

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date:** 6<sup>th</sup> September 2022

**Report of:**  
Head of Planning – Vincent  
Lacovara

**Contact Officer:**  
Andy Higham  
David Gittens  
Tel No: 020 8132 0870

**Ward:**  
Grange Park

**Application Number:** 22/01189/VAR

**Category:** Major

**LOCATION:** Thomas Hardy House 39 London Road Enfield EN2 6DS

**PROPOSAL:**

Variation of condition 02 of application 21/00754/RE4 to allow relocation of main entrance, alterations to fenestrations and external seating.

**Applicant Name & Address:**

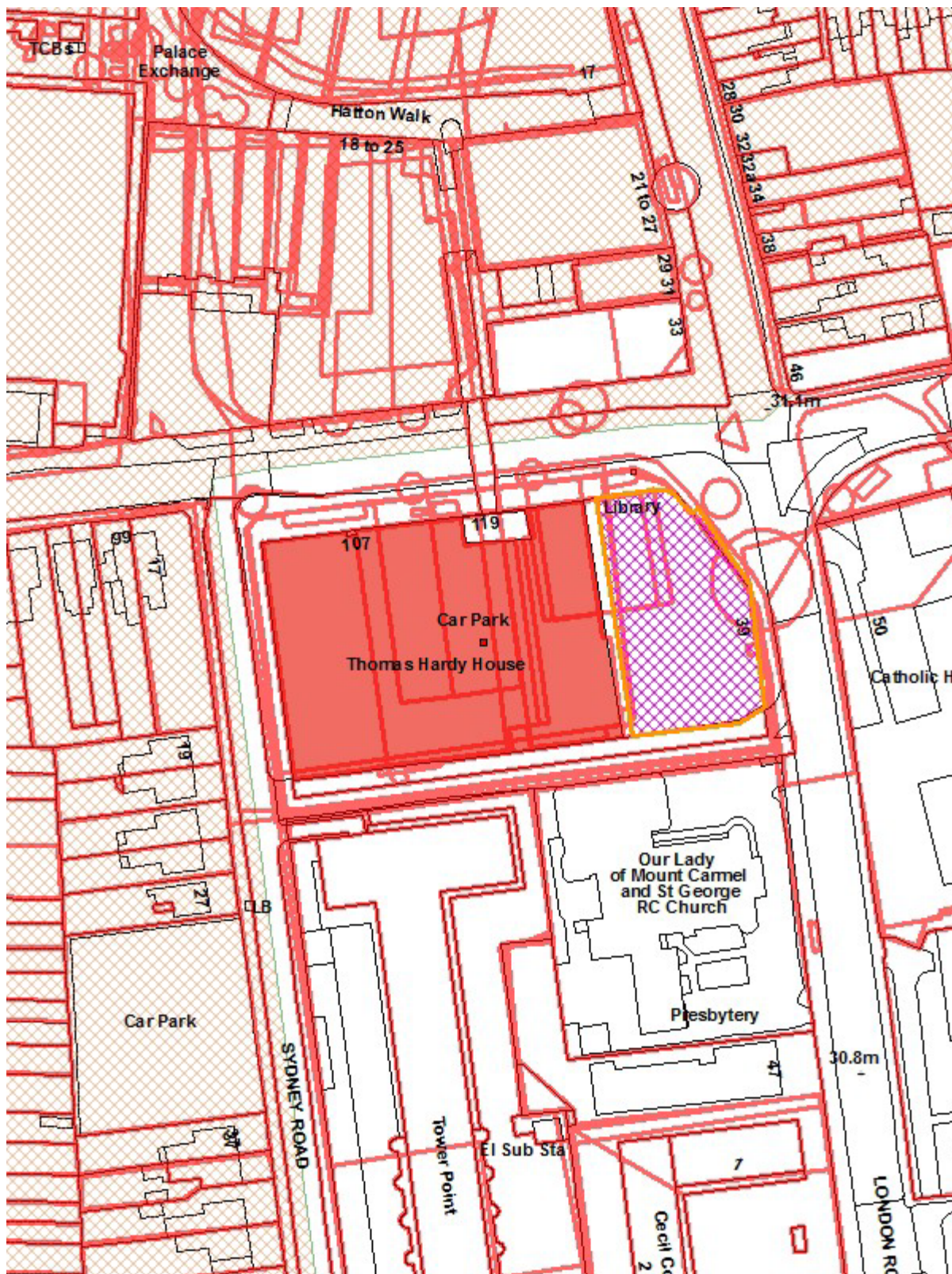
Helen Finnemore  
London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield  
EN1 3XA

**Agent Name & Address:**

Mr Mike Ibbott  
tp bennett LLP  
One America Street  
London  
SE1 0NE

**RECOMMENDATION:** In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission subject to conditions.

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 The application is reported to Planning Committee for determination in accordance with the scheme of delegation because the application site is both Council owned and is classed as a “major” planning application.

## **2. Recommendation**

- 2.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT planning permission be GRANTED and the proposed drawings be substituted into condition 2 of the previously approved decision for 21/00754/RE4 subject to the original conditions that remain in force or have not yet been discharged as follows.

1. Time Limited Permission
2. Approved Plans (as amended)
3. Materials to Match
4. Acoustic Report / Noise Levels of Plant (discharged dated 25 January 2022)
5. Cycle Parking Provision
6. Energy
7. Travel Management Plan
8. Construction Management Plan (discharged dated 11 March 2022)

- 2.2 That the Head of Development Management be granted delegated authority to ensure they reflect any issues raised by Planning Committee and / or any reported updates to the meeting/ to agree the final wording of the conditions to cover the matters in the Recommendation section of this report.

## **3. Executive Summary**

- 3.1 Planning permission was obtained in 2021 for changes to Thomas Hardy House. These changes involved the change of use of part of the ground and first floor from community (Class F1) to office (Class E) use with associated external alterations at ground and first floor levels, cycle parking and replacement roof level plant.
- 3.2 Condition 2 of this approval (ref: 21/00754/RE4) confirmed the approved drawings in respect of the application. This application is now made to amend the list of approved drawings in order to facilitate some minor changes to the approved scheme. The key changes involved are the relocation of the main entrance, alterations to the fenestrations and the provision of external seating.
- 3.3 The reasons for recommending approval of this application are:
- The proposed changes to the approved scheme would allow the scheme to continue to contribute positively to the aims of the original proposal, which was to provide a suitable replacement community facility that maintains public provision and accessibility;
  - The proposed changes to the approved scheme would not cause harm to the vitality and viability of the Major Centre of the borough and would not result in any harm to the character and appearance of the wider area and the adjacent Enfield Town Conservation Area;
  - Due to the minor nature of the proposed changes to the approved scheme it would not result in any harmful impacts upon the amenity of neighbouring or nearby residents;
  - The proposed changes to the approved scheme would not result in any significant harm to highway safety or the flow of traffic in the locality.
  - The development would continue to be in accordance with relevant National and Regional Policy, the Core Strategy and Development Management Document policies.

## 4. Site & Surroundings

- 4.1 The site is located in Enfield Town, the principal commercial and administrative centre of the Borough and is designated as a Major Centre. The public transport accessibility level (PTAL) of the site is 5 (Very Good).
- 4.2 The site is bound to the north by Cecil Road, to the east by London Road, to the south by Our Lady of Mount Caramel and St George Roman Catholic Church and Tower Point and to the west by Sydney Road.
- 4.3 The site is approximately 1.5ha and encompasses the single structure known as Thomas Hardy House. This building was constructed in the early 21<sup>st</sup> century as part of a wider town centre regeneration development. This building houses the Dugdale Centre - a theatre, café and museum, the Enfield Local Studies Library and Archive, conference facilities and offices occupied by the local Council, the Palace Exchange car park and two retailers (Iceland Foods and Lidl).
- 4.4 The site is located outside of the Enfield Town Conservation Area, however the northern side of Cecil Road (opposite side of the road) and western side of Sydney Road (opposite side of the road) is located within the Enfield Town Conservation Area. There are no Listed Buildings, Scheduled Monuments or World Heritage Sites in the immediate vicinity. The Our Lady of Mount Caramel and St George Roman Catholic Church is however Locally Listed.
- 4.5 Thomas Hardy House is serviced from an access road to the south of the building, as are the adjoining retailers.

## 5. Proposal

- 5.1 Permission is sought to vary the extant permission to enable alterations to be made to the previously approved scheme. The current proposal seeks the following:
- Relocate the main entrance doorway designed with a new canopy supported by a new column which together would overhang/ be located on the highway;
  - Infilling the existing entrance with curtain walling;
  - Create a new secondary entrance doorway;
  - Accommodate some tables and chairs either side of the new secondary entrance doorway

## 6. Consultation

Statutory and Non-Statutory Consultees

*Internal*

Traffic & Transportation:

No objection, subject to the strip of land located in front of the site intended to accommodate permanent tables and chairs being “stopped up” using powers under section 247 of the Town and Country Planning Act 1990. The canopy and post will need to be licensed/subject to further Highways approval.

*Public*

- 6.1 Consultation letters were sent to 235 neighbouring and nearby properties by letter dated 12 May 2022 with a final response date of 5 June 2022. At the time of writing, no responses have been received.

## 7. Relevant Planning History

### 7.1 No.109-111 Cecil Road

- TP/03/2030/4 - Details of shopfront for Unit LSU4 submitted pursuant (in part) to Condition 04 of approval under Ref: TP/03/2030 and Condition 04 of approval under Ref: TP/00/0977/7 for development involving retail space, cultural facility and multi-storey car park in association with the Enfield Town Centre development. Approved 29 November 2007
- TP/03/2030/VAR1 - Variation of condition 21 of Ref:TP/00/0977, condition 10 of Ref:TP/00/0977/7 and condition 09 of Ref:TP/03/2030 to allow extension of delivery times to 0700 - 1900 hours Mondays to Saturdays and 0800 - 1800 hours on Sundays for Unit LSU3. Refused 11 Oct 2007. Appeal allowed 08 May 2008.
- TP/03/2030 - Redevelopment of site to provide retail floor space, cultural facility including library and multi-storey car park in association with the comprehensive redevelopment of land at Enfield Town Centre under planning permission Ref:TP/00/0977. Granted with Conditions 25 Aug 2004

### 7.2 Known as Enfield Town Centre:

- 20/03575/LBEPRE - Proposed change of use of part ground and first floor from community (Class F1) to office (Class E) use with associated external alterations. Date Issued 05 December 2020
- TP/00/0977/44 - Revised details of a scheme for external lighting (initially approved in 15 December 1004 under ref: TP/00/0977/27) submitted pursuant to condition 10 of approval under Ref: TP/00/0977/2 for Enfield Town Centre redevelopment (reserved matters application). 13 February 2007
- TP/00/0977/41 - Details of the treatment of the common boundary with Nos. 21-27 London Road, involving construction of an externally illuminated word-wall, submitted pursuant to condition 07 of approval under Ref:TP/00/0977 for Enfield Town Centre redevelopment. Approved 05 January 2007
- TP/00/0977/48 - Submission of details as follows in respect of redevelopment of the Town Centre: Planting / landscaping, cycle parking and street furniture pursuant to conditions 04, 13 & 25 of approval under Ref:TP/00/0977; Link bridge, fountain island, treatment of George Mews, landscaping within the retail development and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02, 05, 08, 09 & 13 of approval under Ref:TP/00/0977/2; Link bridge and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02 & 09 of approval under Ref:TP/00/0977/7; Link bridge and landscaping/enclosure for the civic facility and multi-storey car park pursuant to conditions 02 & 08 of approval under Ref:TP/03/2030. Approved 15 December 2006
- TP/00/0977/45 Revised details of external materials submitted pursuant to condition 01 of approval granted under ref: TP/00/0977/35 and conditions 1 and 3 of TP/00/0977/2, TP/00/0977/7 (reserved matters applications) and TP/03/2030 (full application) for Enfield Town Centre redevelopment (Cecil Road Block). Approved 18 December 2006
- TP/00/0977/35 - Revised details of external appearance (Cecil Road block only) pursuant to condition 3 of the outline planning permission granted under Ref: TP/00/0977 for the redevelopment of the site for retail, leisure, library and cultural facility, multi-storey car park and associated road works. Granted with Conditions 16 December 2005.

- TP/00/0977/11 - Approval of proposed shopfronts and facility for security grills integral to the design (Unit LSU2 only), pursuant to condition 4 of Planning Approval Ref TP/00/0977/2 dated 11/12/01 for the related Approval of Details submission regarding the details of siting, design, external appearance, materials of construction, and servicing arrangements pursuant to conditions 1, 2 (part only), 3, 24 of the outline planning permission granted under Ref: TP/00/0977 for the redevelopment of the site for retail, leisure, library and cultural facility, multi-storey car park and associated road works. Approved 19 August 2003
- TP/00/0977 - Demolition and part demolition of buildings and structures together with comprehensive redevelopment for retail (Class A1/A2/A3), leisure (Class D2), and cultural facility including library (Class D1) together with car parking and servicing, alterations to existing highway including permanent stopping up of Sydney Road (between Cecil Road and Church Street) and extension to Genotin Road to link London Road, landscaping and other ancillary works. Granted with Conditions 03 May 2001

### 7.3 Redwood House (33 London Road)

- 20/01920/FUL - Construction of a part 4th,5th and 6th floor rooftop extension with terraces to provide 7 self-contained units. Approved - January 2022

### 7.4 Thomas Hardy House

- 21/00754/RE4 - Change of use of part ground and first floor from community (Class F1) to office (Class E) use with associated external alterations, replacement plant and cycle parking – Approved: August 2021

## 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.

### 8.2 National and Regional Policies (2021)

National Planning Policy Framework (NPPF) 2019  
National Planning Practice Guidance (NPPG)

### 8.3 London Plan (2021)

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

GG1	Building strong and inclusive communities
GG2	Making the best use of land
GG3	Creating a healthy city
GG5	Growing a good economy
GG6	Increasing efficiency and resilience
Policy SD6	Town centres and high streets
Policy D1	London's form, character and capacity for growth
	Policy D2 Infrastructure requirements for sustainable densities



Policy D3	Optimising site capacity through the design-led approach	Policy D4	Delivering good design
Policy D5	Inclusive design	Policy D14	Noise
Policy S1	Developing London's social infrastructure	Policy E1	Offices
Policy HC1	Heritage conservation and growth	Policy HC3	Strategic and Local Views
Policy SI 1	Improving air quality		
Policy SI 2	Minimising greenhouse gas emissions	Policy SI 13	Sustainable drainage
Policy T2	Healthy Streets		
Policy T3	Transport capacity, connectivity and safeguarding	Policy T4	Assessing and mitigating transport impacts
Policy T5	Cycling		
Policy T6	Car parking		
Policy T6.2	Office Parking	Policy T6.3	Retail parking
Policy T6.4	Hotel and leisure uses parking		
Policy T6.5	Non-residential disabled persons parking	Policy T7	Deliveries, servicing and construction

#### 8.4 Core Strategy (2010)

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

CP9	Supporting community cohesion
CP11	Recreation, Leisure, Culture and Arts
CP13	Promoting economic prosperity
CP17	Town Centres
CP19	Offices
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

#### 8.5 DMD

The 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

DMD17	Protection of Community Facilities
DMD25	Locations for New Retail, Leisure and Office Development
DMD37	Achieving High Quality Design-Led Development
DMD42	Design of Civic/Public Buildings and Institutions ‘
DMD44	Conserving and Enhancing Heritage Assets
DMD45	Parking standards and layout (parking, design, car free aspects, car club, traffic flow)
DMD47	Access, new roads, and servicing (pedestrians, cyclists, vehicular access, refuse, operations for nurseries)
DMD48	Transport assessments, travel plans, servicing & delivery plans

DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessment Methods
DMD51	Energy Efficiency Standards
DMD53	Low and Zero Carbon Technology
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD79	Ecological Enhancements
DMD81	Landscaping
DMD 84	Areas of Special Character

### Enfield Draft New Local Plan

- 8.6 Work on a New Enfield Local Plan has commenced so the Council can proactively plan for appropriate sustainable growth, in line with the Mayor of London's "good growth" agenda, up to 2041. The Enfield New Local Plan will establish the planning framework that can take the Council beyond projected levels of growth alongside key infrastructure investment.
- 8.7 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight but at this stage it has relatively little weight in the decision-making process.

### Other relevant policy and guidance

- TfL London Cycle Design Standards (2014)
- GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
- GLA: Shaping Neighbourhoods: Character and Context SPG (2014)
- GLA: London Sustainable Design and Construction SPG (2014)
- GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)
- Healthy Streets for London (2017)
- Manual for Streets 1 & 2, Inclusive Mobility (2005)
- National Design Guide (2019)

## **9. Analysis**

- 9.1 Built in the early 2000s, as part of the 'Enfield Town Centre Phase II Redevelopment' (Ref: TP/00/0977), Thomas Hardy House was a major objective within the Council's Leisure Strategy and an opportunity to provide a fully accessible community facility incorporating theatre, archive, local history museum and a new central library directly linked at first floor level, thus helping to meet lifelong learning and social inclusion objectives coupled with the art gallery and performance spaces at ground floor level. The provision at first floor level of a new central library was subsequently replaced at the development stage, with conference facilities provided instead, following the refurbishment of the nearby Enfield Town Library on Church Street.
- 9.2 Thomas Hardy House and specifically the Dugdale Centre has more recently comprised a theatre, café and museum at ground floor level, the Enfield Local Studies Library and Archive and conference facilities at first floor level, and the offices of the Children and Family Services at second floor of the building.
- 9.3 The previously approved scheme relocated the Enfield Local Studies Library and Archive at first floor level to a newly formed space meeting the National Archive accreditation standards within the Civic Centre via a temporary home at the Ridge Avenue Library (Winchmore Hill). The conference facilities at first floor level within the Dugdale Centre would be replaced in a refurbished ground floor of the Civic Centre which would also see a newly formed meeting and training hub, capable of hosting public meetings.



- 9.4 At ground floor level, the Dugdale Centre would still retain the theatre, café and museum, with a greater capacity to host meetings, conferences and training events. These changes have already been granted planning permission.
- 9.5 The current application seeks to adjust this existing planning permission by the relocation of one entrance with a canopy, providing an additional secondary entrance, and the provision of outdoor tables and chairs.

#### Heritage and Design

- 9.6 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 9.7 Chapter 12 (“Achieving well-designed places”) of the NPPF outlines the importance of good design to the built environment. Paragraph 130 outlines a number of criteria that planning policies and decisions should aim to ensure of developments. Of most relevance in this case are those sections which relate to local distinctiveness, character and integration of development into the built environment in that the proposal should aim to be “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”
- 9.8 London Plan policy D3 (“Optimising site capacity through the design-led approach”) advises that development proposals should respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.
- 9.9 London Plan policy HC1 (“Heritage conservation and growth”) advises that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 9.10 Enfield Core Strategy Policy CP30 (“Maintaining and improving the quality of the built and open environment”) seeks to ensure that new developments are high quality and design-led, having regard to their context while Policy CP31 (“Built and Landscape Heritage”) of the of the Core Strategy sets out a requirement that development should conserve and enhance designated and non-designated heritage assets.
- 9.11 Policy DMD37 (“Achieving High Quality Design-Led Development”) states that development that is not suitable for its intended function that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused. However, it also recognised there is a degree of subjectivity in this assessment of acceptable design.
- 9.12 Enfield Development Management Document Policy DMD42 (“Design of Civic/Public Buildings and Institutions”) states that Civic buildings, institutions and other buildings providing services to the public, must be designed to a high standard and have prominence within their community.
- 9.13 Policy DMD44 (“Conserving and Enhancing Heritage Assets”) states that development which fails to conserve and enhance the special interest, significance or setting of a heritage asset will be refused. The design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance.

### *Site Review and Setting*

- 9.14 Thomas Hardy House is in a prominent location on the corner of London Road and Cecil Road. It has a strong presence in the local townscape, being visible in the approach from the east from Genotin Road and in views north and south along London Road.
- 9.15 In terms of surroundings, opposite, on the north side of Cecil Road is the wider part 2 storey Palace Exchange complex and four storey Redwood House (No.33 London Road) commercial and residential block. On the east side of London Road, is the part two - part three storey St Anne's Catholic High School for Girls. To the south, beyond the service road, is part one – part four storey in height Our Lady of Mount Carmel and Saint George Roman Catholic Church, a locally listed building, in addition to the fourteen storey high-rise residential building (Tower Point) beyond.
- 9.16 Thomas Hardy House, at four storey in height, containing 3 commercial floors and 6 levels of parking, represents a modern development in appearance, with curved elevations clad in glass and timber, but is designed to fit in with the existing buildings at the eastern end of the town centre through attention to scale and material, with plant visible from public vantage points at main roof level.
- 9.17 Whilst the application site itself does not fall within a relevant designation, opposite the site is the Enfield Town Conservation Area (a designated heritage asset, and the impact of the development upon its setting should also be considered.
- 9.18 What must therefore be determined is whether any of the elements revised proposed will harm the significance of the heritage asset, having regard to the statutory requirement to give special attention to preserving or enhancing the character or appearance of a conservation area (s.72)
- 9.19 The existing building already has a distinctive presence in the local townscape. The elevational changes to the approved scheme would be visible from public vantage points principally at street level both within and outside of the adjacent conservation area.

### *Elevational alterations and Materials*

- 9.20 The original application had intended to replace the existing revolving door entrance on London Road serving the Dugdale Centre with new automatic bi-parting doors of a similar material and appearance, to improve accessibility for all, particularly those requiring step free access and wheelchair users. The proposal now seeks to block the existing entrance with curtain walling to match the existing facade. The main entrance would now be relocated to the Cecil Road façade and comprise of sliding, bi parting glazed doors. In addition, these new doors would be over-sailed by a canopy supported by a new column.
- 9.21 Further along from the existing London Road entrance, a new single leaf, powered swing door would be located to act as a secondary entrance. This entrance would be located amongst the new external tables and chairs located outside the building.
- 9.22 It is considered that the proposed alterations to the access points would not affect the character and appearance of the existing building, or the setting of the conservation area. Accordingly, the proposed changes are considered to be acceptable.
- 9.23 In addition to the changes to the building, it is proposed to locate a series of tables and chairs on the footway adjacent to the building. It is considered that the proposed arrangement of the tables and chairs, would be appropriate to the function of this municipal building.
- 9.24 Overall, the proposal represents sufficient design quality which accounts for the scale, form and use of the host building. The proposed changes to the scheme are acceptable and no harm is considered to result to the setting of the adjacent conservation area.

## *Highways*

- 9.25 The Traffic and Transportation team have been consulted in respect of the proposed changes to the application. The relocated and newly formed entrances would continue to provide step free access, neither of which encroach onto the public highway, thereby improving accessibility for all, particularly those requiring step free access and wheelchair users.
- 9.26 No objection is raised to the proposal provided the strip of land identified on the drawings is appropriately stopped up” in order to facilitate the location of a row of tables and chairs on a permanent basis. It is acknowledged that an additional temporary row of tables and chairs may be acceptable subject to Highways licensing arrangements.
- 9.27 No objection is raised to the proposed canopy and column, subject to further Highways approval.

## Impact on Residential Amenity

- 9.28 London Plan policies D1 (“London’s form, character and capacity for growth”) and D3 (“Optimising site capacity through the design-led approach”) set out the importance of ensuring buildings are well designed to ensure against prejudicing neighbouring amenity.
- 9.29 Enfield Core Strategy Policy CP9 (“Supporting community cohesion”) promotes attractive, safe, accessible and inclusive neighbourhoods while Core Strategy Policy CP30 (“Maintaining and improving the quality of the built and open environment”) seeks to ensure that new developments are high quality and design-led, having regard to their context.
- 9.30 The surrounding area, a mix of commercial and residential. The scope of the works proposed including the provision of outdoor tables and chairs in this vibrant town centre setting, is so minimal as to not have any impact of significance upon the amenity of residents.

## Sustainable Design and Construction

- 9.31 London Plan policies SI 1 (“Improving air quality”) and SI 2 (“Minimising greenhouse gas emissions”) Identify and deliver further improvements to air quality and seek to reduce greenhouse gas emissions in operation and minimise both annual and peak energy demand respectively.
- 9.32 Enfield Core Strategy Policy CP20 (“Sustainable Energy Use and Energy Infrastructure”) sets a strategic objective to achieve the highest standard of sustainable design and construction throughout the Borough.
- 9.33 Enfield Development Management Document Policies DMD49 (“Sustainable Design and Construction Statements”), DMD50 (“Environmental Assessment Methods”) and DMD51 (“Energy Efficient Standards”) provides the criteria upon which developments will be assessed with regard to achieving the highest sustainable design and construction standards, having regard to technical feasibility and economic viability and compliance with targets relating to the relevant adopted environmental assessment methods respectively.
- 9.34 In respect of DMD50, the development is required to achieve BREEAM Outstanding under BREEAM 2011 or an updated scheme. The applicant has provided a BREEAM Refurbishment and Fit Out Pre-assessment (produced by Pick Everard) to address this policy requirement and indicates the ability to achieve BREEAM Outstanding is significantly limited by the scope of works, effectively upgrading building services, inserting new fenestration in the main façade and other internal design improvements. Achieving BREEAM performance is either impaired or cannot be addressed as these elements are outside the scope of current works. It should be noted that less than 1% of UK new non-domestic buildings meet BREEAM Outstanding.

- 9.35 Due to the minor nature of the changes to the original proposal the application would have no significant impact upon the annual carbon shortfall of the scheme.

#### Community Infrastructure Levy (CIL)

##### *CIL*

- 9.36 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development.

##### *Mayoral CIL*

- 9.37 The Mayor of London charges CIL in Enfield at the rate of £60 per sqm. However, in this instance the non-residential office development is not CIL liable.

##### *Enfield CIL*

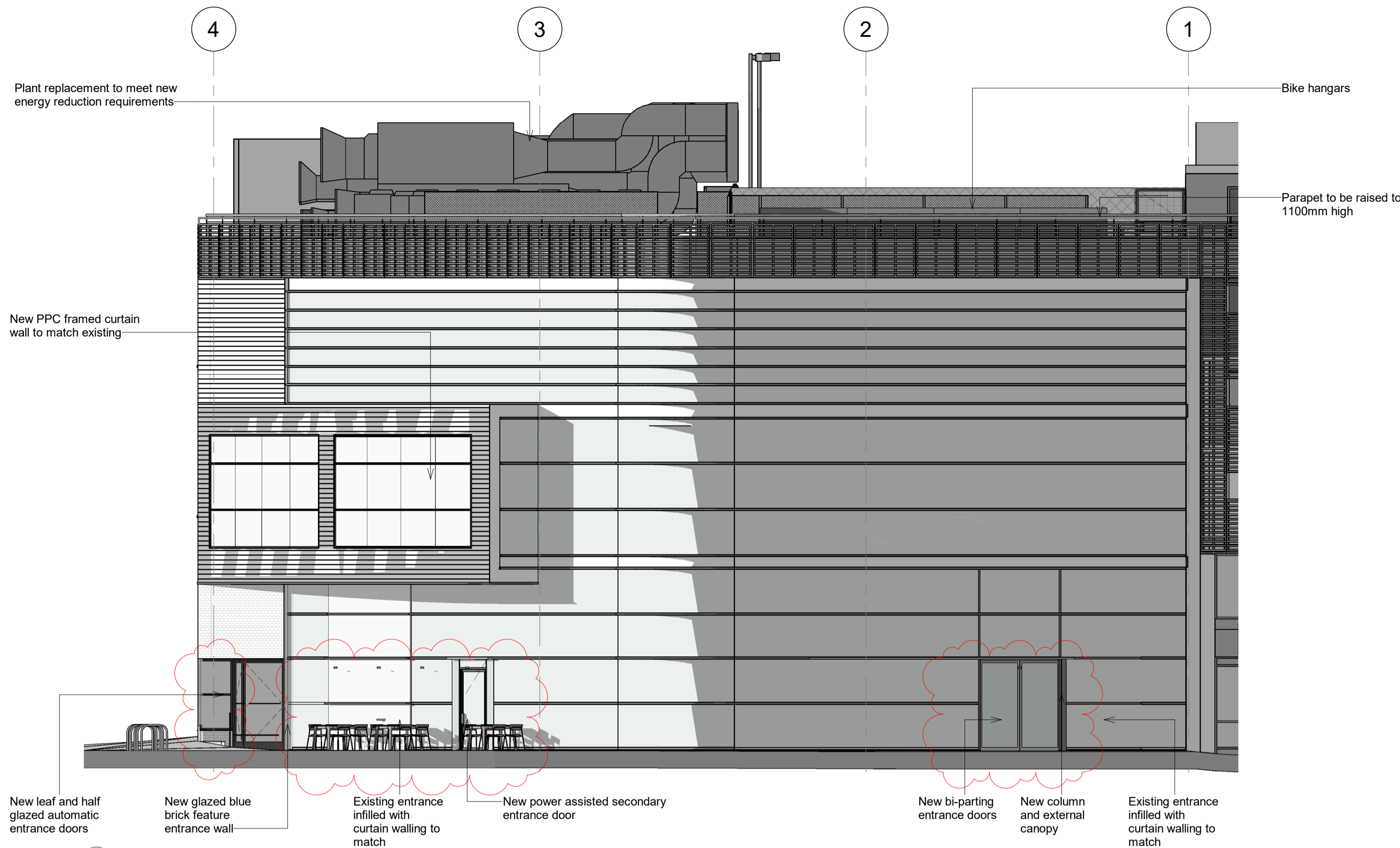
- 9.38 As of 1st April 2016 Enfield has been charging CIL at the rate of £120 per sqm (Higher Rate Zone). However, in this instance the non-residential office development is not CIL liable.

## **10. Public Sector Equality Duty**

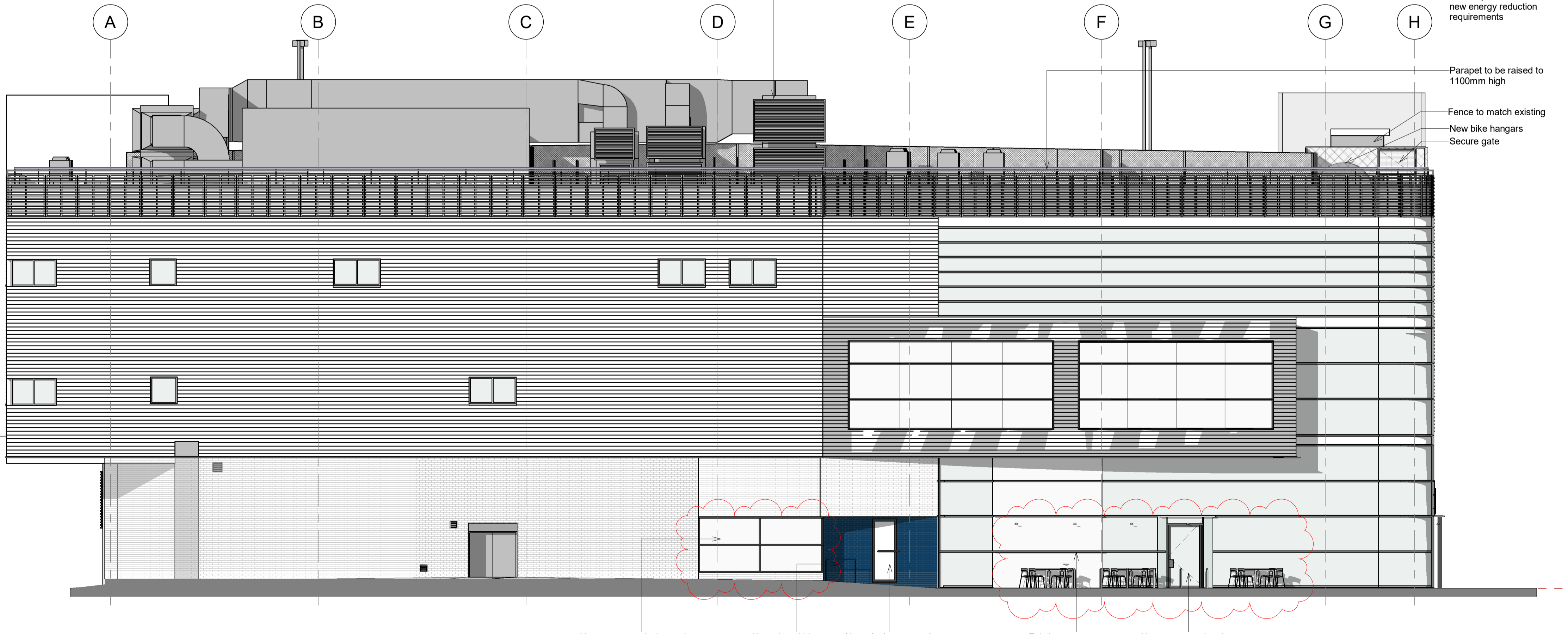
- 10.1 Under the Public Sector Equalities Duty, an equalities impact assessment has been undertaken. It is considered the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act 2010 compared to those who do not have those characteristics.

## **11. Conclusion**

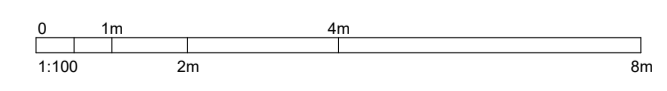
- 11.1 Having regard to the above assessment, it is considered the proposal is acceptable for the following reasons:
- The proposed changes to the approved scheme would allow the scheme to continue to contribute positively to the aims of the original proposal, which was to provide a suitable replacement community facility that maintains public provision and accessibility;
  - The proposed changes to the approved scheme would not cause harm to the vitality and viability of the Major Centre of the borough and would not result in any harm to the character and appearance of the wider area and the adjacent Enfield Town Conservation Area;
  - Due to the minor nature of the proposed changes to the approved scheme it would not result in any harmful impacts upon the amenity of neighbouring or nearby residents;
  - The proposed changes to the approved scheme would not result in any significant harm to highway safety or the flow of traffic in the locality.
  - The development would continue to be in accordance with relevant National and Regional Policy, the Core Strategy and Development Management Document policies.
  - The proposals would preserve the setting of the conservation area.
- 11.2 In addition, the development is still safeguarded by the previously imposed planning conditions as reflected in section 2 of this report.



1 D 0 203 North Elevation  
1:100



2 Proposed East Elevation  
1:100

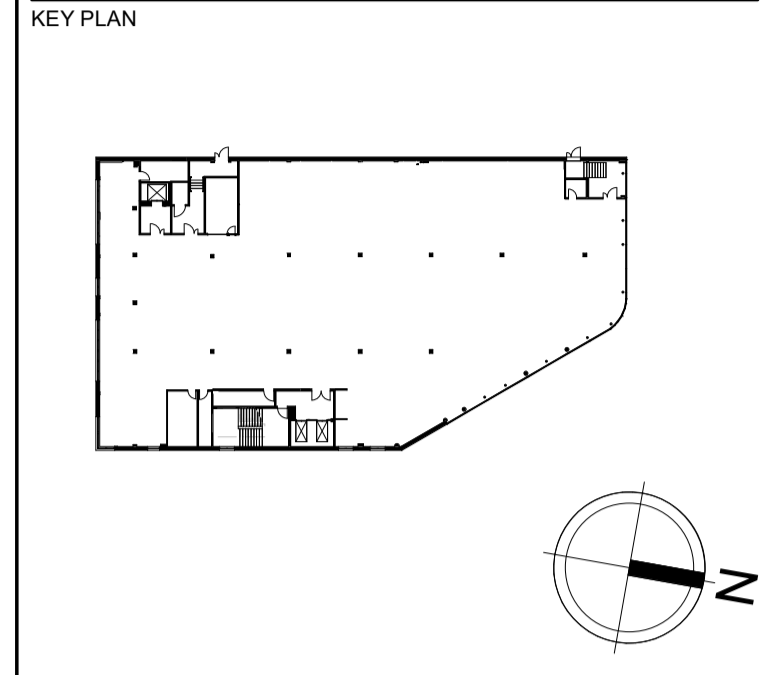


CLIENT  
Enfield Council

STRUCTURAL ENGINEER  
Pick Everard

SERVICES ENGINEER  
Pick Everard

CONSULTANT



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No.	Date	Comments	Drawn	Checked
P8	06-05-2022	Amendments Identified	RP	AC
P7	12-04-2022	Amendments Identified	RP	AC
P6	23-03-2022	Updated Entrance	ZC	AC
P5	07-08-2021	Roof top plant adjusted	RB	AC
P4	11-05-2021	Bike shelter removed and replaced with bike storage	RB	AC
P3	03-03-2021	Revised Notes	RB	AC
P2	28-02-2021	Planning Issue	RB	AC
P1	25-02-2021	First Issue	RB	AC

Issue Status

**Construction**

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planning

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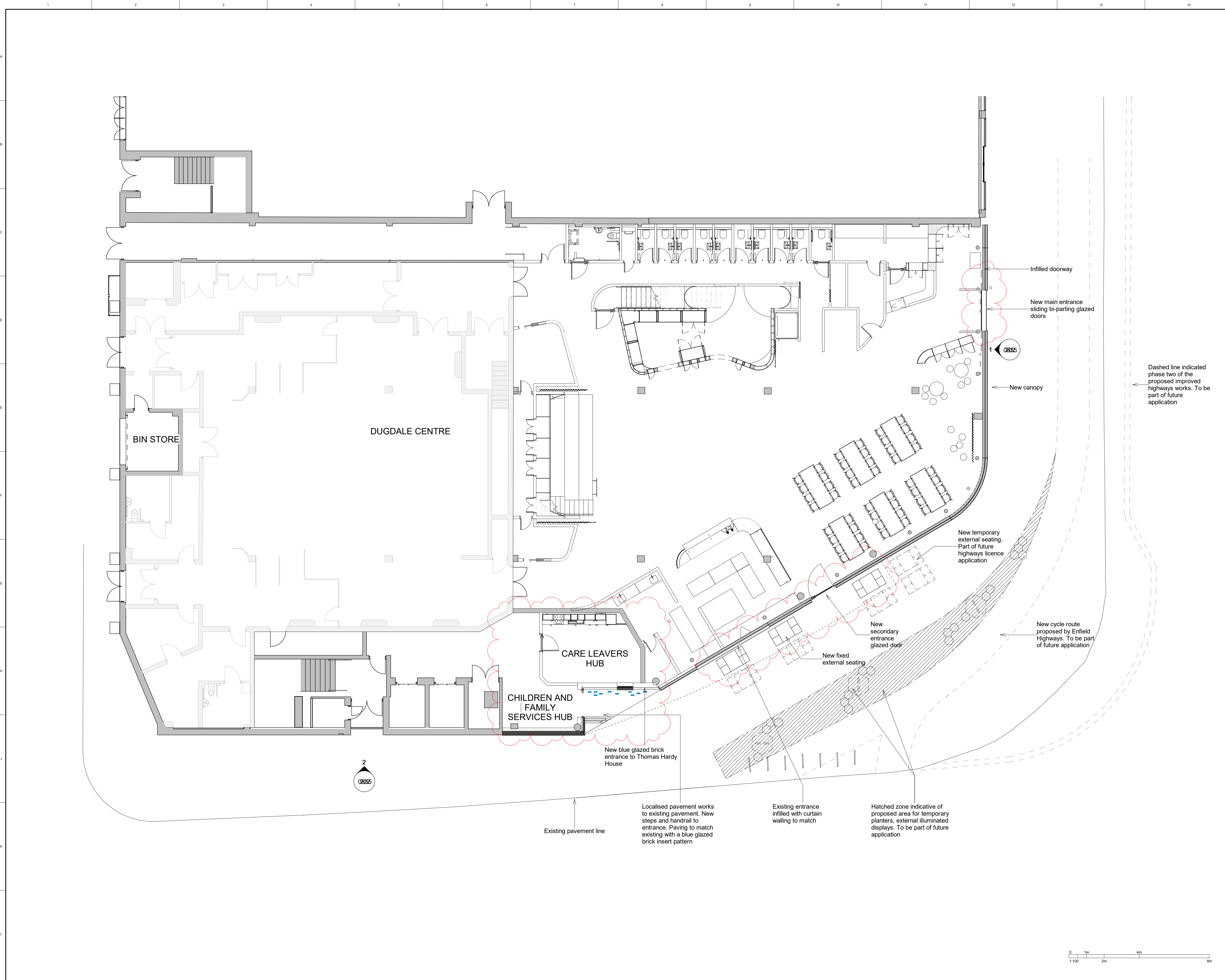
Project  
**Thomas Hardy House**  
39 London Road  
London, EN2 6DS

Drawing Title  
**Proposed Elevations**

Drawn	Date	Scale @ A1	Alt Ref
Author		1:100	A11914 D 0

Project	Originator	Volume	Level	Type	Role Number	Rev.
A11914 TPB ZZ ZZ	ZZ	ZZ	ZZ	DR	A 202	P8



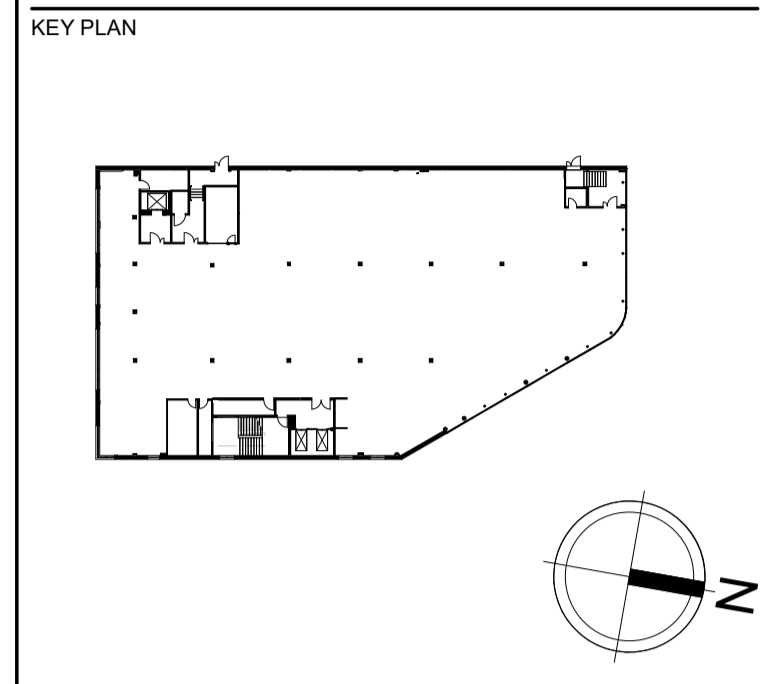


CLIENT  
**Enfield Council**

STRUCTURAL ENGINEER  
**Pick Everard**

SERVICES ENGINEER  
**Pick Everard**

CONSULTANT



NOTES:  
 DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.  
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□ Out of scope

Dashed line indicated phase two of the proposed improved highways works. To be part of future application

No.	Date	Comments	Drawn	Checked
P8	26-04-2022	Amendments Clarified	RP	AC
P7	12-04-2022	Amendments identified	RP	AC
P6	30-03-2022	External seating clarified	RP	AC
P5	23-02-2022	Updated Plan	ZC	AC
P4	02-03-2021	Updated Notes	RB	AC
P3	28-03-2022	Planning Issue	RB	AC
P2	24-02-2021	Doors amended	RB	AC
P1	23-02-2021	First Issue	RB	AC

Issue Status

**Construction**

**tp bennett**  
 architecture  
 interiors  
 planning

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Project  
**Thomas Hardy House**  
 39 London Road  
 London, EN2 6DS

Drawing Title  
**Proposed Ground Floor Plan**

Drawn	Date	Scale @ A1	Alt. Ref.			
Author		1 : 100	A11914 D 0			
Project	Originator	Volume	Level	Type	Role Number	Rev.
A11914 TPB ZZ 00	DR	A	00100	P8		

