site;
 - Housing – providing 9 genuinely affordable homes including 7 family homes, making a contribution to the Borough's affordable housing delivery
 - Social and economic benefits - providing jobs during construction
 - Landscape and biodiversity enhancements
 - Minimising greenhouse gas emissions and exceeding the minimum energy reduction target; and
 - An improvement in on-site sustainable urban drainage (water management)
- 2.6. Furthermore, it has been recognised that:
- By virtue of its size, location, and proximity, the development would not adversely affect the amenity of neighbouring residents.
 - The proposals would not cause any unacceptable harm to highway safety or the flow of traffic in the locality.

- 2.7. The development would be appropriate and broadly in accordance with the Development Plan (Adopted London Plan 2021, Core Strategy and Development Management policies) and relevant National Planning Policy Framework (NPPF) policies.

3. Recommendation

- 3.1. That the Head of Development Management be authorised to GRANT planning permission subject to conditions to cover the following:

3.2. Phase 1 – “Full” Element

1. Time limit
2. Approved plans
3. No additional fenestration
4. Sample materials
5. Detailed drawings
6. Details of refuse store
7. Security by design
8. Single direction traffic
9. Revised details of cycle store
10. Revised sustainable drainage strategy
11. Drainage Strategy verification report
12. Arboricultural methods statement with tree protection plan
13. Details of landscape plan including boundary treatments
14. Nesting bird survey
15. Construction ecological management plan
16. Bat and bird box strategy
17. External lighting
18. Tree / shrub Clearance – Nesting Birds
19. Energy compliance
20. Water efficiency
21. Emissions from non-road mobile machinery
22. Land contamination verification report
23. No piling

3.3. Phases 2-6 – “Outline” Element

24. Time limit
25. Reserved Matter

3.4. Common Conditions – “Full” and “Outline” Elements

26. Grampian condition to require shadow s106 to be entered into once Applicant secures ownership of site
27. Construction management plan
28. Restricted General Permitted Development
29. Restricted the use of flat roofs as balconies at all levels

- 3.5. That the Head of Development Management be granted delegated authority to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

4. Site & Surroundings

- 4.1 The site is vacant comprising mainly hardstanding and disused garages. There is a row of trees of varying ages along the western site boundary. The Ash tree (T4) is protected by a Tree Protection Order.
- 4.2 The site runs adjacent to the New River, which is designated as Site of Metropolitan Importance for Nature Conservation (SINC), Wildlife Corridor and Green Belt.
- 4.3 The site sits behind the dwellings fronting Meyer Green and Worcesters Avenue. It is accessed through Meyer Green, which stems from Pentrich Avenue, or from Worcesters Avenue. The western site boundary is delineated by Thames Water's metal palisade fencing separating the site from the New River and tow path.
- 4.4 The surrounding context is characterised by traditional two storey terraced houses. To the south, the Meyer Green Open Space provides children's playspace.
- 4.5 The site is within a predominantly residential area. There are a few shops and local amenities within 400m of the site (approximately 6 minutes' walk) such as the Goat Lane Supermarket and Worcesters Primary School. A local shopping parade is located at the junction between Great Cambridge Road and Carterhatch Lane circa 960m (approximately 13 minutes' walk) away to the south east.
- 4.6 The site has a Public Transport Accessibility Level (PTAL) of 0. There are several bus stops within walking distance on Great Cambridge Road and Carterhatch Lane. The nearest train station (Turkey Street) is circa 1.7km (approximately 6-minute cycle or 21 minutes' walk) away.
- 4.7 The site is not within a Conservation Area or adjacent to any listed buildings. The site is located in Environment Agency Flood Zone 1 (low risk of flooding).

5. Proposal

Background

- 5.1 The proposed development is part of the Enfield Custom Build Homes Scheme which is a pilot funded by the GLA. The scheme intends to promote the development of smaller constrained garage / car parking sites to provide new homes for local first-time buyers at a market discount.
- 5.2 Naked House is a new housing model generally involving the phased construction of 'genuinely affordable' dwellings. The housing model is based on an initial build which comprises a smaller 'no-frills' dwelling (aka the 'naked state'). This model would allow for flexibility for further extensions as household needs change over time.
- 5.3 The model is intended to allow for:
- entry to the market by lower-income buyers by delivering 100% 'genuinely affordable' (intermediate) homes as per the Mayor's definition of 'genuinely affordable' (20% discount from market rates); and
 - more complete communities by allowing households to age-in-place.

5.4 The Council's Cabinet approved disposal of these sites in 2016 (KD4200) and 2019 (KD4613) as part of the Small Sites Housing Programme (KD3920). The Council and Naked House Community Builders (the Applicant), a not-for-profit developer, have signed a project agreement whereby Naked House would acquire the freehold of the sites subject to grant of planning permission and deliver the proposed development.

5.5 The proposal follows negotiation with the Council to initially bring forward 3 sites to deliver a total of 22 units. The two other sites are as follows:

- 21/03246/OUT - Garages 1 To 26 Ordnance Road Enfield EN3 6BN (Raynton Road West)
- 21/03248/OUT - Car Park Raynton Road Enfield EN3 6BP

On 22nd February 2022, the Planning Committee resolved to grant planning permission in respect of these two sites for a total of 13 new homes.

5.6 The three planning applications are independent of each other and are all designed to reflect the particular characteristics of their context. However, the funding is contingent on all 3 sites commencing by June 2022.

Planning Application

5.7 This is a hybrid planning application seeking both full and outline planning permission. The full application seeks detailed permission for the erection of 9nos 2-storey terraced houses (1 bedroom 2 person), associated landscape, bin and bicycle stores. 6 car parking spaces will be provided.

5.8 The outline application seeks permission for the proposed 2nd floor roof extensions to 7nos. two-story houses, which would enable these homes to be extended to 3-storey (3-bedroom 6 person) houses as the household's need change.

5.9 The appearance of the proposed roof extensions would be subject to reserved matters applications before construction.

6. Consultation

Statutory and Non-Statutory Consultees

Tree Officer

6.1 No objection subject to conditions to secure arboricultural methods statement with tree protection plan and detailed landscape plan.

Transportation

6.2 No objection subject to conditions to secure a construction management plan and one-way traffic flow within the site.

Sustainable Drainage

6.3 No objection in principle but additional information is required on the Sustainable Drainage Strategy. This would be secured by a condition.

Environmental Health

- 6.4 No objection subject to conditions relating to air quality and land contamination.

Waste

- 6.5 No objection subject to condition to secure refuse store details.

Urban Design

- 6.6 The Urban Design Officer initially raised some concerns with the scheme and notably regarding the overall massing and materiality. Revised plans and further clarifications have been submitted, and while some concerns remain, the Officer is satisfied on balance that the changes have positively influenced the scheme, and the appearance of the buildings can be secured by conditions.

Design Review Panel

- 6.7 During the pre-application stage, an independent Design Review Panel (DRP) was held on 10th June 2021 to discuss design-related matters, such as massing and form, materiality, landscape, and boundary treatments.

- 6.8 The Panel were generally supportive of the principles of development. The Panel suggested the proposed houses should maintain a back-to-back relationship with the surrounding properties. The applicant has revised the site layout accordingly and the rear elevations of the proposed houses would back onto the surrounding existing houses. Other suggestions from the Panel have been also incorporated in the latest submitted scheme. Where the suggestions are not taken, sound justifications have been provided and are addressed in the report.

Thames Water

- 6.9 No objection subject to a condition to secure a piling method statement.

Designing Out Crime Officer (Met Police)

- 6.10 No objection subject to a condition to attain the Security by Design certification.

London Fire Brigade

- 6.11 No objection subject to no soft landscaping near Unit 6. This would be secured by the landscaping condition.

Historic England (Greater London Archaeological Advisory Service)

- 6.12 No objection.

Public

Pre Application

- 6.13 The Applicant undertook community consultation at the pre-application stage, including an online community meeting held on 24th June 2021. The Community Engagement report is attached as an appendix to the submitted Planning Statement.

Planning Application

- 6.14 Consultation letters were sent to 41 surrounding properties on 8th September 2021 and 10th November 2021.

- 6.15 Site notices were put up on 8th September 2021 and 10th November 2021.
- 6.16 Three objections to this application were received at the first round of the consultation. Two objections were received at the second round of the consultation. A total of four letters of support were received. A summary of the comments received and officers' responses are as follows:

Summary of responses

- Confusing site information and discrepancies among the submitted documents
- Absence of the Design Review Panel Report

Officers' response

The scheme has been revised several times, and has informed discussions with additional information provided in light of the concerns raised during the public consultation. All the discrepancies raised have been clarified. The Design Review Panel Report has also been publicised on the on line Council's website.

Summary of responses

- The scheme will not be viable without public subsidy on land price.
- Lack of information on the future service charge

Officers' response

The matters raised are assessed in the 'Background' and 'Housing Need and Mix' sections of this report.

Summary of responses

- The scheme addresses the affordability crisis in London
- Exciting prospect for custom-builders
- Generous space, a sense of community and high-quality materials
- Use of masonry is sustainable and would save energy bills
- Excessive scale and massing
- Incongruous plot sizes
- Unsympathetic façade treatments and materials
- Loss of green space
- Retaining the height of the existing wall along 15 Meyer Green's rear boundary is desirable
- Future residents may not apply for a reserved matter application for the roof extensions
- General permitted development rights should be restricted.
- The land should be allocated to a local community charity
- The foundation of Unit 9 is too close high voltage power cable

Officers' response

The matters raised are assessed in the 'Principle of Development', 'Housing Need and Mix' and 'Character and Design' sections of this report.

Summary of responses

- Lack of assessment on the impact of daylight and sunlight on 15 Meyer Green's dormer windows.

- Loss of light to Nos. 12 and 15 Meyer Green and 85 Worcesters Avenue.
- Inaccurate assumption about the layout of neighboring homes
- Overshadowing to garden of 89 Worcesters Avenue.
- Loss of outlook from 15 Meyer Green and 85 Worcesters Avenue
- Overlooking to Nos. 12 and 15 Meyer Green
- Lack of boundary treatment details
- Noise and nuisance to 85 Worcesters Avenue
- Can no longer access 12 Meyer Green's outbuilding from the site
- The proposed refuse store would harm the visual amenity to the living room of 85 Worcesters Avenue

Officers' response

The matters raised are assessed in the 'Neighbouring Residential Amenities' section of this report.

Summary of responses

- Lack of internal daylight and sunlight assessment
- The obscured glazing windows would not provide enough natural light

Officers' response

The matters raised are assessed in the 'Quality of Accommodation' section of this report.

Summary of responses

- Lack of roosting bat and hedgehog surveys
- Impact on the wildlife and trees
- The bat survey was carried out at a sub-optimal time of year
- The Ash tree (T4) should be retained

Officers' response

The matters raised are assessed in the 'Biodiversity, Trees and Landscaping' section of this report.

Summary of responses

- Unworkable parking bays layout
- Insufficient parking spaces for future residents and their visitors
- The garages should be rented out to the existing residents
- Inaccurate methodology of deriving parking demand in the Transport Statement
- The vacant parking spaces shown in the Transport Statement are not available
- Lack of segregated access for pedestrians
- Unsatisfactory access for construction vehicles
- Inappropriate siting of the proposed refuse store near Worcesters Avenue
- The refuse strategy would not work
- Obstruction to residents on Worcesters Avenue
- Magnet for fly tippers

Officers' response

The matters raised are assessed in the 'Traffic, Access and Parking' section of this report.

Summary of responses

- Unsatisfactory emergency vehicle access

Officers' response

The matter raised is assessed in the 'Fire' section of this report.

Summary of responses

- Increase in pressure on health facilities and schools

Officers' response

The matter raised is assessed in the 'Community Infrastructure Levy (CIL)' and 'Shadow S106 Heads of Terms' sections of this report.

Summary of responses

- Requested a Party Wall Agreement with 15 Meyer Green

Officers' response

Party Wall Agreement is not a material planning consideration.

7. Relevant Planning History

7.1 None relevant

8. Relevant Planning Policies

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

National Planning Policy Framework 2021

8.2 The National Planning Policy Framework (NPPF) introduces a presumption in favour of sustainable development. In this respect, sustainable development is identified as having three dimensions - an economic role, a social role and an environmental role. For decision taking, this presumption in favour of sustainable development means:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and

pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 8.3 The NPPF recognises that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 8.4 In relation to achieving appropriate densities Paragraph 124 of the NPPF notes that planning policies and decisions should support development that makes efficient use of land, whilst taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.
- 8.5 Paragraph 48 of the NPPF details when weight may be given to relevant emerging plans. This guidance states that the stage of preparation, the extent to which there are unresolved objections and the degree of consistency of relevant policies to the Framework are relevant.

Housing Delivery Test / Presumption in Favour of Sustainable Development:

- 8.6 The National Planning Policy Framework sets out at Paragraph 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.
- 8.7 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."
- 8.8 The Council's recent housing delivery has been below our housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019

and being placed in the "presumption in favour of sustainable development category" by the Government through its Housing Delivery Test. This status has recently been confirmed for the period 2022-23.

- 8.9 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.
- 8.10 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.
- 8.11 In 2020 Enfield delivered 56% of the 2,328 homes target and was as a result placed into the "presumption in favour of sustainable development" category. In January 2021 Enfield delivered 67% of its homes target. The Council therefore remains in the "presumption in favour of sustainable development"
- 8.12 This is referred to as the "tilted balance" and the NPPF states (see paragraph 8.6 above) 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.
- 8.13 Under the NPPF paragraph 11(d) where the most important development plan policies for the application are deemed to be 'out of date', planning permission should be granted. That does not mean out of date policy can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be given favourable weight by Planning Committee when undertaking their assessment taking account of the "tilted" balance that applies. 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.

The London Plan 2021

- 8.14 The London Plan with Enfield's Local Plan forms the Development Plan for this application. It is the overall strategic plan for London setting out an integrated economic, environmental, transport and social Framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

- GG1 – Building Strong and Inclusive Communities
- GG2 – Making the Best Use of Land
- GG3 – Creating a Healthy City
- GG4 – Delivering the Homes Londoners Need
- D3 – Optimising Site Capacity through the Design-Led Approach
- D4 – Delivering Good Design
- D5 – Inclusive Design

- D6 – Housing Quality and Standards
- D7 – Accessible Housing
- D11 – Safety, Security and Resilience to Emergency
- D12 – Fire Safety
- D14 – Noise
- H4 – Delivering Affordable Housing
- H6 – Affordable Housing Tenure
- H10 – Housing Size Mix
- G6 – Biodiversity and Access to Nature
- G7 – Trees and Woodland
- SI1 – Improving Air Quality
- SI2 – Minimising Greenhouse Gas Emissions
- SI5 – Water Infrastructure
- SI12 – Flood Risk Management
- SI13 – Sustainable Drainage
- T5 – Cycling
- T6 – Car Parking
- T6.1 – Residential Parking
- T7 – Deliveries, Servicing and Construction

Local Plan - Overview

- 8.15 Enfield's Local Plan comprises the Core Strategy, Development Management Document, Policies Map and various Area Action Plans as well as other supporting policy documents. Together with the London Plan, they form the statutory development plan for the Borough. Enfield's Local Plan sets out planning policies to steer development where they align with the NPPF and the London Plan 2021. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies within the Development Plan.

Core Strategy

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

- CP2: Housing supply and locations for new homes
- CP3: Affordable housing
- CP4: Housing quality
- CP5: Housing types
- CP9: Supporting community cohesion
- CP20: Sustainable energy use and energy infrastructure
- CP21: Delivering sustainable water supply, drainage and sewerage infrastructure
- CP22: Delivering sustainable waste management
- CP24: The road network
- CP25: Pedestrians and cyclists
- CP26: Public transport
- CP28: Managing flood risk through development
- CP30: Maintaining and improving the quality of the built and open environment

CP31:	Built and landscape heritage
CP32:	Pollution
CP36:	Biodiversity
CP46:	Infrastructure contributions

Development Management Document

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

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

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD37	Achieving High Quality Design-Led Development
DMD38	Design Process
DMD45	Parking Standards
DMD47	New Roads, Access and Servicing
DMD48	Transport Assessments
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD70	Water Quality
DMD72	Open Space Provision
DMD76	Wildlife Corridor
DMD78	Nature Conservation
DMD79	Ecological Enhancements
DMD80	Trees on Development Sites
DMD81	Landscaping

8.19 Other Material Considerations

National Planning Practice Guidance
 Mayor of London Housing SPG (Adopted March 2016)
 LBE S106 SPD 2016
 Enfield Local Housing Needs Assessment 2020
 Community Infrastructure Levy Regulations 2010 (as amended)
 Self-build and Custom Housebuilding Act
 Technical housing standards – nationally described space standard 2015
 Blue and Green Strategy June 2021

Enfield Local Plan (Reg 18) 2021

- 8.20 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. As the emerging Enfield 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.
- 8.21 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, while noting that account needs to be taken of emerging policies and draft site proposals.

9. Analysis

- 9.1. This report sets out the analysis of the issues that arise from the proposal when assessed against the development plan and the National Planning Policy Framework
- 9.2. This application has been subject to extensive negotiation to address the concerns raised by officers and local residents through the consultation process.
- 9.3. The main considerations of the development are the following:
- Principle of Development
 - Housing Need and Mix
 - Character and Design
 - Neighbouring Residential Amenities
 - Quality of Accommodation
 - Biodiversity, Trees and Landscaping
 - Traffic, Access and Parking
 - Flood Risk
 - Carbon Emissions and Energy
 - Fire Safety
 - Air Pollution and Land Contamination
 - Secure by Design

Principle of Development

Optimising brownfield site for residential development

- 9.4. Making more efficient use of land is presently of significance due to the identified need for housing as a consequence of the Housing Delivery Test, which has triggered the "tilted balance" and the presumption in favour of approving sustainable development (NPPF). 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.
- 9.5. Enfield Housing's Trajectory Report (2019) shows that during the preceding 7 years, the Borough had delivered a total of 3,710 homes which equates to around 530 homes per annum. Enfield's 2019 Housing Action Plan recognises that the construction of more high-quality homes is a clear priority, with only 51% of approvals over the preceding 3-years actually being implemented. A Local Housing Need Assessment (LHNA) was undertaken in 2020 and identifies an annual housing need of 1,744 homes

across the Borough based on a cap of 40% above the London Plan annual target of 1,246 homes, in line with the Government's standard methodology.

9.6. The Council's Local Plan Issues & Options (Regulation 18) document (2021) acknowledges the sheer scale of the growth challenge for the Council and the focus for development in locations with good access to local infrastructure and public transport. The Council's Housing and Growth Strategy 2020-2030 aims to deliver the London Plan targets for the Borough.

9.7. Enfield is a celebrated green borough with close to 40% of the land currently designated as Green Belt or Metropolitan Open Land and a further 400 hectares providing critical industrial land that serves the capital and wider south east growth corridors. These land designations underpin the need to optimise development on brownfield land. Paragraph 1.2.5 of the London Plan (2021) notes that

'all options for using the city's land more effectively will need to be explored as London's growth continues, including the redevelopment of brownfield sites and the intensification of existing places, including in outer London'.

9.8. The application site is a brownfield site within a predominately residential area comprising disused car park and associated hardstanding with an element of amenity grassland, which while not unsubstantial, provides little in terms of visual setting or indeed usable amenity provision.

9.9. The site area of 0.169 hectares means the site is categorised as a 'small site' as defined in Policy H2 of the London Plan (2021). Naked House, a small and medium-sized not-for-profit community developer, would deliver the proposed development. The future occupiers are allowed to customise their homes. This proposed development would help achieve the annual housing targets of 353 units on small sites set out in the London Plan (2021). Hence, the proposed development is supported by Policy H2 of the London Plan (2021).

Loss of vacant car park

9.10. The site has been vacant since the informal car park was closed in May 2020. There is no policy requirement for the retention or re-provision of a car park and no objection is raised to the loss of this area. The impact of the proposed development on the parking in the area is assessed below in the 'Traffic, Access, Parking' section.

Green Belt

9.11. The application site adjoins the New River which is on the edge of the green belt. The proposed development would not increase visual dominance or intrusiveness of the built form on the green belt given the existing residential backdrop and with the New River, a clear distinction between the green belt and urban area would remain. The majority of the existing trees will be maintained, and new planting will also be provided (see also the 'Biodiversity, Trees and Landscaping' section). As a result, it is considered the openness of the green belt would be maintained.

Conclusion on Principle of Development

9.12. The proposed development would optimise a vacant 'small site' comprising mainly hardstanding in a predominately residential street to deliver 9 genuinely affordable houses with some custom-build elements. It would not have any adverse impact on the openness of the adjoining green belt. In principle, this is supported by the NPPF (2021), London Plan Policies and Core Strategy (2010).

- 9.13. The acceptability of the scheme must be qualified by other relevant material considerations, including the housing mix, design, quality of accommodation, transport/parking, trees and biodiversity, fire, pollution, security and the impact of the development upon neighbouring residential units.

Housing Need and Mix

- 9.14. The current London Plan sets a target for the provision of 52,287 new homes each year. In addition, the London Plan identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10-years in the Borough, based on the Strategic Housing Market Assessment (SHMA): an increase over the current target of 798. Whilst Enfield's 2019 Housing Action Plan recognises that the construction of more affordable, high-quality homes is a clear priority, only 51% of approvals in the Borough have been delivered over the previous 3-years.
- 9.15. Enfield's Housing and Growth Strategy (2020) was considered by the Council's Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver ambitious adopted London Plan targets.
- 9.16. Core Policy 5 outlines that the Council will seek a range of housing types in the intermediate sector and that the mix of intermediate housing sizes will be determined on a site by site basis. It should also be noted that the evidence base to support Core Policy 5 dates from 2008. The Local Housing Needs Assessment 2020, which informs the emerging draft Local Plan for Enfield, is a more up to date evidence base. Hence, it carries weight in the assessment.
- 9.17. The Local Housing Needs Assessment (LNHA) 2020 identifies that 1,407 affordable units would be needed per year. Among them, 696 (49%) units should be intermediate tenures products to help low-middle income households, who cannot afford to buy a property on the open market achieve their homeownership aspirations.
- 9.18. The LNHA (2020) has informed emerging Policy H3 of the Draft Local Plan for Enfield (2021). The table below is an extract from Policy H3, which outlines priority types for different-sized units across different tenure. The focus of affordable ownership provision (shared equity/intermediate products) should be on one and two-bedroom units, as the majority of households who live in intermediate (shared ownership) housing are households without children based on the census data. It is noted that the Draft Reg 18 Local Plan was published in June 2021 and is at an early stage of preparation. Although this draft policy in the emerging plan carries limited weight now, it is used to illustrate the most up-to-date housing need in Enfield.

	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social/affordable rented	Low priority	Medium priority	High priority	High priority	Low priority
Intermediate	Low priority	High priority	High priority	Medium priority	Low priority
Market	Low priority	Low priority	Medium priority	High priority	High priority

Source: Table 8.4: Dwelling size priorities, Enfield Local Plan (Reg 18) 2021

Affordability

- 9.19. This planning application is categorised as a “minor” planning application (i.e. no more than 10 homes). No affordable housing provision is required under paragraph 64 of the NPPF (2021). The proposed affordable housing provision is therefore considered a significant planning gain.
- 9.20. Paragraph 4.6.8 of London Plan (2021) states that “*Intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the definition of affordable housing), should be affordable to households on incomes of up to £90,000. Further information on the income caps and how they are applied can be found in the Annual Monitoring Report. The caps will be reviewed and updated where necessary in the Annual Monitoring Report.*”
- 9.21. Paragraph 3.87 of the GLA London Plan Annual Monitoring Report 16 2018/19, published March 2021 (AMR) states that “*for dwellings to be considered affordable, annual housing costs, including mortgage payments (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of a household’s net income.*”
- 9.22. Paragraph 4.6.9 of the London Plan (2021) states that “*For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40 per cent of net household income, based on the household income limits set out above. Boroughs should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit.*”
- 9.23. Naked House is a not-for-profit community developer which has been set up to provide intermediate housing for sale to people whose household income is too high to qualify for social housing but is insufficient to buy on the open market. Naked House intends to sell homes for no more than the development cost.
- 9.24. Whilst Naked House homes will have fewer fixtures and fittings, all the units will have full services (heating, lighting, plumbing etc.), a working kitchen and bathroom and a full external envelope. They will have new build warranties and will be mortgageable with a high street mortgage provider. In addition, Naked House has installed features that allow homes to be easily adapted to become larger homes, such as double height living space and structural lintels. These additions and future flexibility provide the inherent value that compensates for any lack of fixtures and fittings.
- 9.25. The proposed homes would be sold at a price with at least a 20% discount to the open market value. There would also be provision for re-sales to carry forward the initial discount to future eligible buyers.
- 9.26. The Affordable Housing Statement Addendum shows the indicative open market values and sale prices of the new homes. It demonstrates that under reasonable financial assumptions including deposit requirement, mortgage multiplier, interest rate and mortgage repayment period, the proposed homes would be affordable for households with a range of incomes below the upper limit as per paragraph 3.88 of the

latest London Plan Annual Monitoring Report (i.e. annual gross household incomes of £56,200 or less)

- 9.27. Furthermore, the applicant has also undertaken additional stress tests to demonstrate that under a range of scenarios, the annual housing costs, including mortgage and service charge, would be less than 40 per cent of net household income of the target income group as per the latest AMR, which would comply with paragraph 4.6.9 of the London Plan (2021).
- 9.28. The shadow S106 obligations would ensure the affordability of the homes would be maintained in perpetuity, and the homes would be allocated in accordance with the Enfield Intermediate Housing Policy (2020). Therefore, it is considered that the proposed homes would meet the criteria as genuinely affordable as defined in London Plan (2021) and the proposed development would exceed the policy requirements for affordable housing provision in minor planning applications.

Housing mix

- 9.29. The proposed houses are designed to grow and expand over time at a low cost to the occupier. The proposed development would deliver 9 x 1-bedroom 2-person homes in the 'Naked State'. 2 of the proposed houses can be turned into a 2-bedroom 4-person home and the remaining 7 proposed houses have the ability to be extended over time to create 3-bedroom 6-person homes.
- 9.30. This is the differential from other intermediate products which while they may be accessible to first-time buyers at the lower end of the market, do not always provide opportunities for expansion or extension to family-sized accommodation without having to move. This future flexibility is key to this affordable product and the proposed integrated ability to create family homes over time (up to 3-bedroom 6-person homes suitable for larger families) is a further consideration in its favour. This can be achieved by:
- The ability to add internal space by infilling the double-height volume with an internal floor.
 - The inclusion of structural supports for the future roof extensions (outline element of this application) and roof build-ups which can be removed and replaced on top of the roof extensions to reduce material costs.

- 9.31. Although this proposed development does not provide any 3-bedroom family housing, from the outset, the proposed new homes and associated model, would meet the need for intermediate affordable dwellings in Enfield as identified in the latest Local Housing Needs Assessment (LNHA) 2020 and Policy 5 of Core Strategy (2010). The proposed housing mix is therefore considered acceptable.

Custom build homes

- 9.32. The Self-build and Custom Housebuilding Act 2015 placed a requirement on local authorities to grant planning permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. This includes using their own land (if available and suitable) for self-build and custom housebuilding

and working with local partners and third sector groups to custom build affordable housing.

- 9.33. Naked House works closely with the Council's Housing Development Team and the proposed development is part of the Council's Custom Build Home Programme. The Naked House development model seeks to deliver "shell" or "naked" homes which are fully constructed with basic kitchens and bathrooms. The internal finishes will be incomplete, reducing the build costs and allowing purchasers to save money by completing these themselves.

Conclusion on housing need and mix

- 9.34. The proposed development helps the Council meet its duty under the Self-build and Custom Housebuilding Act. In addition, the proposed development would deliver 9 genuinely affordable homes with the potential to deliver affordable family accommodation through future extension. The proposed housing typology and mix is therefore considered acceptable. These considerations weigh heavily in favour of the development in the planning balance.

Character and Design

- 9.35. Paragraph 126 of the NPPF underscores the central value of good design to sustainable development. The Framework expects the planning process to facilitate "high quality, beautiful and sustainable buildings and places". As in Paragraph 130, the assessment of a scheme should take into account the endurance of the design, visual appeal, sensitivity to local context, sense of place, optimisation of the site and contribution to health and wellbeing.
- 9.36. London Plan Policy D4 encourages the use of master plans and design codes to ensure the delivery of high-quality design and place-making. Design scrutiny, through the use of Design Review Panels is encouraged.
- 9.37. Enfield Policy DMD 37 sets out objectives for achieving good urban design: character; continuity and enclosure; quality of public realm; ease of movement; legibility; adaptability and durability; and diversity.

Layout, Height and Massing

- 9.38. The immediate surrounding context is characterised by traditional two storey terraced houses. Some properties such as Nos. 91 and 97 Worcesters Avenue and 15 Meyer Green have been extended by rear dormers. The estate further to the north, enclosed by Worcesters Avenues and Pentrich Avenue, is three storeys.
- 9.39. Given the siting behind the existing properties, the proposed houses would be mostly concealed by the existing properties when viewed from the public vantage points on Meyer Green and Worcesters Avenue.
- 9.40. The proposed development would mainly be visible from the surrounding properties and the tow path along the New River. The majority of the existing properties turn their back on the New River with timber fences. The north-eastern site boundary along the New River are delineated by a strip of mature trees which would mostly be retained and help screen the proposed houses.

- 9.41. The proposed typology and massing were generally supported by the Design Review Panel at the pre-application stage. Following the advice from the Design Review Panel, the applicant has revised the layout with frontage onto the New River and greater separation distances from the surrounding properties. As a result, despite being back land development in the area, the proposed development would broadly conform with the pattern of development in the area and introduce positive passive surveillance to the New River.
- 9.42. The proposed roof extensions to these proposed houses would be relatively modest in scale and height with sufficient set-in. Hence, they would appear broadly subordinate to the proposed houses and would not appear overbearing when viewed from the public vantage points or the surrounding properties. Following the advice from officers, the roof extensions to Unit 8 and 9 have also been omitted to reduce the overall bulk.
- 9.43. Initially the Applicant intended to create new access from the Site to the New River for both future and existing residents. Due to the concerns of local residents raised during the pre-application consultation, the Applicant has omitted this suggestion to ensure that the existing residents feel safe and secure.
- 9.44. On balance, the proposed development reflects the challenging constraints of the site, with proportions, bulk and mass that seek to minimise impacts to neighbouring properties while creating a functional and welcoming living environment and delivering sufficient quantum of genuinely affordable homes.



Figure 1 Site photo

Detailing and materials

- 9.45. The detailing of the buildings would broadly reflect some common features in the area. The palisade fence along the western site boundary is outside the application site boundary and owned by Thames Water. Due to security and health and safety reasons, Thames Water suggested that they do not usually permit their boundary fence along the New River to be taken down to incorporate the land and river frontage into any adjoining development scheme. The details of boundary treatment within the application site would be secured by a condition. Should Thames Water remove the existing the palisade fence in the future, new fence with greater visual permeability would be required within the application site.
- 9.46. Following the advice from the Design Review Panel and Officers, the Applicant has made positive changes to enhance the appearance of the proposed houses, such as

extruded canopies above the front entrances and distinctive blockwork at the bottom of the facades.

- 9.47. The Applicant has also replaced the grey concrete block with pigmented concrete masonry block which has a better textual appearance. Additional evidence and samples of the proposed masonry block were submitted to address the Urban Design concerns, notably the robustness of the proposed materials and contextuality.
- 9.48. The proposed masonry block would have a water retardant that protects it against expansion and contraction caused by moisture and signs of efflorescence. The terracotta-coloured block would also less readily show signs of discolouration from pollution and weathering. The blocks can also be painted with a protective coating to protect the material from weathering while retaining its breathability. The robustness of the proposed masonry has been demonstrated by the other award-winning housing schemes in London.
- 9.49. Given the proposed colour and palette of materials, the proposed houses would inevitably appear more modern in the area. However, the immediate surrounding area has no distinctive and uniform appearance with relatively varied materials and architectural features. The terrace typology would reflect the prevalent character in the area and within this context, the architectural difference would serve to express the Naked House ideology without dominating the street scene. Furthermore, due to its warmth, the terracotta colour would not necessarily conflict with the local character of buff brick with terracotta roofs prevalent in the local area. In addition, the vertical bonding mix use of contrasting colours of masonry blocks and mortar would help further add texture and variation to the façade of the proposed homes.

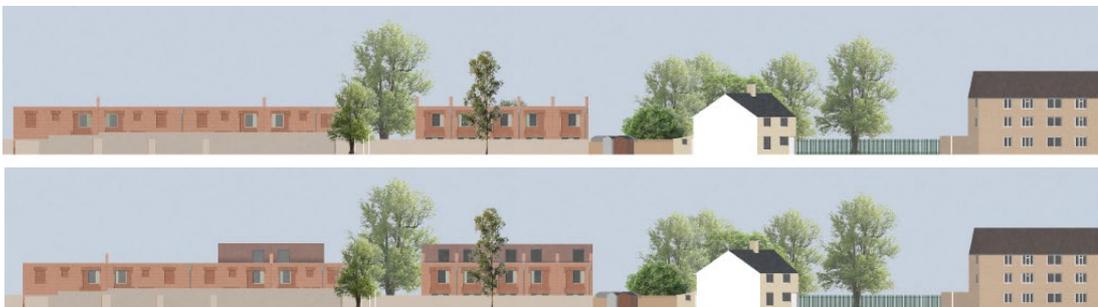


Figure 2 East Elevation (Top: Naked State; Bottom: Developed State)



Figure 3: Indicative façade

- 9.50. Furthermore, the proposed masonry block is a cost-effective, low carbon construction method to deliver affordable and highly sustainable homes (See also the Carbon Emissions and Energy section).

Conclusion on Character and Design

- 9.51. While of contemporary design, the NPPF is clear in its mandate that Local Planning Authorities should ensure developments which are sympathetic to local character and history, including the surrounding built environment and landscape setting, are supported and preconceptions should not be imposed which prevent or discourage appropriate innovation or change (such as increased densities).
- 9.52. The proposed development would have limited visibility from the public vantage points on Meyer Green and Worcesters Avenue due to its siting. It would broadly achieve continuity in the established pattern of development due to its satisfactory ‘suburban arrangement of ‘back-to-back’ gardens and the terraced typology. It would also maintain consistency in the scale of the surrounding development, and appropriately respond to the New River by introducing passive surveillance. Although the proposed masonry blocks would be different from the buildings in the locale, it is not considered that such a departure is unwelcome due to the varied architectural character in the area and the strong design and a clear design solution to provide cost effective, low carbon and genuinely affordable dwellings. The material samples and detailed drawings of the buildings and boundary treatments can be adequately secured by conditions to ensure a satisfactory appearance and appropriate integration into the street scene and the New River.

- 9.53. On balance, the proposed development is consistent with the provisions of Policy CP30 of the Core Strategy, Policies DMD6, 8 and DMD37 of the Development Management Document, Policies D3 and D4 of the London Plan (2021) and the NPPF (2021).
- 9.54. A representation raised the concerns of the foundation of unit 9 being too close to the line of a submerged high voltage power cable due to the cost of diverting this cable. A Topographic and Buried Utilities Survey has been undertaken at an early design stage and the proposed layout has taken this site constraint into account. As a result, there will be an appropriate buffer between the proposed houses and the power cable.

Neighbouring Residential Amenity

Daylight, sunlight and overshadowing

- 9.55. In general, for assessing the sunlight and daylight impact of new development on existing buildings, Building Research Establishment (BRE) criteria is adopted. In accordance with both local and national policies, consideration has to be given to the context of the site, the more efficient and effective use of valuable urban land and the degree of material impact on neighbours.
- 9.56. Concerns have been raised during the consultation process from neighbouring properties, notably Nos. 12 and 15 Meyer Green and 85 Worcesters Avenue, regarding the impact of the proposed development on daylight and sunlight available to surrounding properties.
- 9.57. A 'Daylight & Sunlight' report has been submitted as part of the application. Neighbouring properties were identified as relevant for daylight and sunlight assessment based on proximity to the proposed development. The submitted report has been completed by daylight/sunlight specialists with reference to the Building Research Establishment (BRE) publication (2011), "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice", and local planning policy.
- 9.58. During the application, the applicant has omitted the proposed roof extensions to units 8 and 9. The report confirms that in the revised scheme, the daylight to most of the primary windows of the neighbouring buildings would satisfy BRE Guide default target criteria except the ground-floor windows in the rear extension at 15 Meyer Green.
- 9.59. 15 Meyer Green has been extended by a single-storey rear extension and rear dormer. Its ground-floor windows in the new rear extension will experience a Vertical Sky Component (VSC) reduction of around 21% which is slightly greater than the default BRE target of 20%. The retained VSC levels is 25%, which is not uncommon in an urban setting and is marginally below the default BRE target of 27%. The primary reason is that these ground-floor windows in the rear extensions are closer to the site boundary than the original windows. The ground-floor room would still retain high levels of daylight due to the two existing roof lights. This is evidenced by the negligible reduction in the No-Sky Line (NSL) figures and the high retained ADF figure of 7% which exceeds the BRE requirements. Since the proposed houses would be two-storey and would meet the BRE default targets in terms of the impact on 15 Meyer Green's first-floor rear windows, there is no need for an assessment on its second-floor rear dormer windows. Considering the above, it is therefore considered that on balance the reduction in daylight is acceptable in this context.

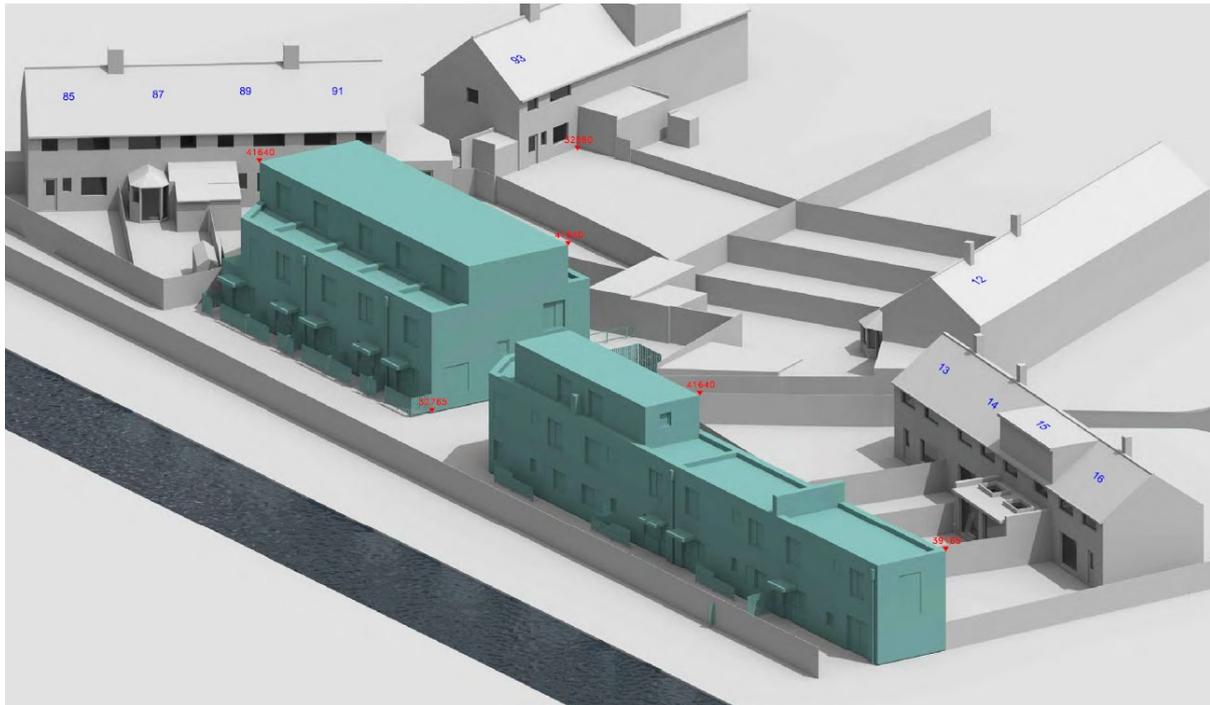


Figure 4 3D View – Proposed Scheme

- 9.60. In addition, sunlight to neighbouring buildings would fully satisfy BRE's criteria. In terms of overshadowing to the neighbouring gardens, the impact on the majority of them would also meet the BRE default targets except the rear garden of 89 Worcesters Avenue where 44% of its area will receive 2 hours of sunlight on 21st March. This is below the 50% default guideline target. However, this property benefits from a generous rear garden exceeding the minimum size recommended for a 3 bedroom unit as per DMD Policy 9. Furthermore, the shaded region is at the bottom of the garden adjacent to a substantial shed. Ample remaining amenity area near the house would still receive good levels of sunlight.
- 9.61. Overall, it is considered that the proposed scheme has been designed to respond to BRE's criteria while delivering the quantum of genuinely affordable housing, the relevant policy within Enfield's Local Plan and The London Plan. On balance, it would not have an unreasonable impact on neighbouring residential occupiers in terms of loss of daylight, sunlight and overshadowing.

Privacy

- 9.62. Concerns have been raised during the consultation process from neighbouring properties, notably Nos. 12 and 15 Meyer Green, regarding overlooking from the proposed development.
- 9.63. The proposed southern terraced houses (units 6-9) will be sited 14.2m – 17.6m away from the rear elevation of Nos.13 – 15 Meyer Green. No first-floor window is proposed in the southern flank elevation. All the proposed first-floor rear windows will be obscured glazed. They would not be relied on as the main source of natural sunlight and outlook for the habitable rooms of these homes.
- 9.64. It is noted that these first-floor rear windows will be sited close to Nos. 13 – 15 Meyer Green. The distances are greater than the recommendation stated in DMD Policy 10

which states the minimum distance between rear facing windows of 2-2 storey and 2-3 storey buildings are 22m and 25m respectively. Given the narrow shape of the subject site, the proposed separation distances between the proposed southern block and Nos.13 - 15 Meyer Green have already been maximised. Subject to a condition to ensure these upper-floor rear windows would be obscured glazed and high opening, it is considered that the impact of overlooking to Nos.12 – 15 Meyer Green's rear windows and their rear gardens would be acceptable.

- 9.65. The appearance of the proposed roof extensions to the proposed houses would be subject to reserved matter applications. The first-floor east facing windows of the proposed houses in the southern block shown in the submitted drawings are for indicative purposes only.
- 9.66. With regard to the proposed northern terraced houses (units 1 -5), given the orientation of the proposed and existing properties, the rear elevation of these proposed houses would mainly face the end section of the rear gardens of the adjoining 12 Meyer Green and 91 Worcesters Avenue. In both the Naked and Developed states, any views from the proposed upper-floor windows to these adjoining properties' rear windows and immediate private amenity spaces would be oblique at a distance of more than 11m, which would comply with the DMD Policy 10.
- 9.67. The proposed first-floor north-west facing window in the chamfered flank elevation would mainly face the New River and the very end section of the rear gardens of Nos. 85 and 87 Worcesters Avenue. The impact on the privacy of these properties would not be unreasonable.
- 9.68. A condition has also been attached to ensure no additional fenestration in the side elevations of all the proposed development. Considering the above, it is considered that the proposed development would not result in any unreasonable overlooking to the adjoining properties.

Noise and Disturbance

- 9.69. Although the proposed houses would be sited behind the existing buildings, the proposed access would remain the same as the existing. The coming and going to these proposed houses would not be significantly more than those associated with the former garages and car park when they were in use previously. Since the proposed houses would back onto the rear gardens of the existing properties, the resultant noise and disturbance would not be materially different from that would be reasonably expected in typical residential streets. The Environmental Health Officer has confirmed no negative noise impact would arise from the development. Therefore, it is considered that the proposed development would not cause significant harm to the living conditions of adjacent occupiers through additional noise or disturbance.
- 9.70. It is noted that the proposed communal bin store on the Worcesters Avenue will be close to 89 Worcesters Avenue. Given the site constraints and the spatial requirements of the refuse collection vehicles, the siting is considered acceptable (See also 'Traffic, Access, and Parking' Section).The communal refuse store is required to be fully covered and integrated with soft landscaping including green roof and/or green wall to sufficiently screen it. The details of the communal refuse store will be secured by condition.

Rear Access

- 9.71. A concern about the loss of rear access for 12 Meyer Green' existing outbuilding was raised by a representation during the public consultation. The Council's Legal Team has reviewed the formal Transfer document between the Council and the original purchaser and confirmed that No. 12 Meyer Green does not benefit from an express right to pass and re-pass over the Application site. The application needs to be assessed therefore on this basis and it would down the applicant to establish right of way outside of the planning process.
- 9.72. There is a disused old garage at the rear garden of 89 Worcesters Avenue, which would be sited immediately adjacent to unit 1. The Council's Housing Team has confirmed that this property is within LBE ownership and has no objection in respect of the rights of way.

Conclusion on Neighbouring Residential Amenities

- 9.73. Having regard to the above, the proposal would not cause any detrimental impact upon the amenities of any neighbouring dwelling in terms of noise, disturbance, daylight, sunlight, outlook, privacy or overlooking and loss of access. It would be in accordance with Policies D3, D4, D6 and D14 of the London Plan (2021), CP 4 of the Enfield Core Strategy (2010) and Policies DMD 8, 10, 37, and 68 of the Enfield Development Management Document (2014).

Quality of Accommodation

Unit and Bedroom Size, Storage and Floor to Ceiling Heights

- 9.74. Policy D6 of the London Plan (2021) sets out housing quality and design standards that housing developments must take into account to ensure they provide adequate and functional spaces.
- 9.75. In the 'Naked' state, the proposed dwellings will exceed the required minimum Gross Internal Floorspace (GIA) standards for a 1 bedroom, 2 person unit. In the 'Developed State', 7 dwellings and 2 dwellings will meet the GIA standards for a 3 bedroom, 6 person unit and 2 bedroom, 4 person unit respectively. In addition, all single and double bedrooms comply with the required minimum space standards (7.5 sqm for single bedrooms and 11.5 sqm for double bedrooms).
- 9.76. The submitted sections demonstrate that more than 75% of the total gross floor internal area of the proposed houses would achieve a minimum floor to ceiling height of 2.5m required by the London Plan (2021).
- 9.77. It is noted that the proposed houses would not provide specified built-in storage areas. However, Naked House aims at providing future occupiers with the flexibility to customise the internal layout of their homes. The overall GIA of all the proposed houses would considerably exceed the minimum GIA standards in both the 'Naked' and 'Developed' states. The hallways and bedrooms have ample space for built in storage. Hence, it is considered that the lack of specified built-in storage areas would not result in cramped living conditions for the future residents in this instance.

Light, Outlook and Layout

- 9.78. All the proposed houses are dual aspect with the habitable rooms benefiting from at least one rear or front window. The submitted Daylight and Sunlight Assessment has also demonstrated that the internal daylight and sunlight of all the habitable rooms

would meet the BRE guidelines. Therefore, the proposed houses would provide a satisfactory level of outlook and natural light to the future occupiers.

Privacy

- 9.79. Each proposed house would benefit from a small front garden as defensible space, which would provide an acceptable sense of privacy to the future occupiers.

Amenity Space and Play Area

- 9.80. DMD Policy 9 requires provision of adequate, accessible and functional amenity spaces. The majority of the proposed houses will benefit from their respective rear garden.
- 9.81. Unit 9 will have a small and irregular-shaped rear garden of approximately 11.2m². However, it will also benefit from a generous front garden of 53.7m². Subject to satisfactory boundary treatment details to be secured by a condition, the front garden would provide an acceptable private amenity space. Unit 4's rear garden is approximately 27m² which would meet the minimum requirement for a 1 bed 2 person dwelling in the 'Naked State' but would slightly fall short of the minimum requirement of 29m² for a 3 bedroom dwelling in the 'Developed State'.
- 9.82. Given the site constraints and the minimum quantum of 9 affordable dwellings within the site to make the scheme viable, it is considered that the proposed provision of private amenity spaces has already been optimised. On balance, the proposed provision of private amenity spaces is acceptable. A condition has also been attached to restrict general permitted development rights to ensure that sufficient amenity spaces would remain in accordance with the adopted policies.
- 9.83. It is noted that gates at a height of 1.1m are proposed at the end of each rear garden to facilitate onward fire escape from the properties. However, the proposed low fencing would raise security and privacy concerns, and there can be alternative fire safety measures (see also Fire Safety). A condition has been attached to secure future details of the boundary treatments of the rear gardens. A condition would also be attached to restrict the General Permitted Development Rights to safeguard the amount of private outdoor amenities of the future residents.
- 9.84. The proposed private gardens would also serve as doorstep playspace for the under 5's in accordance with the Play and Informal Recreation SPG (2016). Furthermore, Meyer Green Open Space to the south of the site has several playing fields, formalised playspace. The proposal therefore would comply with Policy S4 of the London Plan (2021).

Flood Risk and Drainage

- 9.85. Policy SI 13 of the London Plan (2021) requires development proposals to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the specified drainage hierarchy. Policy DMD 61 states developments should seek to achieve Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) year events and must maximise the use of Suds, including at least one 'at source' SuDS measure resulting in a net improvement in water quantity or quality discharging to sewer in-line with any SuDS guidance or requirements.

- 9.86. Flooding is not a known risk on this site. Classed as Flood Risk 1, the site is at low risk of flooding.
- 9.87. The existing site mainly comprises impermeable surfaces. A preliminary SuDs strategy has been submitted with the application. The Council's SuDs team has requested more extensive use of source control SuDs measures across the site together with details of the proposed SuDs features and a management plan for future maintenance. The requested information would be secured by way of condition in accordance with Policies SI 12, SI 13 of the London Plan (2021), Policy CP 28 of the Enfield Core Strategy (2010) and Policies DMD 59, DMD 61 and DMD 63 of the Development Management Document (2014).

Biodiversity, Trees and Landscaping

- 9.88. Policy DMD 76 states that development on sites that abut a wildlife corridor will only be permitted if the proposal protects and enhances the corridor. Policy DMD 78 states that development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided, and it has been demonstrated that appropriate mitigation can address the harm caused. Mitigation will be secured through planning obligations or planning conditions.
- 9.89. Policy G7 of the London Plan (2021) and Policy DMD 80 of the Development Management Document (2014) state that any development involving the loss of or harm to protected trees or trees of significant amenity or biodiversity value will be refused.

New River SINC

- 9.90. The site adjoins the New River SINC and Wildlife Corridor. It is mainly comprised of hardstanding and disused garage, and a strip of trees along the western site boundary. A Preliminary Ecological Appraisal with an ecological desk study and a walkover survey was submitted. The report concludes that given the proximity to the New River SINC, a Construction Ecological Management Plan (CEcMP) should be submitted to minimise the potential impact of the construction phase of the development on the existing ecology of the site and off site receptors, and ensure works proceed in accordance with current wildlife legislation prior to commencement. A condition has therefore been attached to request for a Construction Ecological Management Plan.

Habitats and Trees

- 9.91. 12 trees (T3, T5 – T14, T22), 4 groups of trees (G2 – G5) and the partial removal of 1 tree group (G6) will be removed. A Preliminary Arboricultural Assessment and Arboricultural Impact Assessment (AIA) have been provided in accordance with BS5837:2012. These trees to be removed are either in Category C or Category U which are of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. The Tree Officer has confirmed that these trees are relatively small and could be replaced fairly easily and would eventually outgrow their location in the future.
- 9.92. Following discussion and an on-site meeting with the Tree Officer, the Applicant has also chamfered the north-west corner of Unit 6 in order to protect and retain the Ash Tree (T4) which is protected by a Tree Preservation Order. It is noted that some form

of root presence from T4 and T16 and the off-site trees (T1, T2 and T20) will extend beneath the existing concrete hard standing and it is more likely that there will be less than the 100% exclusion of all Root Protection Areas beneath these areas as depicted in the submitted plans. However, section 5.3.2 of the submitted AIA report has suggested a precautionary approach would be adopted during the removal and replacement of the hard standing close to these trees.

- 9.93. The Tree Officer has raised no objection to the revised proposal subject to a condition for Arboricultural Method Statement (AMS) and Tree Protection Plans for demolition and construction. Given the sensitivity of the works around T4 and the neighbouring trees considering the likelihood of root presence, all demolition and construction works including removal of the existing hard surfacing and the installation of new hard landscaping (particularly around T4) would need to take place under arboricultural supervision and the precautionary assumption that there are roots under the hard standing at least 1m beyond the site's boundaries.
- 9.94. The Applicant has also confirmed that replacement trees will be provided in the rear gardens and front gardens near the New River in order to mitigate the loss of existing Category U and C trees. The new planting scheme would be secured by a condition to ensure it would enhance the local biodiversity and the greenery along the New River while providing vegetation screening of the proposed development from the surrounding properties. Only native and wildlife attracting species would be planted in accordance with Policy DMD 81.

Protected Species

- 9.95. The Preliminary Ecological Appraisal suggests that the existing trees and structures provide suitable nesting habitat for a range of bird species including Common gull, House sparrow and Starling which are identified as species of Principal Importance for Nature Conservation in England, Birds of Conservation Concern Amber List species or Red List species. A condition has therefore been attached to ensure a Nesting Bird Survey will be undertaken prior to the removal of the existing vegetation and structures within the bird nesting season. If any active bird nests are identified, an exclusion zone will be set up and no works would be undertaken within this area until the nest is no longer active. A compliance condition has been attached to restrict the clearance of vegetation outside bird nesting season in order to avoid disturbing nests during the demolition and construction phase of development.
- 9.96. The submitted Dusk Emergence Surveys were undertaken on 12th August 2021 and on 26th August 2021. The dawn re-entry survey was undertaken on 9th September 2021. The surveys were spaced at least two weeks apart in line with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). During the surveys, no bats emerged from or re-entered any of the trees or buildings within the application site. It is therefore considered that the proposed works would not adversely impact roosting bats. Since a significant amount of bat activity was recorded in the form of foraging and commuting on site during the surveys, any new lighting would be carefully designed to minimise potential disturbance and fragmentation impacts. A condition therefore has been attached to request the external lighting details.
- 9.97. A condition has also been attached to secure a Bird and Bat Box Strategy to enhance the site for bats and birds in accordance with DMD Policy 79.

- 9.98. No direct evidence of other protected species such as badger and hedgehog was identified during the field survey. Given the connectivity of the site to the wider landscape facilitated by the New River embankments adjacent to the west of the site, a condition has been attached to ensure inclusion of hedgehog passes under any fence lines. The submitted Preliminary Ecological Appraisal recommends wildlife protection measures during the construction phase of the proposed development. A Construction Ecological Management Plan would be secured via a condition.

Conclusion on Biodiversity, Trees and Landscaping

- 9.99. Considering the above, the proposed development would not result in any significant harm to the protected tree or the local wildlife including the New River SINC subject to tree protection measures and ecological management during construction and landscape and biodiversity enhancement measures, which would be secured by conditions. The proposal therefore would comply with Policies G6 and G7 of the London Plan (2021), Policy CP36 of the Enfield Core Strategy (2010) and Policies DMD76, 78, 79, 80 and 81 of the Enfield Development Management Document (2014).

Traffic, Access, Parking

- 9.100. The site has a Public Transport Accessibility Level (PTAL) of 0. There are several bus stops within walking distance on Great Cambridge Road and Carterhatch Lane. The nearest train station (Turkey Street) is circa 1.7km (approximately 6-minute cycle or 21 minutes' walk) away. The Worcester's Primary School is circa 220m (2-minute cycle or 10-minute walk) away. The site is not located within a Controlled Parking Zone (CPZ).

Trip Generation

- 9.101. The proposal is for 9 dwellings in a well-established residential area. It would not result in any material changes in levels of service on footways and bus services, nor on the local highway network.

Parking

- 9.102. The site was previously used as informal parking for up to 24 cars. The former car park has been vacant. Based on the information provided by the Housing Development Department, these spaces were not tied to any tenancy or lease agreements.

- 9.103. The Policy T6(L) of the London Plan (2021) states:

Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy.

- 9.104. 6 car parking spaces will be provided for the proposed 9 dwellings. The Applicant has undertaken parking surveys. The surveys show that over the two nights, there were an average of 25 spaces available with parking saturation level being 88%. Although the saturation level is relatively high, given the high number of potential spaces, there is still a good level of spare capacity. Based on the census data, the Transport Statement estimates the proposed development would generate a demand for 5-6 car parking spaces taking the size, number and tenure of the dwellings into account.

- 9.105. The Transportation Team have confirmed that the proposed car parking spaces would be sufficient and comply with the maximum car parking standards stated in the London Plan (2021). The proposed development would not result in significant detrimental overspill parking in the area.

- 9.106. During the application, the applicant has also increased the length of the proposed car parking bays to 6.0m in line with the recommendations set out in the Manual for Streets (2007).
- 9.107. Representations raised that the vacant car parking spaces in the local area identified in the submitted Transport Assessment would hinder access into residents' driveways and should be discounted. However, the Transportation Team confirmed that the proposed car parking spaces provision would be sufficient to accommodate the estimated demand associated with the proposed development within the application site so the proposal would not rely on the on-street availability in the area.

Vehicular and Pedestrian Access

- 9.108. There are two existing access points into the site including from Meyer Green and Worcesters Avenue. With the relatively low proposed parking provision, and the access roads of Worcesters Avenue and Meyer Green being unclassified and lightly trafficked, it is unlikely that there would be any wider highway safety concerns. The proposed single direction traffic flow is considered acceptable. A condition has been attached to ensure compliance.
- 9.109. Pedestrians will access the site from Meyer Green and Worcesters Avenue. Given the low volume of traffic using these accesses, the Transportation Team have confirmed that shared surface usage is acceptable.
- 9.110. In order to ensure construction vehicles can safely access and egress the site during the demolition and construction of the houses and the future extensions, a condition has been attached to secure a Construction Management Plan.

Cycle Parking

- 9.111. Two bicycle parking spaces would be provided for each dwelling either in the respective forecourts of the northern block or along the western site boundary. The proposed cycle parking provision is considered adequate and accessible. However, the proposed Sheffield stand for the northern terraced houses (units 1-5) are not sheltered and secured. Therefore, a condition has been attached to request revised details of the bicycle stores to ensure they are sheltered, secured, and provided prior to the first occupation in accordance with DMD Policy 45, Policy T6.1 of The London Plan (2021).

Servicing and Refuse

- 9.112. A communal bin store will be provided near Worcesters Avenue. It is acknowledged that the future residents would have to carry their refuse bags for more than 30m, contrary to paragraph 6.8.9 of Manual for Streets (2007). However, the Applicant has provided swept analysis using the refuse vehicles, which shows the Meyer Green access would be relatively tight for the refuse vehicles. The Waste Team have confirmed that the proposed siting of the communal bin store on Worcesters Avenue is acceptable on balance. The communal bin store would also be sufficient to provide the required capacity for 9 dwellings.

- 9.113. The details of the communal bin store have not been provided. The communal bin store would be required to be lockable with a pin pad entry for residents and the refuse collection team only in order to minimise the risk of fly tipping. The details of the communal refuse store will be secured by a condition.

Conclusion on Traffic, Access and Parking

- 9.114. Re-provision of car parking spaces from the former informal car park would be contrary to the London Plan Policy T6(L) and overall Transportation Team have no objection to the proposed development subject to conditions. The proposed development would not result in conditions prejudicial to the safety and free flow of traffic in the surrounding area. Also, sustainable mode of transport would be promoted subject to revised cycle parking store details. Hence, the proposal would comply with Policy T6.1 of the London Plan (2021), Policies CP22 and CP25 of the Enfield Core Strategy (2010) and Policies DMD45 and DMD47 of the Enfield Development Management Document (2014).

Carbon Emissions and Energy

- 9.115. Enfield Core Strategy Policy CP4 sets a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough. Policy DMD51 requires all developments to demonstrate how the proposal minimises energy-related CO₂ emissions. For new development, a 35%¹ CO₂ reduction over Part L of Building Regulations (2013) is encouraged to achieve the highest sustainable design and construction standards unless it is demonstrated that the target reduction is not technically feasible and economically viable in accordance with Policies DMD 50 and 51 (Energy efficiency standards). Policy DMD 53 also echoes that the provision and use of on-site renewable energy generation and low and zero-carbon technologies are encouraged.
- 9.116. With regards to operational carbon, the Energy Statement demonstrates that the proposed development would achieve a total carbon emissions savings of 2.44 tonnes of CO₂ emissions, 44% beyond the Part L of Building Regulation baseline by improving the insulation of the building fabric, use of heat pump for hot water consumption and direct electric heating. The heat pumps will be stored in the forecourts, and technical specification has been provided. The resultant carbon emissions savings exceed the policy requirements for minor planning applications. A condition has also been attached to ensure compliance by securing the final Energy Performance Certificate and Display Energy Certificate after practical completion of the works.
- 9.117. With regards to embodied carbon, there is no policy requirement for whole life carbon assessment for minor applications. Nevertheless, the Design and Access Statement illustrates that the proposed masonry block has an embodied carbon of 56 kg CO₂e/m², which is close to timber, a widely perceived low embodied carbon material (49.5 kg CO₂e/m²).
- 9.118. Policy SI5 of the London Plan (2021) requires that development be designed so that mains water consumption would meet a target of 105 litres or less per head per day, excluding an allowance of 5 litres per head for external water use. A condition therefore has been attached to ensure compliance.

¹ This is equivalent to 40% improvement on 2010 Building Regulations.

Fire Safety

- 9.119. Based on the submitted drawings and the on-site measurement, Worcesters Avenue access is approximately 3.1m wide, which complies with the requirement stated in the Approved Document B of the Building Regulations. The north-west corner of Unit 6 has been chamfered to allow the incoming fire tender from Worcesters Avenue to reverse and egress in forward gear via Worcesters Avenue even when all the proposed car parking spaces are occupied. This has been supported by the swept path analysis using Fire Tender and DB32 Fire Appliance (See appendices). London Fire Brigade has confirmed that the proposed emergency vehicles access is acceptable.
- 9.120. A Fire Strategy has been submitted, which provides clarification on the means of escape. Despite the open-plan layouts on the ground floor, most of the proposed gardens (except unit 4) will have a length greater than the height of the buildings. Hence, these gardens would provide a safe place free from danger from fire when occupiers escape from the houses in the Naked State in accordance with the Building Regulations. It is proposed to have a rear gate with a height of 1.1m at the furthest end of each rear garden of the northern block (units 1 – 5) to facilitate safe egress from the rooms of the upper floors including unit 4. However, the low fences and rear gates would raise security and privacy concerns. As a result, a condition is recommended which will seek improved and more secure boundary treatment while ensuring safe emergency egress is available.
- 9.121. Any future extensions are expected to meet the Building Regulation in force at the time when they extend the roof extensions by way of approval from a relevant Building Control body.
- 9.122. Having regard to the above, it is considered that the proposed fire safety arrangements are acceptable subject to the aforementioned condition.

Air Pollution and Land Contamination

- 9.123. The Environmental Health Officer has confirmed that the proposed development would not result in air pollution and land contamination subject to conditions covering dust and emissions control measures during the construction and demolition stage in the Construction Management Plan, restrictions on the emissions from all non-road mobile machinery during demolition and construction, and a contamination verification report demonstrating the completion of the works set out in the submitted Contamination Report prior to the occupation.
- 9.124. The proposed development is located within 15 metres of a strategic sewer. Thames Water requested a piling method statement to protect the underground sewerage utility. A condition has therefore been attached.

Secure by Design

- 9.125. During the design process, a Secured by Design meeting was held with the Designing Out Crime Officer at Met Police, and feedback was integrated into the proposed design.

- 9.126. The Met Police suggested the replacement of the palisade fence along the western site boundary with a more sight permeable product to provide a more secure boundary and increase passive surveillance opportunities. However, the existing palisade fence is outside the application site boundary and is owned by Thames Water. Thames Water suggested that they do not usually permit their boundary fence along the New River to be taken down to incorporate the land and river frontage into any adjoining development scheme. The details of boundary treatment within the application site would be secured by a condition. Should Thames Water remove the existing the palisade fence in the future, new fence with greater visual permeability would be required within the application site.
- 9.127. Overall, the Met Police has confirmed no objection to the application. A condition has also been attached to ensure the proposed houses attain 'Secured by Design' certification in accordance with Policy D11 of the London Plan (2021) and Policy DMD 37 of the Development Management Document (2014).

Community Infrastructure Levy (CIL)

Mayoral CIL

- 9.128. The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The amount that is sought for the scheme is calculated on the net increase of gross internal floor area multiplied by an Outer London weighting (increased to £60 per sqm as of 1st April 2019).

Enfield CIL

- 9.129. The Council introduced its own CIL on 1st April 2016. Enfield has identified three residential charging zones, and the site falls within the lower rate charging zone (£40/sqm).
- 9.130. Both CIL charging rates are presented prior to indexing. The proposed development would be CIL liable as it would create new dwellings. For the detailed application, the additional gross internal floor area is 566.7 sqm in the Naked State. Given the proposed development involves genuinely affordable housing, it may be eligible for CIL relief.

Shadow S106 Heads of Terms

- 9.131. The Council is the current freeholder of the Site. It cannot enter into a Section 106 Agreement with itself and therefore a condition has been imposed requiring that a Section 106 is completed prior to commencement of any works on Site and that a draft of the Section 106 Agreement will be agreed before the permission is issued and attached to the planning permission. This condition applies to the whole scheme.
- 9.132. The table below outlines the Heads of Terms of financial and non-financial contributions to be secured within a shadow S106 Agreement

Heads of Term	Description	Sum	Trigger
Affordable Housing	To ensure the affordability is maintained in perpetuity as per paragraphs 4.6.8 and 4.6.9 of the London Plan (2021), the units would be allocated according to Enfield Intermediate Housing Policy.	£0	Ongoing compliance clause
Architects Retention clause	As per paragraph 3.4.12 of the London Plan (2021)	£0	Ongoing compliance clause
S106 monitoring cost	5 per cent of the total value of all contributions; and a fixed charge to manage non-monetary obligations of £350 per head of term		

9.133. The total residential floorspace proposed is less than 1,000m². Hence, no other financial contribution would be required in accordance with the Enfield's Section 106 SPD (2016).

10. Public Sector Equality Duty

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

11. Conclusion

11.1. The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF states that planning permission should be granted unless "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".

11.2. Members will be aware of the need to deliver more housing, including affordable housing in order to meet housing delivery targets. This proposed development would deliver 9 affordable homes, which would help meet the pressing need for affordable housing within the Borough, and Enfield has an extremely challenging 10-year housing delivery target. In this context, the provision of 9 affordable homes weighs heavily in favour of the development. These homes would also allow future residents to adapt their homes as household needs change over time and meet the demand for custom-build housing in Enfield as required by the Self-build and Custom Housebuilding Act 2015.

11.3. It is considered the application proposes a high-quality residential development on existing underutilised, sustainable brownfield land consistent with the objectives of the adopted planning policy. The applicant has engaged with the LPA in undertaking extensive pre-application advice inclusive of the development being

presented to the Enfield Design Review Panel. The pre-application process involved the applicant considering design options to determine the most appropriate forms of development, and the scheme proposed has followed a design-led approach to site optimisation, as per London Plan Policy D3.

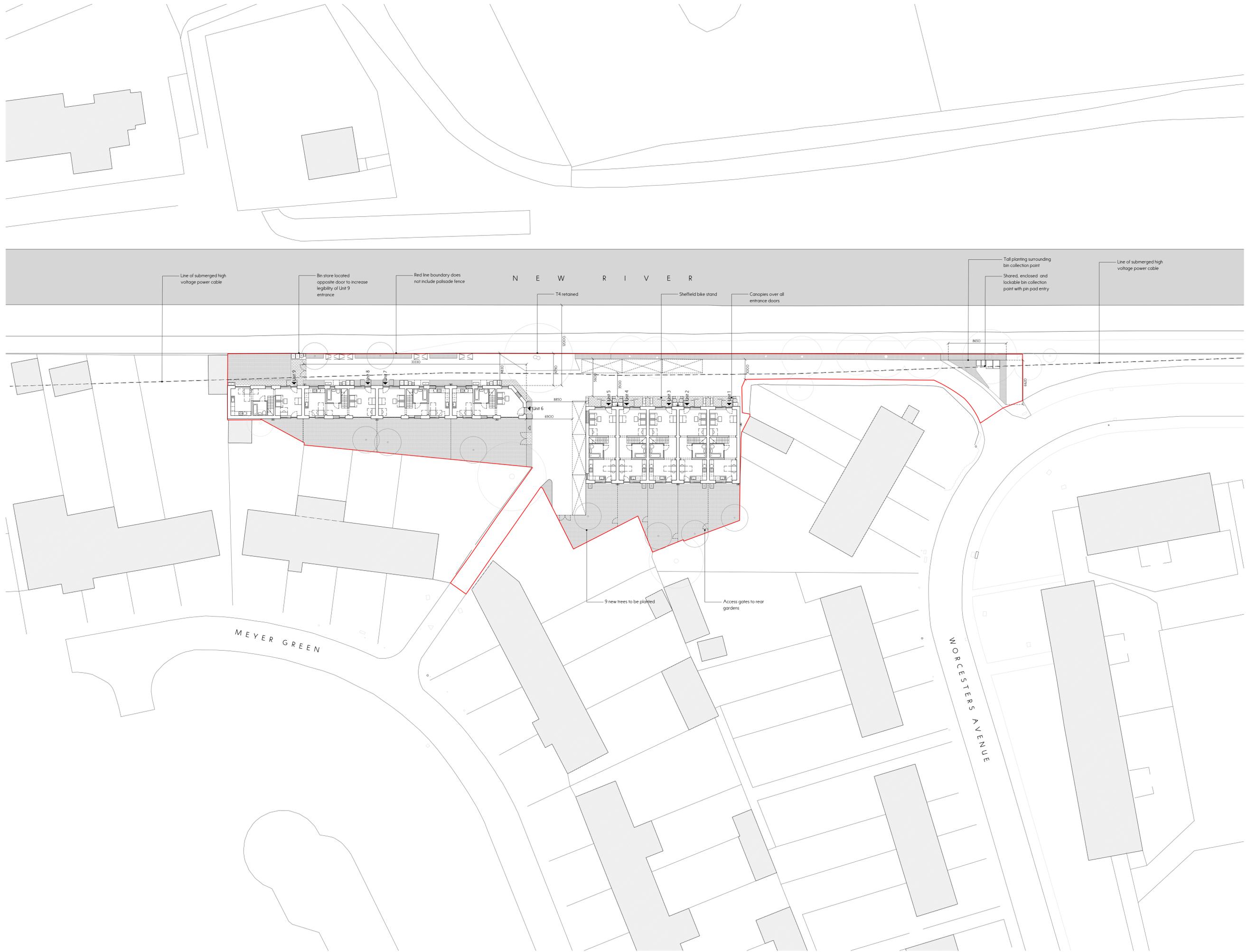
- 11.4. With new development comes change and some disruption. This design led proposal has sought to minimise the impact on the surrounding properties. Whilst there will be change, it is considered that the proposal would not be detrimental to the amenity of neighbouring residents.
- 11.5. In addition, as well as being energy efficient and sustainable, care has been given to ensure that the proposal would not harm the trees with significant amenity value and local wildlife. Biodiversity enhancement would be secured. There is also no adverse effect on the free flow and safety of traffic or highway safety.
- 11.6. Overall and taking account of the presumption in favour and the weight to be given to development which provides new affordable homes, it is concluded that the development for reasons set-out within this report, is acceptable and broadly accords with the policies of the Development plan where they are material to the development and other relevant material planning considerations including emerging policy. Subject to the appropriate mitigations as set out within the recommended condition schedule, and within the shadow Section 106 Agreement, the application is recommended for approval.

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-	13 08 21	For Planning
A	11 03 22	For Planning
B	30 03 22	For Planning

- Notes
-  Paved hard standing
 -  Soil planting bed
 -  Topsoil soft landscaping
 -  Grasscrete surfacing

NB: All areas of landscaping left un-hatched are to be retained and repaired if possible

-  Area of recessed masonry with intel above to accommodate future adaptation
- HP Air source heat pump unit in acoustic enclosure
- OW Organic waste bin
- LB Large recycling bin (240L)
- MB Medium bin (140L)
- GW Garden waste bin (240L)



Drawn	Checked	Scale
RS	JL	1:250 @ A1 1:500 @ A3



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Project No Meyer Green
 0081

Client Naked House

Drawing Title Southern Block
 Ground Floor Plan

Drawing No 3.01

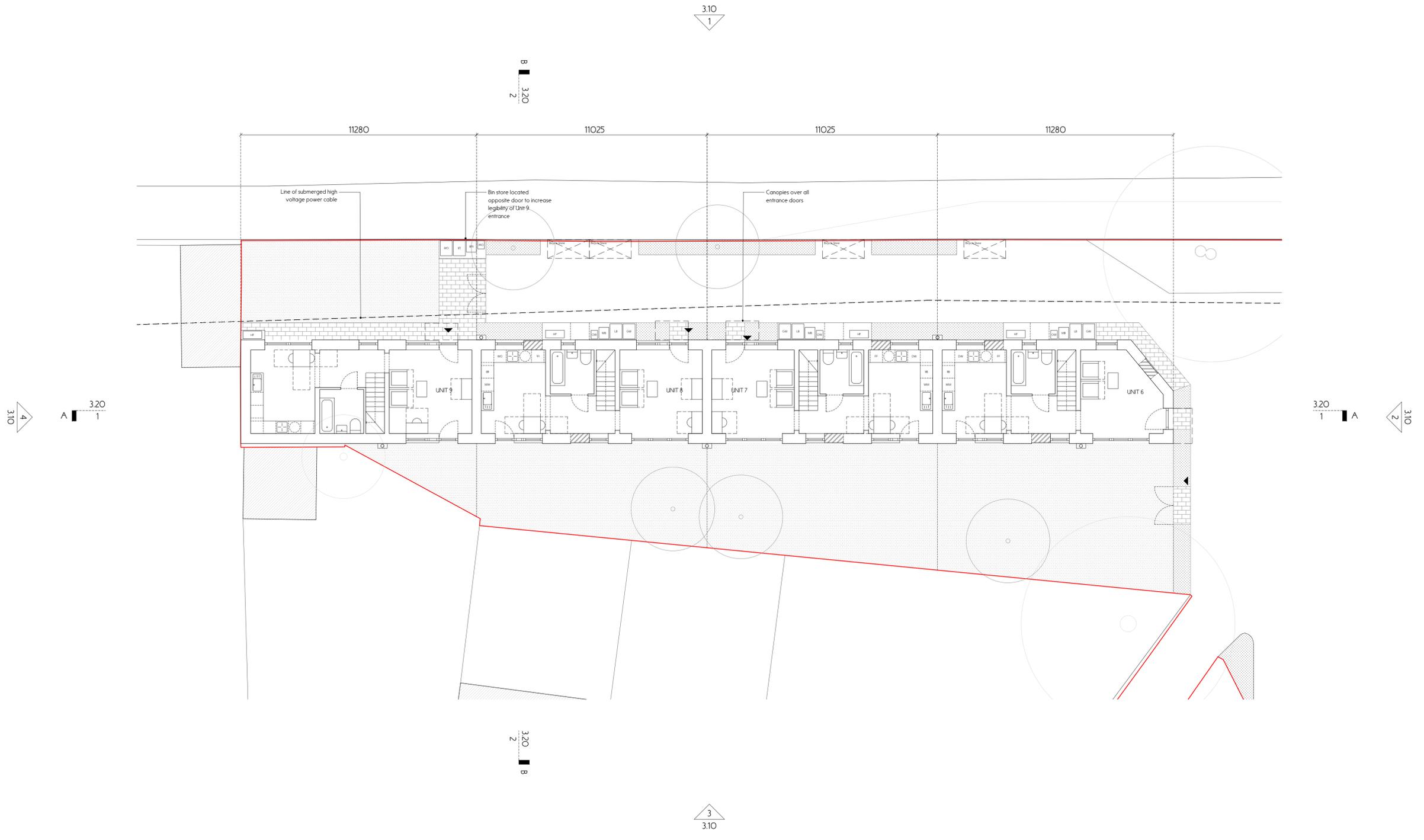
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Key Plan

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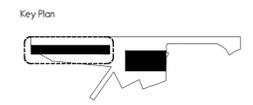
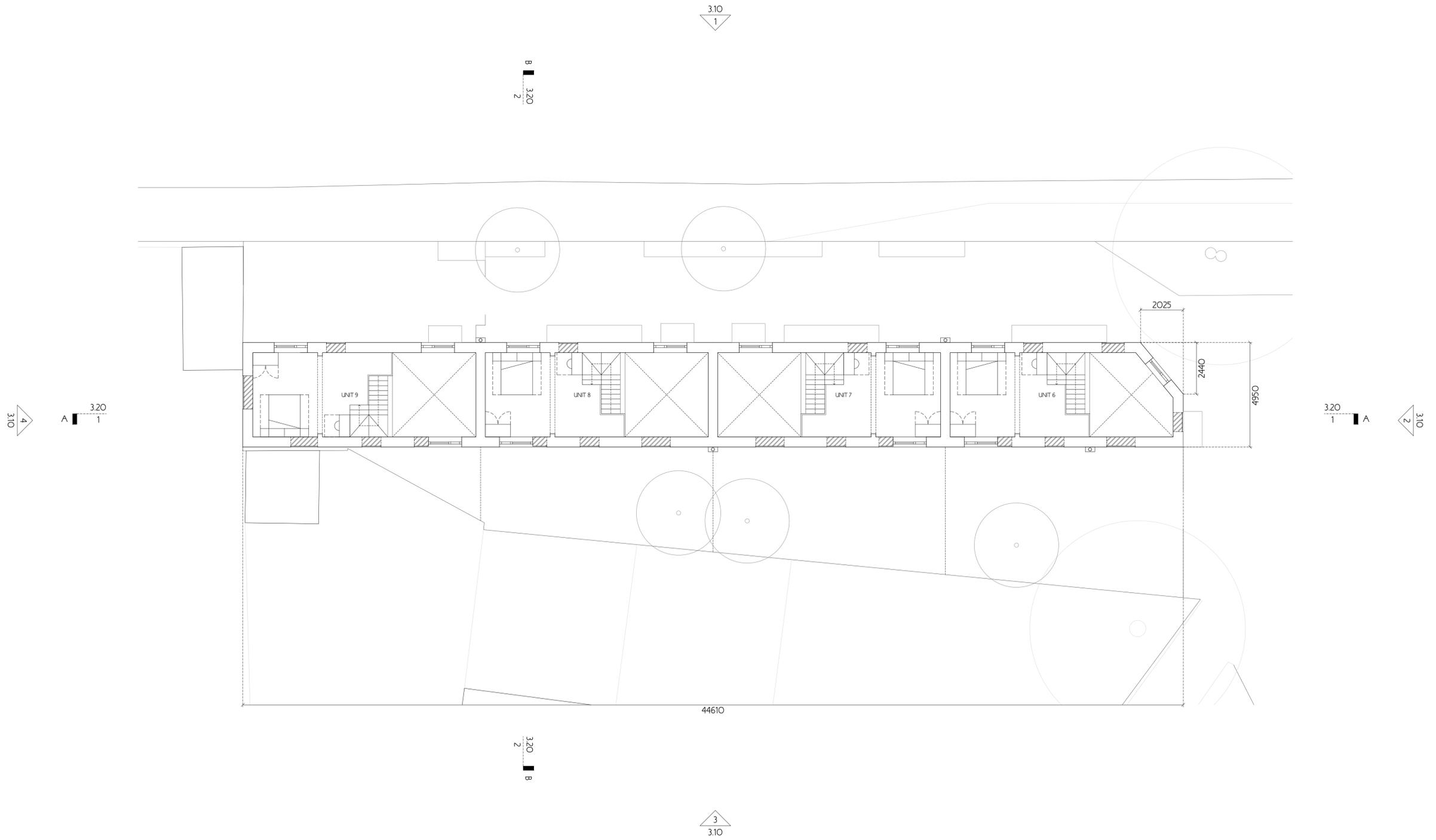
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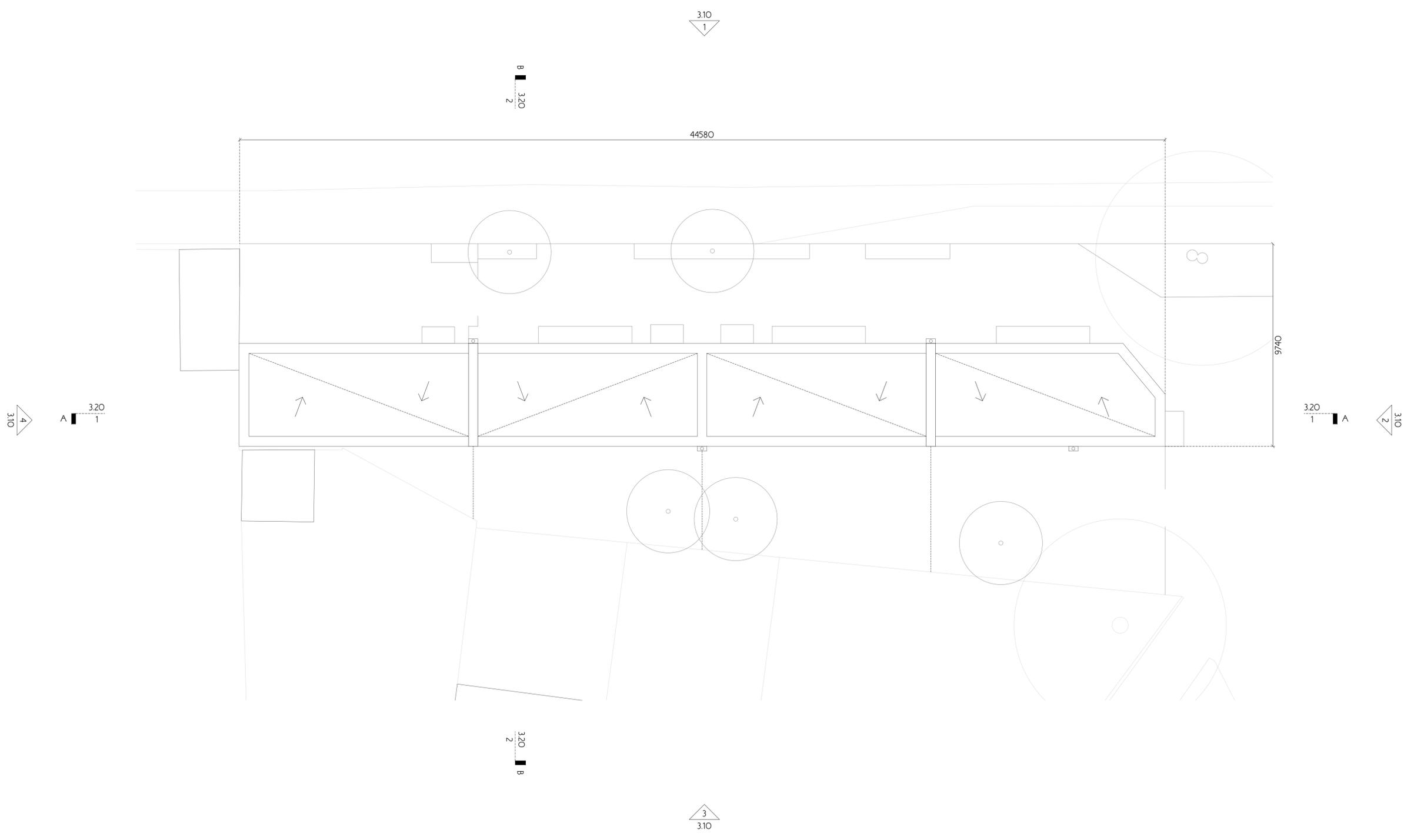
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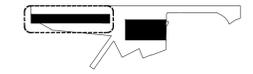
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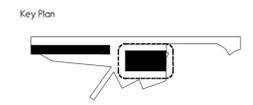
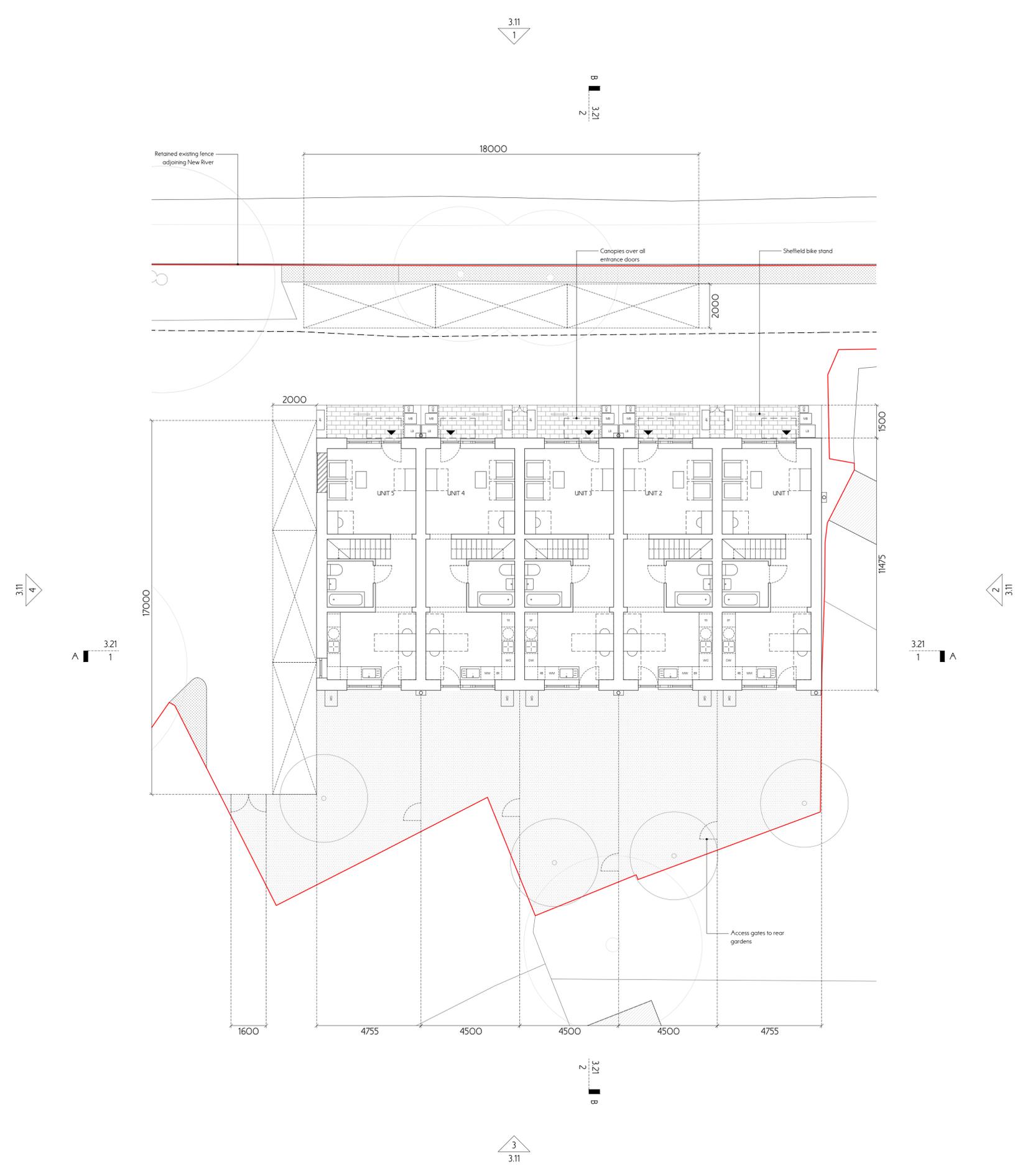
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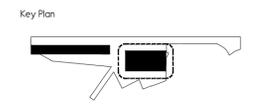
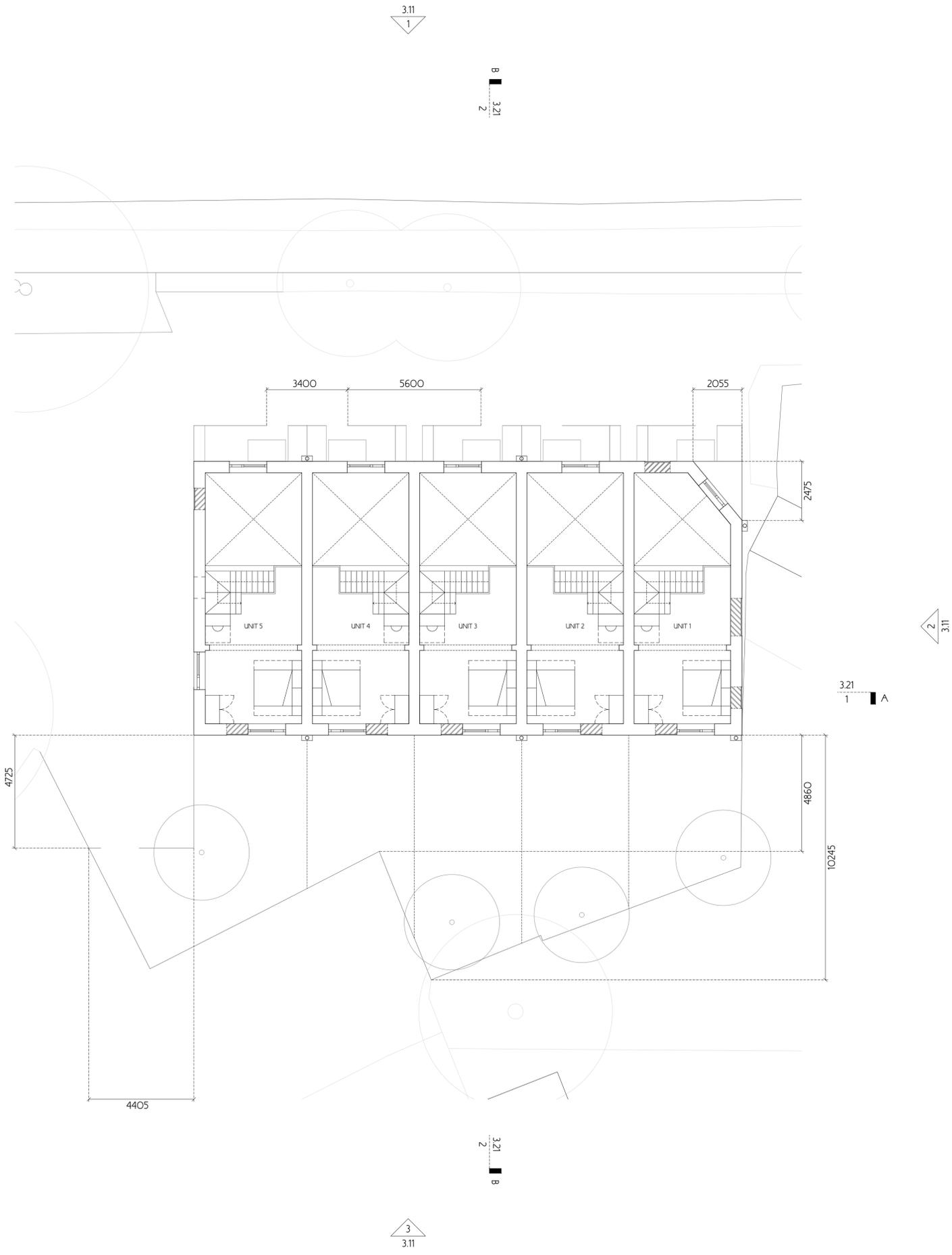
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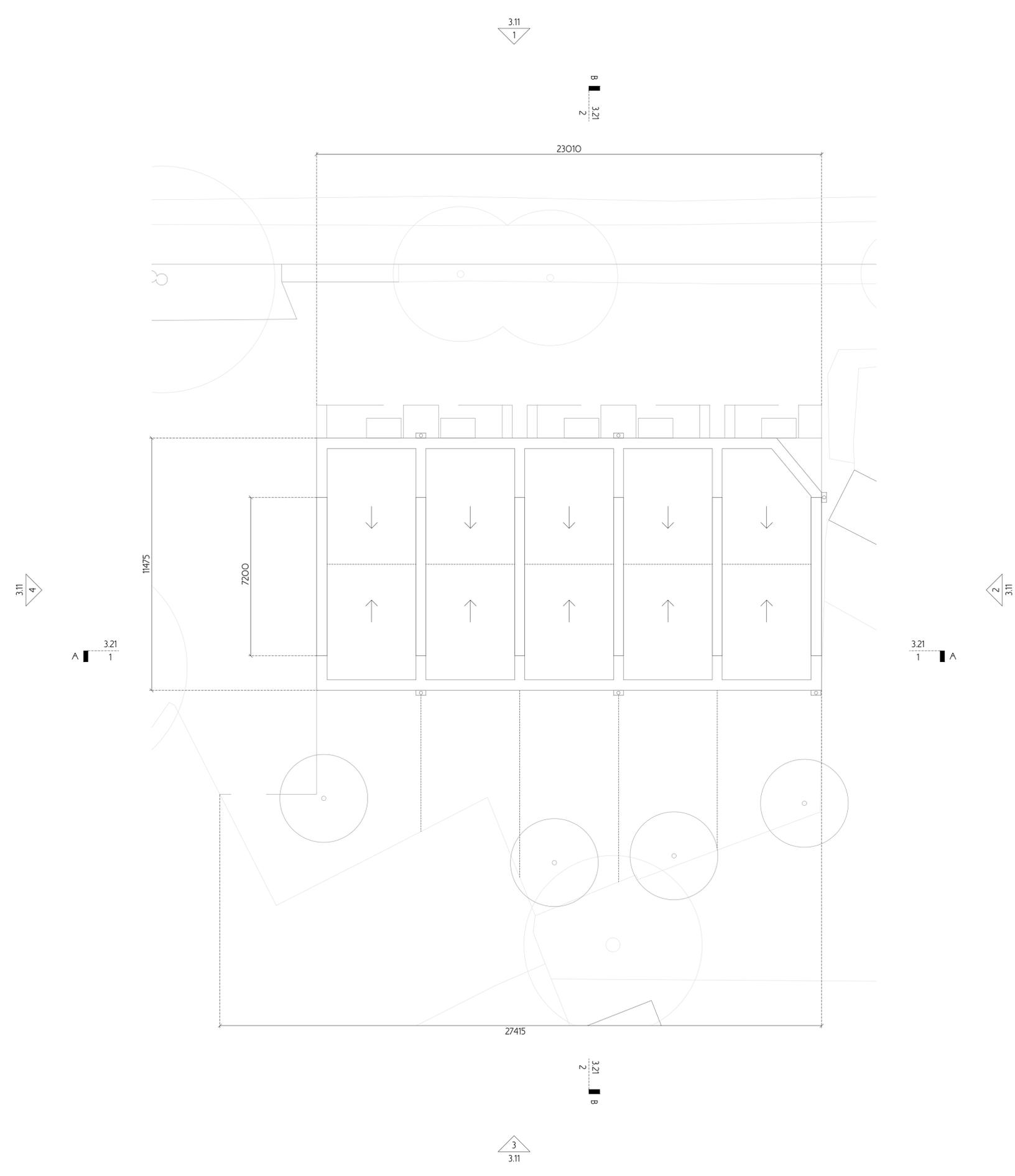
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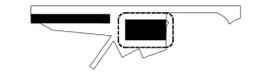
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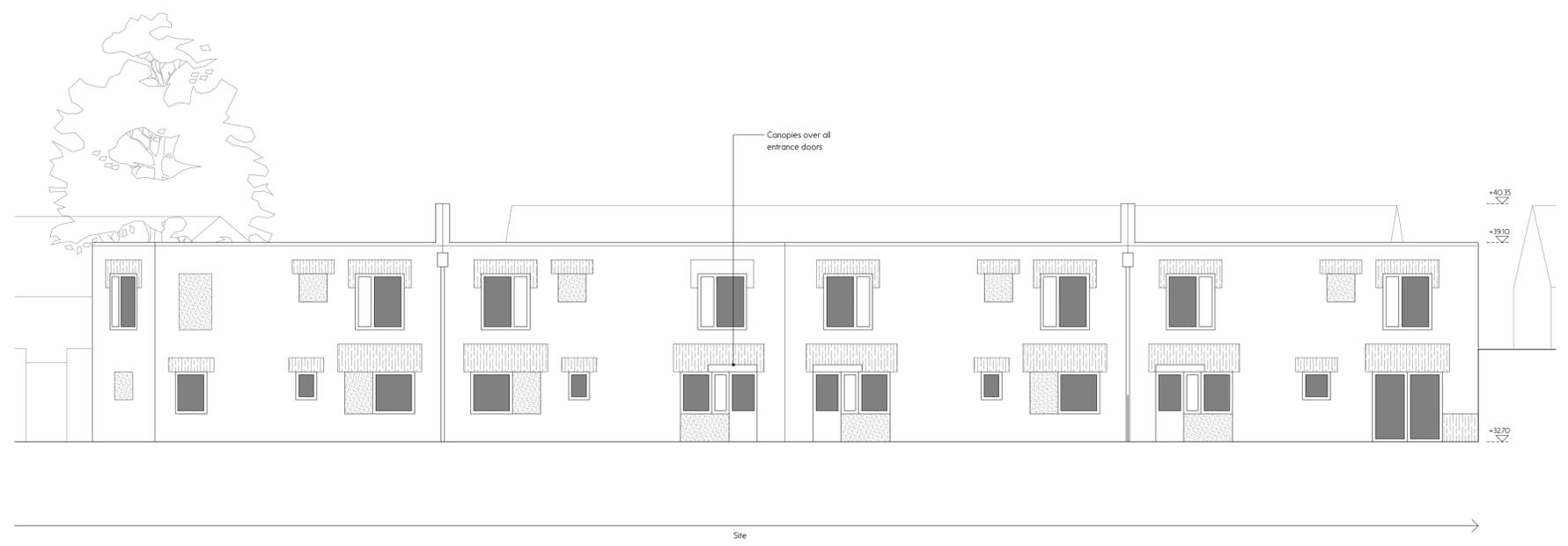
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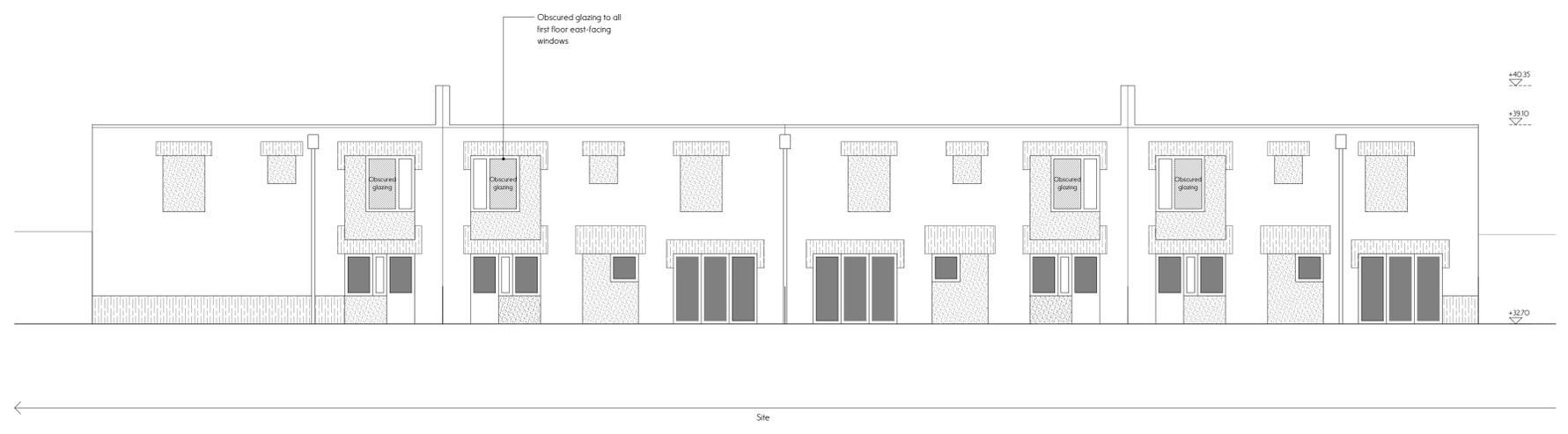


1 Southern Block
 310 West Elevation

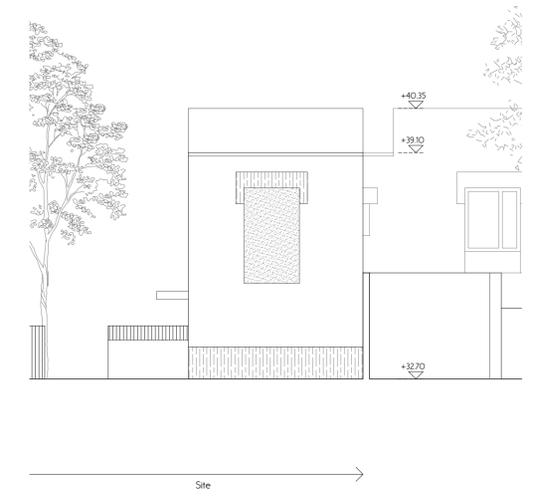


2 Southern Block
 310 North Elevation

- Notes
- Glazing
 - Decorative lintel
 - Area of recessed masonry with structural lintel to accommodate future adaptation

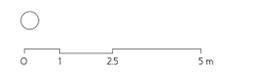


3 Southern Block
 310 East Elevation



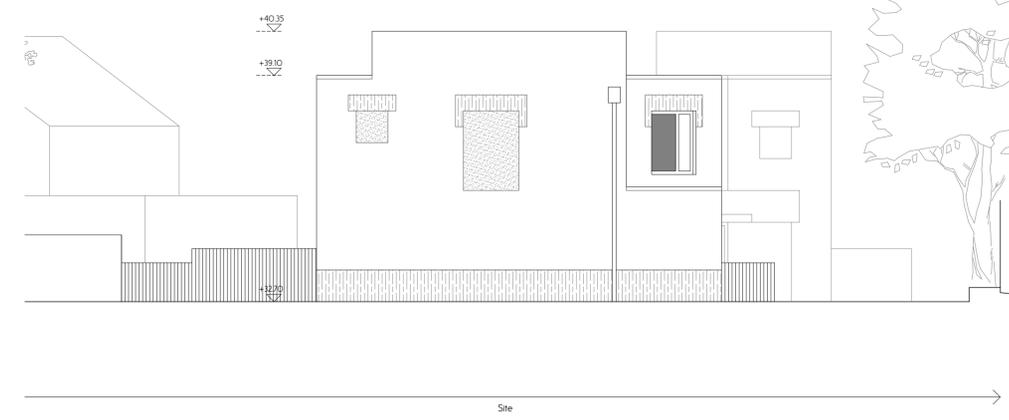
4 Southern Block
 310 South Elevation

Drawn RS Checked JL Scale 1:100 @ A1 1:200 @ A3





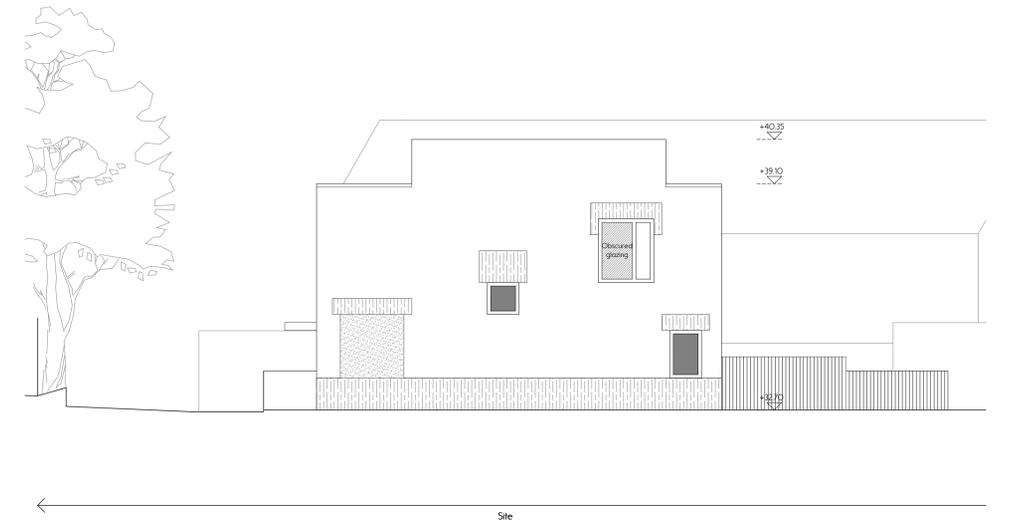
1 Northern Block
 3.11 West Elevation



2 Northern Block
 3.11 North Elevation



3 Northern Block
 3.11 East Elevation



4 Northern Block
 3.11 South Elevation

- Notes
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Project No Meyer Green 0081

Client Naked House

Drawing Title Site Plan Developed State

Drawing No D3.00

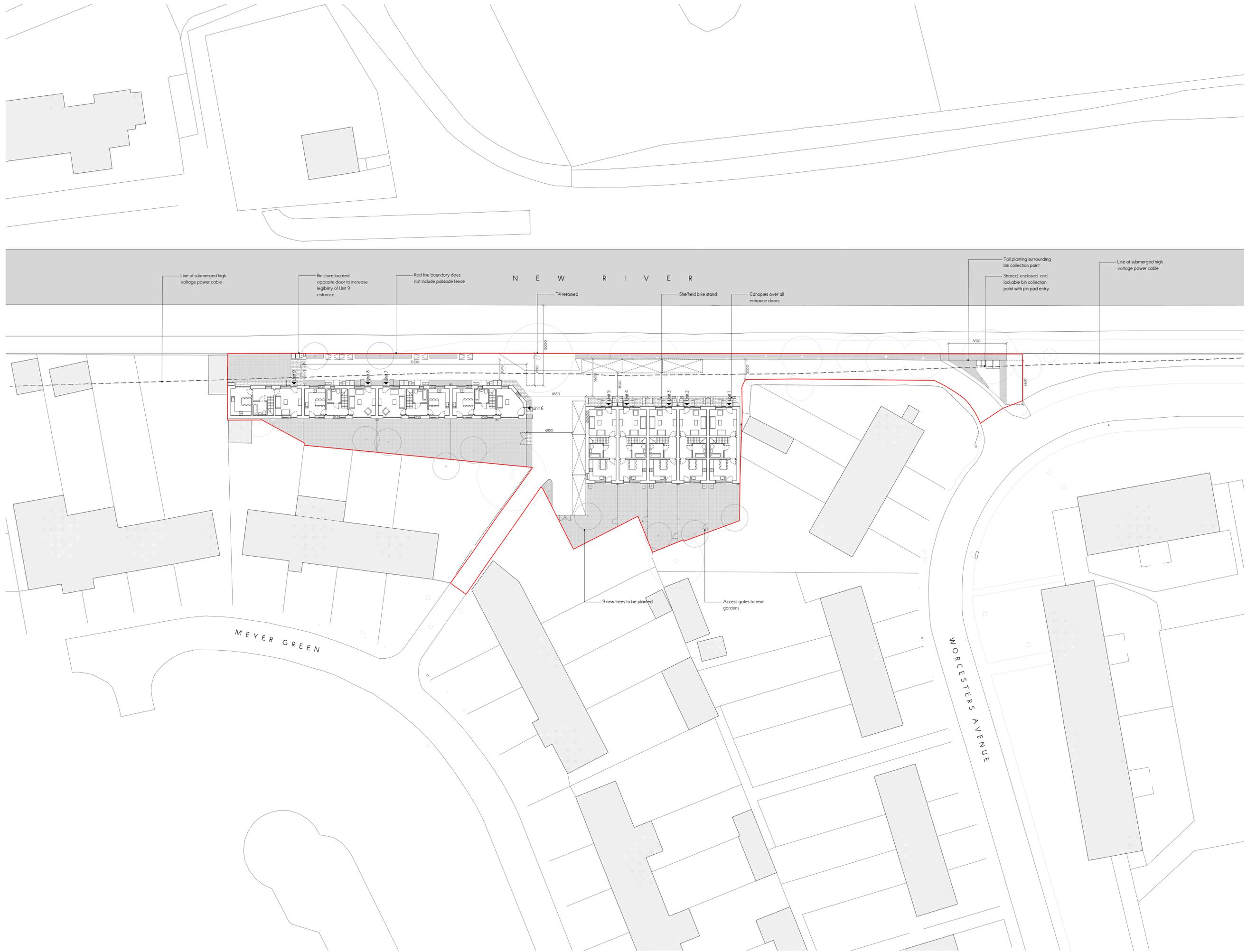
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NB: All areas of landscaping left un-hatched are to be retained and repaired if possible

- Area of recessed masonry with intel above to accommodate future adaptation
- HP Air source heat pump unit in acoustic enclosure
- OW Organic waste bin
- LB Large recycling bin (240L)
- MB Medium bin (140L)
- GW Garden waste bin (240L)



Drawn	Checked	Scale
RS	JL	1:250 @ A1 1:500 @ A3

0 2.5 5 10m

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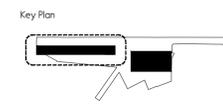
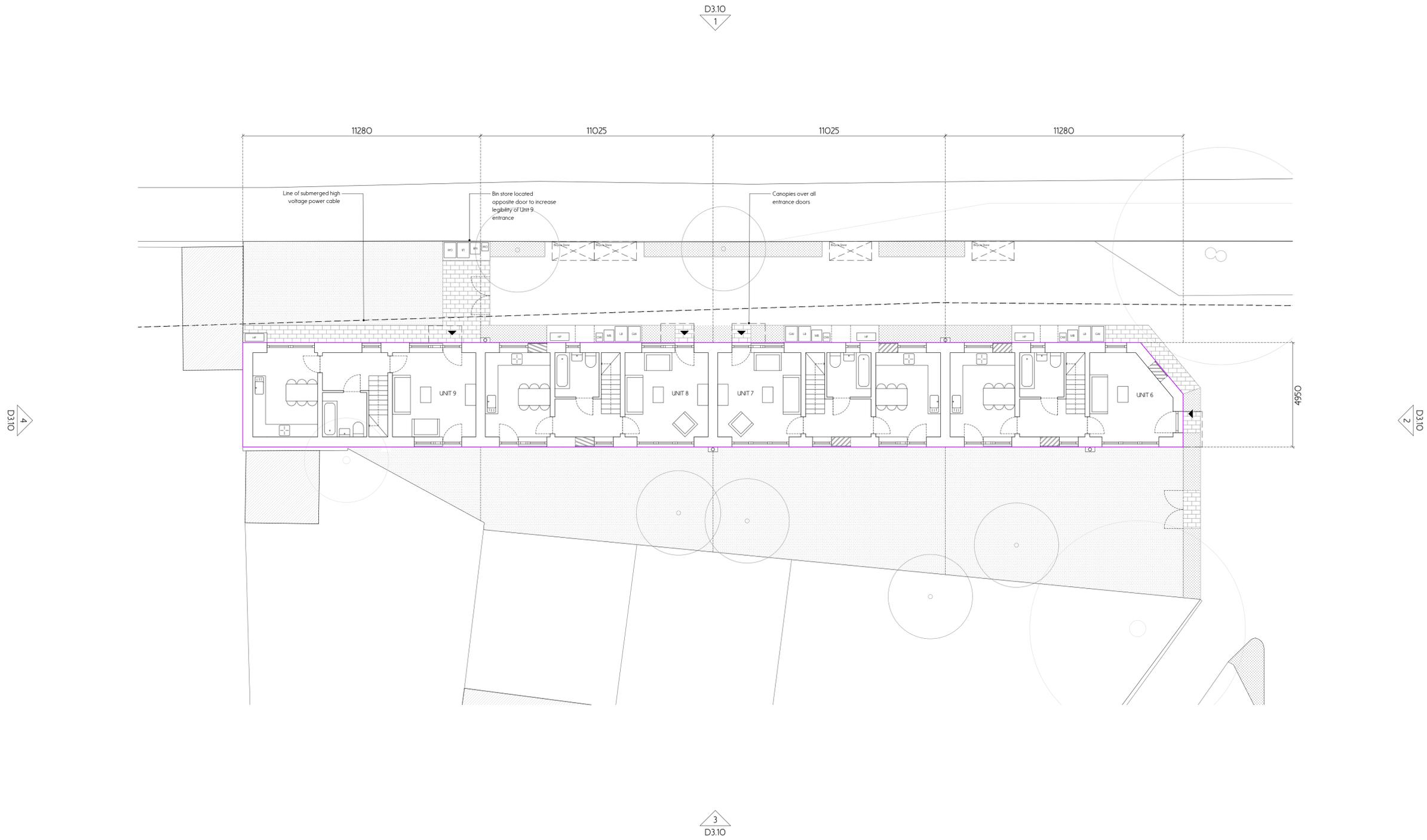
Revision	Date	Description
-	13 08 21	For Planning
A	12 03 22	For Planning
B	30 03 22	For Planning

- Notes
- Paved hard standing
 - Soil planting bed
 - Topsoil soft landscaping
 - Grasscrete surfacing

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- Phase 1
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- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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Revision	Date	Description
-	19 08 21	For Planning
A	12 03 22	For Planning
B	30 03 22	For Planning

Notes

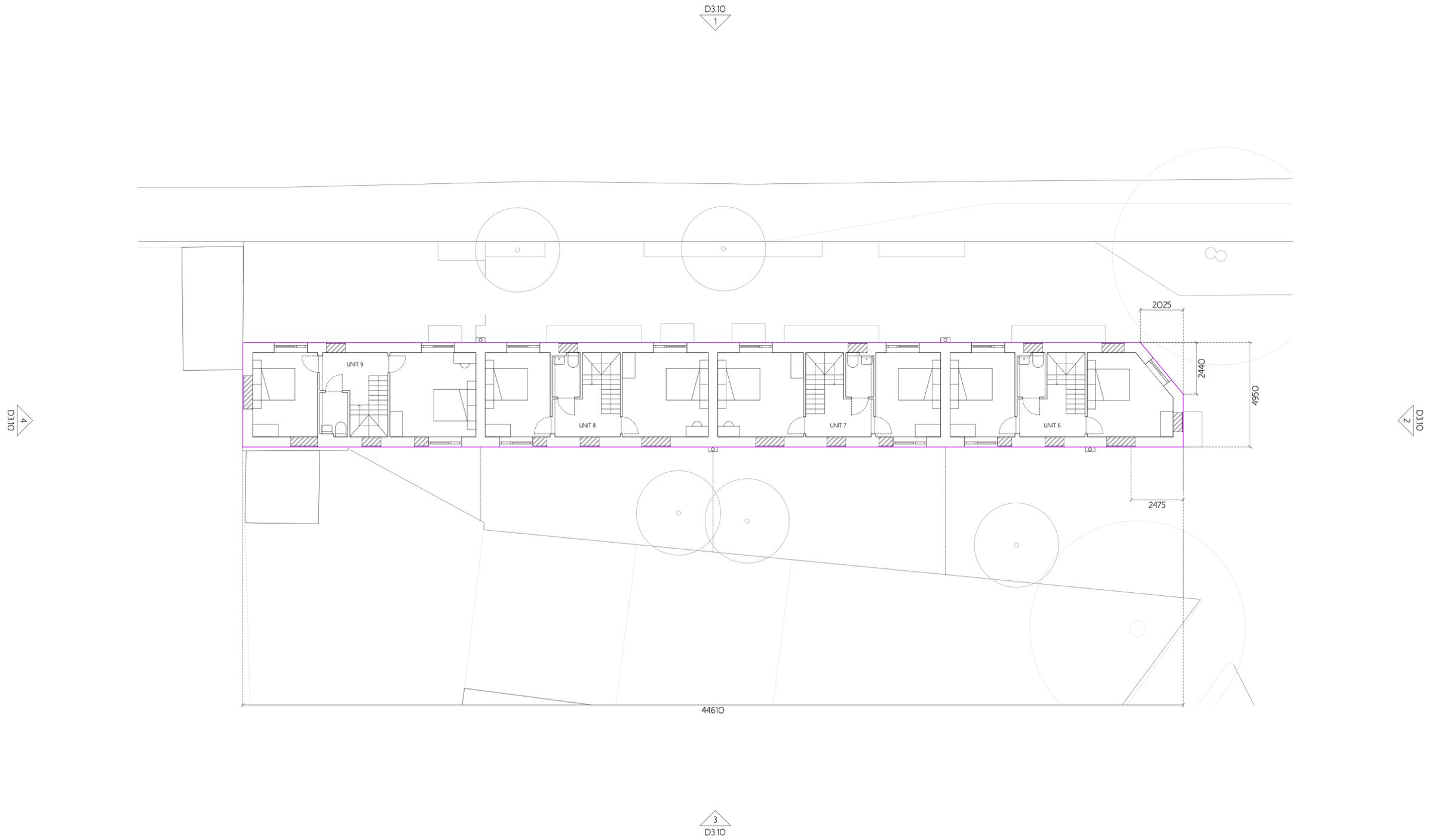
-  Paved hard standing
-  Soil planting bed
-  Topsoil soft landscaping
-  Grasscrete surfacing

NB: All areas of landscaping left un-hatched are to be retained and repaired if possible

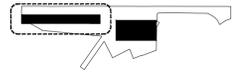
 Area of recessed masonry with intel above to accommodate future adaptation

- HP Air source heat pump unit in acoustic enclosure
- OW Organic waste bin
- LB Large recycling bin (240L)
- MB Medium bin (140L)
- GW Garden waste bin (240L)

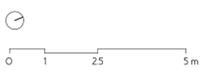
-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8
-  Phase 9
-  Phase 10



Key Plan



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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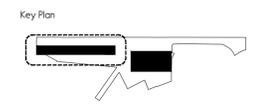
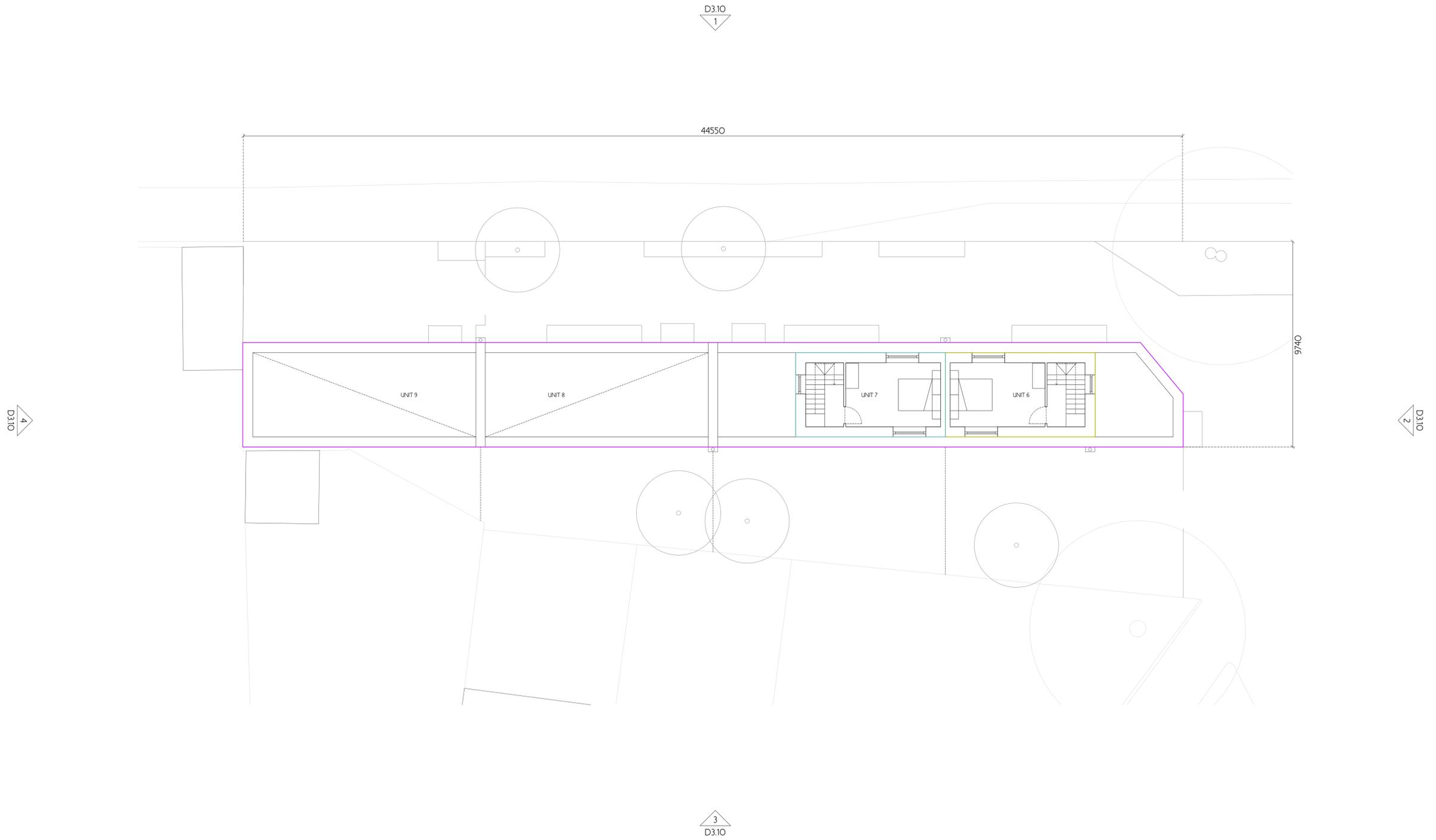
Revision	Date	Description
A	19 08 21	For Planning
B	30 03 22	For Planning

- Notes
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-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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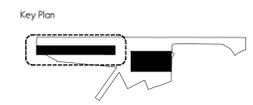
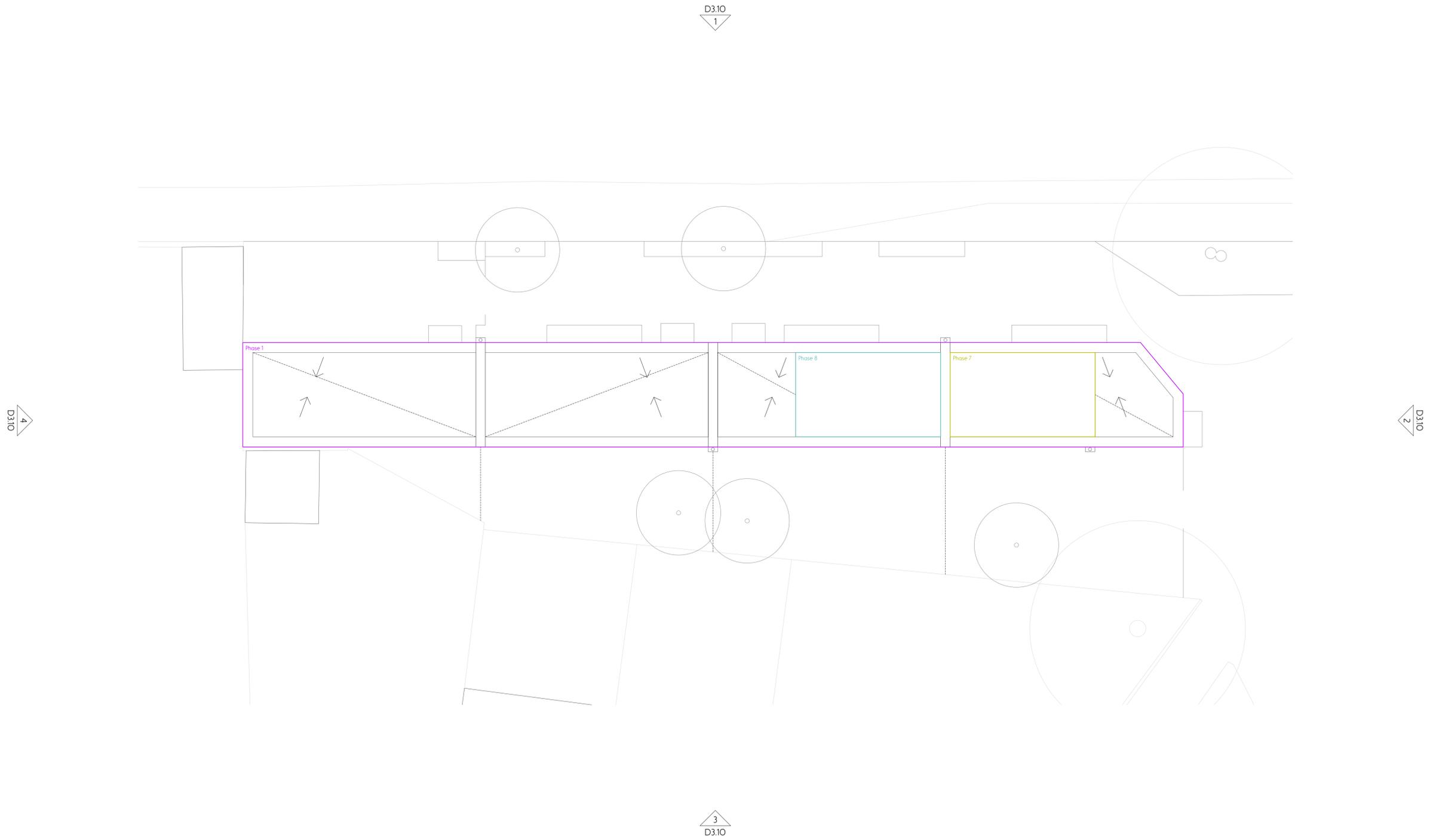
Revision	Date	Description
A	19 08 21	For Planning
B	30 03 22	For Planning

- Notes
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-  Phase 8



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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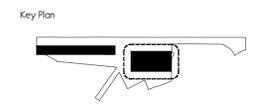
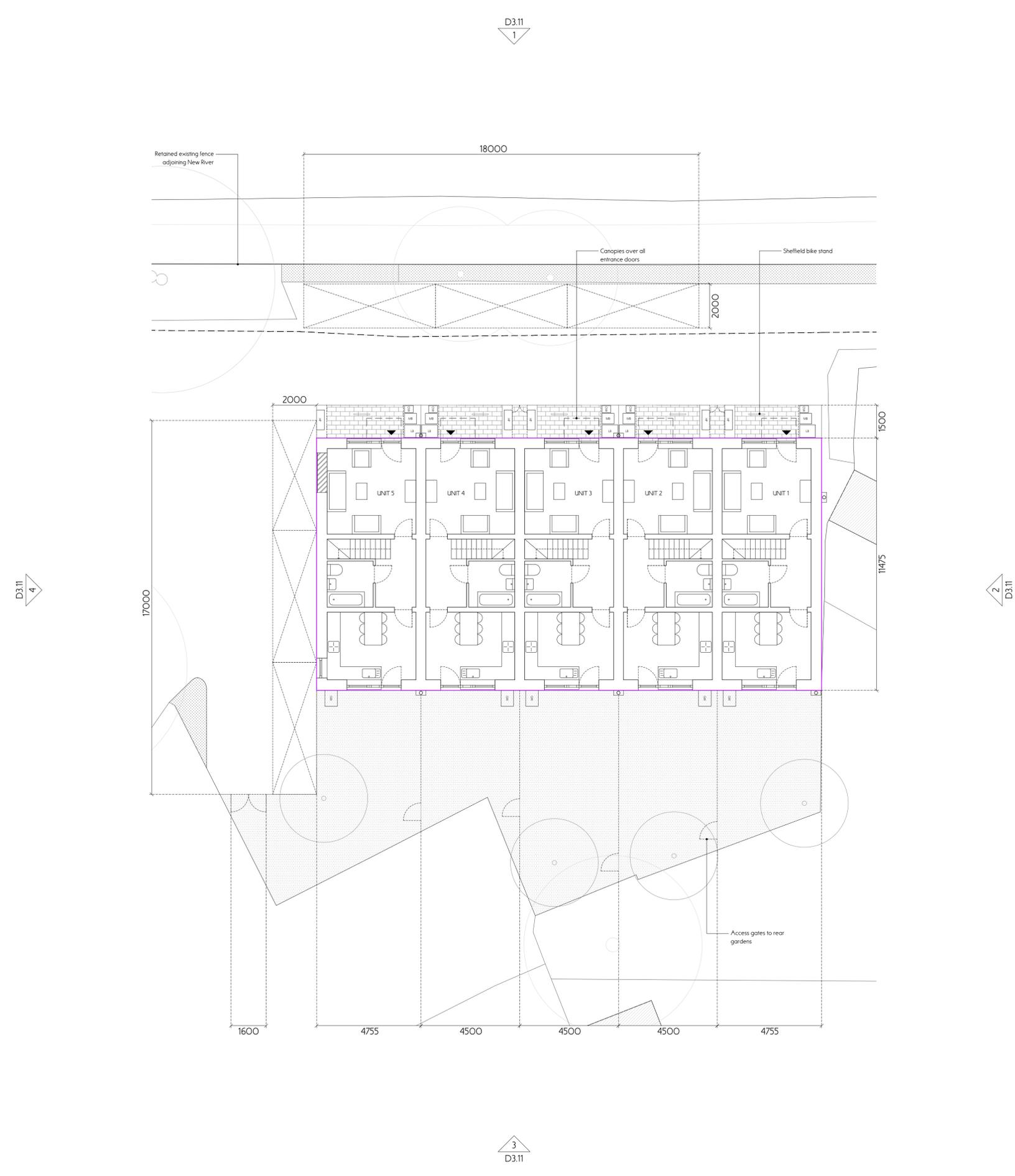
Revision	Date	Description
-	19 08 21	For Planning
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- Phase 1
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- Phase 6
- Phase 7
- Phase 8
- Phase 9
- Phase 10

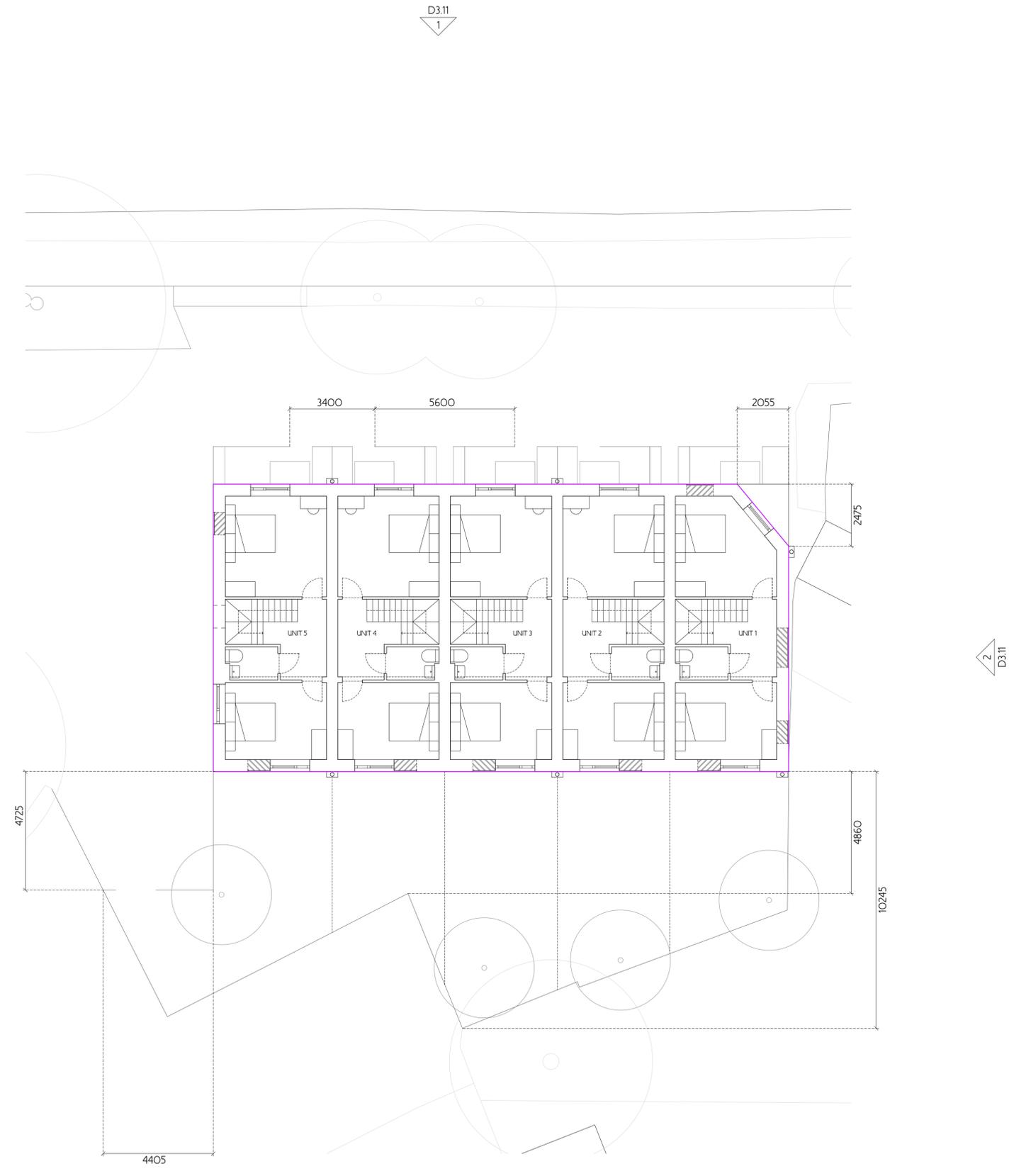


Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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 - Phase 2
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 - Phase 4
 - Phase 5
 - Phase 6
 - Phase 7
 - Phase 8
 - Phase 9
 - Phase 10



Key Plan

Drawn Checked Scale
 RS JL 1:100 @ A1
 1:200 @ A3

0 1 2.5 5 m

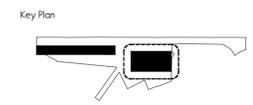
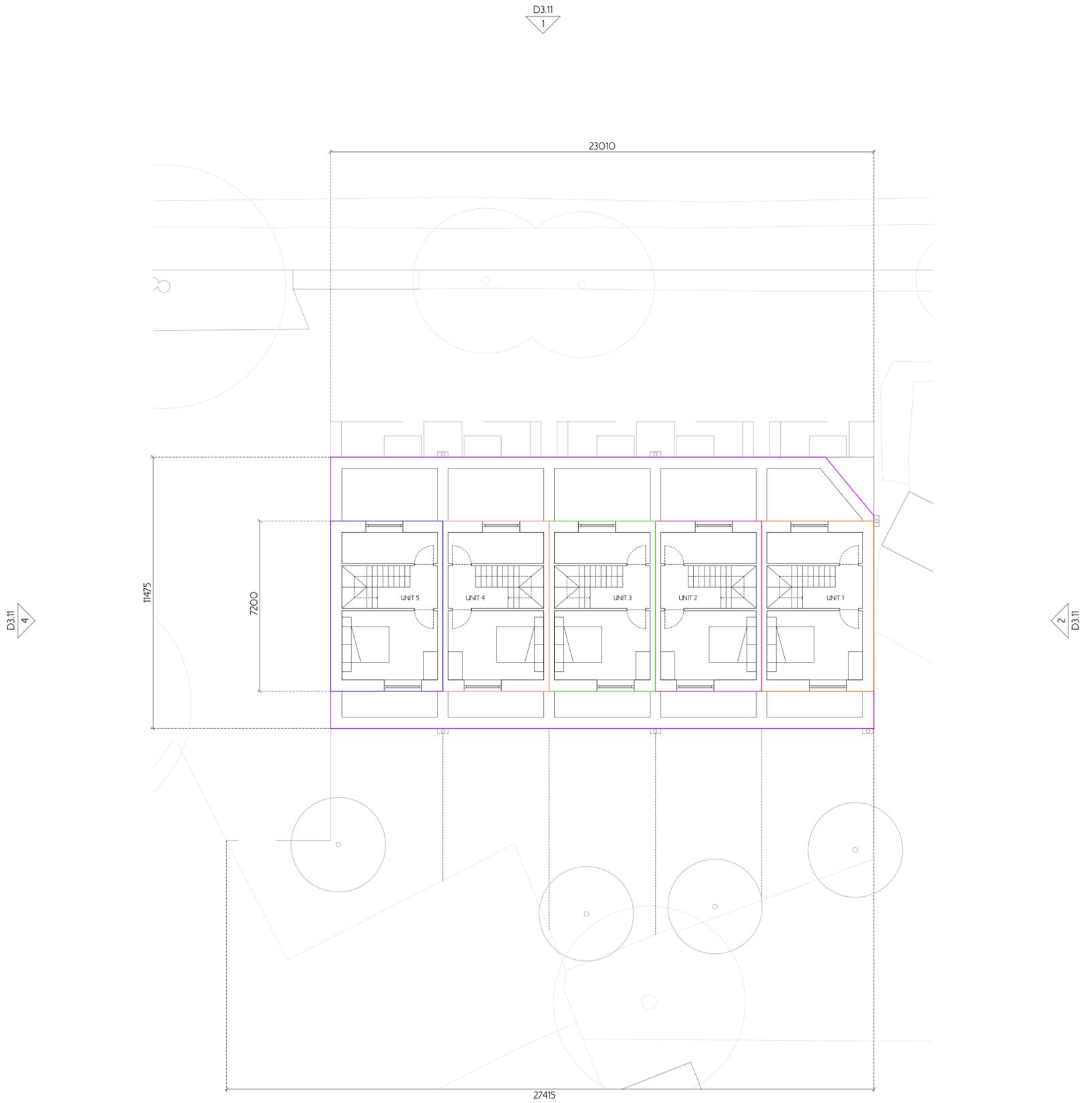
Revision	Date	Description
-	19 08 21	For Planning
A	17 03 22	For Planning
B	30 03 22	For Planning

- Notes
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-  Phase 3
-  Phase 4
-  Phase 5
-  Phase 6
-  Phase 7
-  Phase 8
-  Phase 9
-  Phase 10

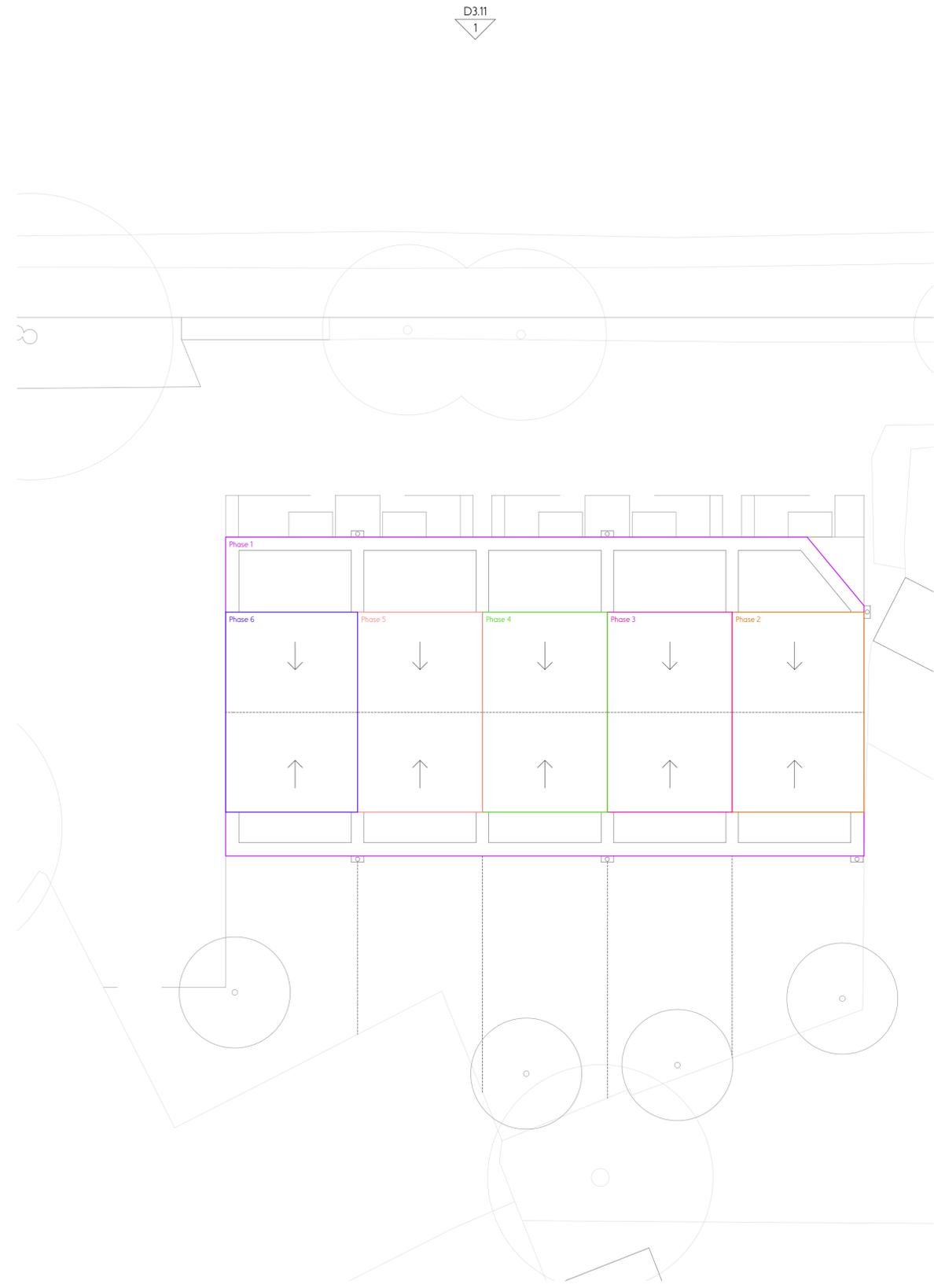


Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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 -  Phase 2
 -  Phase 3
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 -  Phase 9
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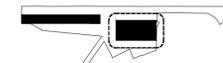
D3.11
4

D3.11
2

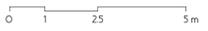
D3.11
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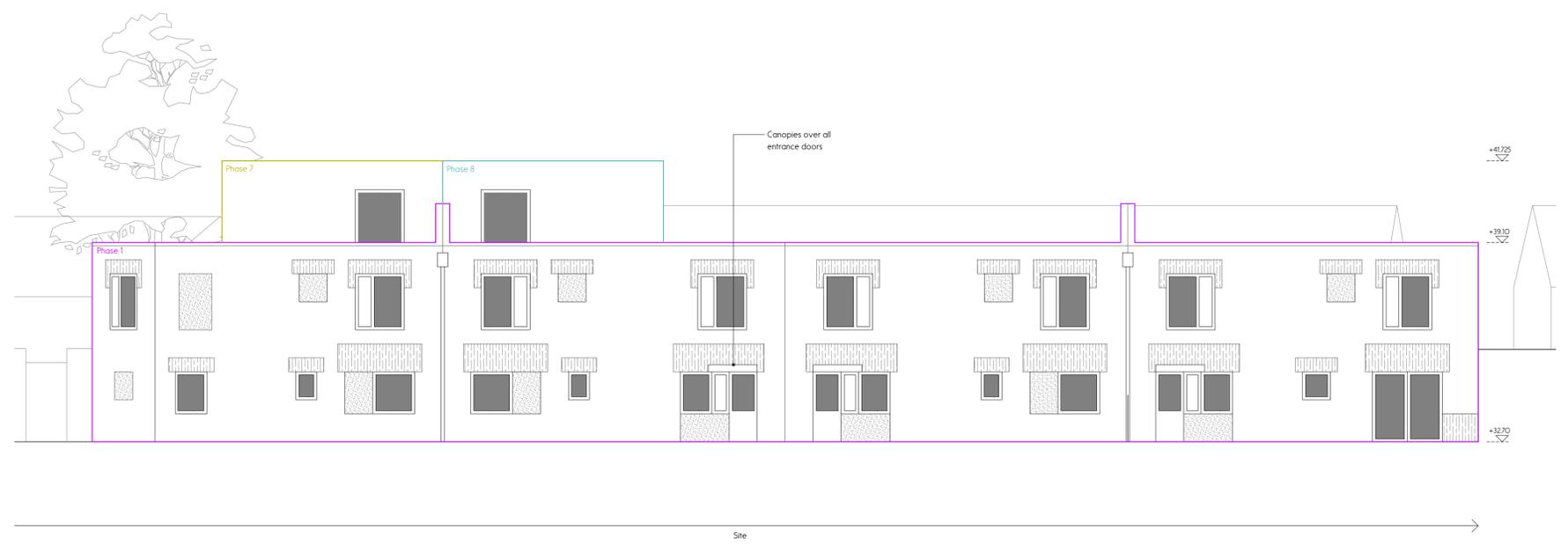
D3.11
3

Key Plan



Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



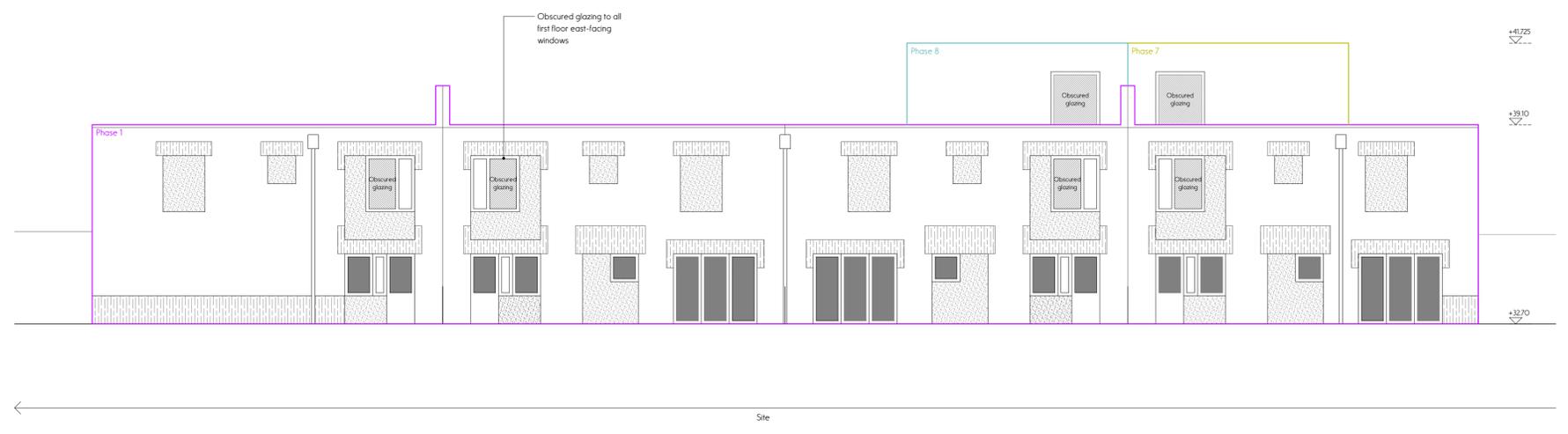


1 Southern Block West Elevation D310

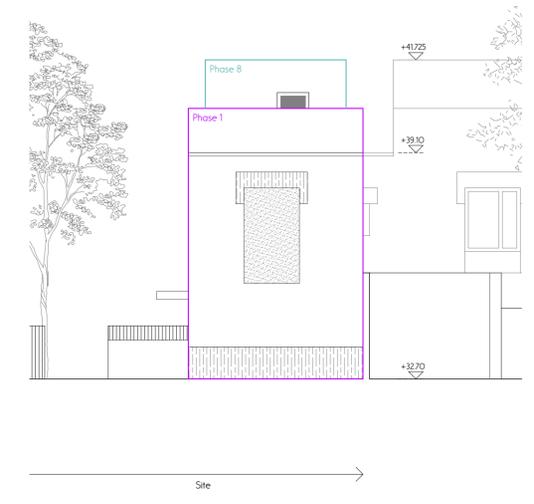


2 Southern Block North Elevation D310

- Notes
- Glazing
 - Decorative lintel
 - Area of recessed masonry with structural lintel to accommodate future adaptation
- Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5
 - Phase 6
 - Phase 7
 - Phase 8
 - Phase 9
 - Phase 10



3 Southern Block East Elevation D310



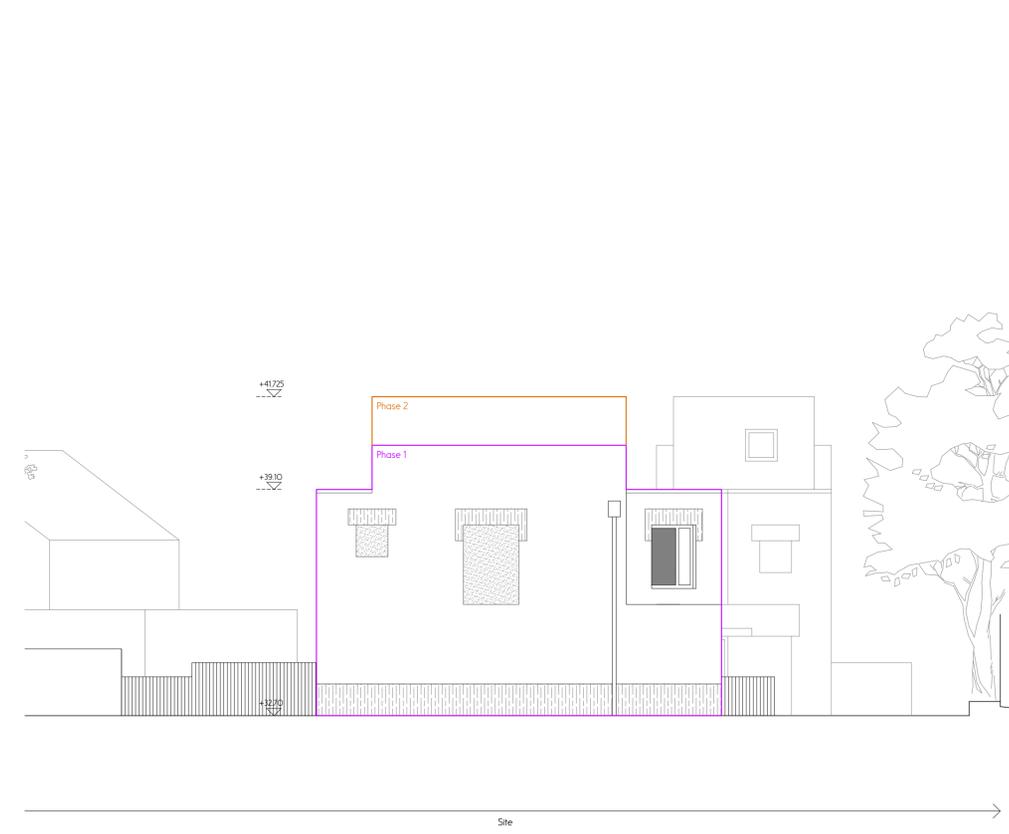
4 Southern Block South Elevation D310

Revision	Date	Description
-	13 08 21	For Planning
A	13 03 22	For Planning

- Notes
- Glazing
 - Decorative lintel
 - Area of recessed masonry with structural lintel to accommodate future adaptation
- Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5
 - Phase 6
 - Phase 7
 - Phase 8
 - Phase 9
 - Phase 10



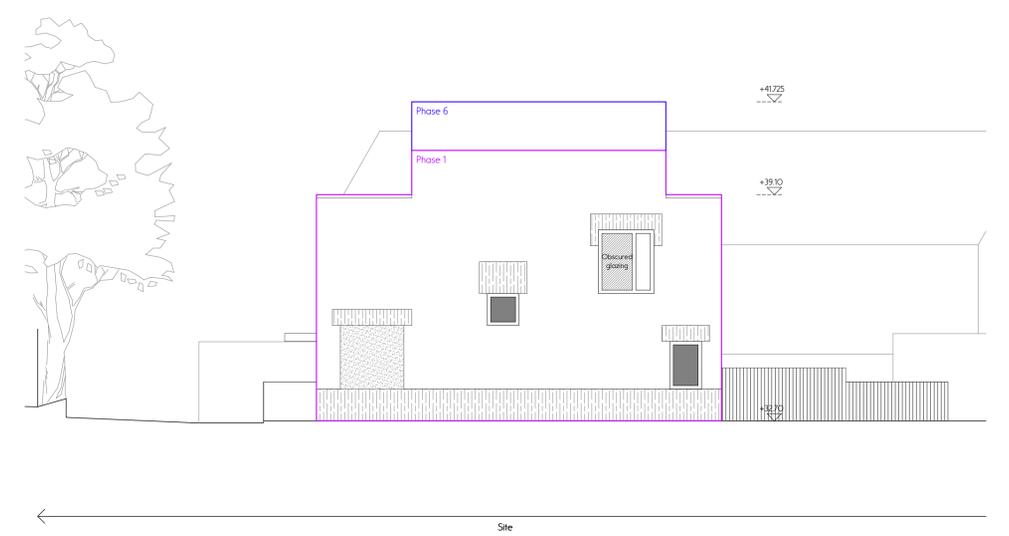
1 Northern Block
 D311 West Elevation



2 Northern Block
 D311 North Elevation

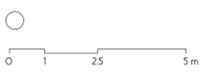


3 Northern Block
 D311 East Elevation



4 Northern Block
 D311 South Elevation

Drawn	Checked	Scale
RS	JL	1:100 @ A1 1:200 @ A3



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Project Meyer Green
No. 0081

Client Naked House

Drawing Title Block Plan

Drawing No. 0.10

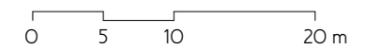
Revision	Date	Description
-	13 08 21	For Planning
A	13 03 22	For Planning

Notes

— Plot boundary



Drawn RS Checked HN Scale 1:500 @ A3



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 E25, Cockpit Arts
 Northington Street
 London WC1N 2NP

+44 (0)20 7405 5484
 www.officemmx.com

Project Meyer Green
 No. 0081

Client Naked House

Drawing Title Location Plan

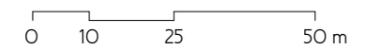
Drawing No. 0.00

Revision	Date	Description
-	13 08 21	For Planning
A	13 03 22	For Planning

Notes
 Plot boundary



Drawn RS Checked HN Scale 1: 1250 @ A3



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