PLANNING COMMITTEE		Date: 18 Octob	er 2022
Report of Head of Planning	Contact Officers Andy Higham David Gittens	:	Ward: Highlands
Application Number: 22/0)1566/VAR	Category: Minc	br
LOCATION: 50 Slades Hill	, Enfield, EN2 7EE		
PROPOSAL: Variation of a internal and external alterat	• •		
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Ref: 22/01566/VAR LOCATION: 50 Slades Hill, Enfield, EN2 7EE,

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1. Note for Members

1.1 Although a planning application of this scale and number of units would normally be determined under delegated authority, the application is been reported to the Planning Committee for determination at the request of Councillor Laban due to the level of local interest in this application.

2. Recommendation

2.1 That the Head of Development Management be authorised to GRANT planning permission subject to the following conditions:

Time limit

1 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.

Approved Drawings

2 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.

No Additional Fenestration

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority. Reason: To safeguard the privacy of the occupiers of adjoining properties.

Vegetation Clearance

4 All areas of trees, hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March – August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: Nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended), this condition will ensure that wildlife is not adversely affected by the proposed development in line with Policy CP36 of the Core Strategy

Obscure Glazing

5. The glazing to be installed in the flank elevations of the development shall be obscured to level 3 or above on the Pilkington Obscuration Scale and fixed shut to a height of 1.7m above the floor level of the room to which they relate. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

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

Details of materials

6 Above ground works shall not commence until details of the external finishing materials to be used are submitted to and approved in writing by the Local Planning Authority. Detailed drawings to a scale of 1:20, detailed elevations annotating the location of materials, a schedule of materials, manufacturer's technical specification and a

photograph showing all samples to be inspected must be submitted. The development shall be constructed in accordance with the approved details and maintained as such thereafter.

Reason: To ensure a satisfactory external appearance

Electric Vehicle Charging

7 The development shall not be occupied until the details and confirmation of electric charging points for each parking space have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development complies London Plan.

Vehicular Parking

8 The parking area forming part of the development shall only be used for the parking of private motor vehicles and shall not be used for any other purpose.

Reason: To ensure that the development complies with Development Plan Policies and to prevent the introduction of activity which would be detrimental to amenity.

Groundwater Flood Risk Assessment

9 The development shall not commence until a Groundwater Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Onsite geological investigation
- b) Information on the depth to groundwater and relative depth of the basement level
- c) Identification of groundwater flow routes, and demonstration that the proposed basement will not impact these

d) Measures to reduce the impact of the basement on groundwater flows and flooding Reason: To minimise flood risk in accordance with Policy CP28 of the Core Strategy and Policies SI12 of the London Plan, DMD Policy 62 and the NPPF

Sustainable Drainage Strategy

10 The development shall not commence until a Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the disposal of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and should be in line with our DMD Policy SuDS Requirements:

- a) Shall be designed to a 1 in 1 and 1 in 100 year storm event with the allowance for climate change
- b) Follow the London Plan Drainage Hierarchy and providing evidence of the potential for full infiltration SuDS and maximising above ground storage;
- c) Follow the SuDS management train by providing source control for the site, and a number of treatment phases corresponding to their pollution potential
- d) Maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value
- e) The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- f) Clear ownership, management and maintenance arrangements must be established
- g) The details submitted shall include levels, sizing, cross sections and specifications for all drainage features

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policies SI12 & SI13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value

Drainage Verification Report

11.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 5.12 & 5.13 of the London Plan and the NPPF.

Bat Surveys

12 Prior to demolition, further bat surveys (presence/likely absence surveys - one at dusk and one predawn) shall be undertaken by an appropriately qualified ecologist [full member of IEEM and/or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present] to establish whether bats are present on the site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority. If evidence of bat roosts is found a licence from the Statutory Nature Conservation Organisation for development works affecting bats must be obtained and a copy submitted to and approved in writing by the Council. Reason: To ensure that protected species are not adversely affected by the demolition in line with wildlife legislation.

Biodiversity enhancement

13 Prior to commencement of above ground works, details of the number, siting and specification of bat and bird bricks/tiles/boxes designed into and around each new building and trees under the supervision of a suitably qualified ecologist shall be submitted to the Local Planning Authority for approval in writing.

Confirmation of installation, prior to first occupation, together with accompanying photographic evidence shall be submitted to the Local Planning Authority. The installation shall be retained for the life of the buildings.

Reason: To enhance the site post development in line with Core Policy 36 by providing suitable nesting features for birds and bats.

Crossovers

14 The development shall not be occupied until the existing vehicular access has been reinstated at the expense of the applicant.

Reason: In the interests of preserving the appearance of the street scene

Means of enclosure

15 Prior to commencement of above ground works, the means of site enclosure, inclusive of the rear private gardens, must be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to occupation. Reason: In the interests of highway safety and maintaining adequate visual clearance and privacy.

Hard Surfacing

16 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.

Accessibility

17 Prior to commencement of above ground works, details of how the development will comply with the provisions of the Building Regulations (2010) Access to and Use of Buildings, Volume 1: Dwellings, Section M4(2) Category 2: Accessible and Adaptable Dwellings (as amended), must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development provides for the needs of future occupants and the adaptation of the dwelling to meet changing needs over time, in accordance with London Plan Policies D5 and D7, Core Strategy Policy CP 4, and Development Management Document Policy DMD 8.

Landscaping

18 No works or development shall take place until full details of the landscape proposals have been submitted to and approved by the Local Planning Authority. Details shall include:

- a. Planting plans;
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment);
- c. Schedules of plants and trees, to include native, wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities);
- d. Implementation timetables;
- e. Wildlife friendly plants and trees of local or national provenance;
- f. How the Landscaping conforms with the Drainage Strategy; and,
- g. Details of a maximum of 6 off street parking spaces including one of the spaces designated for visitor parking.

All landscaping in accordance with the approved scheme shall be completed /planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting detail shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

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.

Tree Protection

19 The development shall not commence until an Arboricultural Method Statement & Tree Protection Plan has been submitted to the Local Planning Authority and approved in writing. These details shall include:

- fencing type
- ground protection measures
- -"no dig" surfacing
- access facilitation pruning specification

• project phasing and an auditable monitoring schedule.

Reason: To safeguard the existing trees on site and ensure the sustainability of the proposed replacement trees.

Levels

20 The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been 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 that levels have regard to the level of surrounding development, gradients and surface water drainage.

Refuse Storage

21 The development shall not commence until details of siting of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the Enfield Councils Waste and Recycling Planning Storage Guidance, available at https://new.enfield.gov.uk/services/planning/waste-and-recycling-storage-planning-guidanceplanning.pdf have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

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

Cycle Parking

22 The development shall not commence until the details, siting and design of 14 secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

Carbon Emissions

23 The development shall not commence until an Energy Statement confirming the CO2/yr (using SAP 10) reduction over Part L of Building Regulations (2013) has be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall follow the 'be lean, be clean, be green' reduction hierarchy set out in the London Plan and aspire to achieve a 35% reduction over Part L of Building Regulations (2013).

Any solar panels or other low or zero carbon technologies recommended to be included in the development by the Energy Statement shall be incorporated into the development and installed in accordance with the recommendations of Energy Statement prior to first occupation of the development.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with DMD 51 of the Enfield Development Management Document 2014.

Energy Certificates

24 Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy 5.2 the London Plan (2016), CP 20 of the Enfield Core Strategy and DMD 51 of the Enfield Development Management Document (2014).

Potable Water

25 Development shall not be occupied until details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day as specified in the pre-assessment submitted with the scheme. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy

Privacy Screen

26 Prior to occupation of the development hereby approved details of translucent obscure glazed screening the first floor level balconies shall be submitted to the Council and approved in writing. The approved details shall thereafter be maintained in situ for the life time of the development.

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

Basement

27 No works or development shall take place until a basement impact assessment has been submitted to and approved in writing by the Local Planning Authority. The basement shall thereafter be constructed in accordance with the methodology specified in the basement impact assessment.

Reason: to ensure the basement does not affect the stability of the site or adjoining properties.

Construction Management Plan

28 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement shall include:

a) photographic condition survey of public carriageways, verges and footways in the vicinity of the site;

b) map showing routeing of demolition and construction vehicles to/from the site;

c) access arrangements to the site;

d) wheel cleaning methodology and facilities

e) noise mitigation measures

Reason: in the interests of good planning and to safeguard the residential amenity of neighbouring occupiers.

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.

3.0 Executive Summary

3.1 Planning permission was granted at this address in February 2022 for:

"Demolition of existing two storey dwelling and for the redevelopment of a two storey property with basement and accommodation in roofspace, for the provision of self contained units; with access via a crossover"

- 3.2 The approved scheme provided 6 self contained flats. The ground floor flat within the approved scheme was exceptionally large and application is now made to change the scheme so that the ground floor level flat is subdivided to provide 2 flats, 7 flats overall; a net increase of 6 residential units on the site.
- 3.3 The reasons for recommending approval are:
 - i) The external size and appearance of the block would be unchanged from the previously granted scheme;
 - ii) The surrounding residential properties would not experience any loss of amenity when compared to the previously granted scheme;
 - iii) The proposal would contribute towards the delivery of homes within the borough,
 - iv) The proposal would provide adequate car parking, access and servicing provision;
 - v) The proposal presents an opportunity to enhance biodiversity on the site;
 - vi) The proposal would incorporate key sustainability initiatives in ecology, waste management, water, health and wellbeing, materials, pollution and surface water management in the design of the proposed development.

4. Site and surroundings

- 4.1 The application site hosts a detached two-storey dwelling fronting the south side of Slades Hill; west of Enfield Town. The existing house has been subject to small extensions to the rear elevation, a dormer roof extension within the eastern roof pitch and includes a detached vehicular garage. The site as existing has 2 vehicular access points off Slades Hill.
- 4.2 Slades Hill is a principal road and is predominantly characterised by mid-century residential detached and semi-detached dwellings within generally spacious plots.
- 4.3 The site is not located within a conservation area nor does it contain any listed or locally listed buildings.
- 4.4 The site has a PTAL rating of 2 (on a scale of 0-6 where 0 is the worst) of and it is located within the higher CIL rate Zone.

5. Proposal

- 5.1 This application proposes the minor variation of an existing planning permission. demolition of the existing dwelling house and re- development of the site to provide a new development comprising 6 residential units. Without the variation that is the subject of this report, the development would comprise 4 x. 2-beds and 2 x. 3-beds. If the variation is approved by Members, the development would comprise 5 x 2- beds and 2 x 3 beds.
- 5.2 No affordable housing is required because the number of units is below the threshold specified for such contributions in the National Planning policy Framework
- 5.3 The development would read principally as two storeys with accommodation within the roofspace and at lower ground level.

6. Relevant Planning History:

Reference	Proposal	Decision	Date
21/04783/FUL	Demolition of existing two storey dwelling and for the redevelopment of a two storey property with basement and accommodation in roofspace, for the provision of 6 self contained flats; with	Grant with conditions	23/02/2022
21/04115/FUL	access via a crossover Redevelopment of site and erection of a 2-storey single family dwellinghouse, involving basement level, accommodation in roofspace and a vehicle crossover.	Grant with conditions	20/12/2021
21/01666/CEA	Part single, part 2-storey rear extension together with, single storey side extension, and extension to roof at sides to form gable end on both sides with rear dormer	Granted	01/07/2021
20/00127/REFUSE	Erection of a 3 storey block with accommodation at basement level to provide 6 self contained flats (Relates to Appeal dismissed 14.04.2021 Planning Application Reference 20/01061/FUL)	Appeal dismissed	14.04.2021
20/00184/NONDET	Redevelopment of site and erection of a 3 storey block with accommodation at basement level to provide 6 self contained flats.	Appeal dismissed	14.04.2021
20/03003/FUL	Redevelopment of site and erection of a 3 storey block with accommodation at basement level to provide 6 self contained flats.	Refused	24.02.2021
20/01061/FUL	Erection of a 3 storey block with accommodation at basement level to provide 6 self contained flats	Refused	10.07.2020
19/03758/PREAPP	Proposed redevelopment of site to create 6 residential units.	Closed	07.02.2020
TP/09/1157	Redevelopment of site to provide a 2- storey block of 5 x 2-bed self contained flats with basement parking area, rooms in roof and new access to Slades Hill.	Granted with conditions	25.09.2009
PRE/09/0036	Proposed redevelopment by the erection of 5 x 2-bed flats within a 2- storey block, with basement car parking and accommodation in roof space.	Issued	06.08.2009
TP/08/1104	Redevelopment of site to provide a 3- storey block of 6 flats (5 x 2-bed and 1 x 1-bed) with basement parking and access ramp	Refused	13.08.2008

7. Consultation

<u>Public</u>

- 7.1 Consultation letter were issued to 12 neighbouring and nearby properties. In response 2 letters of objection were received raising all or some of the following points:
 - Close to neighbouring buildings
 - Overdevelopment of the site
 - Out of character
 - Inadequate parking provision
 - Loss of light
 - Loss of privacy
 - Flooding Risk
 - Noise nuisance
 - Trees should be protected
 - Strain on existing community facilities
 - Increase in traffic

These points have been addressed in the report

7.2 External

Thames Water – No comment/objection received

7.3 <u>Internal</u>:

Transportation raise no objections on parking, and traffic generation grounds

Environmental Health raise no comment or objection to scheme

LLFA comments that: –

- i) Flooding An improved Groundwater Flood Risk Assessment is required to be secured by planning condition
- ii) SuDS An improved SuDS strategy is required to be secured by planning condition

8. Relevant Policies

National Planning Policy Framework (Updated July 2021)

- 8.1 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:
 - ".....(c) approving development proposals that accord with an up-to date development plan without delay; or,
 - (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission 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; or
- (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole."
- 8.2 The related footnote(8) advises that "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 or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.
- 8.3 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.4 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of "presumption in favour of sustainable development".
- 8.5 The Council's recent housing delivery has been below its increasing housing targets. This translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the "presumption in favour of sustainable development" category by the Government through its Housing Delivery Test.
- 8.6 This is referred to as the "tilted balance" and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be 'out of date'.
- 8.7 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 be, as section 38(6) of the Planning and Compulsory Purchase Act 200 requires, in accordance with the development plan unless material considerations indicate otherwise.
- 8.8 Key relevant policy objectives in NPPF (2021) that relate to this scheme include:
 - Section 5 Delivering a sufficient supply of homes Para 60 77.
 - Section 11 Making effective use of land Para 119 -125
 - Section 12 Achieving well-designed places, Para 126-136

London Plan (2021)

- 8.9 The London Plan (2021) was agreed by the Secretary of State, Published and adopted on the 2nd of March 2021. The London Plan (2021) forms part of the development plan, and is the most up to date part of the development plan. As such it is given significant weight in the determination of planning applications. Some policies in the London Plan (2021) that are pertinent to this case are outlined below:
 - 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 D6 Housing quality and standards
 - Policy D7 Accessible housing
 - Policy D14 Noise
 - Policy G6 Biodiversity and access to nature
 - Policy H1 Increasing housing supply
 - Policy H2 Small sites
 - Policy H10 Housing size mix
 - Policy SI 1 Minimising Greenhouse gas emissions
 - Policy S1 5 Water infrastructure
 - Policy S1 7 Reducing waste and supporting the circular economy
 - Policy S1 8 Waste capacity and net waste self-sufficiency
 - Policy SI 13 Sustainable Drainage
 - Policy T1 Strategic approach to transport
 - Policy T3 Transport capacity, connectivity and safeguarding
 - Policy T5 Cycling
 - Policy T6 Car parking
 - Policy T6.1 Residential parking
 - Policy T7 Deliveries, servicing and construction

Local Plan – Overview

8.10 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 according to the level it aligns with the NPPF. Whilst many of the policies do align with the NPPF and the London Plan, it is noted that these documents do in places supersede the Enfield Local Plan and as such the proposal is reviewed against the most relevant policies within the Development Plan.

8.11 Core Strategy (2010)

- CP2 Housing supply and locations for new homes
- CP3 Affordable housing
- CP4 Housing quality
- CP5 Housing types
- CP6 Meeting particular housing needs
- CP24 The road network
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP22 Delivering Sustainable Waste Management
- CP24 The Road Network

- CP25 Pedestrians and cyclists
- CP26 Public Transport
- CP30 Maintaining and improving the quality of the built and open environment
- CP36 Biodiversity
- 8.12 Development Management Document (2014)
 - DMD 3 Providing a Mix of Different Sized Home
 - MD 4 Loss of existing residential use
 - DMD 5 Residential Conversions
 - DMD 6 Residential character
 - DMD 7 Garden Land Development
 - DMD 8 General Standards for new residential development
 - DMD 9 Amenity Space
 - DMD 11 Rear Extensions
 - DMD 13 Roof Extensions
 - DMD 37 Achieving high quality and design-led development
 - DMD 38 Design Process
 - DMD 45 Parking Standards and Layout
 - DMD 47 Roads, access and servicing
 - DMD 48 Transport assessments
 - DMD 78 Nature Conservation
 - DMD 79 Ecological Enhancements

8.13 Other Relevant Policy Considerations

- National Planning Policy Guidance
- London Housing SPG
- Nationally Described Space Standards
- Enfield Strategic Housing Market Assessment 2015

9. Analysis

Principle of Development

- 9.1 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. Paragraph 69 of the NPPF 2021 states Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 9.2 The Borough's current target for the plan period is for a minimum of 12,460 net housing completions between 2019/20 2028/29, as set out in the London Plan 2021. The current application would positively contribute to this if found acceptable and permission approved.
- 9.3 Policy H2 of the London Plan 2021 states Boroughs should pro-actively support welldesigned new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making.
- 9.4 The principle of the redevelopment of the site to provide a new building containing 6 flats has already been established under the previously granted planning permission (ref: 21/04783/FUL) in February 2022. In considering that previous application, the height, scale and bulk of the building, and its resultant impacts on the character and appearance of the

area and the amenity of neighbouring and nearby residents has already been assessed and determined as acceptable.

- 9.5 Therefore, the main issue arising from this application is the impact of the provision of an additional unit of residential accommodation and whether there is any noticeable harm to the character of the locality or the amenities of neighbouring residential propoerties. There is no increase in footprint or floorspace and the proposed flat would occupy, within the previously approved built form, at lower ground floor level.
- 9.6 The table below shows the previously permitted schedule of accommodation under application ref 21/04783/FUL and how it relates to the requirements of the Nationally Described Space Standards:

Unit	Proposed Floorspace (sqm)	Required Floorspace (sqm)	Room Sizes Proposed (sqm)	Room Sizes Required (sqm)	Complies?
Flat 1	91.7	61	14.9	11.5	Pass
2 bed 4 person			10.1	7.5	
Flat 2	96.8	70	13.4	11.5	Pass
2 bed 4 person			15.8	11.5	
Flat 3	173.9	95	14.2	11.5	Pass
3 bed 6 person			12.6	11.5	
			13.5	11.5	
Flat 4	91.1	61	13.5	11.5	Pass
2 bed 4 person			11.4	7.5	
Flat 5	90.5	61	16.7	11.5	Pass
2 bed 4 person			11.4	7.5	
Flat 6	102	86	14.9	11.5	Pass
3 bed 5 person			13.2	7.5	
			7.6	7.5	

9.7 The above table confirmed that the proposed overall flats sizes and individual room sizes the minimum size standards required by the NDSS. The table below shows how the subdivision of the ground floor flat (previously Flat 3: now Flat 3 and Flat 3A) would change the quantity and mix of units within the proposal and, how this change relates to the standards required within the NDSS:

Unit	Proposed Floorspace (sqm)	Required Floorspace (sqm)	Room Sizes Proposed (sqm)	Room Sizes Required (sqm)	Complies?
Flat 1	91.7	61	14.9	11.5	Pass
2 bed 4 person			10.1	7.5	
Flat 2	96.8	6.8 70 13.4 11.5		Pass	
2 bed 4 person			15.8	11.5	
Flat 3	86.3	6.3 70 12.6		11.5	Pass
2 bed 4 person			12.3	11.5	
Flat 3A	89.8	86	14.0	11.5	Pass
3 bed 5 person			11.5	11.5	
			7.5	7.5	
Flat 4	91.1	61	13.5	11.5	Pass
2 bed 4 person			11.4	7.5	
Flat 5	90.5	61	16.7	11.5	Pass

2 bed 4 person			11.4	7.5	
Flat 6	102	86	14.9	11.5	Pass
3 bed 5 person			13.2	7.5	
			7.6	7.5	

- 9.8 Flat 3 as approved would be subdivided to create two flats: 3 and 3A. These would comprise a two bedroom and a three bedroom flat respectively. As a result, the proposed development would deliver an additional 2 bedroom 4 person flat whilst retaining a 3 bedroom flat. All units would have access to amenity space that meets the Council's standards.
- 9.9 The proposed development of 5 x 2 bedroom (4 person) and 2 x 3 bedroom (5 person) units would therefore provide a housing mix that contributes positively towards the housing needs of the Borough. In this regard, the development would be compliant with Policy CP5 of the Core Strategy, Policy DMD5 of the Development Management Document and Policy 3.3 and 3.4 of the London Plan, as well as the objectives of the NPPF and the London Housing SPG.
- 9.10 Accordingly, having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance the principle of a more intensive residential redevelopment of this site continues to be acceptable.

Character and Appearance

- 9.11 As stated earlier, the proposal would not result in any changes to the character and appearance of the scheme as permitted in February 2022 under application ref: 21/04783/FUL.
- 9.12 Consequently, it is considered the proposed development would not impact negatively on the street scene and would remain appropriate in keeping with the character of the area, in accordance with Policy D4 and D6 of the London Plan 2021, Policy CP30 of the Enfield Plan Core Strategy, DMD37 of the Enfield Development Management Document 2014, and the National Planning Policy Framework.

Neighbouring Amenity

- 9.13 The impacts upon the amenity of neighbouring residents was assessed under application ref: 21/04783/FUL and was considered to be acceptable. The proposed external built form would be unchanged in this proposal and would therefore not result in any additional impacts on neighbouring and nearby residents.
- 9.14 The proposal would result in the provision of one additional flat on the application site, seeing an increase from 6 units to 7 units. Given the provision of suitable refuse and car parking facilities to accommodate all of the proposed dwellings, it is considered that the potential increase in occupancy provided by one additional flat would not give rise to any significant amenity concerns for adjoining or nearby residents in terms of noise and disturbance.

Transport, Highways and Parking

9.15 Policy DMD Policy 8 requires that new residential development provides adequate parking while Policy DMD 45 indicates that parking proposals will be considered against various criteria including the London Plan standards, scale of development, public transport accessibility and existing parking pressures.

- 9.16 The previously approved scheme proposed 6 off street parking spaces for the 6 flats that were approved. The scheme now proposes 7 off-street vehicular parking spaces for 7 flats including a space for disabled parking, at the front of the site which is considered acceptable for the scale/unit mix proposed.
- 9.17 All of the spaces would allow vehicles to enter and leave the site in forward gear. All spaces comply with the minimum dimensions required. A condition is also proposed to ensure that electric vehicle charging infrastructure is installed; both active and passive for each parking space.
- 9.18 Based on the proposed housing mix, the development requires 14 no. cycle spaces. A condition is required to ensure the spaces and the technical specification for their secure storage is provided.
- 9.19 Refuse and Recycling storage facilities should be in line with the standards set out in the Refuse and Recycle Storage Guide Enfield (ENV 08/162). Adopted standards require a design which ensures that residents are not required to carry waste more than 30m (excluding any vertical distance) to the storage point, waste collection vehicles should be able to get within 25m of the storage point and the bins should be located no more than 10m from kerbside for collection. The proposed bin storage facilities are considered acceptable and a condition is required to ensure that details designs of the refuse and recycling storage comply with these standards.

Sustainable Drainage

- 9.20 London Plan policies 5.12 and 5.13 and London Plan (Intend to Publish) SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policies DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties. DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.
- 9.21 A suite of pre commencement planning conditions are proposed to secure acceptable drainage and flood risk arrangements within the development.

Sustainable Design and Construction

Energy

- 9.22 Policy DMD 51 sets out the Councils energy efficiency standards. All developments will be required to demonstrate how the proposal minimises energy-related CO2 emissions in accordance with the following energy hierarchy:
 - a. Maximising fabric energy efficiency and the benefits of passive design;
 - b. Utilising the potential for connection to an existing or proposed decentralised energy network in accordance with DMD 52 'Decentralised Energy Networks';
 - c. Demonstrating the feasibility and use of low or zero carbon technology in accordance with DMD 53 'Low and Zero Carbon Technology'; and, where applicable,
 - d. Financial contributions

9.23 Conditions aimed at securing an energy efficient development in line with the London plan and the Council's policies are to be imposed in a manner previously approved under previously granted planning permission under ref: 21/04783/FUL application

Biodiversity / Ecology

- 9.24 Policy 7.19 of the London Plan and Policy G6 of the London Plan (Intend to Publish) ("Biodiversity and access to nature") require 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.
- 9.25 Conditions aimed at protecting wildlife and enhancing biodiversity are proposed in a manner previously approved under previously granted planning permission under ref: 21/04783/FUL

Trees and Landscaping

- 9.26 Policy DMD 80 requires the retention and protection of trees of amenity and biodiversity value on a site and in adjacent sites that may be affected by proposals. Policy DMD 81 ensures development must provide high quality landscaping that enhances the local environment.
- 9.27 There are no trees covered by a TPO on the site and the existing trees along the boundaries were not affected by the previously approved proposal. The provision of an additional flat within the previously approved built form would not change this position.

10.0 S106 Contributions

10.1 The current proposal will result in a net gain of 6 residential units and therefore, in line with the Council's S106 SPD, is not liable to make a S106 contribution towards affordable housing or education.

11 Community Infrastructure Levy (CIL)

Mayoral CIL

11.1 The Mayoral CIL is collected by the Council on behalf of the Mayor of London. The CIL is calculated on basis of the net increase of gross internal floor area multiplied by an Outer London weighting of £60 per square metre.

Enfield CIL

11.2 The Enfield CIL is calculated on the basis of the net increase of gross internal floor area multiplied by one of three different area based rates of charge (Residential CIL Rates). The site falls within Enfield's Higher Rate Zone (RR4) at a rate of £120 per square metre. Therefore, in this case, with a net uplift of 245sqm, and no Social Housing CIL Relief, the proposal would generate £29,400 towards the Enfield CIL.

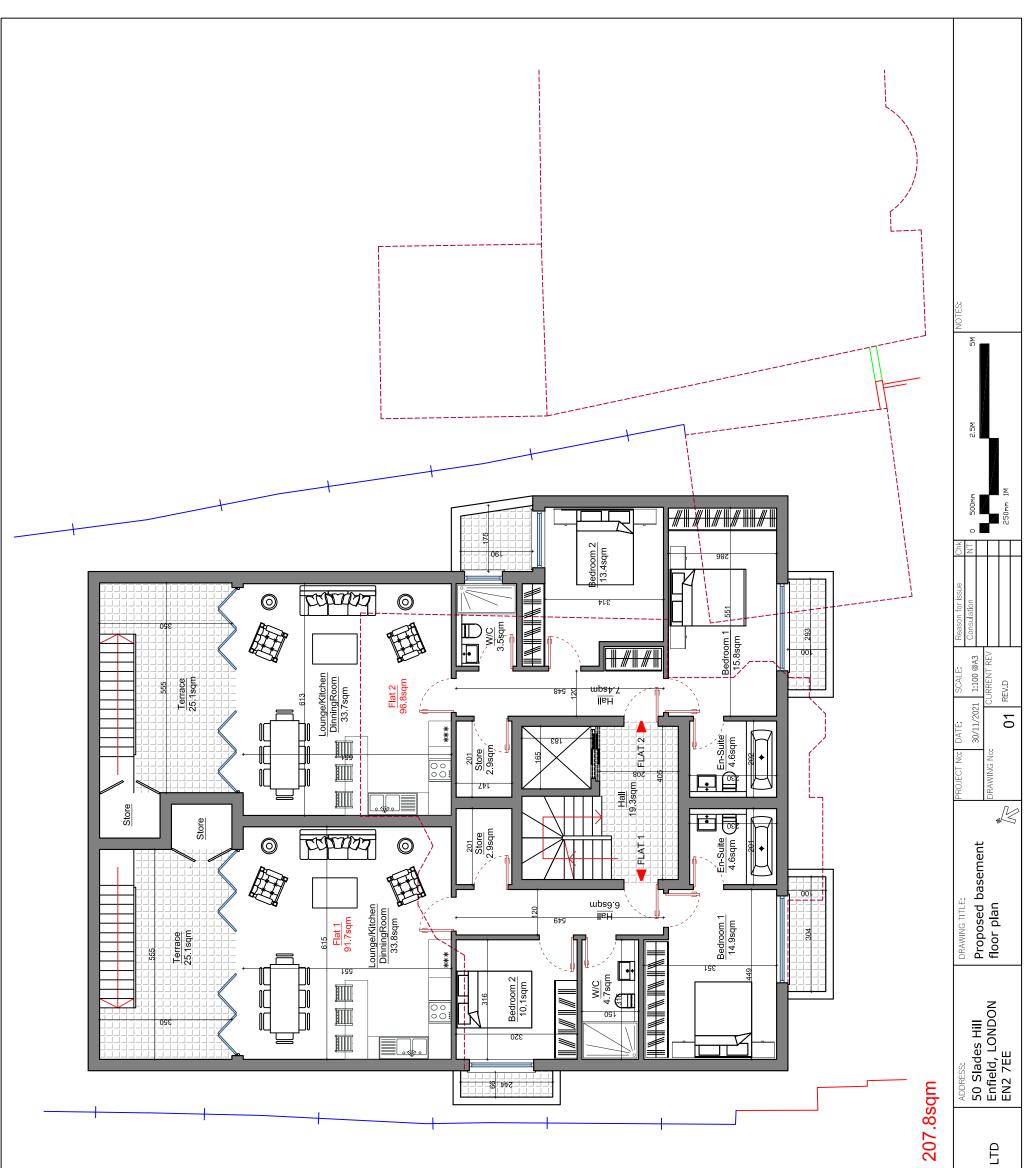
12. Equalities implications

12.1 Section 149 of the Equalities Act 2010 places obligations on local authorities with regard to equalities in decision making. It is considered that the proposal would not disadvantage people who share one of the different nine protected characteristics as defined by the Equality Act compared to those who do not have those characteristics.

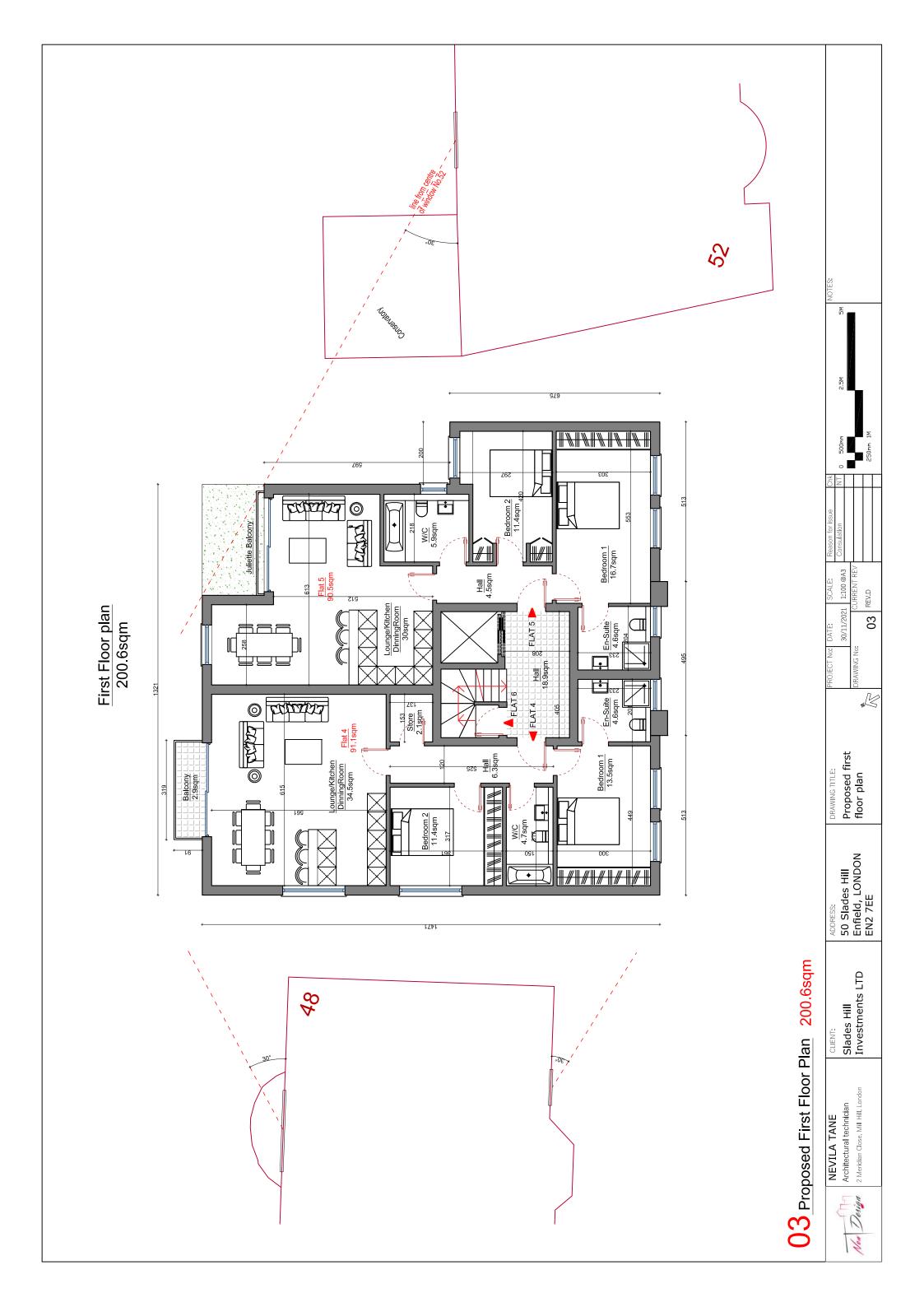
13. Conclusion

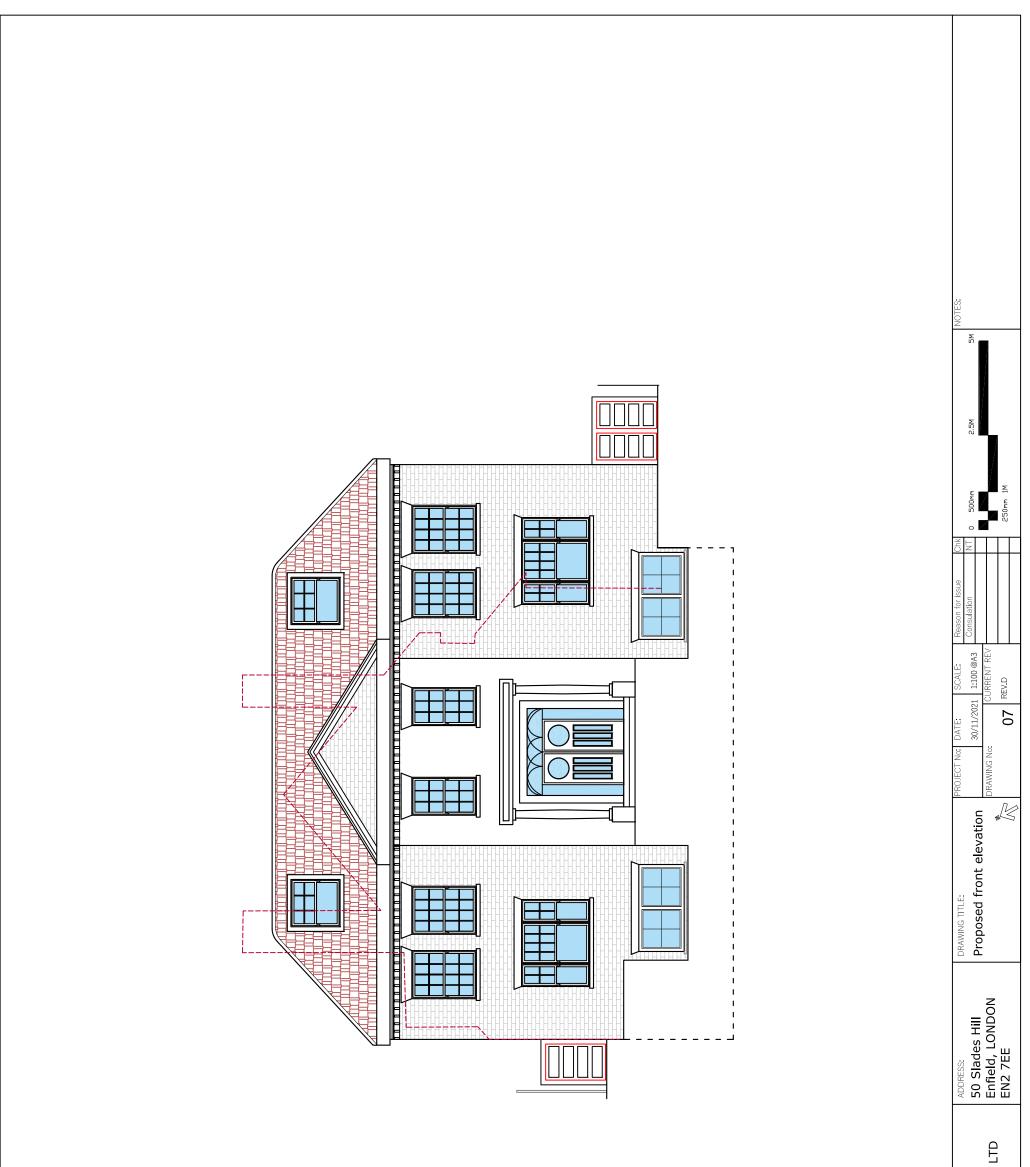
- 13.1 The starting point for the determination of any planning application is the development plan. Paragraph 11(d) of the NPPF, states that planning permission should be granted unless "the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed".
- 13.2 The Government prescribes a "tilted balance" in favour of housing delivery to the Council's planning decision-making as a result of Enfield's current inability to demonstrate a 5-year housing land supply as well as the Council's shortfall in meeting housing delivery targets. This means that applications for new homes should be given greater weight, and Councils should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the housing proposal. Officers consider that the adverse impacts of the scheme, are not sufficient to significantly and demonstrably outweigh the benefits of the proposed housing.
- 13.3 It is recognised that sites such as this need to be optimised in order to minimise encroachment into the Borough's Green Belt and protected Strategic Industrial Locations. It is considered that the social benefits, both in respect of the provision of high-quality new housing stock and other spatial and environmental enhancements carry weight linked to the scale of development, in favour of the proposed development.
- 13.4 Having regard to the assessment in this report, the development would provide 7 new homes: an uplift of 6 units. This would be consistent with the thrust of national planning policy and the development plan to optimise development on smaller sites and increase the delivery of new homes. Adverse impacts are not considered to significantly and demonstrably outweigh the scheme's proposed benefits which is given weight commensurate with the number of units being delivered, when assessed against the policies in the NPPF, when taken as a whole.
- 13.6 Overall and giving weight to the need for development which provide new homes, it is concluded that the development for reasons set-out within this report including the extant grant of planning permission, accords with the development plan as a whole. The reasons for recommending approval of this application are:
 - The proposed development would deliver new homes that would meet and exceed internal standards providing good quality residential accommodation and contribute towards meeting the Council's strategic housing target;
 - The proposed development would optimise development of this site consistent with adopted and emerging policy;
 - Due to its size, design, form and appearance would appear acceptable in the street scene and the wider area;
 - The proposal would be unchanged in its physical appearance, and therefore its physical impacts upon the character and appearance and residential amenity of the area, when compared to the previously approved application for the redevelopment of the site (21/04783/FUL) is unaltered.
 - The proposal would provide adequate car parking, cycle parking, access and servicing provision and would not detract from the free flow and safety of vehicles, cyclists and pedestrians using the adjoining highways;

- The proposed development, would not detract from the biodiversity and ecological value of the site taking into account the mitigation secured and the benefits of the proposal;
- The proposal would incorporate key sustainability initiatives in ecology, waste management, water, and surface water management in the design of the proposed development.
- 13.7 Having regard to the above assessment, and having regard to housing need, the presumption in favour of approving sustainable development and the tilted balance, subject to the appropriate mitigations as set out within the recommended condition schedule, and within the Section 106 Agreement, the application is recommended for approval.



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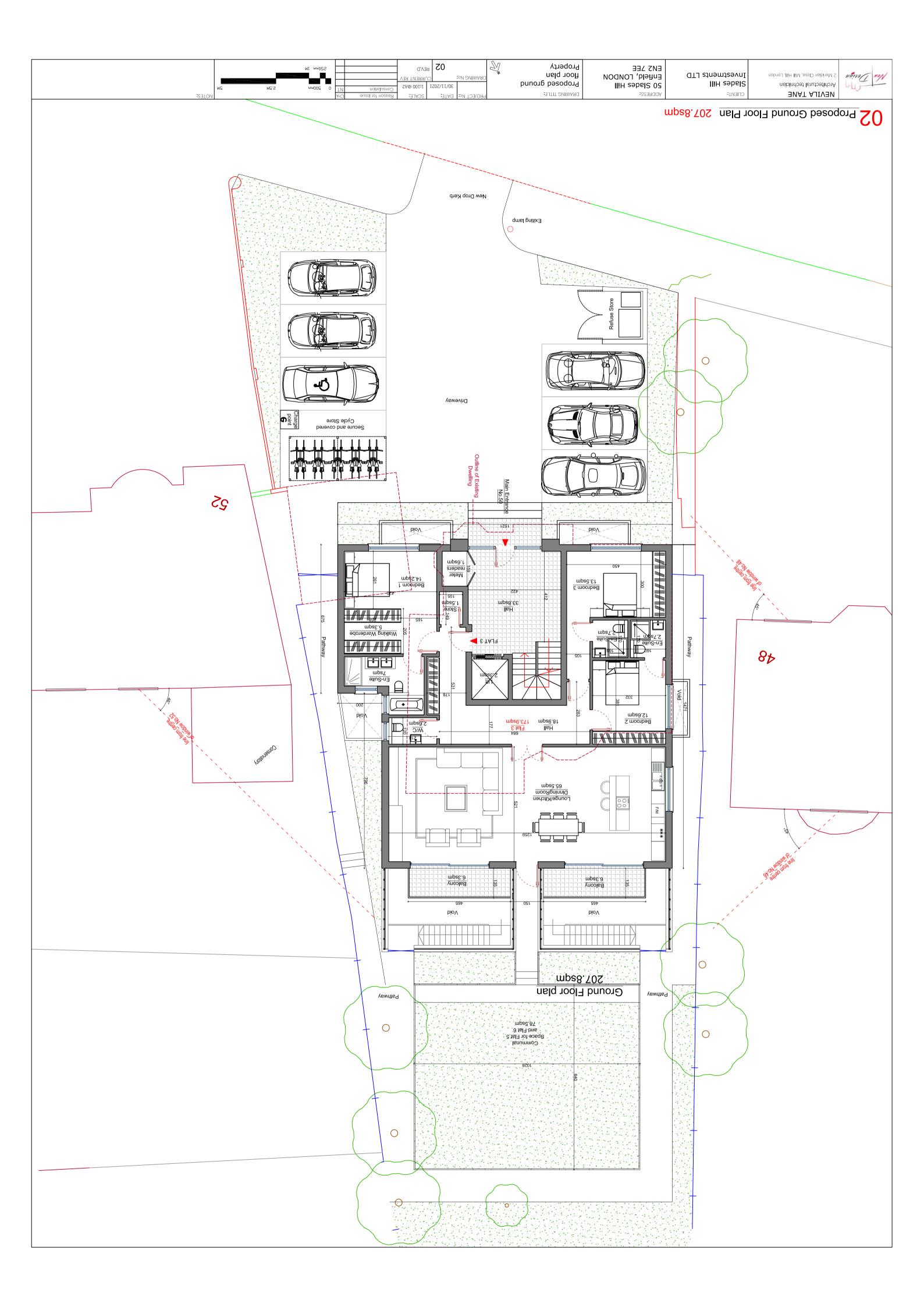


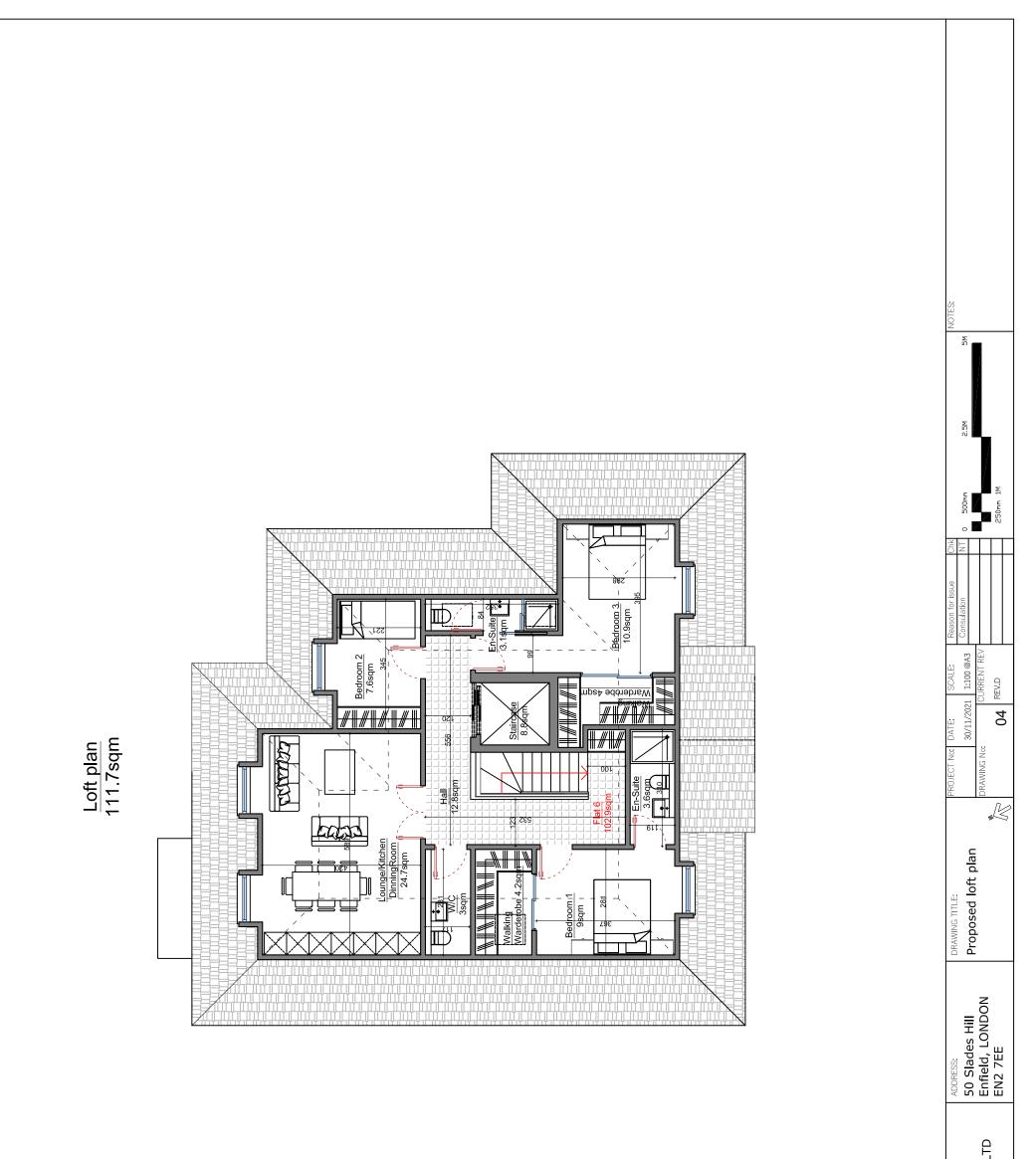
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07 Proposed Front Elevation



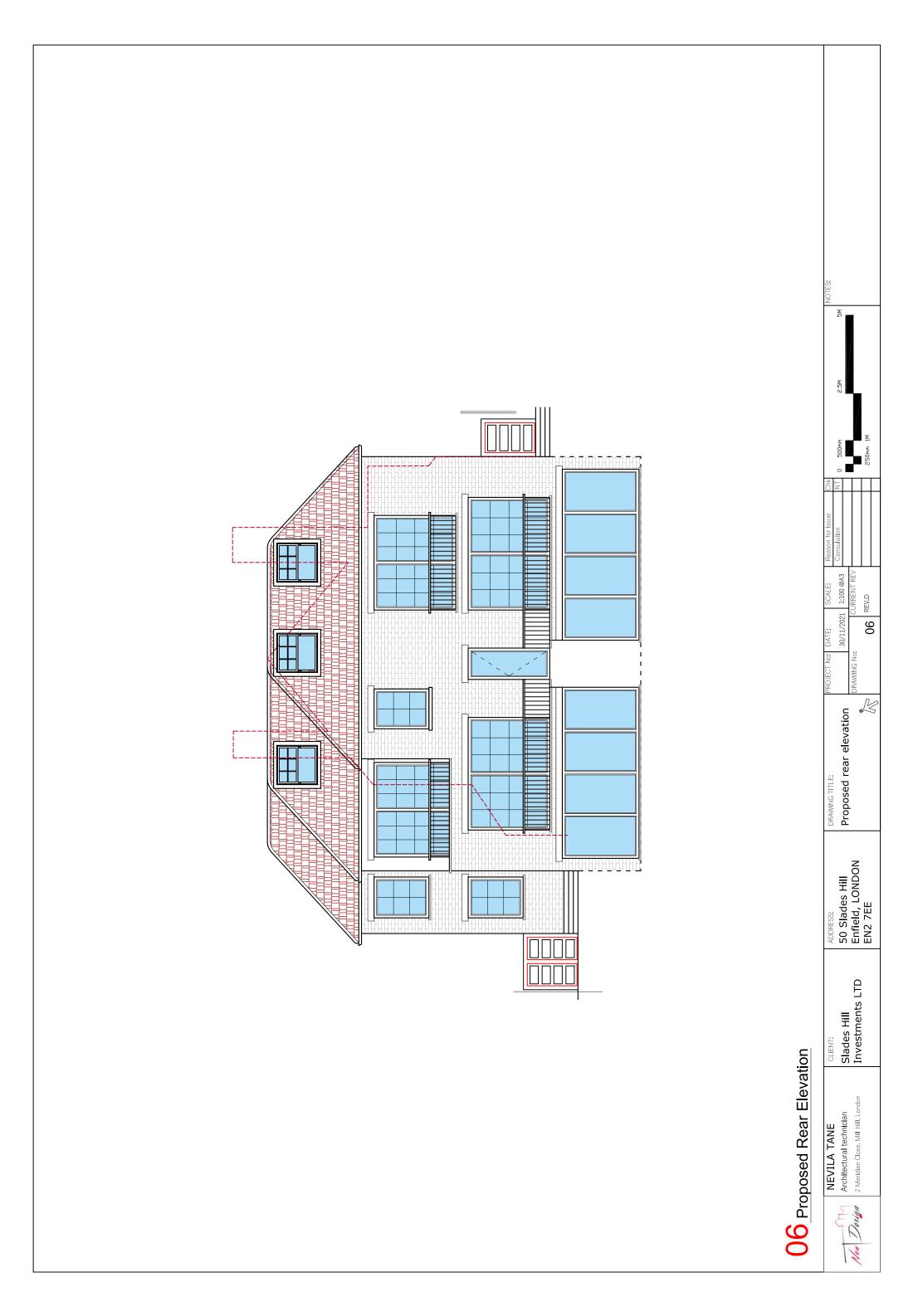


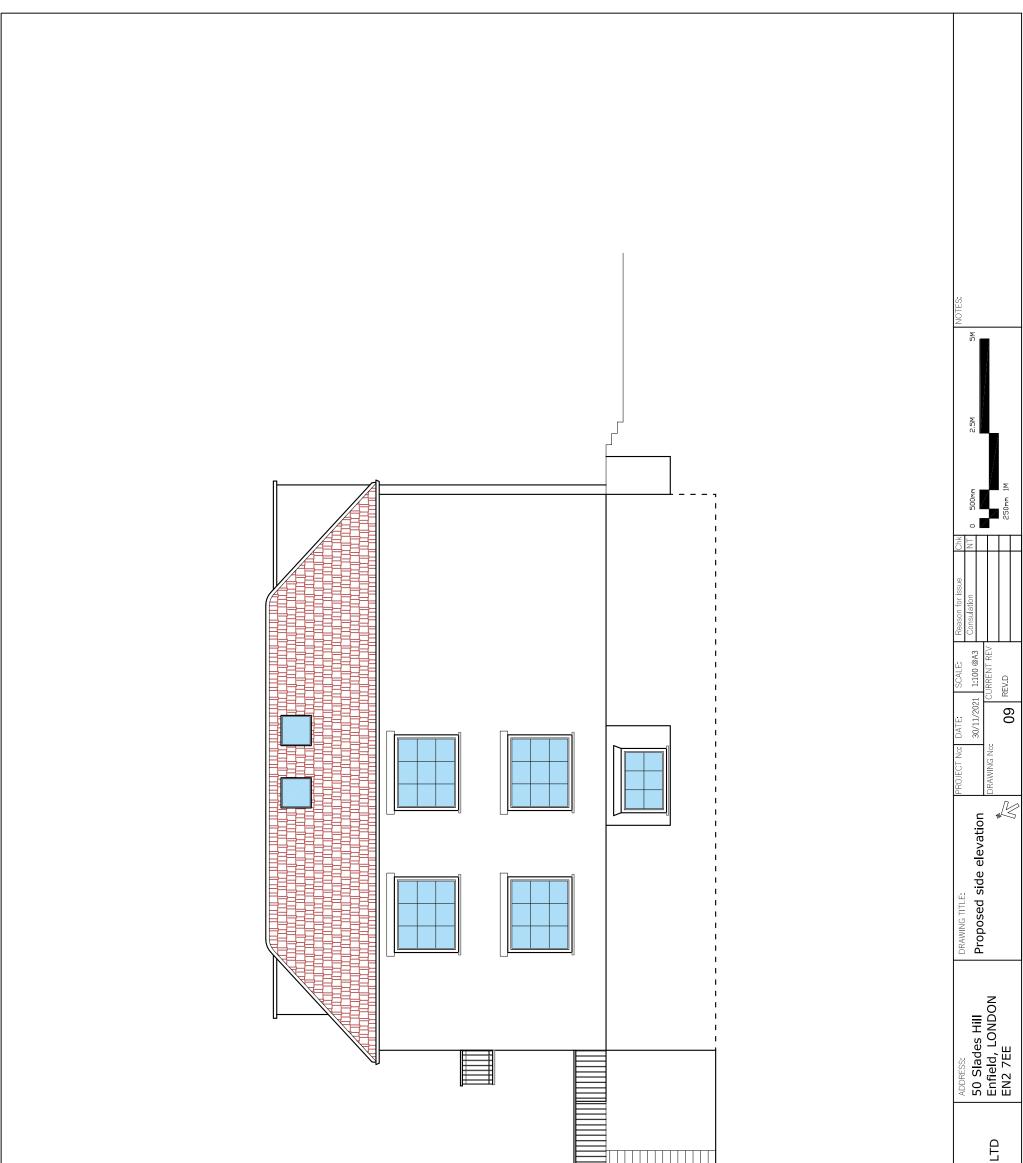


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04 Proposed Loft Plan 111.7sqm





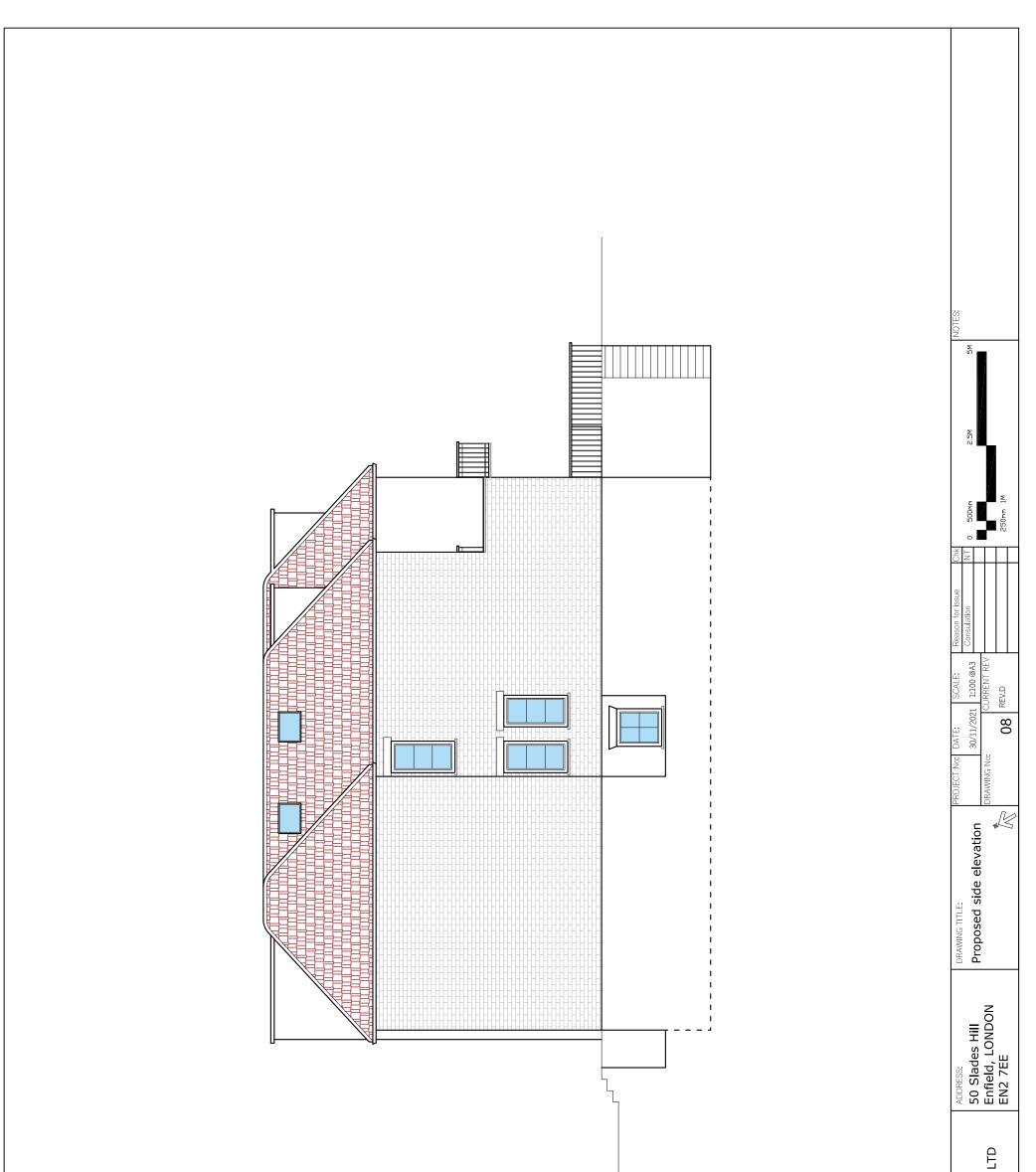
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09 Proposed Side Elevation

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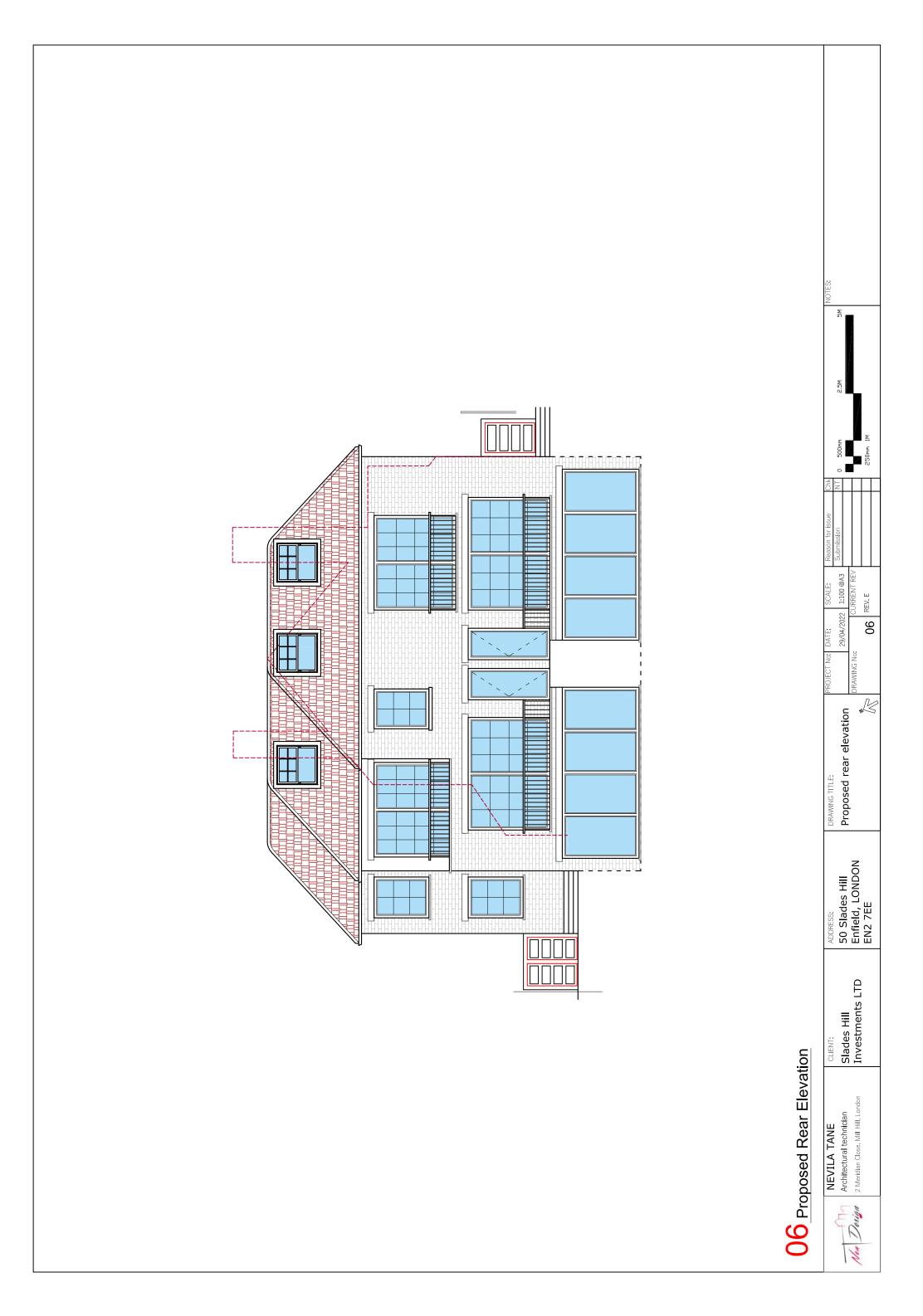
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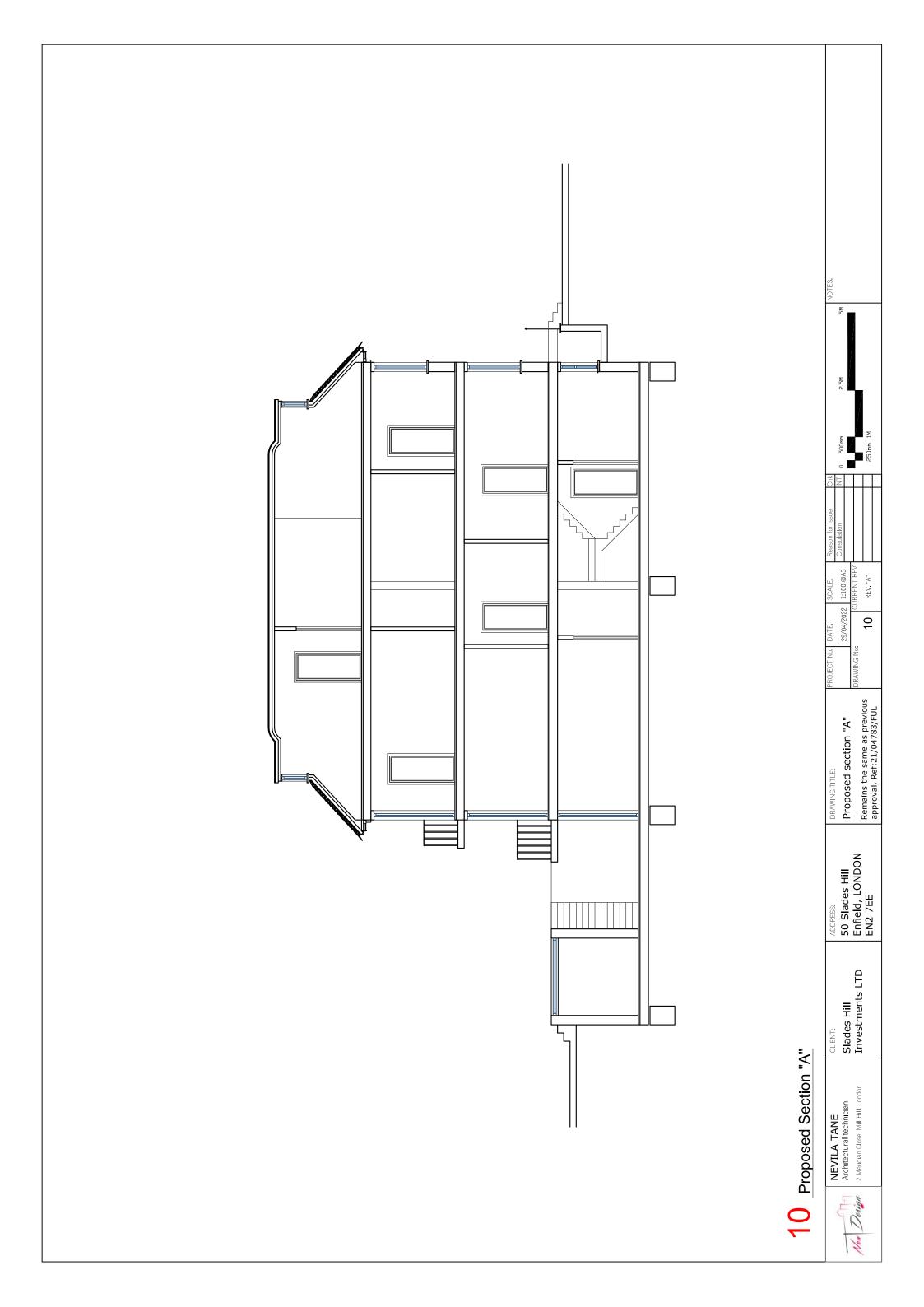
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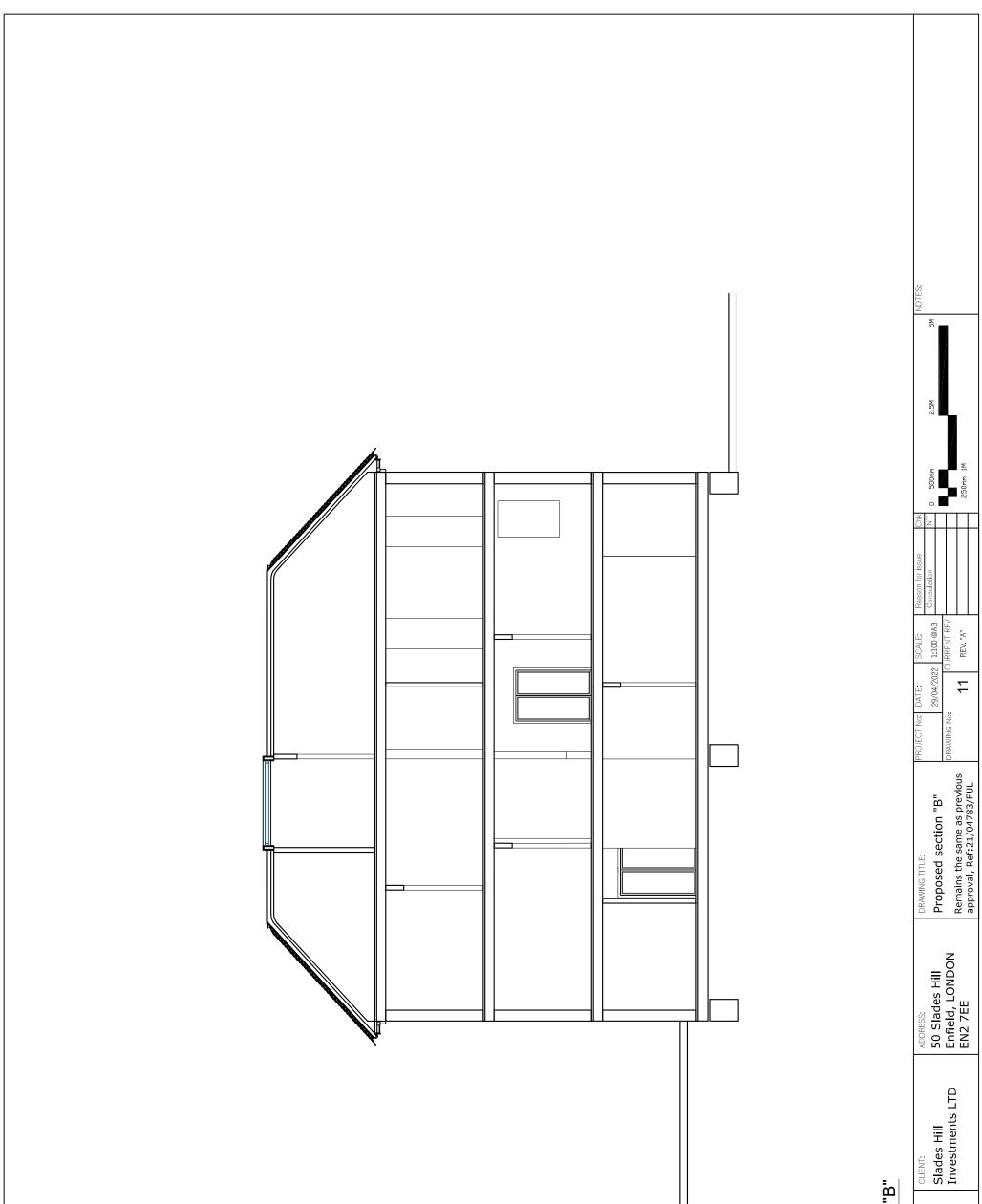


08 Proposed Side Elevation







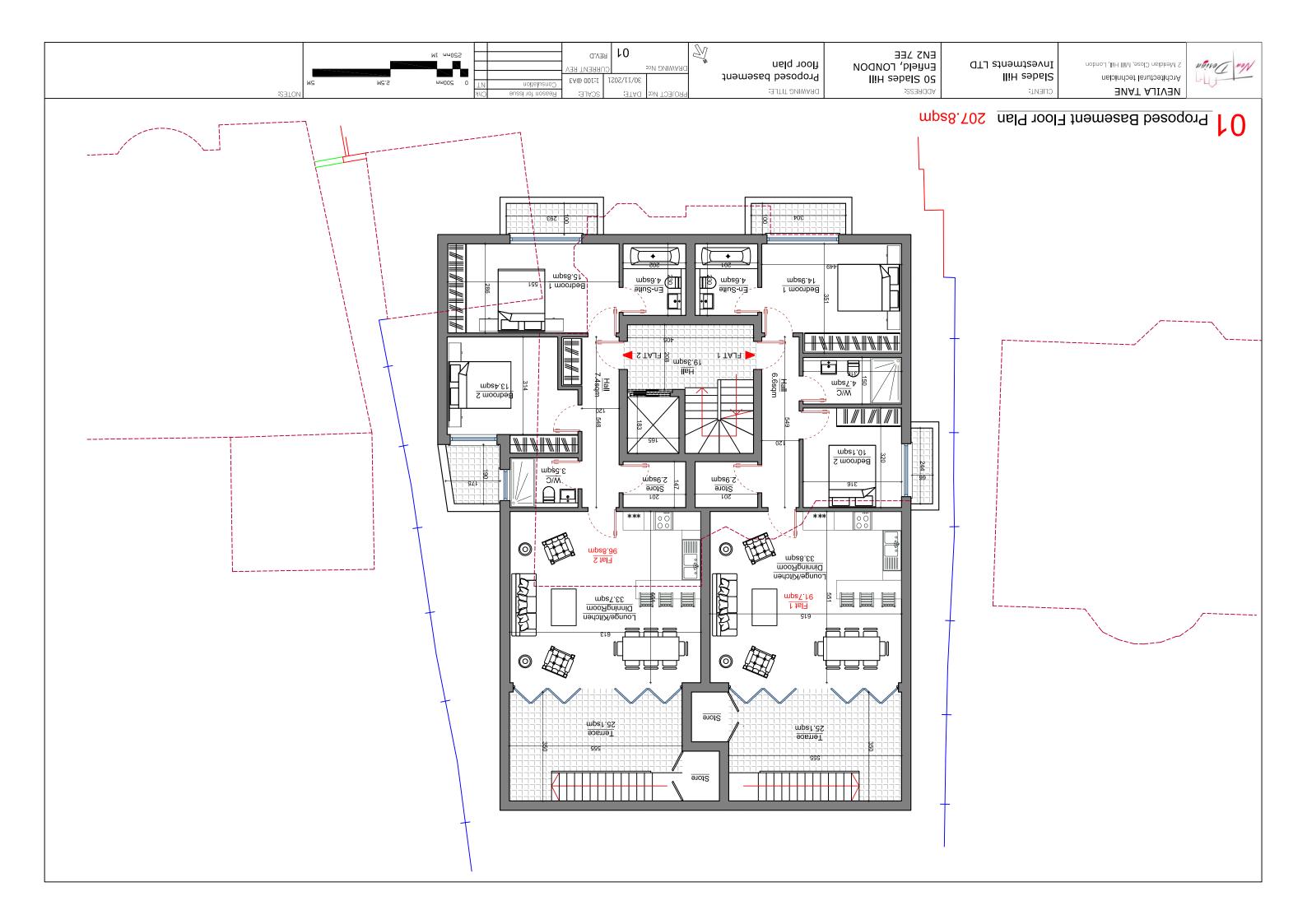


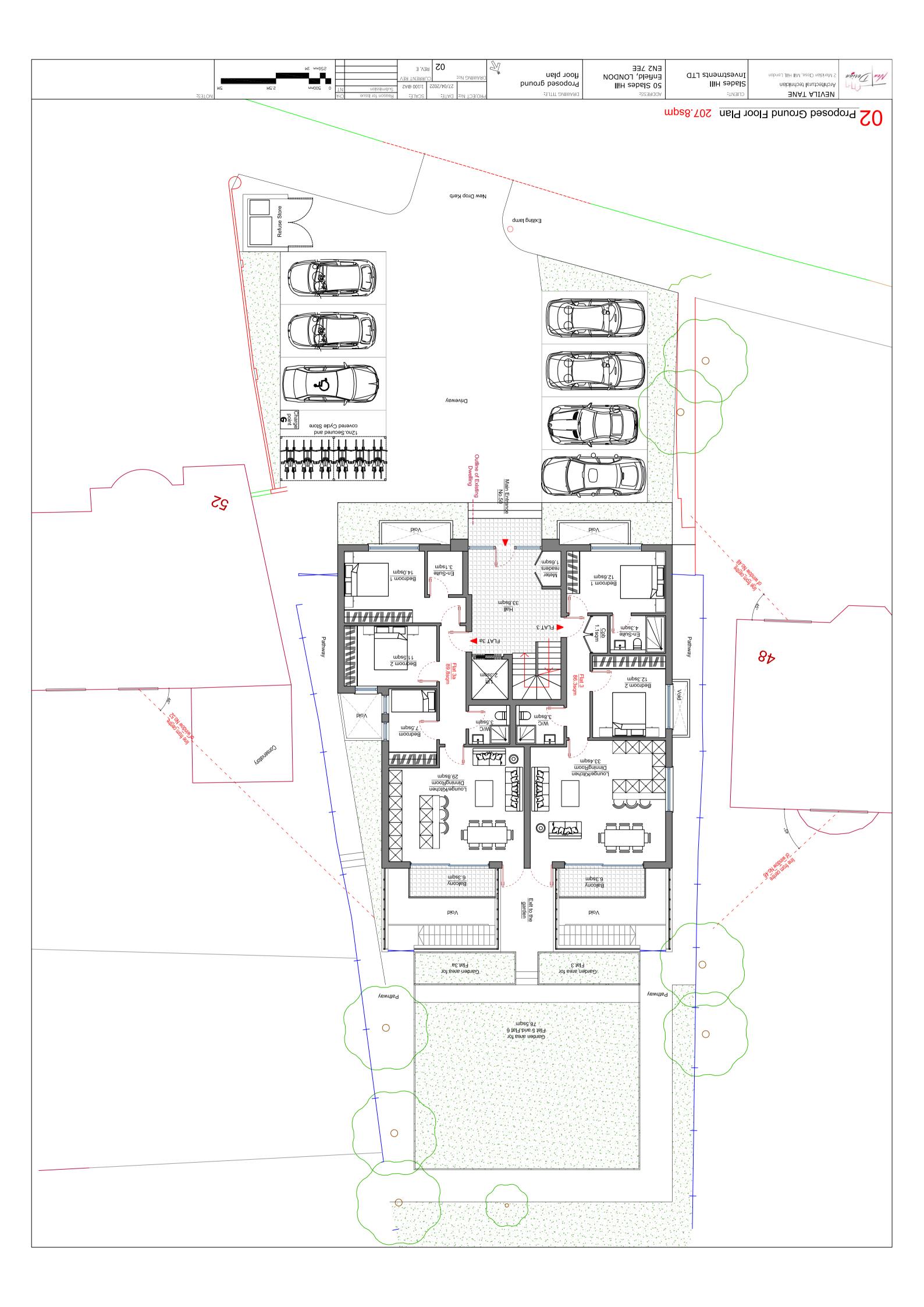
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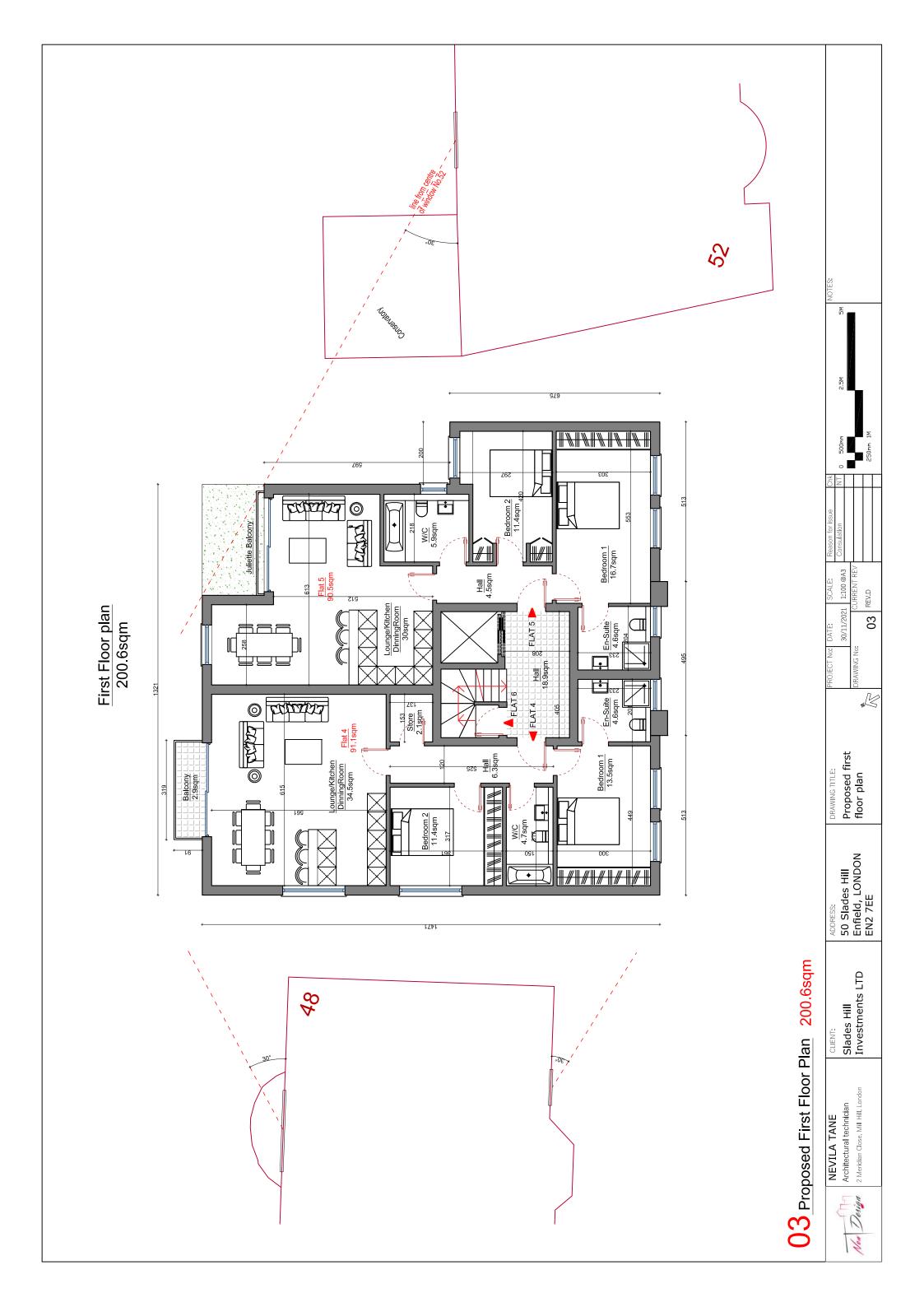


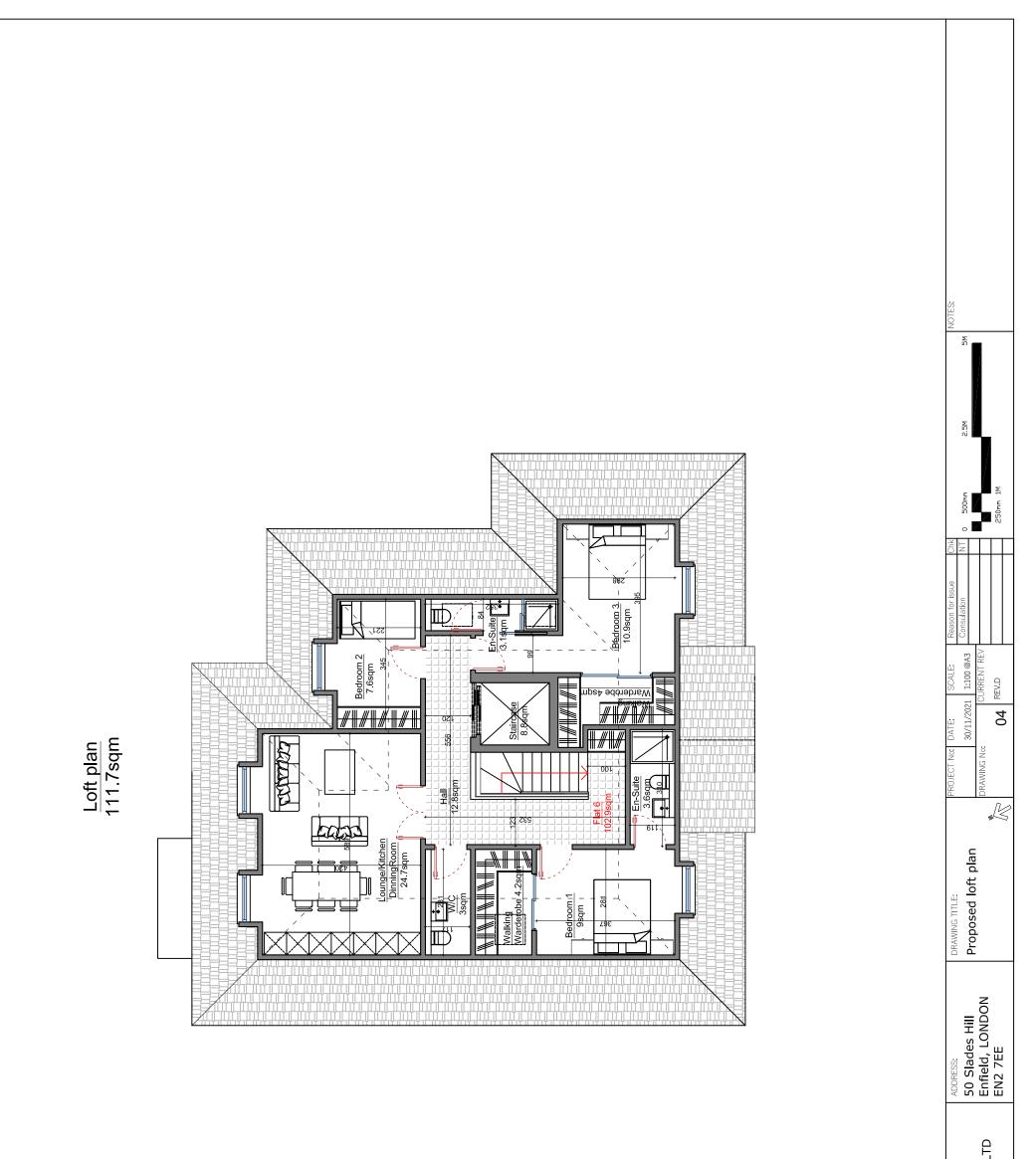
Proposed Section "B"

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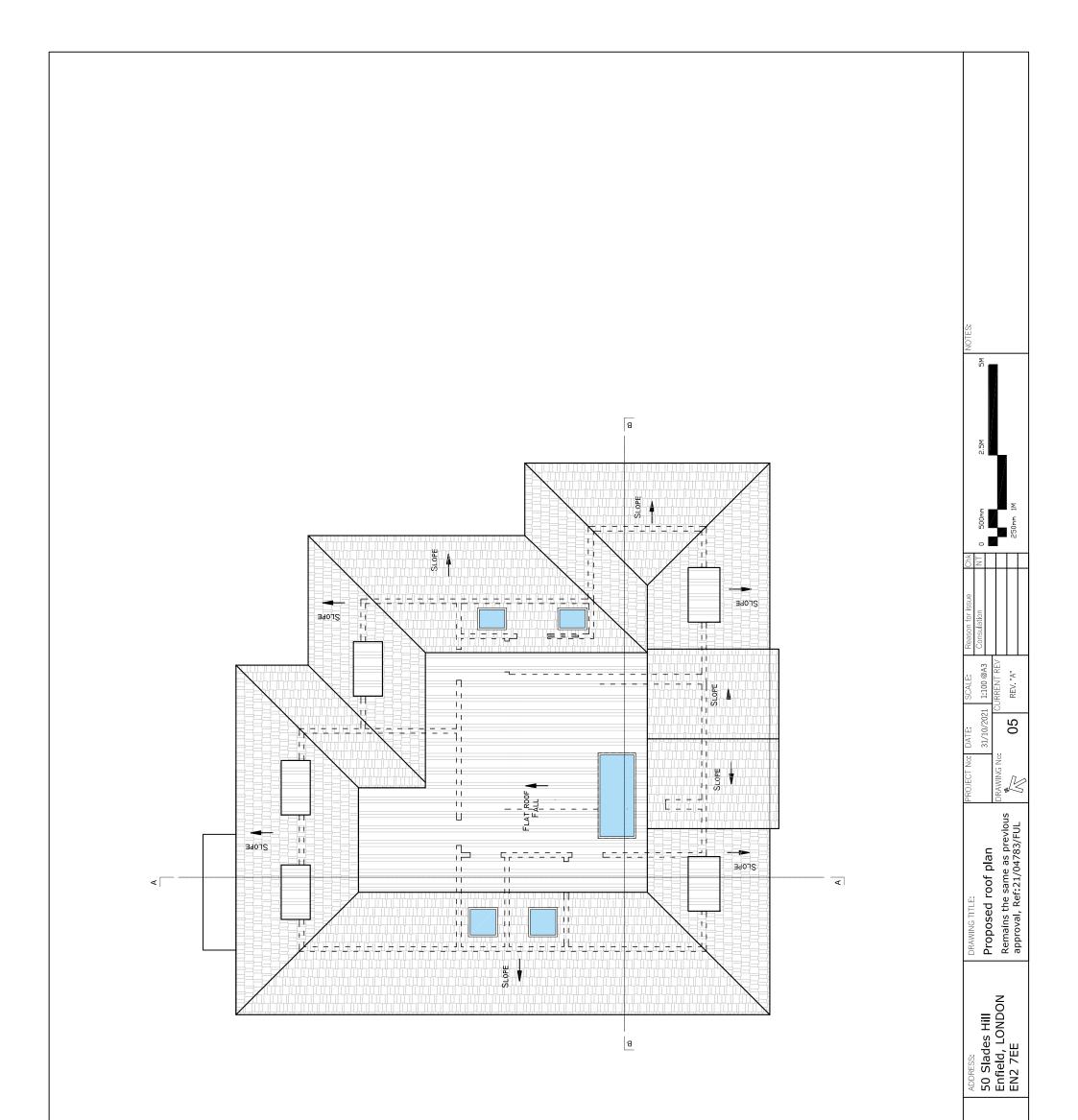




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04 Proposed Loft Plan 111.7sqm

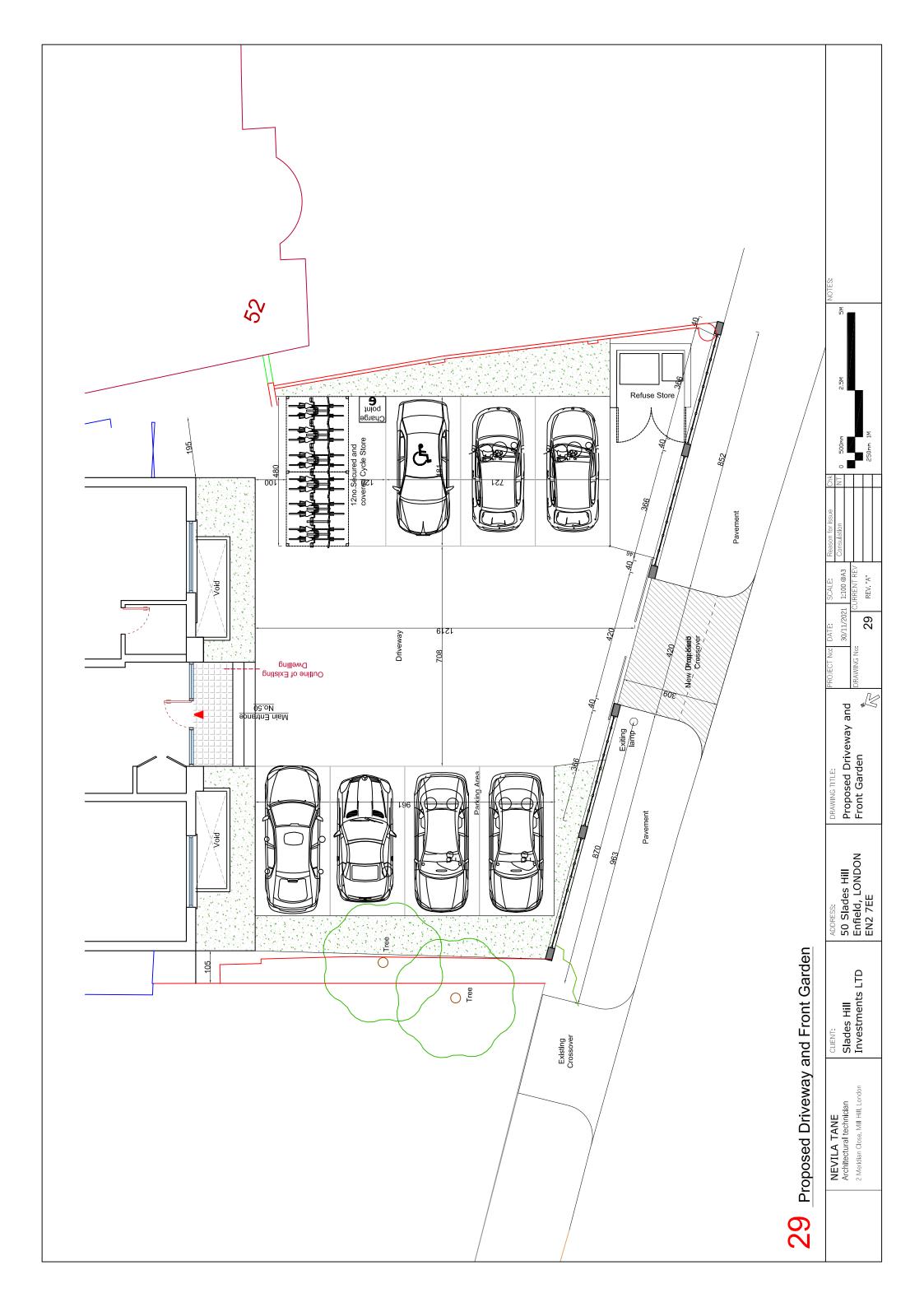


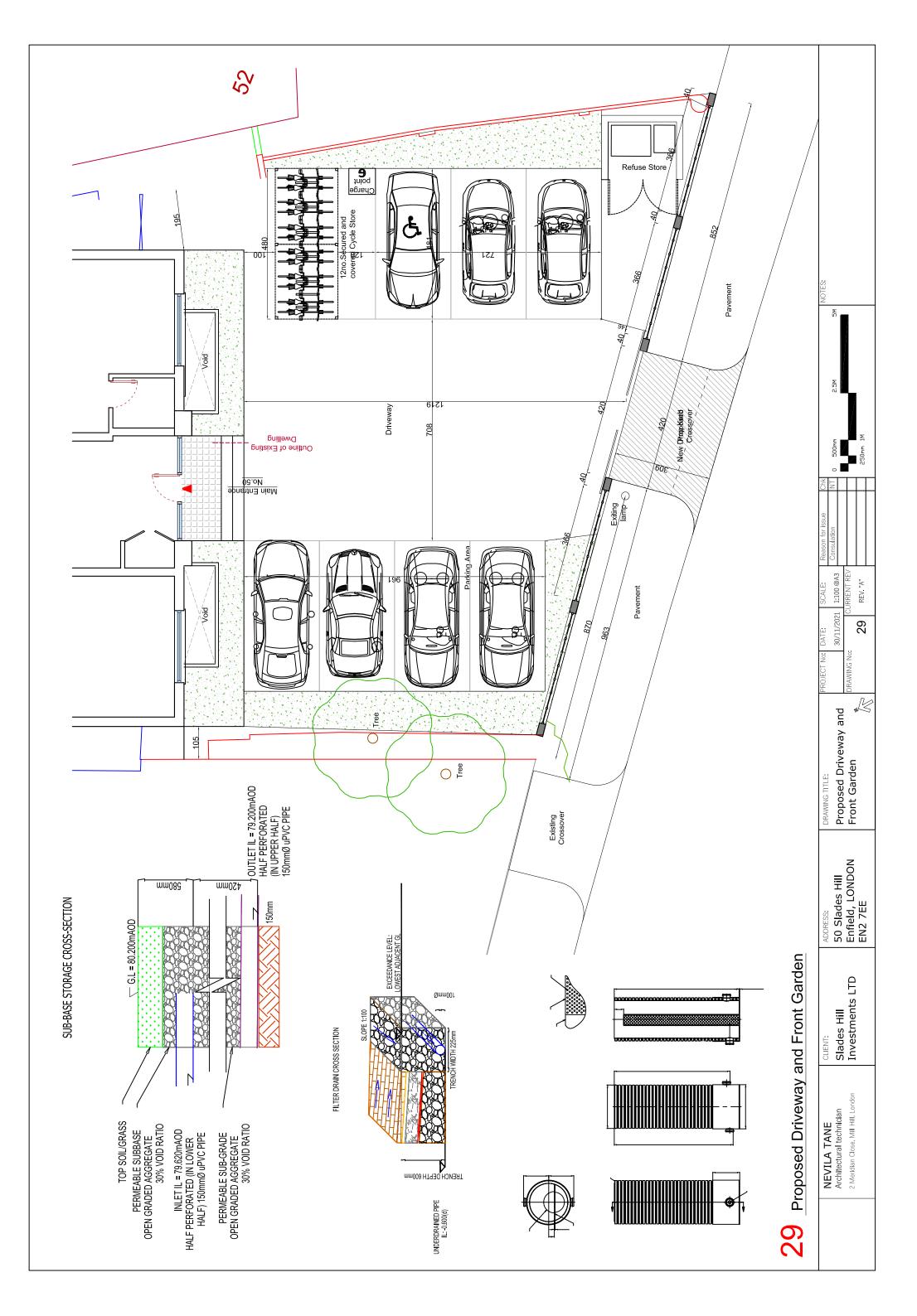
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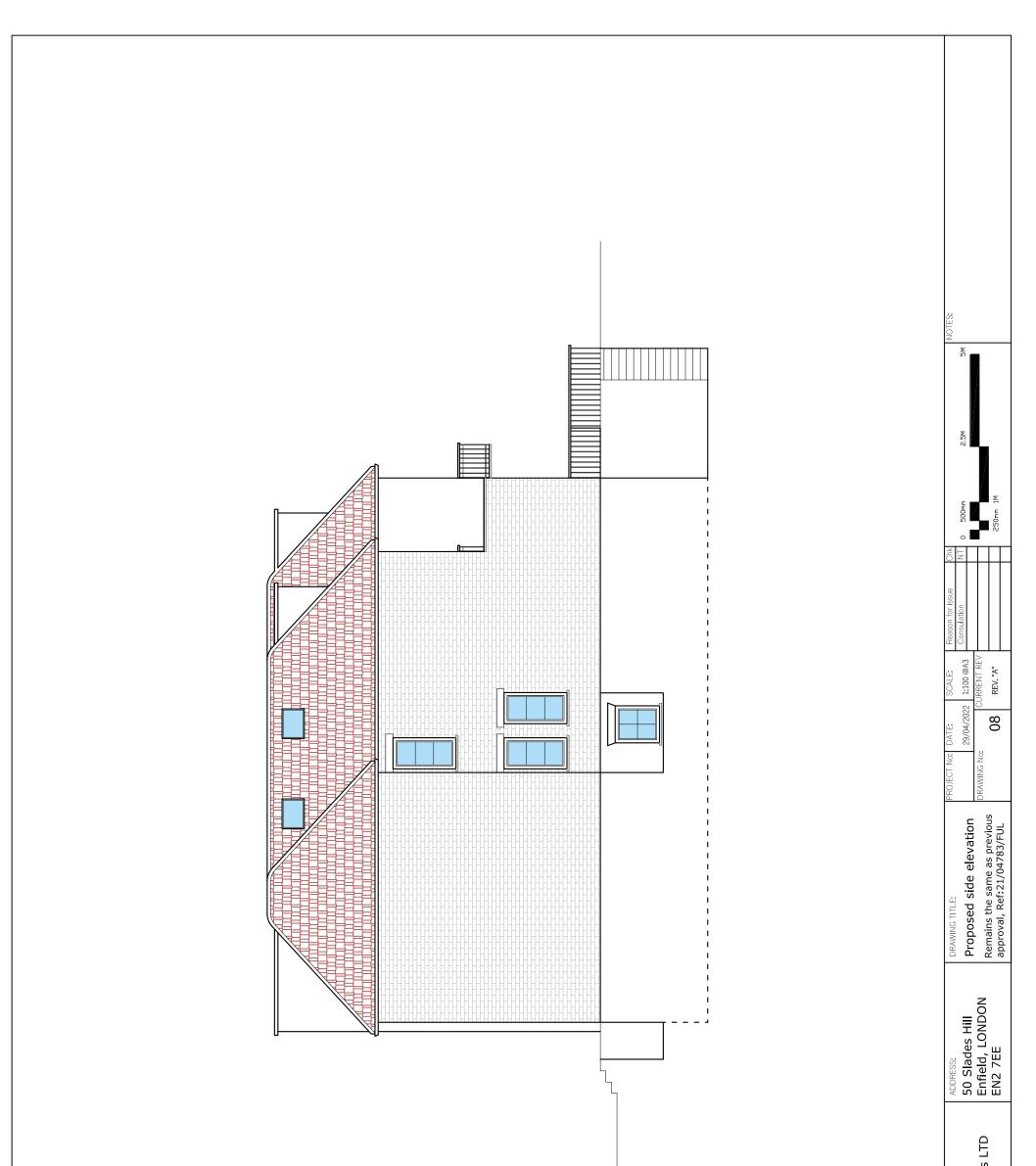
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05 Proposed Roof Plan





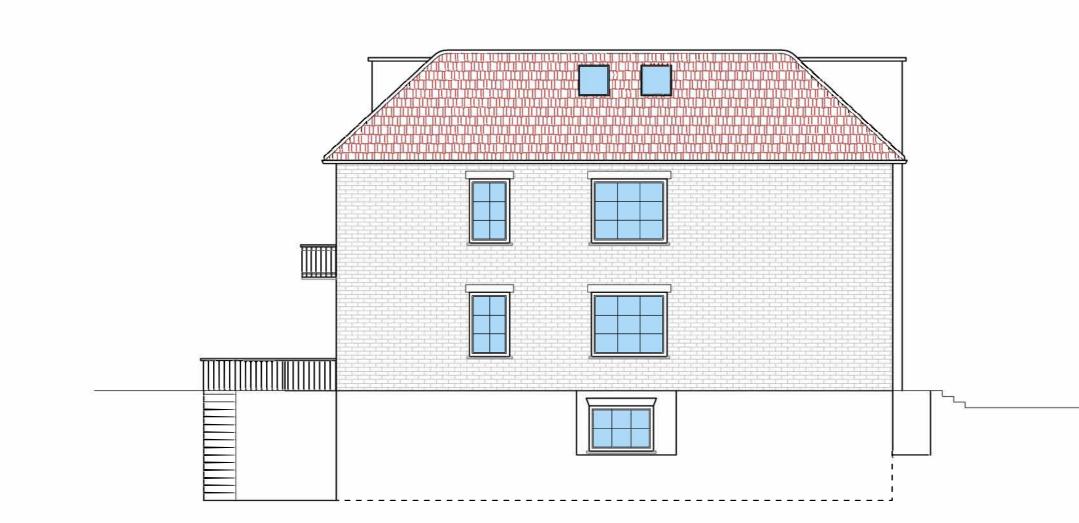


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08 Proposed Side Elevation



09 Proposed Side Elevation

	NEVILA TANE	CLIENT:	ADDRESS:	DRAWING TITLE:	PROJECT No:	DATE:	SCALE:	Reason for issue	Chk		
-1-11-1	Architectural technician	Slades Hill	50 Slades Hill	Proposed side elevation		29/04/2022	2.2	Consulation	NT 0	500mm	2.5M
New Design	2 Meridian Close, Mill Hill, London	Investments LTD	Enfield, LONDON EN2 7EE	Remains the same as previous approval, Ref:21/04783/FUL	DRAWING No	09	CURRENT REV REV. "A"			250mm 1M	

	NOTES:	
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