

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 19 July 2022

Report of
Head of Planning
- Vincent Lacovara

Contact Officer:
Andy Higham
David Gittens
Fidel Miller

Ward:
Whitewebbs

Ref: 22/00777/FUL

Category: Full Planning Application

LOCATION: 2A Conway Gardens Enfield EN2 9AD

PROPOSAL: Redevelopment of site by the erection of 5, 2-storey dwelling houses, with associated car and cycle parking

Applicant Name & Address:

Clay Hill Limited

Agent Name & Address:

Mr Mark Pender

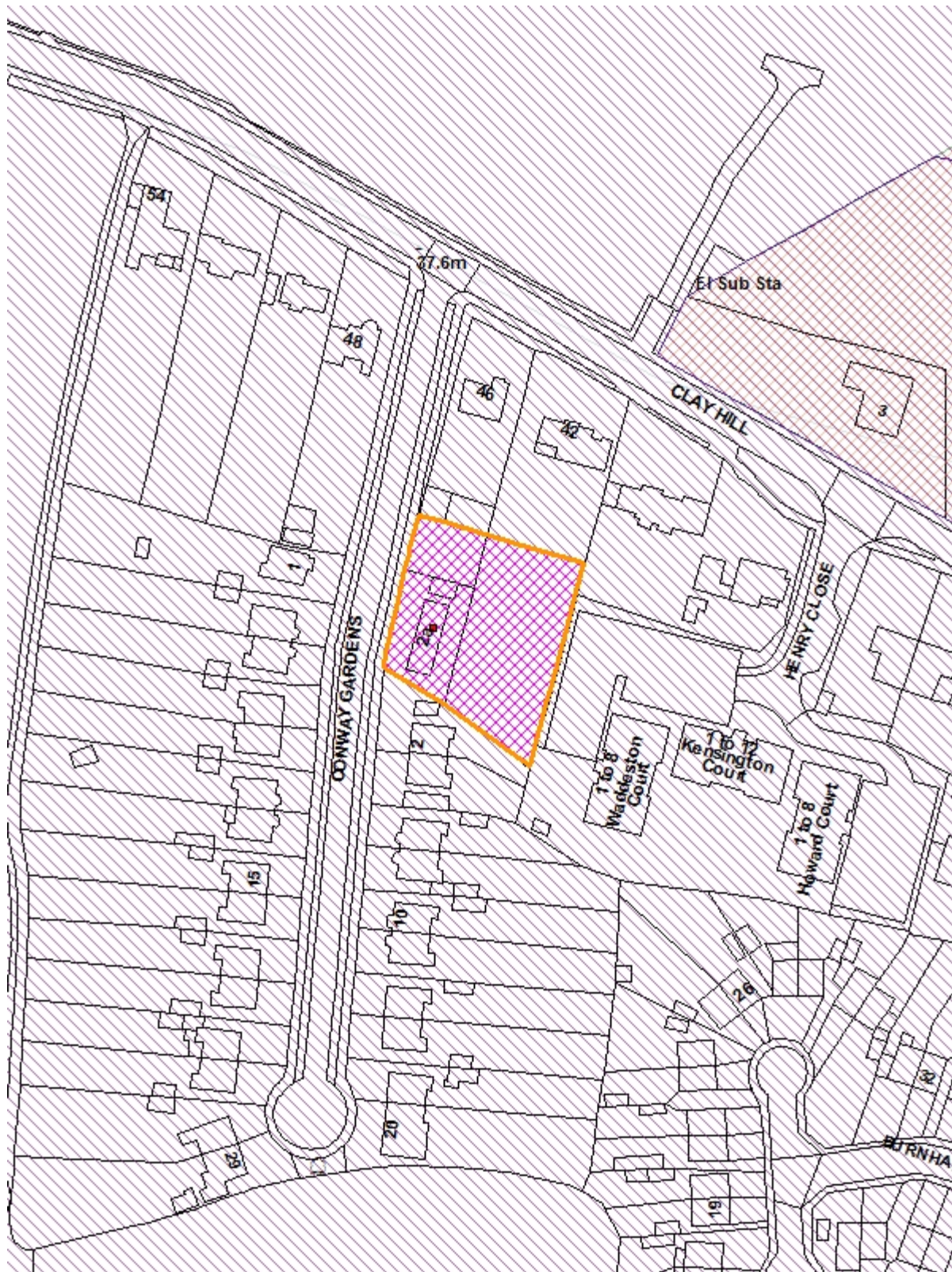
PPM Planning Limited

185 Casewick Road West Norwood London SE27

0TA United Kingdom

RECOMMENDATION:

- i) That the Head of Development Management be authorised to GRANT planning permission subject to conditions.
- (ii) 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 Although a planning application of this nature and scale could be determined under delegated authority, the application is reported to Planning Committee for determination at the request of Cllr Hannah Dyson due to the level of public interest in this application.

2. Recommendation:

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

1. Time Limited Permission: The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

2. Approved Plans: The development hereby permitted shall be carried out in accordance with the approved plans as set out in the attached schedule which forms part of this notice.

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

3. Obscure Glazing: The proposed first-floor side-facing windows hereby approved shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7m above the floors of the rooms in which the windows are installed.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

4. Removal of permitted development rights: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amending Order, no buildings or extensions to buildings shall be erected without the prior approval in writing of the Local Planning Authority.

Reason: to safeguard the residential amenity of neighbouring occupiers and prevent excessive site coverage.

5. M4(2) building regulations compliance: The development hereby approved shall comply with Building Regulations Requirements M4 (2) Acceptable and Adaptable Dwellings these standards shall be maintained as such for the lifetime of the development.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with policy D7 London Plan 2021

6. Construction Management Plan: Prior to commencement of any development, a construction management plan must be submitted to and approved by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:
- i) A photographic condition survey of the public roads, footways and verges leading to the site.
 - ii) Details of construction access and associated traffic management.
 - iii) Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
 - iv) Arrangements for the parking of contractors' vehicles.
 - v) Arrangements for wheel cleaning.
 - vi) Arrangements for the storage of materials.
 - vii) Hours of work.
 - viii) The storage and removal of excavation material.
 - ix) Measures to reduce danger to cyclists.
 - x) Dust mitigation measures.
 - xi) Membership of the Considerate Contractors Scheme

The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

7. Tree Protection: Prior to the commencement of any development, a Tree Protection Plan must be submitted to and approved in writing by the Local Planning Authority. The construction and tree protection measures described in the plan documentation shall be installed under the supervision of a qualified arboriculturist.

Reason: To ensure the long-term health of protected trees and that the retained trees, shrubs, and hedgerows on the site are not adversely affected by any aspect of the development.

8. Prior to commencement details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard-surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Details of the hard landscaping materials (including samples which shall be permeable as appropriate), including dimensions, bonding and pointing;
- Planting proposals;
- Lighting; and
- Boundary treatment (no less than 1.8m high)
- Low-growing planting within visibility splays to preserve 2x2m pedestrian visibility splays.

In accordance with the approved scheme the landscaping shall be completed within 3 years following practical completion of the development. The landscaping shall have a two-year maintenance / watering provision following planting. If any trees or shrubs planted as part of the approved landscaping scheme, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan. To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with adopted Policy.

9. Ecological statement: Prior to commencement of development the precautionary measures detailed within the preliminary ecological report should be adhered to including:
- Biodiversity net gain assessment or an Ecological management plan to ensure the proposed development achieves biodiversity net gain.
 - 2 x bat emergence and re-entry surveys are required during the active bat season.
 - A low impact lighting strategy
 - A precautionary working method

Reason: to comply with Policy G6 of the London Plan, CP36 of the Core Strategy and Policy DMD79 and DMD79 of the Development Management Document.

10. Materials: Prior to commencement of above ground works, samples of the external finishing materials to be used must be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance.

11. Hard Surfacing: Prior to commencement of above ground works, details of the surfacing materials to be used within the development including footpaths, access, parking areas, and road markings must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety and a satisfactory appearance.

12. Biodiversity and Landscaping: Prior to commencement of above ground works, details of the ecological enhancement(s) to be provided and details of soft landscaping to be planted at the site must be submitted to and approved in writing by the Local Planning Authority. The ecological and planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development, whichever is sooner. Any planting which dies or becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To improve the biodiversity offer on the site and surroundings, provide a satisfactory appearance, and ensure that the development does not prejudice highway safety, in line with the National Planning Policy Framework, London Plan Policy G6, Core Strategy Policy CP 36, and Development Management Document Policies DMD 79 and 81.

13. Vehicle Charging: Prior to first occupation of the development, details and design of 1 parking space being provided with active vehicle charging and the remaining spaces provided with passive vehicle charging must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. A condition requiring further details of this including manufacturers specifications has been recommended.

Reason: To promote the use of electric vehicles and reduce carbon emissions, in accordance with Policy T6.1 of the London Plan (2021) as well as relevant Core Strategy and Development Management Document policies.

14. Cycle Parking: Prior to first occupation of the development, details and design of the required long-stay cycle parking spaces must be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed prior to first occupation of the development and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking in line with adopted Council and London Plan standards and policies.

15. Refuse: Prior to first occupation of the site, details of refuse and recycling storage facilities in accordance with the London Borough of Enfield Waste and Recycling Storage Planning Guidance EN20/ V2, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be screened from view from the street and provided in accordance with the approved details before the development is first occupied.

Reason: In the interests of amenity and the recycling of waste materials in support of the Council's waste reduction targets.

16. SuDs Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:
- As built drawings of the sustainable drainage systems including level information (if appropriate)
 - Photographs of the completed sustainable drainage systems
 - Any relevant certificates from manufacturers/ suppliers of any drainage features
 - A confirmation statement of the above signed by the site manager or similar

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies S112 & S113 of the London Plan and the NPPF.

- 2.2 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.

3. Executive Summary:

- 3.1 The report seeks to outline the material matters for the approval of planning permission for the erection of 5 x new detached dwellings. Currently the application site contains a single storey bungalow. The surrounding area is residential in character consisting of a mix of semi-detached and detached single family dwellings.

3.2 It is considered that the full planning application satisfies overarching planning policy and is considered to be acceptable subject to compliance, pre-occupation and pre-commencement conditions applied to the site.

4. Site and Surroundings

4.1 The application site contains a single storey bungalow with garage which is located on the eastern side of Conway Gardens. The site has an area of 1345sqm and the footprint of the existing dwelling is 98sqm . The site also contains a number of trees.

4.2 To the north, the site shares a boundary with the southern flank wall of a single storey garage which forms part of the curtilage of No 46 Clay Hill. To the south, the site shares a boundary with the boundary of No.2 Conway Gardens which forms part of a semi-detached pair. To the rear, the site contains the rear garden of no.42 Clay Hill which is a large detached single-family dwelling house with a deep rear garden. Beyond this however the application site shares a boundary with Henry Close.

4.3 The application site is located within a suburban area with the surrounding area being predominantly residential in character comprised of two storey detached dwellings and semi-detached dwellings situated in generous plots.

4.4 Conway Gardens is a cul-de-sac which intersects Clay Hill to the north. The subject property is not listed nor is it located within a conservation area. The site is located in an intermediate CIL charging zone. The site has a PTAL level of 1a (on a scale of 0-6 where zero is the worst).

5. Relevant Planning History

5.1 None

6. Consultations

6.1. Internal

Consultee	Comments	Officer comments
Education	No comments	None.
Transportation	Impact on the street tree is now acceptable and the location of the cycle parking is acceptable in principle (subject to the below). For Houses 1 and 5, details of the side boundary treatments should be submitted - they should be no more	Conditions have been attached that require these details to be submitted. (see Para 8:59). Also since these comments were made the drawings have been

	<p>than 1m in height within the 2x2m pedestrian visibility splays, to ensure safety when exiting over the footway. House 1 could alleviate this concern by moving the crossover to the south slightly (whilst still being >1.5m away from the tree).</p> <p>The applicant should note the following:</p> <ul style="list-style-type: none"> - As the applicant would be removing an area of grass verge to construct vehicle crossovers, they will be required to pay for the cost of planting an equivalent area of soft landscaping, in accordance with the Council's Schedule of Charges, elsewhere within the Borough. 	<p>amended to address the concerns raised.</p>
Tree Officer	<p>No objection is raised to the proposed scheme in terms of its potential impact upon the trees within the property's boundaries and those within neighbouring gardens surrounding the application site, subject to the implementation of the tree protection measures described within the Arboricultural Method Statement report Ref. '2a Conway Gardens - Arbtech AMS 01' prepared by Arbtec Consulting Ltd, dated 28 February 2022.</p> <p>This is, however, contingent upon the retention of the highway trees within the grass verge to the front of the existing house, which I raise objection to the removal of. The proposed removal of these trees would first need to be agreed by the team who manage the council's own tree stock.</p>	<p>The cherry tree to the front of the site would now be relocated instead of removed which is considered to be acceptable. (See Para 8.59).</p>
	<p>I can confirm that we do not agree to the removal of this tree to facilitate application 22/00777/FUL.</p>	<p>The sapling tree would no longer be removed and will instead be relocated. Officers</p>

	It is not Council Policy to remove a healthy tree by individual request as it is felt that the greater overall public interest would not be best served by its removal. Therefore, all removal requests are in the first instance automatically refused. However, a component of the Council's Tree Strategy allows the opportunity for an applicant to appeal against this refusal. Therefore, an appeal would need to be submitted by the applicant.	consider this to be acceptable considering the merits of the proposed development.
Environmental Health	No objections	No comment.
SUDS Highway	No objection to the drainage strategy provided. However, the developers have not provided cross sections for the proposed permeable paving. Once the developers have provided this information, happy for the development to go ahead.	The request cross sections of permeable paving have now been provided. As recommended a condition requiring a verification report to be submitted to Council and approved in writing is recommended.
Crossovers	Our footway technician has had a meeting with the site officer but I would advise that they meet him again before starting work to mark out the crossover.	An informative has been attached advising the applicant of this requirement.

6.2. External

Consultee	Comments	Officer comments
Thames Water	There are no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted.	No comments.

6.3. Public

As part of the statutory consultation procedure, 50 surrounding properties were consulted over a 24-day period on 10/03/2022 and for a further 14 days on

17/06/2022. To date 27 representations were received which are summarised as follows:

Objection	Officer comments
<ul style="list-style-type: none"> - Out of keeping with character of area - Development too high 	An assessment of the character appearance of the proposed development has been carried out in Paras 8.13 to 8.22 of this report. Notwithstanding this on balance officers consider this element of the proposed development to be acceptable.
<ul style="list-style-type: none"> - Loss of parking - Inadequate parking provision - Inadequate public transport provisions - Increase in traffic - Inadequate access 	An assessment of the highways and parking merits of the proposed development have been carried in Para 8.36 to 8.44 of this report. Notwithstanding this on balance officers consider this element of the proposed development to be acceptable.
<ul style="list-style-type: none"> - More open space needed on development 	The level of outdoor amenity space proposed would be consistent with local and regional standards. Please see Para 8.28.
<ul style="list-style-type: none"> - Loss of privacy 	Officers do not consider there to be any unacceptable loss of privacy to any of the neighbouring occupiers. Please see Paras 8.26 – 8.27 of this report.
<ul style="list-style-type: none"> - Over development 	Officers acknowledge that the proposed development represents an intensification of the plot. However, there are no indicators of over development which is typically characterised by: Unacceptable harm to the residential amenity of neighbours, poor standards of accommodation for future occupiers, inadequate parking, poor design etc.
<ul style="list-style-type: none"> - Information missing from plans 	Sufficient details have been submitted for officers to determine this application.
<ul style="list-style-type: none"> - Close to adjoining properties 	There is considered to be adequate separation distances between the subject property and surrounding properties.
<ul style="list-style-type: none"> - Increase of pollution - Noise nuisance 	The Council's environmental health officer has raised no objection. A condition has been attached that requirement a construction method statement to be submitted to the Council and approved in writing. (please see Para 8.49 of this report).
<ul style="list-style-type: none"> - Loss of light 	A daylight and sunlight assessment has been submitted in support of this application which concludes that there would be no unacceptable impact on the residential amenity of neighbouring occupiers by reason of loss of access to natural daylight and sunlight. (please see Para 8.30 of this report).

- Affect local ecology	An ecological report has been submitted which provides recommended mitigation measures to safeguard and enhance the ecological value of the site (See Para 8.55 of this report).
- Strain on existing community facilities	Given the minor scale of the proposed development it is considered that the proposed development would not place an unacceptable strain on existing community facilities.

Comments received that are material planning considerations have been considered and addressed in this report where needed.

7. Relevant Policies

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

7.2 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises the Enfield Core Strategy (2010); the Enfield Development Management Document; and the London Plan 2021, which was published and became part of the statutory development plan on 2 March 2021.

National Planning Policy Framework (2021)

7.3 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:
“(c) approving development proposals that accord with an up-to date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8), granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; 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.

7.4 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.”

- 7.5 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. The Government’s 2021 HDT results were published on 14 January 2022. This notes Enfield delivered 67% of its homes target. The Council therefore remains in the “presumption in favour of sustainable development” category.
- 7.6 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework. 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. 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.
- 7.7 This is referred to as the “tilted balance” and the NPPF states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should accord with the development plan unless material considerations indicate otherwise.
- 7.8 Key policy objectives in the NPPF (2021) relevant to the site are referred to below:

Section 5 – Delivering a sufficient supply of homes Para 60 - 77.
Section 8 – Promoting Healthy and safe communities, Para 92 & 97
Section 9 – Promoting sustainable transport, Para 104 -113
Section 11 – Making effective use of land Para 119 -125
Section 12 – Achieving well-designed places, Para 126-136

London Plan (2021)

7.9 The London Plan forms part of the Development Plan and 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:

- GG2: Making the best use of land
- GG4: Delivering the homes Londoners need
- D1: London's form character and capacity for growth
- D3: Optimising site capacity through the design-led approach
- D4: Delivering good design
- D5: Inclusive design
- D6: Housing quality and standards
- D7: Accessible housing
- H1: Increasing housing supply
- H2: Small sites
- H10: Housing size mix
- G6: Biodiversity and access to nature
- G7: Trees and woodlands
- SI 2: Minimising greenhouse gas emissions
- SI 5: Water infrastructure
- SI 7: Reducing waste and supporting the circular economy
- SI 12: Flood risk management
- SI 13: Sustainable drainage
- T5: Cycling
- T6: Car parking
- T6.1: Residential parking
- T9: Funding transport infrastructure through planning

Local Plan – Overview

7.10 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, it forms the statutory development policies for the borough and sets out planning policies to steer development plan according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF (2021) and London Plan (2021), 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.

Local Plan – Core Strategy

7.11 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. The following is considered particularly relevant:

- CP 4: Housing Quality
- CP 5: Housing Types
- CP 20: Sustainable Energy Use and Energy Infrastructure
- CP 21: Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP 22: Delivering Sustainable Waste Management
- CP 25: Pedestrians and cyclists
- CP 28: Managing Flood Risk Through Development
- CP 30: Maintaining and Improving the Quality of the Built and Open Environment

Development Management Document (2014)

7.12 The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

- DMD 3: Providing a Mix of Different Sized Homes
- DMD 6: Residential Character
- DMD 7: Development of Garden Land
- DMD 8: General Standards for New Residential Development
- DMD 9: Amenity Space
- DMD 10: Distancing
- DMD 37: Achieving High Quality and Design-Led Development
- DMD 38: Design Process
- DMD 45: Parking Standards and Layout
- DMD 46: Vehicle Crossovers and Dropped Kerbs
- DMD 47: Access, New Roads and Servicing
- DMD 49: Sustainable Design and Construction Statements
- DMD 51: Energy Efficiency Standards
- DMD 53: Low and Zero Carbon Technology
- DMD 56: Heating and Cooling
- DMD 57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement
- DMD 59: Avoiding and Reducing Flood Risk
- DMD 60: Assessing Flood Risk
- DMD 58: Water Efficiency
- DMD 61: Managing Surface Water
- DMD 68: Noise
- DMD 79: Ecological Enhancements
- DMD 80: Trees on Development Sites

- DMD 81: Landscaping
- DMD 83: Development Adjacent to the Green Belt

Other relevant Policy/Guidance

- National Planning Practice Guidance (NPPG)
- DCLG Technical Housing Standards – Nationally Described Space Standard (2015)
- London Housing SPG (2016)
- Enfield Revised Technical Standards for Footway Crossovers (2013)
- Enfield Waste and Recycling Storage Planning Guidance (2020)

8. Analysis:

- 8.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 seek to establish that planning decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise. Furthermore, paragraph 11 (c) of the National Planning Policy Framework (NPPF) goes on to state that development proposals that accord with the development plan should be approved without delay.
- 8.2 This report sets out the analysis of the issues that arise from the proposed development assessed against national policy and the development plan policies.

Principle of Residential Development

- 8.3 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Furthermore, Para 120 of Chapter 11 (Making efficient use of land) of the of the NPPF (2021) expects Councils to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 8.4 The site is currently occupied by a single dwelling within an area composed of residential detached and semi-detached properties
- 8.5 In principle therefore, the use of this site for residential purposes and more intensive residential development (where this is compatible with the character and amenities of the locality) is supported. Moreover, given the existing context of housing need within the Borough, the proposed 5 new dwellings (net increase of 4 which addresses the loss of the existing family dwelling house) would make a positive contribution towards meeting the strategic housing needs of Greater London and increasing the housing stock of the Borough in accordance with the National Planning Policy Framework (NPPF) and the Policy CP5 of the Enfield Core Strategy (2010). In this context, it is acknowledged the redevelopment of the site could help delivery and contribute to the Council's strategic housing delivery targets which is welcome.

8.6 It is also considered the proposal would be compatible with Policy GG2 (Making the best use of land) of the London Plan (2021). The policy seeks development to meet the following:

- c) proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling
- d) applying a design-led approach to determine the optimum development capacity of sites

8.7 Notwithstanding the presumption in favour of sustainable development and the tilted balance to be applied in assessing and weighing up the benefits of the scheme, it is important to consider the proposed development on its own merits and that it is assessed in relation to other material considerations. This will enable an informed opinion to be reached as to whether on balance the impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole.

Housing Need and Tenure Mix:

8.8 The London Plan (2021) 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. 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.

8.9 Enfield's Housing and Growth Strategy (2020) was considered by Cabinet in January 2020 and approved at February's Council meeting (2020) and sets out the Council's ambition to deliver adopted London Plan and Core Strategy plus ambitious draft London Plan targets.

8.10 Policy H1 (Increasing housing supply) of the London Plan (2021) seeks to optimise the potential for housing delivery on all suitable and available brownfield sites especially on the sources of capacity including but not limited to small sites as identified in Policy H2 of the London Plan (2021).

8.11 The application site accords with Policy H1's identified need for housing and is appropriate for development for residential housing schemes.

Affordable Housing Provision

- 8.12 With reference to Policies CP3 and DMD 1 (Affordable Housing on sites capable of providing 10 units or more), no affordable housing is required to be provided in connection with this proposal as the development involves less than 10 units

Character and appearance

- 8.13 Chapter 2 ‘Spatial Development patterns’ of the London Plan (Para 2.0.3) highlights that if London is to meet the challenges of the future, all parts of London will need to embrace and manage change. Not all change will be transformative – in many places, change will occur incrementally. This is especially the case in outer London, where the suburban pattern of development has significant potential for appropriate intensification over time, particularly for additional housing
- 8.14 Paragraph 3.1.7 of Policy D1 states as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive. Understanding of the character of a place should not seek to preserve things in a static way but should ensure an appropriate balance is struck between existing fabric and any proposed change. Opportunities for change and transformation, through new building forms and typologies, should be informed by an understanding of a place’s distinctive character, recognising that not all elements of a place are special and valued.
- 8.15 Policy D3 of the London Plan (2021) expects “all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity”.
- 8.16 Policy DMD 8 (General standards for new Residential development) expects development to be appropriately located taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures and be an appropriate scale, bulk and massing while Policy DMD 6 provides standards for new development with regards to scale and form of development, housing quality and density. Moreover, Policy DMD 37 encourages development to achieve a high quality and be design led. This is reiterated by Policy CP30 of the Core Strategy as well as the fundamental aims of the NPPF. Policy CP30 seeks to maintain and improve the quality of the built and open environment. The fundamental aim of the NPPF is to secure sustainable development and to achieve sustainable development. A development is required to have a good design.
- 8.17 With reference to the aforementioned policy context, it is noted the surrounding area is suburban in character. The properties along Conway Gardens consist of a

mix of two storey semi-detached and detached dwellings within spacious plots with good sized rear gardens. These properties feature a mix of hipped and gable ended roof profiles with a mix of semi-circular and semi-octagonal double bay windows.

- 8.18 While the proposed dwellings would be contemporary in appearance, they would relate to the pattern of development along Conway Gardens by proposing 2 x pairs of semi-detached units and a single detached unit.
- 8.19 It is recognised that the height of the proposed dwellings would be 9m which would be higher than the nearest dwellings to the south by 1.2m however this difference is considered to be within an acceptable tolerance and would not appear sufficiently incongruous as the difference would not be readily experienced by pedestrians and other users of Conway Gardens due to the separation distance of 10.6m from the flank wall of No.2 Conway Gardens and over 30m from No.46 Clay Hill.
- 8.20 The proposed dwellings would feature half hipped roof profiles with, rear dormers, 2 x rooflights in the front roof slopes and 2 x rooflights in the rear roof slope. The dwellings would feature double bay windows and low front boundary treatment constructed using facing brickwork and piers and parking bays for each unit respectively.
- 8.21 The proposed front building lines of the proposed units would align with the single storey structures to the north and to the south there would exist a slight projection beyond the prevailing building line of Conway gardens established by No.2. However, this would not be visually discordant by reason of the separation distance and the gentle bend along the street between the application site and the said property. To the rear, all proposed dwellings would feature a single storey rearward projection along with raised patios and rear gardens. These element are considered to be acceptable. A condition has been attached that requires details of materials to be submitted the Council and approved in writing.
- 8.22 In terms of the character and appearance, of the proposed development the contemporary design is considered to be acceptable. In terms of the impact the proposed development would have on the street scene, it is acknowledged that the proposed development represents an intensification and a change to the existing street scene however it is considered this does not equate to harm indeed this form of development is support by London Plan policies outlined above. The proposed development would represent an evolution of the existing character of the area by reason of its contemporary appearance. This is considered to be acceptable and the proposed development would overall be acceptable in respect to character and appearance and compliant with the policies outlined above.

Standard of Accommodation

8.23 DMD Policy 5 states that residential conversions must meet the internal floor space standards in the London Plan. In this regard the Nationally Described National Space Standards (NDSS) and London Plan policy D6 set out specific space standards that proposed residential accommodation should comply with. As indicated in the table below the proposed development would comply with minimum internal floor space standards for new dwellings' of the London Plan and the nationally described space standards in regards to gross floor area and provision of internal storage.

8.24 The submitted cross sections indicate that minimum floor to ceiling standards will be met for all units which would be acceptable. All the proposed units will achieve adequate levels of cross ventilation and access to natural daylight and sunlight to all habitable rooms. The dimensions of the rooms would also be consistent with NDSS standards. The table below indicates that the proposed units would meet minimum internal floor space standards.

Unit	GIA (sqm)	Standard (sqm)	Proposed room sizes (sqm)	Standard (sqm)	Proposed storage (sqm)	Standard (sqm)	Complies?
House 1 4b 8p 3 storeys	170	130	14	11.5	15	3	Pass
			14	11.5			
			13	11.5			
			29	11.5			
House 2 4b 8p 3 storeys	170	130	14	11.5	15	3	Pass
			14	11.5			
			13	11.5			
			29	11.5			
House 3 4b 8p 3 Storeys	170	130	14	11.5	15	3	Pass
			14	11.5			
			13	11.5			
			29	11.5			
House 4 4b 8p 3 Storeys	170	130	14	11.5	15	3	Pass
			14	11.5			
			13	11.5			
			29	11.5			
House 5 4b 8p 3 Storeys	170	130	14	11.5	15	3	Pass
			14	11.5			
			13	11.5			
			29	11.5			

8.25 For the reasons considered above the proposed development would be consistent with the above outlined standards.

Privacy

- 8.26 It is considered that the future occupiers of the proposed development would not be subject to any unacceptable overlooking.

Outlook

- 8.27 Officers are satisfied with the level of outlook provided for future occupiers as all habitable rooms would feature openings providing either horizontal views of the rear garden of the proposed new dwelling or a view of the off-street parking bay and public foot path to the front of the property.

Garden (Amenity) Space

- 8.28 Policy DMD 9 outlines minimum private outdoor amenity space provision standards. The maximum standard unit size considered within this policy is 4b 6p and the minimum area standard is 35sqm. The proposed development's compliance with these standards are outlined in the table below:

Unit type	Standard (sqm)	Proposed (sqm)	Complies?
House 1 4b 8p	35	109	Pass
House 2 4b 8p	35	93	Pass
House 3 4b 8p	35	95	Pass
House 4 4b 8p	35	92	Pass
House 5 4b 8p	35	300	Pass

- 8.29 For the reasons outlined above the proposed development would be consistent with the policy outlined above.

Impact on the Neighbouring Amenity

- 8.30 The NPPF identifies as a core planning principle that planning should always seek a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings. Policy D3 of the London Plan states that developments should have appropriate regard to their surroundings and enhance the local context while Policy D6 of the London Plan 2021) sets out that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Development proposals should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst minimising overshadowing and maximising the usability of outside amenity space. .

- 8.31 Policy CP 30 of the Core Strategy seeks to ensure that new developments are high quality and design-led, having regards to their context. Policy DMD 8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise, and disturbance.
- 8.32 To the north, there would be a 24m and 20m separation distance from the flank wall of the nearest proposed house to the rear elevations of Nos.42, 44 and 46 Clay Hill respectively. The application site also shares a boundary with Henry Close and there would be a 29m separation distance from the building lines of the proposed development and the flatted development within Henry Close. To the south, the flank wall of House 5 would be separated from the flank wall of No 2 by 9.2m at first floor level which is considered to be adequate.
- 8.33 The loss of the section of rear garden of no.42 Clay Hill is not considered to result in any harm to the residential amenity of the occupiers of the said property and the occupiers of this property would still have access to 386sqm of private outdoor amenity space.
- 8.34 A condition is recommended to ensure that the flank window openings will be obscure glazed. It is also highlighted that the submitted daylight and sunlight assessment indicates that there are no windows in building near the proposed development for which there will be significant reduction in daylight or sunlight.
- 8.35 For the reasons outlined above it is considered that the proposed development by reason of its siting and separation distance from neighbouring properties, would not result in any adverse impact on the residential amenity of neighbouring occupiers by reason of loss of outlook, access to natural daylight and sunlight, increased sense of enclosure and loss of privacy. Therefore, the proposed development would not unacceptably impact the residential amenities (privacy, outlook, daylight, and sunlight) of neighbouring occupiers.

Highways, Parking and Refuse

Pedestrian Access

- 8.36 Officers consider there to be adequate space within the forecourt to enable unobstructed access to the main entrance of the proposed dwellings.

Car Parking

- 8.37 Policy DMD 8 requires new residential development to provide adequate parking while DMD 45 seeks to minimise car parking and to promote sustainable transport options. The Council recognises that a flexible and balanced approach needs to be adopted to prevent excessive car parking provision while at the same time recognising that low on-site provision sometimes increases pressure on existing streets. Policy DMD 45 states:

Car parking proposals will be considered against the standards set out in the London Plan and:

- a. The scale and nature of the development*
- b. The public transport accessibility (PTAL) of the site;*
- c. Existing parking pressures in the locality;*
- d. Accessibility to local amenities, and the needs of the future occupants of the developments.*

- 8.38 Table 10.3 of the London Plan (2021) sets out parking standards for different land uses. The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates that access to frequent public transport is very poor. The maximum parking limit in this instance would be 1.5 spaces per unit. The proposal involves the provision of 1 car parking space per unit in their respective front driveways which would be consistent with the above outlined standards. These would be accessed by 5 x new crossovers to serve the proposed new dwellings. A parking survey was undertaken which determined there was sufficient spare on-street capacity to accommodate the loss in kerbside parking associated with the proposed crossovers. Not including the site frontage, on-street occupancy on Conway Gardens reached a peak of 46%, with over 12 car parking spaces available which would be acceptable. The transport statement also indicated that the uplift in parking spaces as a result of the development would be negligible.
- 8.39 Consultation comments received from the Council's Transportation officers highlighted concerns over the loss of a sapling tree. This sapling Cherry Tree will now be relocated to the newly created grass verge which is considered to be an acceptable solution to address these concerns.
- 8.40 Concern was also raised over the proposed hedge alongside the wall which may in time restrict visibility. A condition has been recommended to ensure this is kept at a low level near the access to preserve 2x2m pedestrian visibility splays. The condition would ensure that only low-growing planting is provided within visibility splays.
- 8.41 Policy T6.1 of the London Plan requires that all residential parking spaces must provide at least 20% of the spaces with active vehicle charging facilities, with passive provisions for all other spaces. Rounded up, this would mean one parking space requires active charging facilities. Officers note that the Transport Statement (TS) confirms that the development will comply with the requirement for 20% active EV charging spaces, and 20% passive. A condition requiring further details of this including manufacturers specifications has been recommended.

Cycle Parking

- 8.42 Table 10.2 of policy T5 outlines minimum cycle standards and in this instance 2 space is required per dwellings and 2 short stay spaces for the entire scheme. The design of the store must ensure that it is big enough to accommodate cycles with stands/racks allowing both the frame and at least one wheel to be secured. The

cycle storage must be lockable (ideally by an access fob or a mortice lock), fully enclosed and sheltered from the weather and lit. Any routes leading to the cycle parking should be step free and have a minimum width of 1.2 metres (including any gates or doors).

- 8.43 From the drawings submitted the cycle parking facilities are proposed within the rear gardens of the proposed dwellings respectively. The Transport Statement indicates that the proposed Asgarde Bike sheds can be used for long and short stay visitors.
- 8.44 A condition has been attached that requires the proposed bicycle storage details to be submitted to the Council and approved in writing.

Refuse Storage

- 8.45 Policy DMD 47 specifies that new development will only be permitted where adequate, safe, and functional provision is made for refuse collection. Policy DMD 57 requires all new development to make appropriate provision for waste storage, sorting and recycling, and adequate access for waste collection. The Waste and Recycling Storage Planning Guidance from Enfield Council (EN20/V2) provides further specifications.
- 8.46 The refuse and recycling storage arrangements will be located within the forecourt which is considered to be acceptable. A condition has also been attached that requires these details to be submitted to the Council and approved in writing as it is considered that there is sufficient space within the forecourt to allow the refuse facilities to be located in the forecourt. The applicant will need to demonstrate that the capacity of the refuse bins meets the requirements of ENV08/162.

Accessibility

- 8.47 Policy D7 requires developments to be designed so that they provide an inclusive environment for all members of society. Officers note that at a minimum, proposals should comply with the standards of Approved Document M4 category 2: accessible and adaptable dwellings of the Building Regulations. A condition has therefore been attached that requires details to be submitted that demonstrate compliance with M4(2).
- 8.48 For the reasons considered above the proposed development would be comply with policy D7 of the London Plan 2021.

Air Quality / Ground Contamination

- 8.49 Policy DMD 64 'Pollution Control and Assessment' states that developments will only be permitted if pollution and the risk of pollution is prevented, or reduced and mitigated during all phases of development, including demolition / decommissioning, construction, operations/occupation and maintenance. The

Council's environmental health officers have raised no objection to the proposed development on this basis. In respect to temporary disturbance caused during construction a condition has been attached that requires the construction management plan to be submitted to the Council and approved in writing prior to commencement of development.

Sustainable Design and Construction

- 8.50 Policy DMD 49 states all new development must achieve the highest sustainable design and construction standards and include measures capable of mitigating and adapting to climate change to meet future needs having regard to technical feasibility and economic viability. Policy DMD 51 states further energy efficiency standards and that all developments will be required to demonstrate how the proposal minimises energy related CO₂ emissions which must adhere to the principles of the energy hierarchy in the policy.
- 8.51 This follows policy CP 20 of the Core Strategy which states that the Council will require all new developments, and where possible via retrofitting processes in existing development to address the causes and impacts of climate change by: minimising energy use; supplying energy efficiently; and using energy generated from renewable sources in line with the London Plan and national policy. The adopted policies require that new developments achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. For minor developments, the greatest possible CO₂ savings above the Part L of Building Regulations (2010) must be achieved. The submitted energy and sustainability statement indicates that it has been determined that the sitewide reduction in regulated carbon emissions is 36.15% from the baseline which would be consistent with policies DMD 49 and DMD 51.
- 8.52 Appendix H of the Energy and Sustainability statement indicates that water consumption would be 105 litres per person per day in accordance with the standards of Policy DMD 58 and London Plan policy SI 12. Compliance will be secured by a condition.

Sustainable Drainage

- 8.53 Policy DMD 61 states that a drainage strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. The policy ensures a development such as the one proposed should seek to achieve greenfield run off rates and must maximise the use of SuDS by including at least one 'at source' SuDS measure resulting in a net improvement in water quality.
- 8.54 The Council's SuDS team requested a cross section of the proposed permeable paving to be submitted which has now been provided by the applicant. Further to this it was concluded that the overall drainage and flood risk management strategy

was acceptable subject to a condition requiring a verification report to be submitted to the Council and approved in writing.

Ecology and Biodiversity

- 8.55 Policy G6 of the London Plan requires development proposals to make a positive contribution, where possible, to the protection, enhancement, creation and management of biodiversity. Policy 36 of the Core Strategy confirms that all developments should be seeking to protect, restore, and enhance sites while Policy DMD79 advises that on-site ecological enhancements should be made where a development proposes more than 100sqm of floor space, subject to viability and feasibility.
- 8.56 The proposal involves the demolition of an existing dwelling house. A preliminary ecological appraisal and preliminary roost assessment was carried out. The report recommended that the following further details should be sought as part of this application:
- Biodiversity net gain assessment or an Ecological management plan to ensure the proposed development achieves biodiversity net gain.
 - 2 x bat emergence and re-entry surveys are required during the active bat season.
 - A low impact lighting strategy
 - A precautionary working method.
- 8.57 In light of the above a condition has been attached that requires the details listed above to be submitted to the Council and approved in writing in addition to general compliance with the preliminary ecological report.
- 8.58 Subject to the above, the proposed development will not detrimentally impact upon the existing ecological value of the site, and through mitigation measures proposed and secured by condition, will serve to enhance the value of the site in accordance with Policy G6 of the London Plan, CP36 of the Core Strategy and Policy DMD79 and DMD79 of the Development Management Document.

Trees and Landscaping

- 8.59 London Plan Policy G7 states that where development proposals result in the removal of trees, adequate replacement trees should be planted based on the existing value of the trees to be removed. Legislation under BS 5837: 2012, alongside Policy CP36 (Biodiversity) of the Enfield Core Strategy (2010) and Policy DMD 80 of the Enfield Development Management Document (2014) all expect existing mature trees on development sites to be protected. DMD 80 states development that involves the loss of or harm to trees protected by a TPO or trees of significant amenity or biodiversity value will be resisted.
- 8.60 In this instance , no objection is raised to the proposed scheme in terms of its potential impact upon the trees within the property's boundaries and those within neighbouring gardens surrounding the application site, subject to the implementation of the tree protection measures described within the

Arboricultural Method Statement report Ref. '2a Conway Gardens - Arbtech AMS 01' prepared by Arbtec Consulting Ltd, dated 28 February 2022.

- 8.61 Concern was raised over the repositioning of the cherry tree T12. However, on balance this intervention is considered to be acceptable especially considering this tree is still a sapling. For the reasons outlined above the proposal would be consistent with the above outlined standards.

9. Public Sector Equalities Duty

- 9.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. Due to the nature of the proposal, 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.

10. Community Infrastructure Levy (CIL)

- 10.1 The London Borough of Enfield falls within Mayoral Community Infrastructure Levy Band 2 and therefore development will be liable to pay £60/sqm. The development site is also liable for the intermediate rate residential CIL payment of £60/sqm as per the adopted Community Infrastructure Levy Charging Schedule (2016). The development is subject to both CIL rates above, which will be indexed pursuant to the applicable guidance.

11. Conclusion

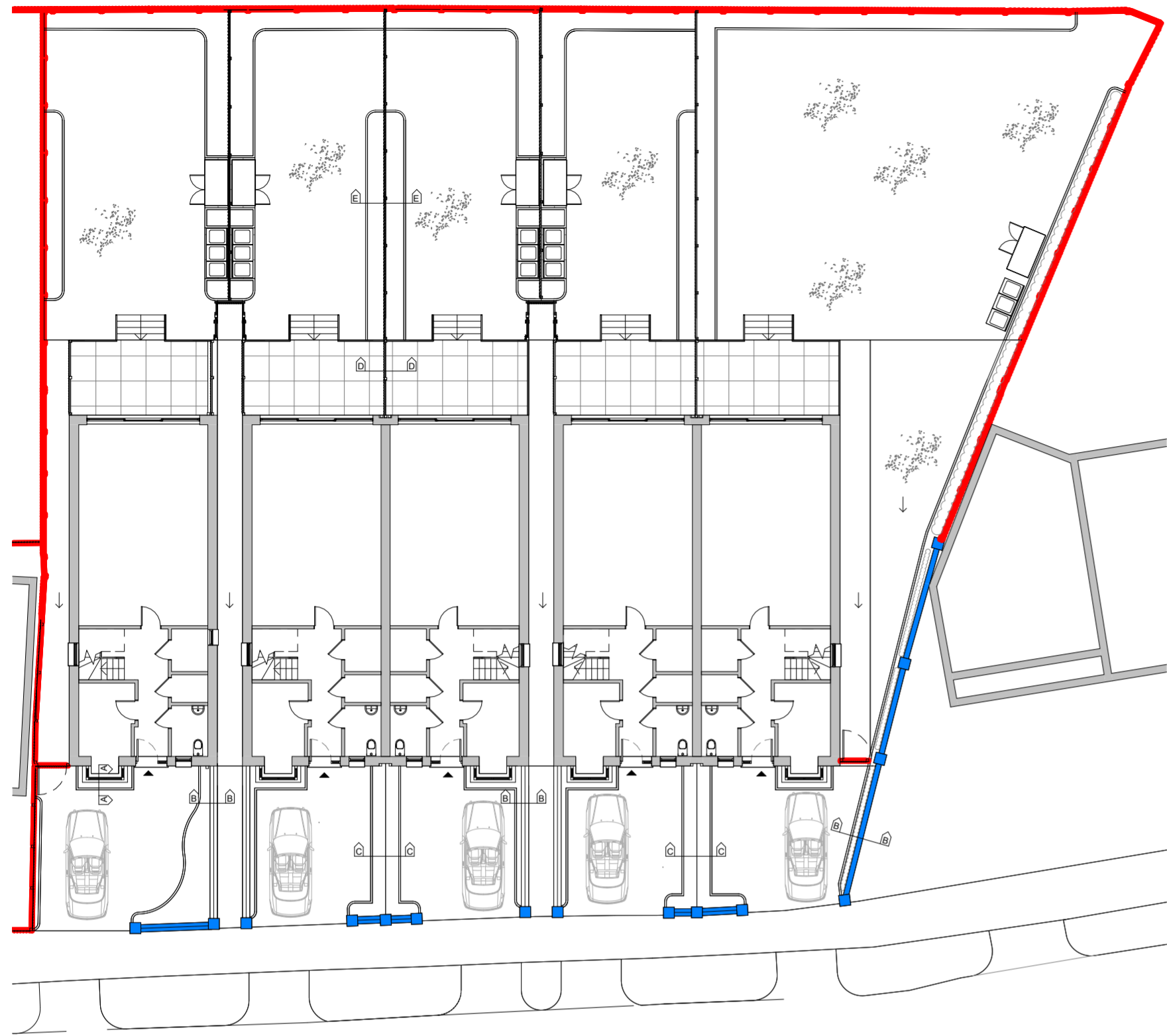
- 11.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, and the application of the tilted balance means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, which also includes the Development Plan. Moreover, planning permission should be approved 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 Having regard to the assessment in this report, the development would provide 5 units of family residential accommodation, which it is considered, would be consistent with the thrust of national planning policy and the adopted “development plan” to optimise development on small sites. It would also and importantly, increase the delivery of new homes in response to the Housing delivery Test and the need to deliver new homes.
- 11.3 It is acknowledged that consideration of this proposal has involved finely balanced judgements. It is considered however that the form, design and appearance of development, although not a repetition of the existing built form, is appropriate for the location and would sympathetically relate with the character and visual amenities of the surrounding area. In all other respects including

parking, access, relationship to existing / retained trees etc, the proposed scheme is considered acceptable as outlined in the aforementioned report.

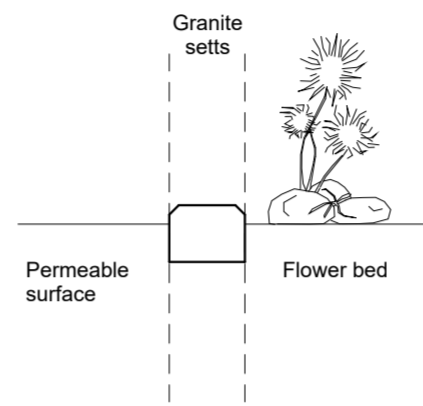
11.4 The above assessment against the development plan policies has produced the following conclusion:

- The proposal would provide 4 net new family-sized dwellings with a good standard of living accommodation that would contribute to the housing stock in the borough.
- The proposed development is considered appropriate in form and design and would not result in detrimental harm to the character and appearance of the locality or the Green Belt.
- The proposal would not cause any unacceptable harm upon highway safety or the flow of traffic in the locality.
- The proposal, by virtue of size, location and proximity would not harm the amenity of occupying and neighbouring residents.
- The design and construction of the proposal would have appropriate regard to environmental sustainability issues including energy and water conservation, renewable energy generation, and efficient resource use, as ensured by the included conditions.
- The proposal would retain and protect trees of amenity and biodiversity value.
- The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies for the reasons noted above.

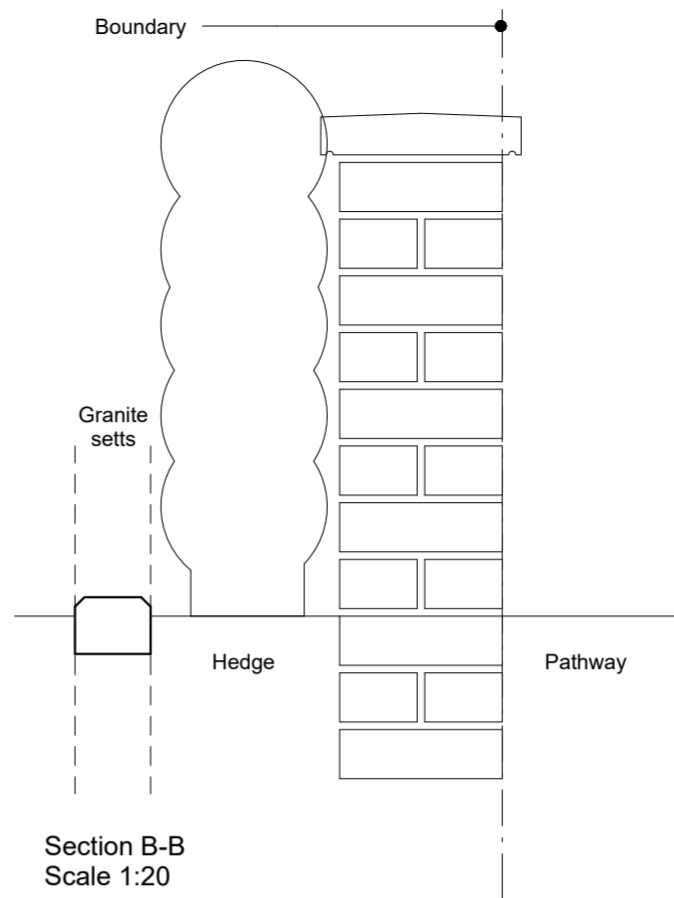
11.5 Having regard also to the mitigation secured by the recommended conditions and the presumption in favour of sustainable development it is considered that the benefits of the development would outweigh any identified impacts. When assessed against the suite of relevant planning policies it is considered that planning permission should be granted subject to conditions.



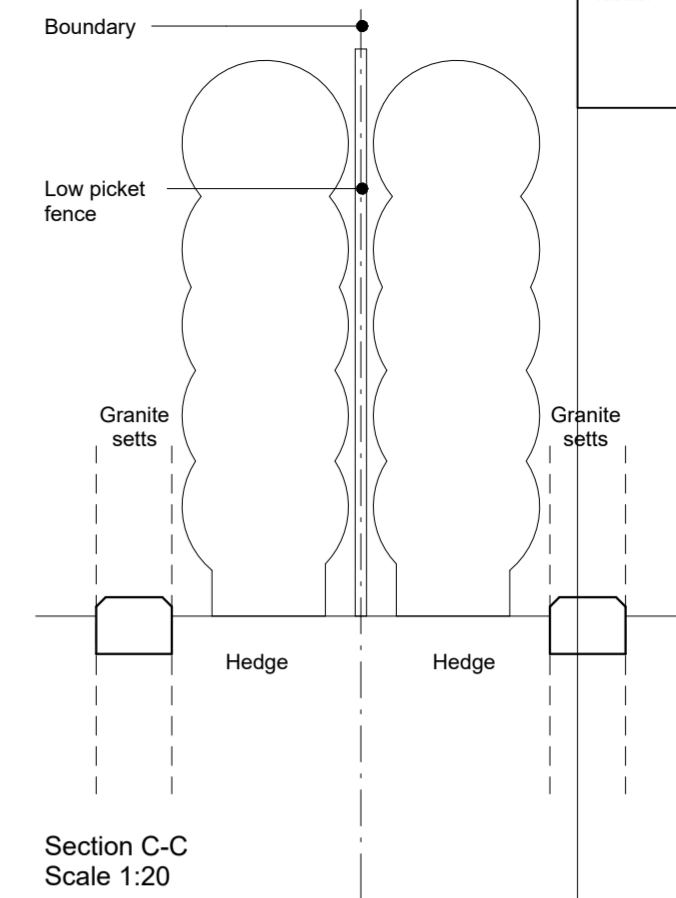
Ground Floor Plan
1 : 200



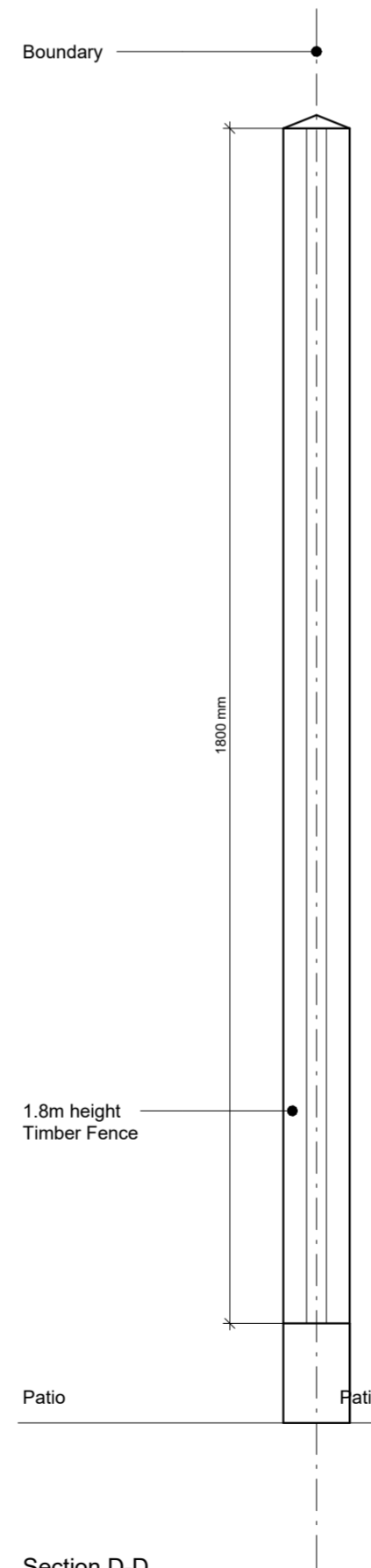
Section A-A
Scale 1:20



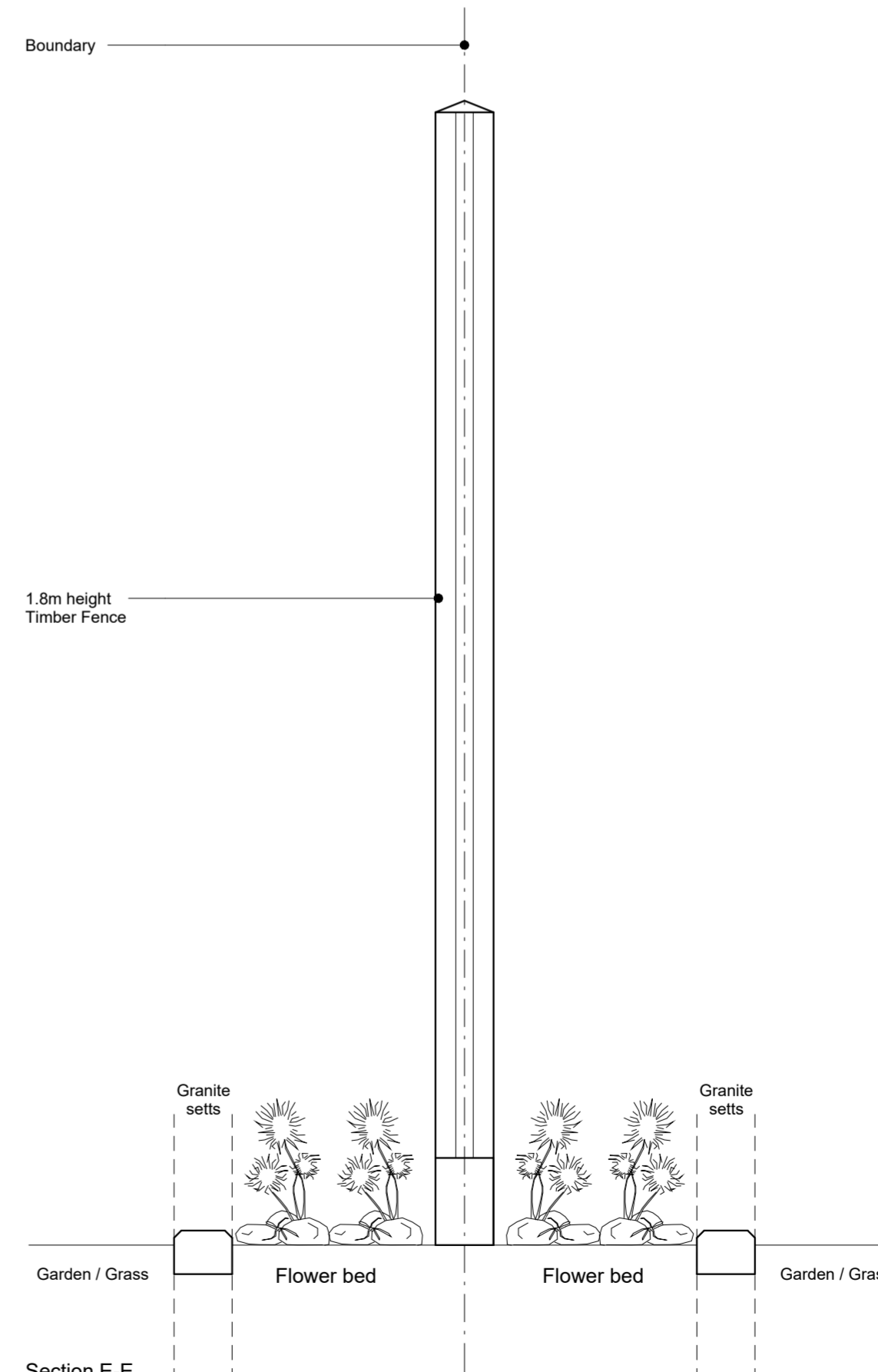
Section B-B
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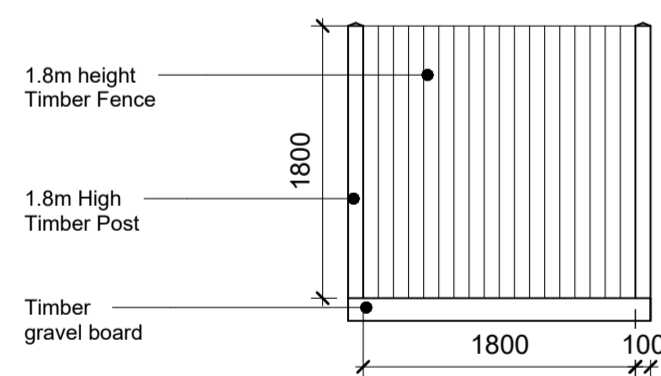
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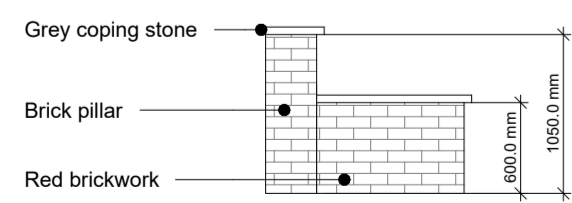
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Scale 1:20



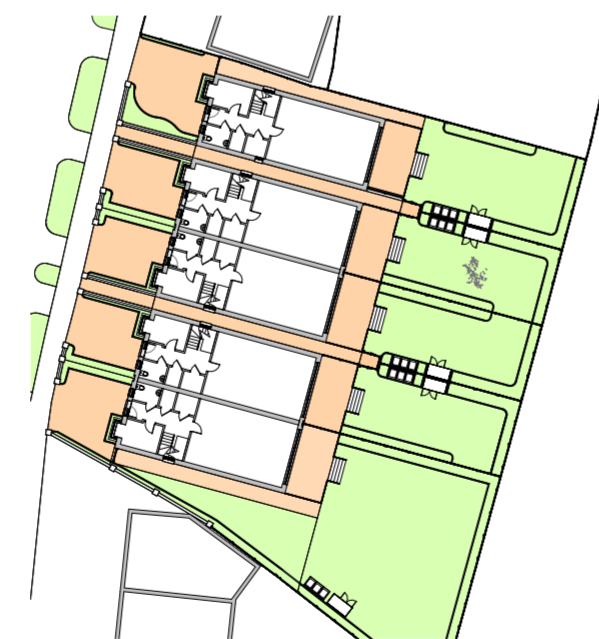
Section E-E
Scale 1:20



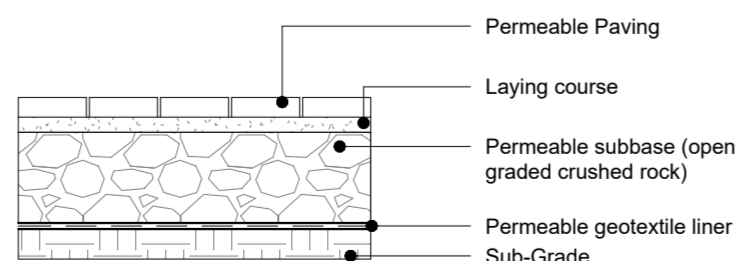
Timber Fence
Scale 1:50



Brickwall with Pillars
Scale 1:50

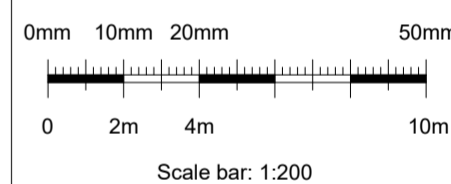


DETAIL BELOW IS ONLY INDICATIVE FOR CONSTRUCTION DETAILS REFER TO SuDs REPORT AND DRAWINGS



Permeable Paving
1 : 25

Issue: Planning



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev.	Description	Date	By
A.	2m single storey rear extension	16/03/22	
B.	General Amendments	04/04/22	
C.	Amended scheme, 1 detached, 2 X 2 semi detached	24/05/22	

CG ARCHITECTS
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Details as Proposed

Scale: As indicated(@ A2)	Drawn: -	Checked: CG
Date: March 2022		
Drg No 1569/07	REV	C

Key_General

- External Wall
- Party Wall
- Internal Partition - Timber
- Internal Partition - Blockwork

1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills,;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

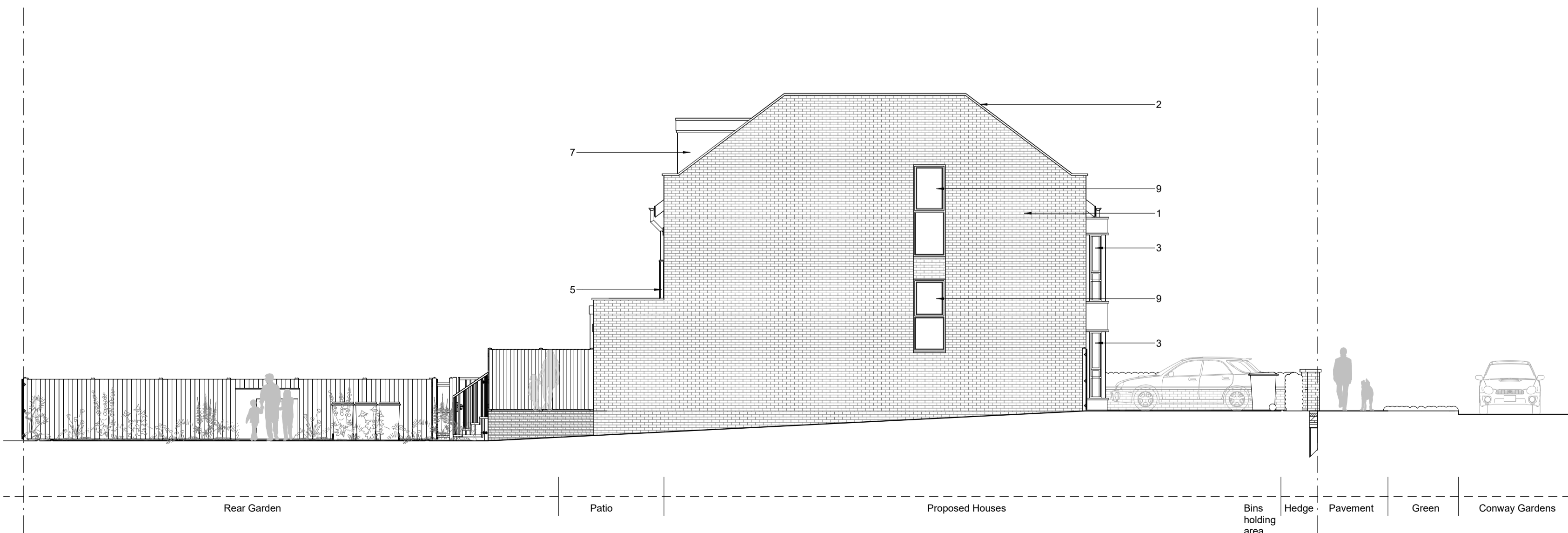
General Notes
 1. Gutters and fascias to be black



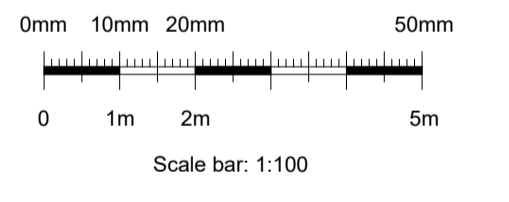
Front (West) Elevation as Proposed
 1:100



Rear (East) Elevation as Proposed
 1:100



Typical Flank Elevation as Proposed
 1:100



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Revisions		
Rev	Description	Date
A	2m bridge storey rear extension	16/03/22
B	Amended scheme - 1 detached, 2 x 2 semi detached	24/05/22



CG ARCHITECTS

36 CANNON HILL, LONDON N14 6LG
 T. 020 8449 5100

Client:
 Lanesra Clay Hill Ltd

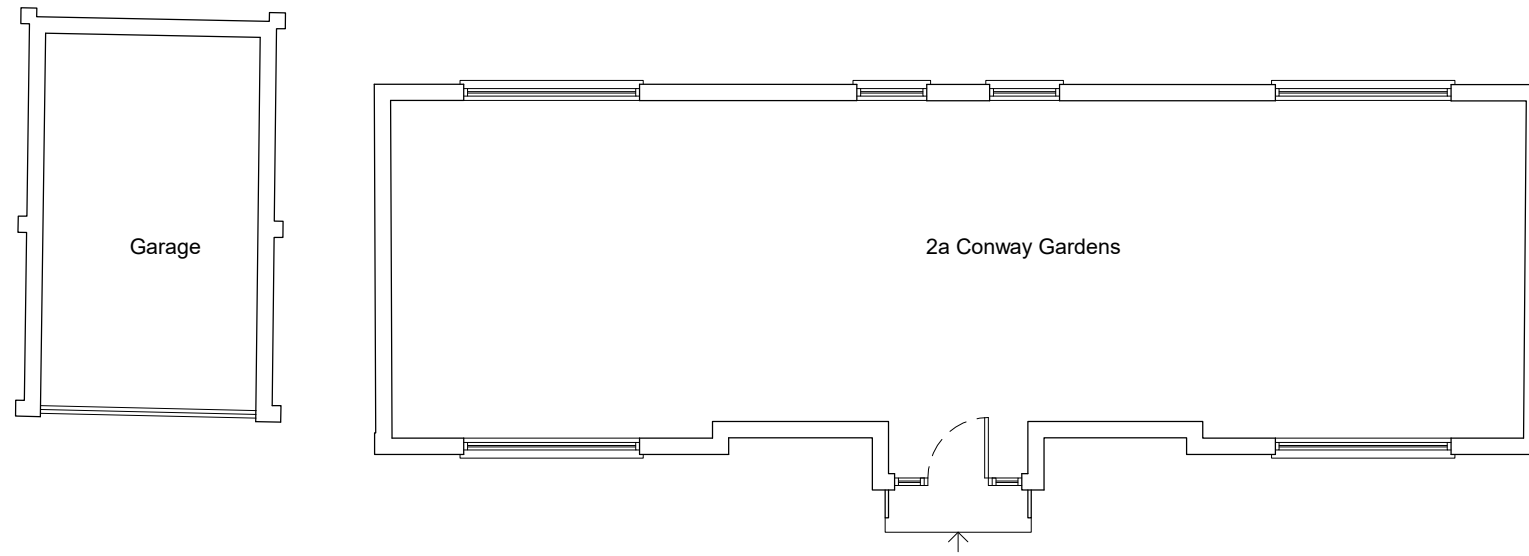
Site:
 2A Conway Gardens
 Enfield
 EN2 9AD

Title:
 Elevations as Proposed

Scale: As indicated@ A1	Drawn: -	Checked: CG
Date: March 2022	REV	B
Dwg No 1569/05		

Issue:

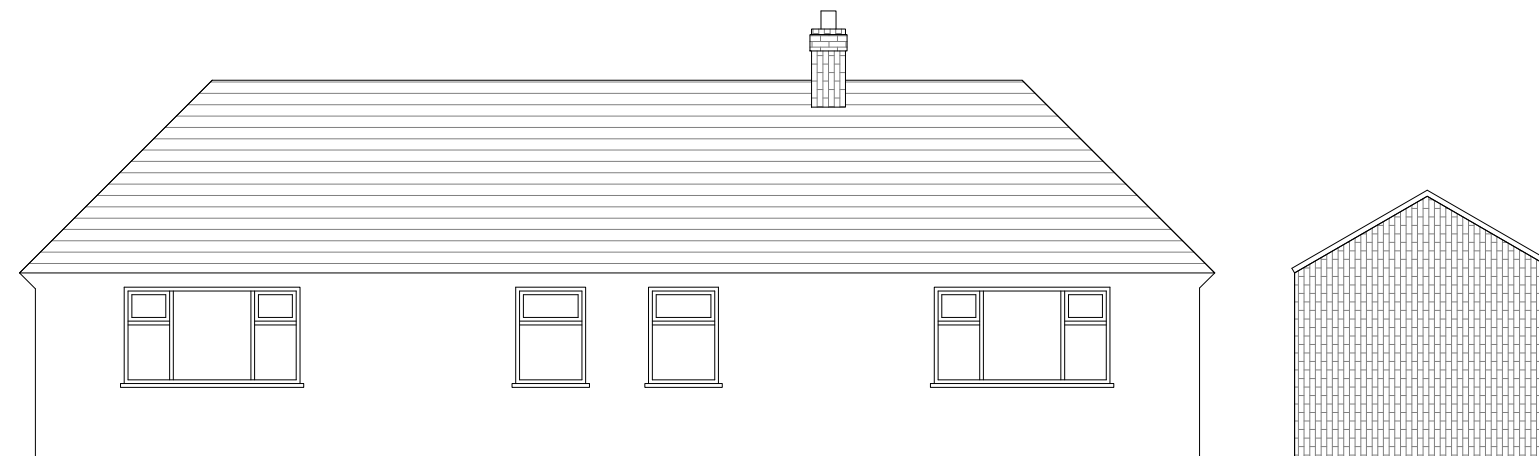
Draft



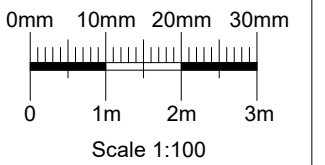
Ground Floor Plan as Existing
Scale 1:100



Front Elevation as Existing
Scale 1:100



Rear Elevation as Existing
Scale 1:100



Revisions

Rev.	Description	Date	By

CG ARCHITECTS

221 East Barnet Road, Barnet, Herts EN4 8QS
Tel: 020 8449 5100 Fax: 020 8449 5170

Client:
Lanesra Clay Hill Ltd





Site:
**2A Conway Gardens
Enfield
EN2 9AD**

Title:
Existing

Scale: 1 : 100(@ A3)	Drawn:	Checked:
Date: January 2022	-	CG
Drg No 1569/02	REV	

Planning

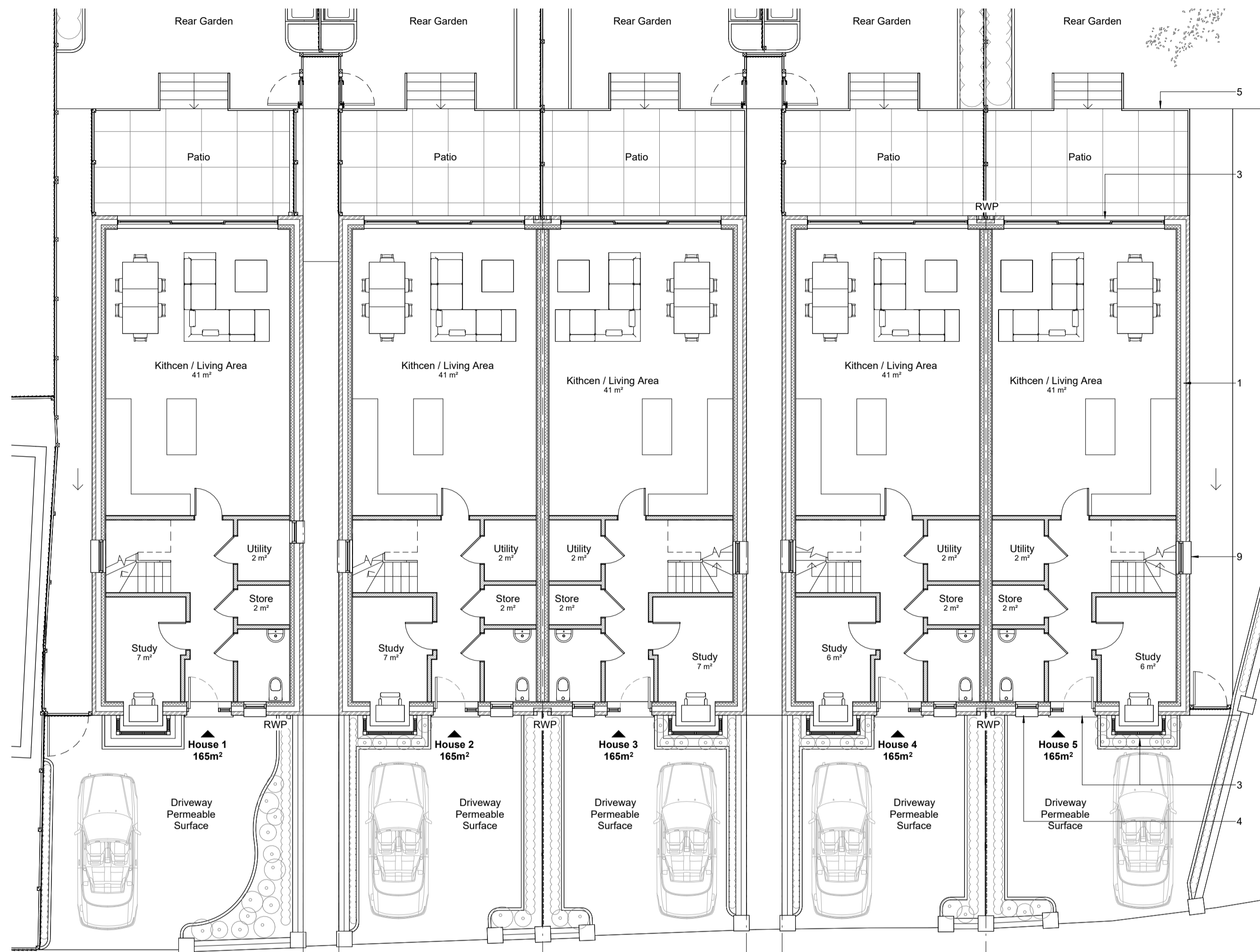
Key_General

-  External Wall
-  Party Wall
-  Internal Partition - Timber
-  Internal Partition - Blockwork

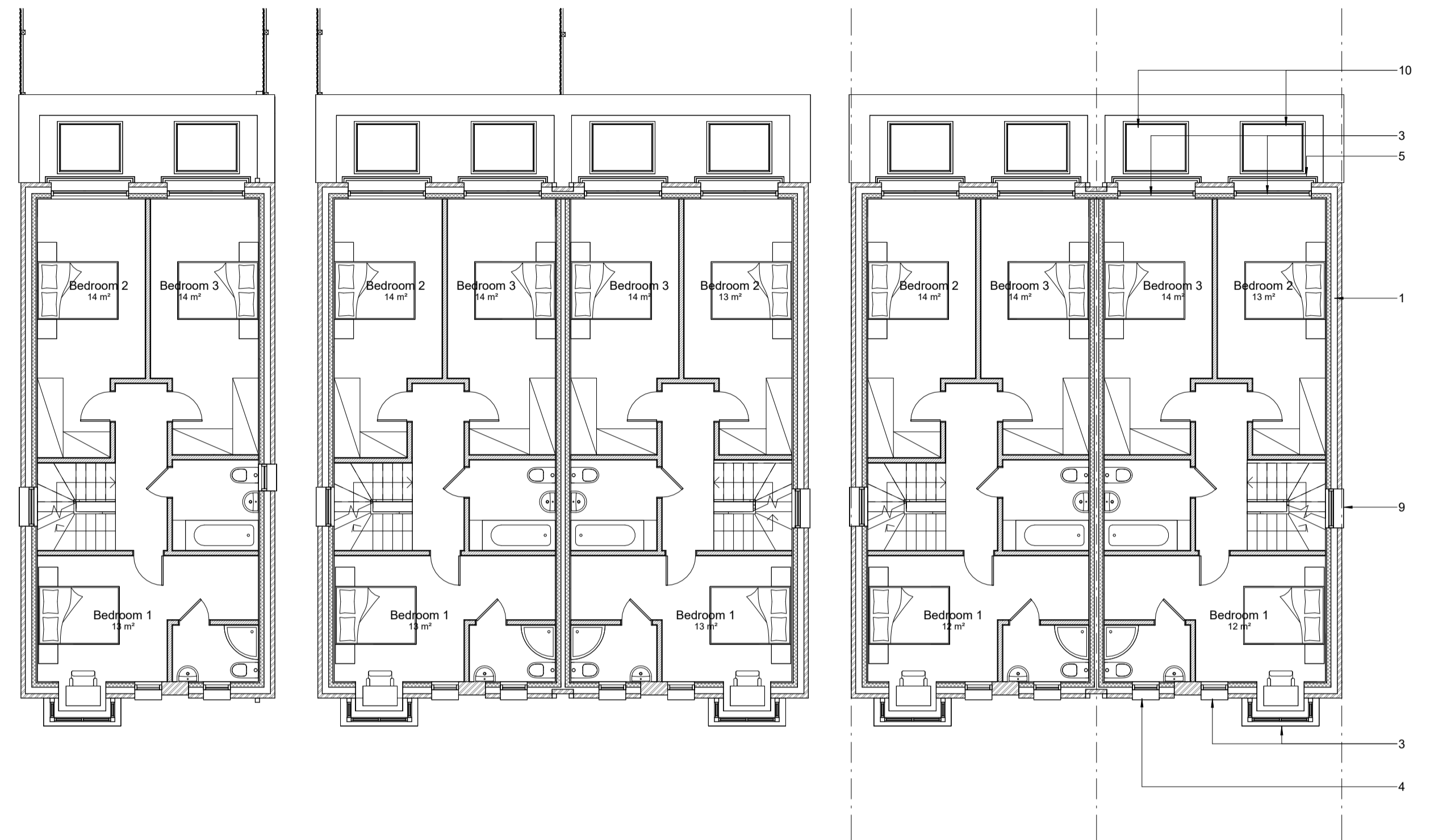
1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

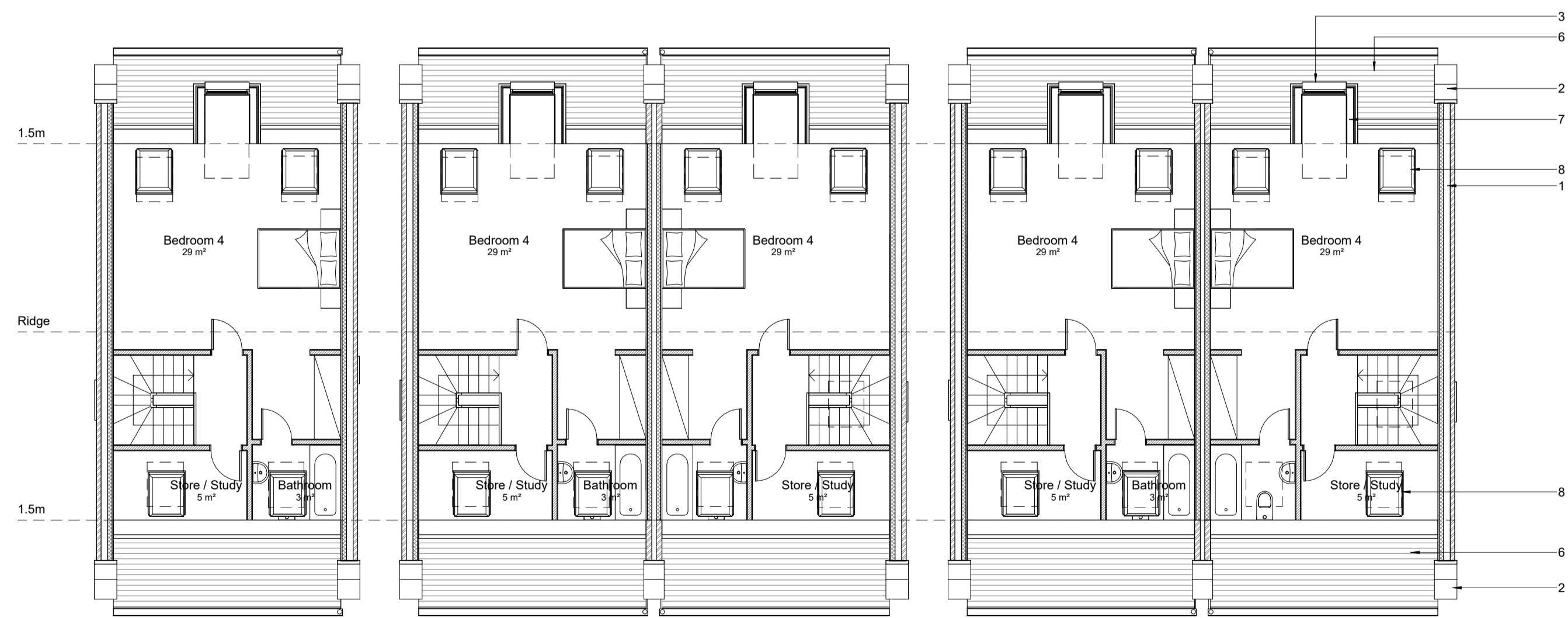
1. Gutters and fascias to be black



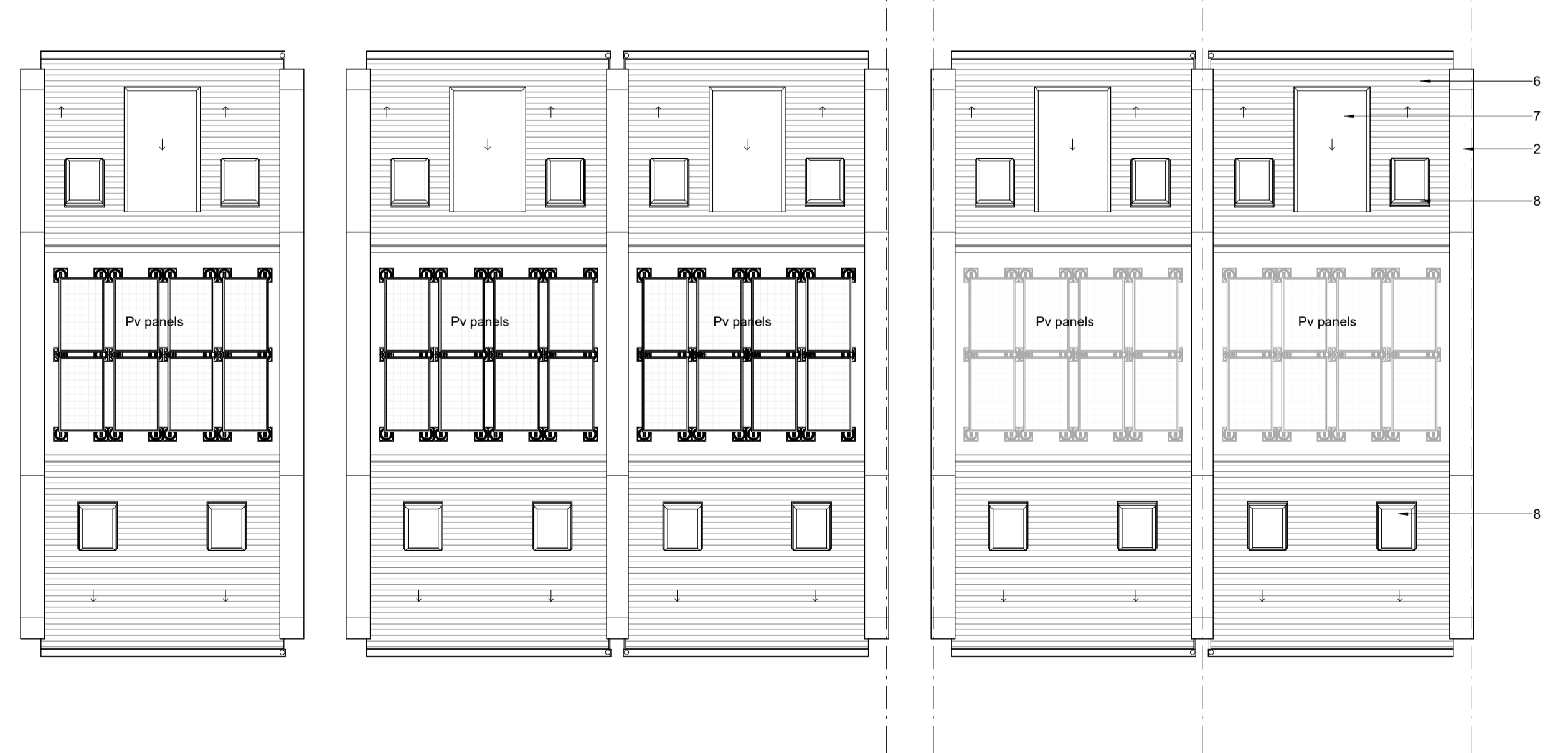
Ground Floor Plan as Proposed



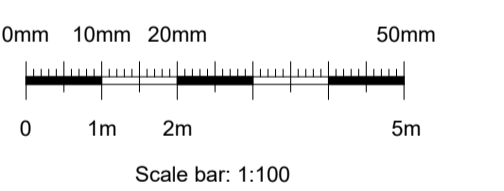
First Floor Plan as Proposed



Second Floor Plan as Proposed



Roof Plan as Proposed



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev	Description	Date	By
A	2m single storey rear extension	16/03/22	
B	General Arrangements	24/03/22	
C	Amended scheme 1, detached, 2 x 2 semi detached	24/03/22	

CG ARCHITECTS
36 CANNON HILL, LONDON N14 6LG
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Client:

Lanesra Clay Hill Ltd

Site:

2A Conway Gardens

Enfield

EN2 9AD

Title:

Floor Plans as Proposed

Scale:	Drawn:	Checked:
As indicated@ A1	-	CG
Date:		
March 2022		
Dwg No	REV	C
1569/04		

Key_General

- External Wall
- Party Wall
- Internal Partition - Timber
- Internal Partition - Blockwork

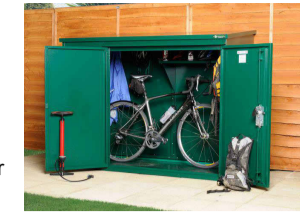
1. External walls: Red Brickwork;
2. Coping stone;
3. Double glazed aluminium windows/doors with stone sills;
4. Double glazed aluminium windows with obscure glazing and stone sills,;
5. Metal railings;
6. Pitched roof with anthracite plain tiles
7. Dormers with metal cladding (anthracite)
8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

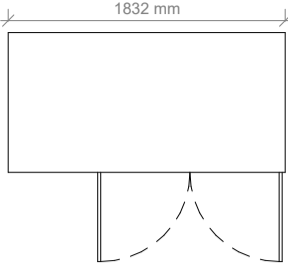
1. Gutters and fascias to be black

Bikeaway
Asgard Bike Shed x3

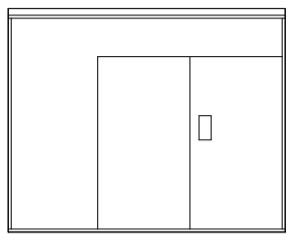
- Exterior finished in British Racing Green
- Heavy Duty 2mm thick door
- Disc padlock




Floor Plan
Scale 1:50



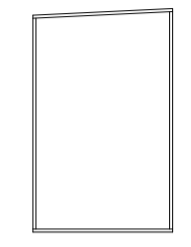
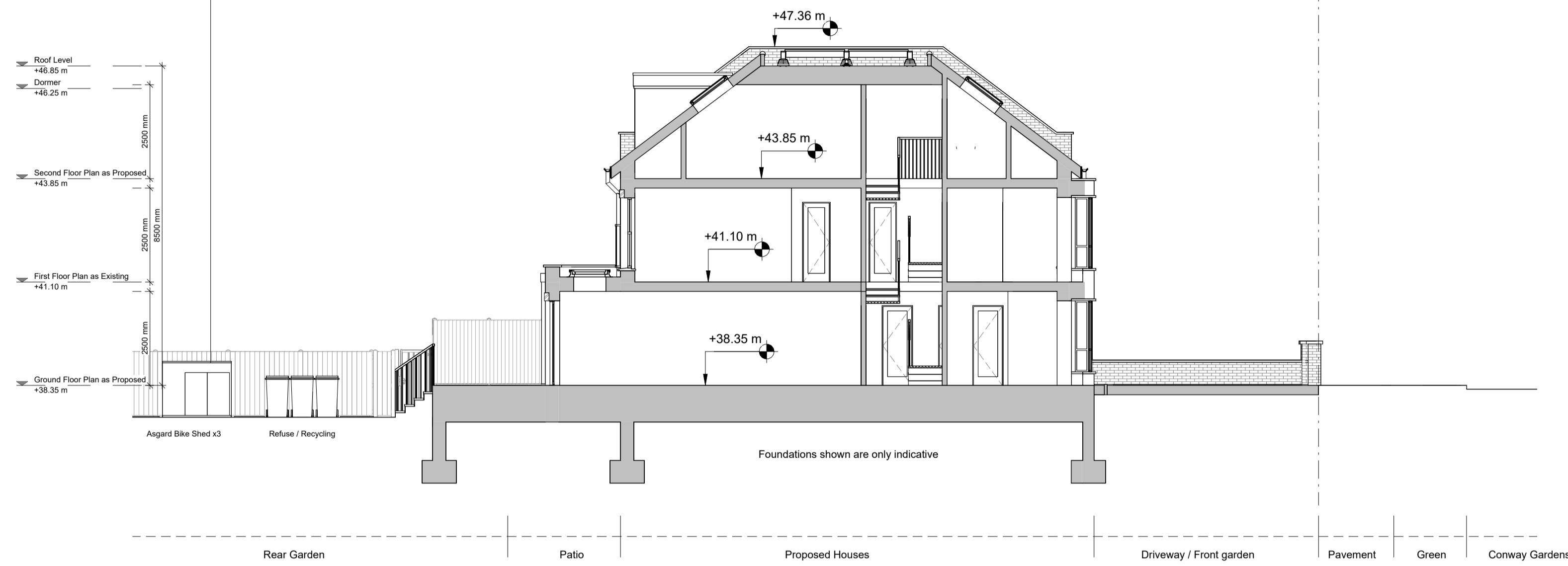
Front Elevation
Scale 1:50



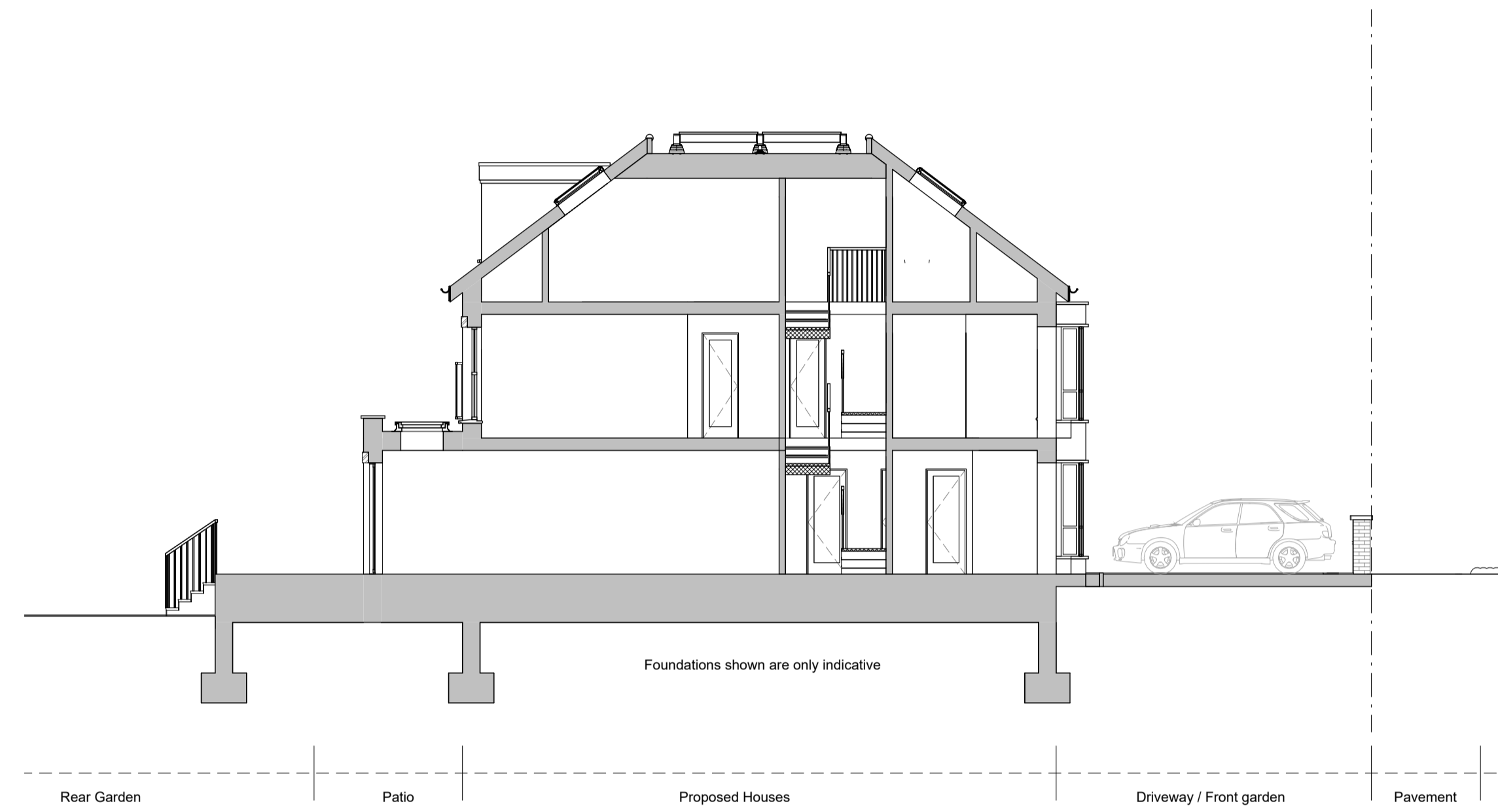
Rear Elevation
Scale 1:50



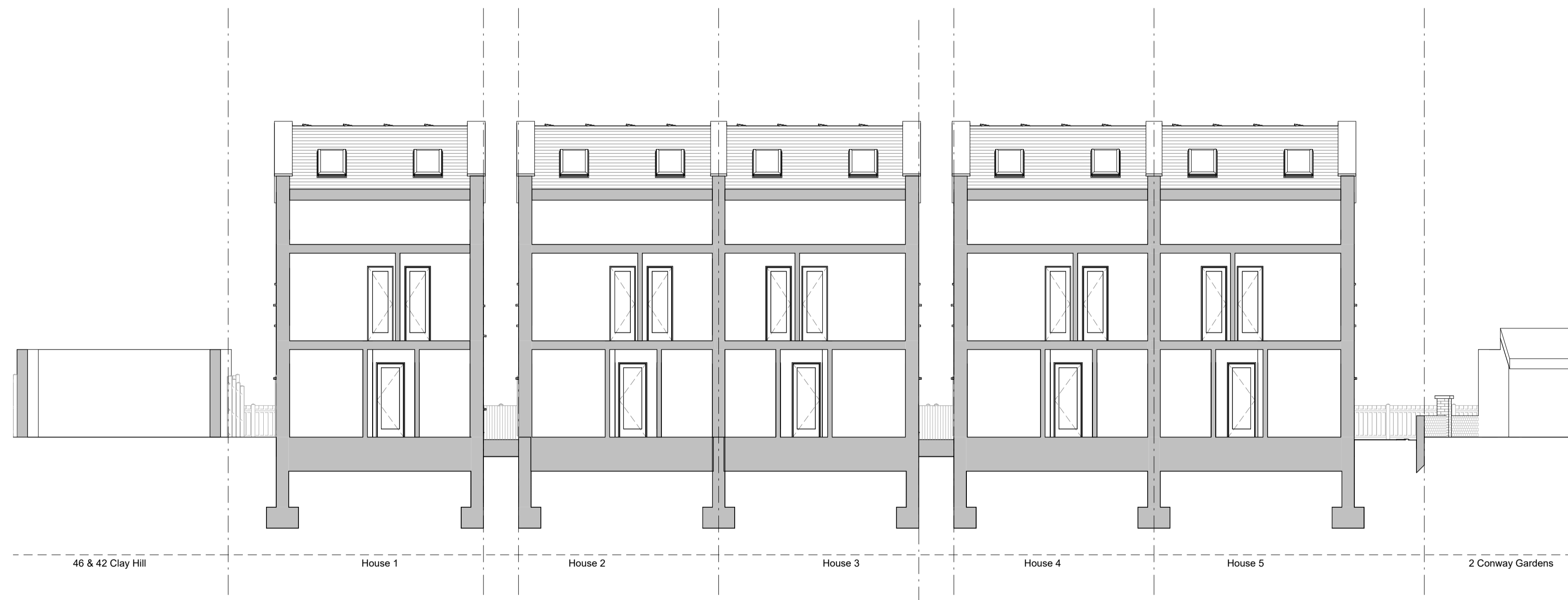
Flank Elevations
Scale 1:50

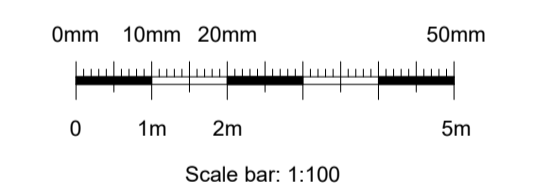
Section AA as Proposed
1 : 100



Section BB as Proposed
1 : 100



Section CC as Proposed
1 : 100



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev	Description	Date	By
A	2m string storage near extension	16/03/22	
B	General Amendments	24/05/22	
C	Amended scheme: 1 detached, 2 x 2 semi detached	24/05/22	

CG ARCHITECTS

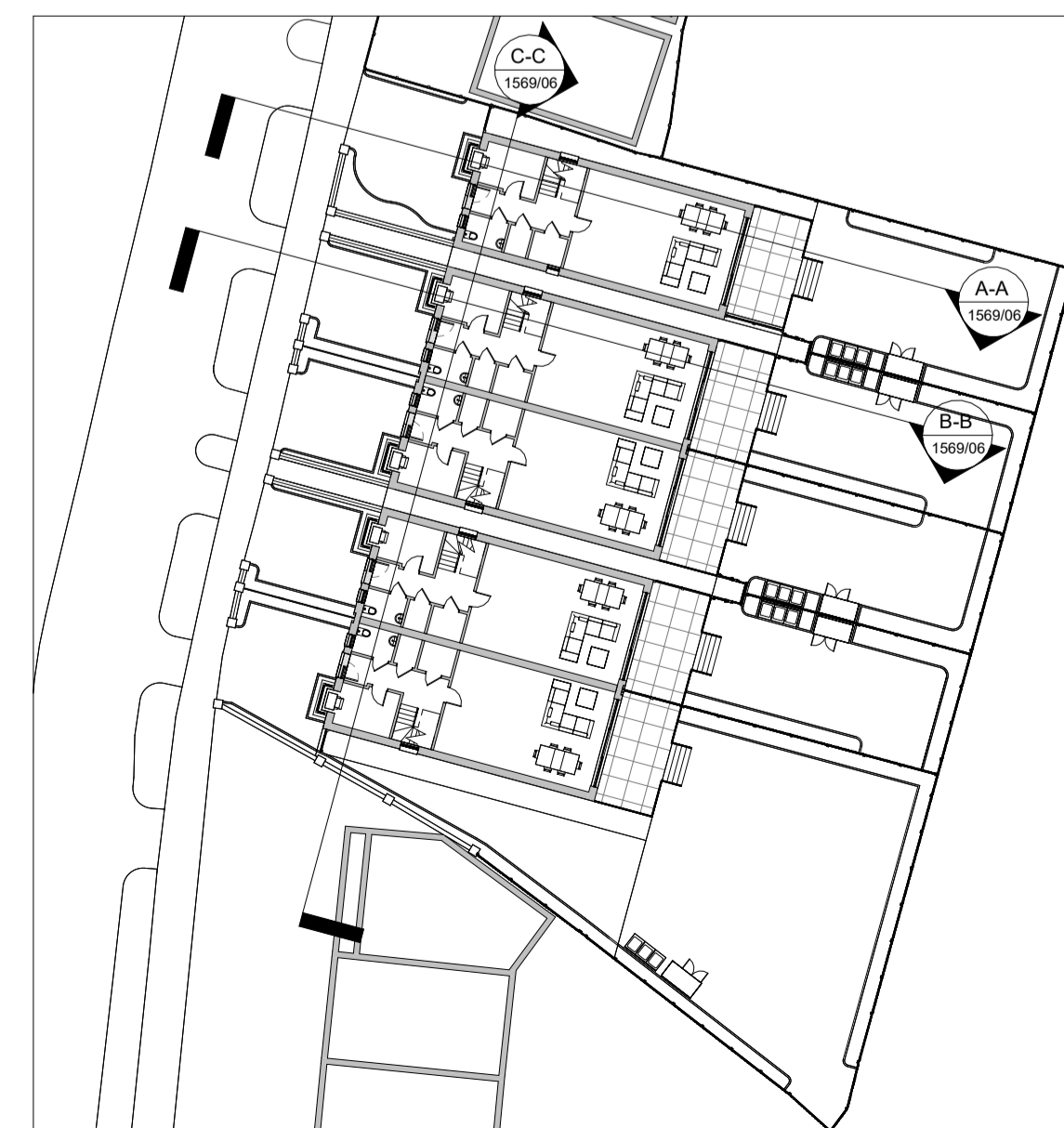
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

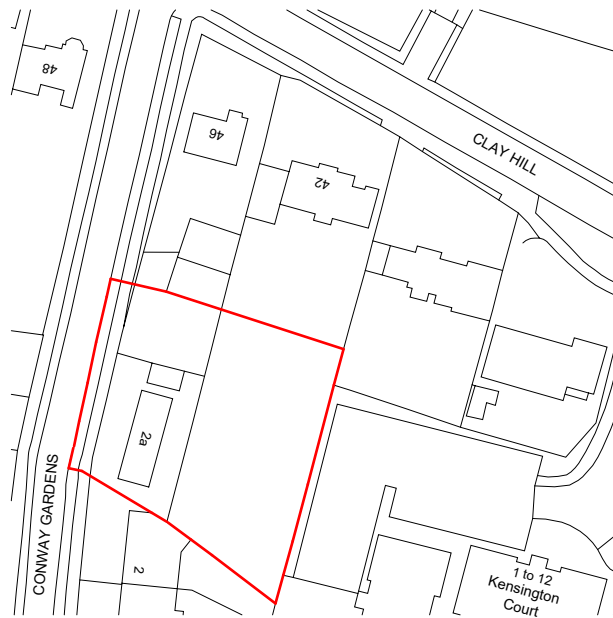
Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Sections as Proposed

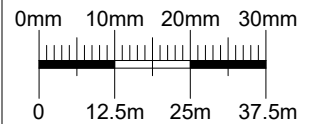
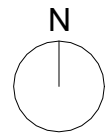
Scale: As indicated@ A1	Drawn: -	Checked: CG
Date: March 2022	REV	C
Dwg No 1569/06		



Issue:
Planning



Site Location Plan
1 : 1250



Scale bar: 1:1250

No scaled dimensions to be taken from this drawings. All dimensions to be site checked

Revisions

Rev.	Description	Date	By
A	General Amendments	30/06/22	
B	Amendments to Red line	04/07/22	

CG ARCHITECTS

36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:

Lanesra Clay Hill Ltd

Site:

**2A Conway Gardens
Enfield
EN2 9AD**

Title:

Site Locaiton Plan

Scale: 1 : 1250@ A4	Drawn: -	Checked: CG
Date: March 2022		
Drg No 1561/01	REV B	



Site Plan as Existing
1:200



Site Plan as Proposed
1:200

Planning

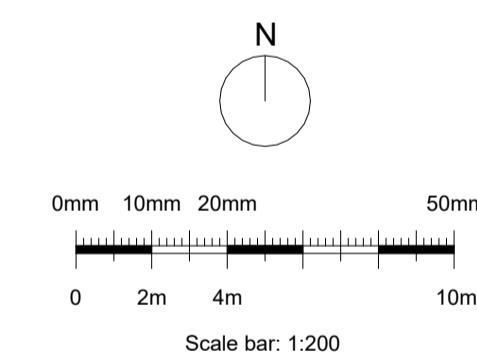
Key_General

- External Wall
- Party Wall
- Internal Partition - Timber
- Internal Partition - Blockwork

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8. Velux roof light
9. Double glazed aluminium windows fitted with obscure glazing and non openable
10. Flat roof lights

General Notes

1. Gutters and fascias to be black



No scaled dimensions to be taken from this drawings. All dimensions to be site checked.

Rev	Description	Date	By
A	2m verge storage near extension	16/03/22	
B	General Amendments	24/03/22	
C	Amended scheme 1 (detached 2 x 2 semi detached)	24/03/22	
D	House 2 and 3 (Refuse and Stone location + House 2 entrance moved)	25/03/22	
E	General Amendments	30/03/22	

CG ARCHITECTS

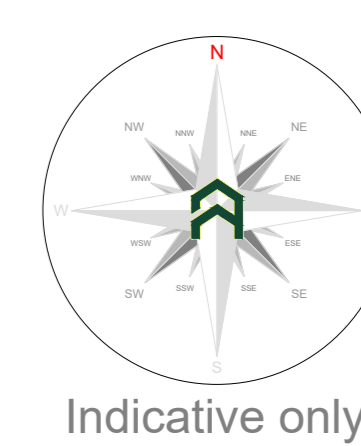
36 CANNON HILL, LONDON N14 6LG
T. 020 8449 5100

Client:
Lanesra Clay Hill Ltd

Site:
2A Conway Gardens
Enfield
EN2 9AD

Title:
Site Plan as Existing and as Proposed

Scale: As indicated @ A1	Drawn: -	Checked: CG
Date: March 2022		
Dwg No 1569/03	REV	E



Indicative only

Arboricultural Impacts	
Impacts	No. of trees
Trees to be removed	6
Trees to be retained	40
Trees with proposed retention into RPA	2
Group 1 Hedger with proposed retention into RPA	1
Trees that will require pruning	2
Group 1 Hedger that will require pruning	1
Trees to be transplanted	0
Group 1 Hedger to be transplanted	0

Arboricultural Impacts - RPAs (Area)				
No.	Species	RPA (m ²)	Incursion (m ²)	(%)
T11	Cherry	49.3	4	8.1
T12	Cherry	43.5	4	9.2

Tree Work Schedule			
No.	Species	Work	Category
G01	Various	Fall to ground level, grind stumps	C2
G02	Various	Fall to ground level, grind stumps	C2
G03	Various	Phone back to boundary line	C2
G04	Various	Phone back to boundary line	C2
G05	Various	Fall to ground level, remove stumps	C2
H02	Larson Cypress	Fall to ground level, grind stumps	B2
H03	Larson Cypress	Fall to ground level, remove stumps	C2
H04	Common Beech	Fall to ground level, grind stumps	C2
T05	Plum	Fall to ground level, remove stump	C1
T06	Larson Cypress	Fall to ground level, remove stump	C1
T07	Gum	Fall to ground level, remove stump	C1
T08	Common Walnut	Fall to ground level, remove stump	C1
T09	Unknown	Fall to ground level, remove stump	C1
T10	Cherry	Phone cross cut to 3.5m above ground level	C1
T11	Cherry	Phone cross cut to 3.5m above ground level	C1
T12	Cherry	Phone cross cut to 3.5m above ground level	C1
T13	Common Beech	Fall to ground level, grind stump	C1

All tree work is to be undertaken in accordance with British Standard BS 3968:2019 Tree work - Recommendations.
 All stumps are to be removed and the site is to be left as found.
 Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of new ground operations. No equipment or vehicles such as timber lorries, tractors, excavators or cranes shall be parked or driven beneath the canopy of any retained trees, to prevent subsequent compaction and root death.

No. of individual trees to be removed				
0	1	2	3	4
0	0	0	0	0

No. of groups / hedger to be removed				
0	1	2	3	4
0	0	0	0	0

1.1 Factor removal of a group

'No Dig' Surfacing

Trees can be affected by construction within the RPAs either through the direct damage caused by the removal of roots, compaction of the rooting environment or secondary damage such as poisoning through leaks and spills (oil, fuel, etc.) or through deicing (road salt, etc.).
 Proposed hard surfacing within the RPAs of retained trees is to be designed so that it can be situated above the existing soil level and to minimise any adverse impact upon the tree RPAs, as the use of traditional foundations can result in excessive root loss through direct removal of roots during excavation and by compaction of the soil beneath the excavation, as such the traditional type of foundation should be avoided.
 Where designing hard surfacing that is to be situated within RPAs, the design team need to pay particular attention to the proposed usage (pedestrian, domestic traffic, delivery vans, Emergency vehicles, HGVs etc.), the existing and proposed levels of hard surfacing and finished floor levels, edging types and details, proximity to tree trunks and surface rootings, contamination capture, SUDs, etc.

Possible sub-bases (foundations) systems for hard surfacing situated within the RPAs of retained trees could include:

- A proprietary system such as a multi-dimensional confinement system (Colwell T10) or similar.
- Engineered solution such as a road deck, bridge, etc.

An engineered solution is likely require a level of excavation for site specific investigations to locate roots to aid in foundation design so that a suitable foundation can be designed to avoid roots and for the installation of the structure.
 NB: The use of a multi-dimensional confinement systems and or an engineered solution will affect the finished level of the hard surfacing by raising the levels and needs to be taken into consideration when designing foundations and setting the finished floor levels of adjacent buildings.

Utility apparatus

Underground utility apparatus
 Mechanical testing for the installation of underground apparatus and drainage serves any roots present and can change the local hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the route and methods of installation of all underground apparatus. Where possible, apparatus should be routed outside of RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts, all inspection chambers should be sited outside of the RPAs.
 Where underground apparatus is to pass within the RPAs, details, plans showing the proposed route should be drawn up in conjunction with the project arboriculturist. In such cases trenchless insertion methods should be used with entry and retrieval pits being located outside of the RPAs. If this option is not feasible and providing roots can be retained, and protection excavations should be undertaken using hand held tools (air-spade, forks, etc.) or a combination of trenches and manual excavation (broken trench).
 Any design and installation should be undertaken in accordance with the National Joint Utilities Guidelines (NJUG).
 Above-ground utility apparatus
 Above-ground apparatus including CCTV cameras and lighting should be sited to avoid the need for detrimental tree pruning, as such the current and future crown size of the tree should be assessed. Tree branches can be pruned back with care to provide space, though it is not appropriate for repetitive and significant tree work to be undertaken unless this is a suitable management outcome for the tree. Any pruning should be undertaken in accordance with BS3968:2019

Arboricultural Method Statement

All tree work is to be undertaken in accordance with British Standard BS3968:2019 Tree work - Recommendations. Please refer to British Consulting Ltd Tree Schedule, Arboricultural Method Statement and Tree Protection Plan, for full details of all surveyed trees and how all aspects of the development may be implemented without detriment to retained trees.

Rev.	Date	Notes
A	30.06.22	Revised with latest layout



Project:
 2a Conway Gardens, Enfield, EN2 9AD

Client:
 Arjun Popat, Lanesra Clay Hill Ltd

Drawing:
 Arboricultural Impact Assessment

Based on:
 1569 Rev E

Drawing No:
 Arbtech AIA 01

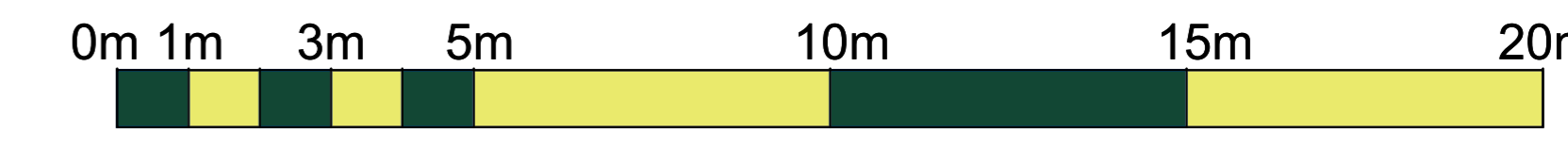
Date:
 Feb 2022

Scale:
 1:100 @ A0

Drawn:
 EK

Key:

Tree No. T01
 Tree Category
 RPA: Category 1 RPA
 Category 1 trees
 Existing Site (Tree)
 Replacement Hedger
 Incursion: Hard surfacing
 Incursion: Fences



Issue: Proposed hard surfacing situated within RPAs of T11
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level.

Issue: Proposed new access situated within the RPA of tree T11.
Solution: Surfacing will be installed using manual excavation techniques under direct arboricultural supervision, roots discovered will be pruned back to the trench line.

Issue: Proposed replacement boundary wall situated within RPAs of trees T11 and T12.
Solution: Proposed wall is to be installed under direct arboricultural supervision and is to re-use the existing wall foundations in order to avoid further excavations below the soil level.

Issue: Proposed new access situated within the RPA of tree T12.
Solution: Surfacing will be installed using manual excavation techniques under direct arboricultural supervision, roots discovered will be pruned back to the trench line.

Issue: Proposed hard surfacing situated within RPAs of group G04 and T12.
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level.

Issue: Proposed replacement hard surfacing situated within RPAs of group G04.
Solution: Proposed surfacing to be designed in conjunction with an arboriculturist so that it can be constructed entirely above the existing soil level and will re-utilise the existing subbase.

Issue: Proposed boundary fences situated within the RPAs of retained trees T01, T02, T04 and G02.
Solution: Excavations of posts of the proposed boundary fences within RPAs are to be undertaken manually under arboricultural supervision; posts may need to be relocated if roots in excess of 25mm diameter will be affected.

Note: Garden shed of Plot 4 has been indicatively relocated in magenta to avoid RPAs of trees to be retained.

