

**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date:** 22 November 2022**Report of**

Head of Planning

**Contact Officers:**Andy Higham  
Gideon Whittingham  
Maria Demtri**Category**Full Planning  
Application**Ward**

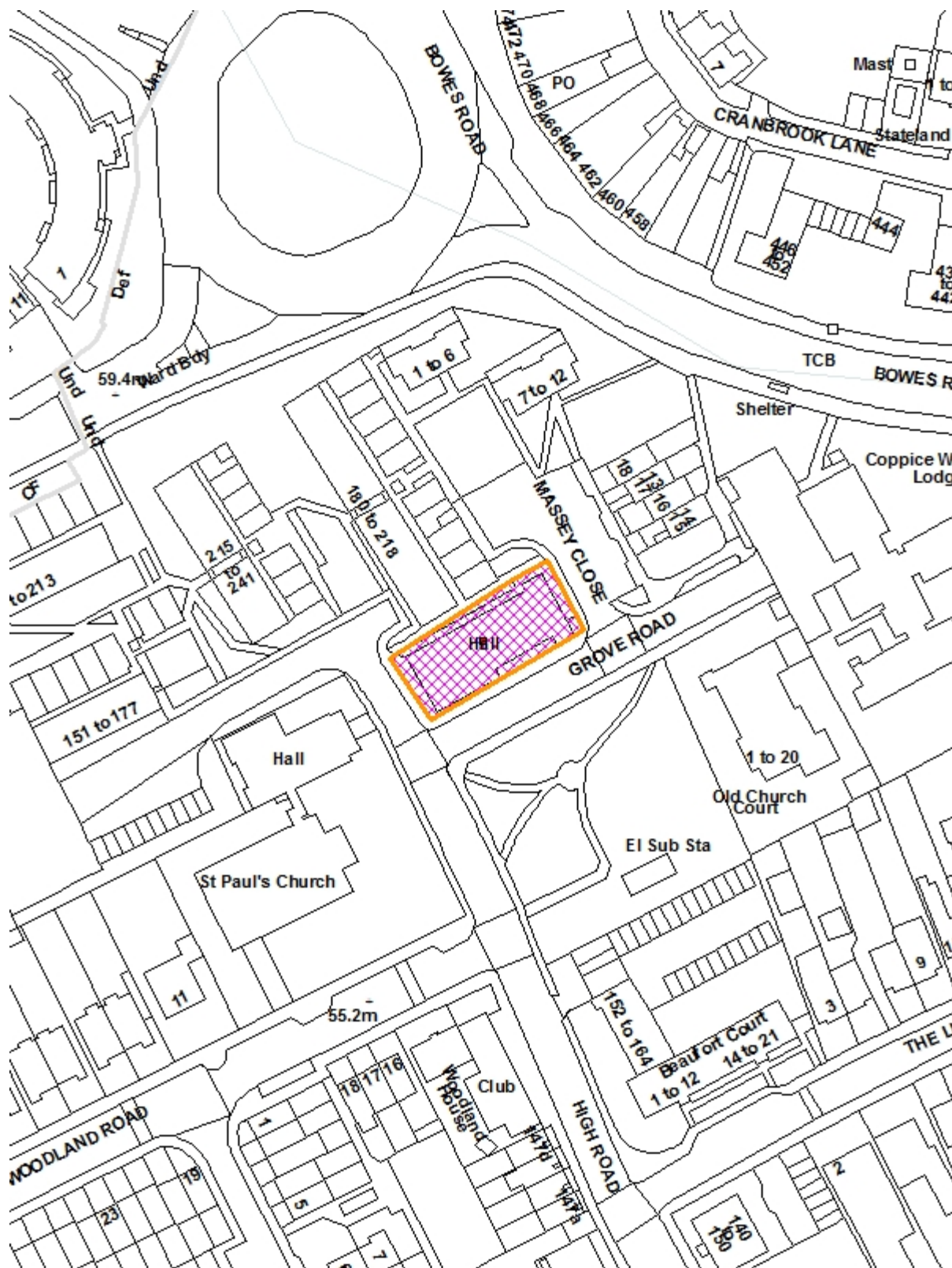
New Southgate

**Councillor Request**

No Cllr Request

**LOCATION:** Church Hall, Grove Road, London, N11 1LX**APPLICATION NUMBER:** 22/02415/FUL**PROPOSAL:** Redevelopment of site involving demolition of vacant church hall and construction of a part 5 and part 6 storey residential building to provide 4 maisonettes and 20 apartments with associated external works.**Applicant Name & Address:**Beverley Homes Ltd  
Bayley Hall  
Queens Road  
Hertford  
SG14 1EN**Agent Name & Address:**CPL Architects  
Unit 18B  
Pacific House  
Sovereign Harbour Innovation Park  
1 Easter Island Place  
Eastbourne  
BN23 6FA**RECOMMENDATION:**

1. That subject to the finalisation of a S106 Agreement to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions.
2. That the Head of Development Management be granted delegated authority to agree the final wording of both the S106 Agreement and conditions to cover the matters in the Recommendation section of this report.



## **1 Note for Members**

- 1.1 This planning application is brought to Planning Committee on account of the development categorised as a “major” development, meeting the exception criteria (1), “detailed applications for the erection of 10 or more residential units”. In accordance with the scheme of delegation, is reported to Planning Committee for determination.

## **2 Recommendation**

- 2.1 That subject to the completion of a S106 Agreement to secure the matters covered in this report and to be appended to the decision notice, the Head of Development Management be authorised to GRANT planning permission subject to conditions:

1. Time limit
2. Accordance with plans
3. External Appearance (sample materials including glazing specification)
4. External Appearance (hard standing)
5. Biodiversity Enhancements including bat box
6. Detail of development – Refuse storage
7. Details of development – cycle storage
8. Construction Management Plan
9. Highway details
10. Water
11. Secure by Design
12. No piling
13. Energy Technical Note
14. Energy Strategy and verification
15. Energy Performance Monitoring and Reporting
16. SuDS
17. SuDS verification
18. Communal garden
19. Electric Vehicle Charging Point design
20. Part M units
21. Enclosure on ground floor
22. Deck access bedroom windows to be one-way privacy glass, including GF DDA
23. Balcony safety railings to be frosted safety glass
24. Tree report
25. Details of roof space (including plant and lift overrun)
26. Details of enclosures above ground level

### Informative

1. Thames Water
  2. Designing out crime
  3. Highways
- 2.2 That the Head of Development Management be granted delegated authority to agree the final wording of the conditions and the s106 Agreement to cover the matters in the Recommendation section of this report.

### **3. Executive Summary**

- 3.1 The applicant seeks the redevelopment of the site involving the construction of 24 x new homes, replacing a vacant church hall. The proposals would provide 10 Affordable Housing dwellings which totals 42% on site, with a tenure mix of 7 being social/affordable rent (5 x 1b2p and 2 x 2b4p) and 3 being intermediate (2 x 2b4p and 1 x 3b5p).
- 3.2 The proposals have been subject to extensive discussion with Council Officers. The scheme has been subject to amendments during pre and post-submission negotiations.
- 3.3 The redevelopment of the site will help delivery and contribute to the Council's substantial housing delivery targets and therefore the principle of development in this sustainable location on previously developed land is supported. The Council has failed the most recent Housing Delivery Test and is therefore in the presumption in favour of sustainable development category. The tilted balance would therefore be applied in assessing and weighing up the benefits of the scheme keeping in mind the loss of the community unit and no replacement unit.
- 3.4 The proposed dwelling mix has been based on an assessment of affordable housing considerations, including detailed consideration of the Council's Local Housing Needs Assessment (2020), planning policy, policy weight, case law, Applicant justification and advice from the Council's Housing Officers.
- 3.5 The application is supported by appropriate and satisfactory technical reports covering the effect of the proposed development on parking, biodiversity and impacts to neighbouring amenity. The loss of the vacant community use was found to be acceptable in the previously refused application (reference 21/03150/FUL) and in the current application. The impacts of the development are considered within acceptable thresholds to meet policy compliance expectations.
- 3.6 The planning application satisfies overarching planning policy aims to increase the housing stock of the borough and considered to be acceptable subject to pre-commencement and pre-occupation planning conditions and a signed S106 legal Agreement.
- 3.7 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, including provision of 42% Affordable Housing.
- 3.8 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 significant weight in favour of the proposed development.

3.9 It is acknowledged and recognised throughout this report, that consideration of this proposal has involved balanced judgements. A balanced consideration of compromises is detailed in the report. The proposal represents a clear scale shift within Grove Road and High Road, with negligible impacts on heritage and neighbouring amenity. These matters have been considered in detail below, and weighed against the primary public benefits of the scheme which include: optimising the site (making effective use of a sustainable, accessible, brownfield site); providing genuinely affordable homes (contributing to the Borough's affordable housing delivery); social and economic benefits (providing jobs during construction); and substantially improved landscape areas (including meaningful biodiversity enhancements and on site play spaces).

#### **4. Site and surroundings**

4.1 The site is located on Grove Road near Arnos Grove underground station and New Southgate station. The site is located in a predominantly residential area and is surrounded by a number of large post war era brick built flat blocks, including one such building to the immediate north of the site. The site is located within a place shaping priority area as covered by Core Policy 45 New Southgate. It is also adjacent to an area of open space that is designated as 'local open space.'

4.2 The building itself is single storey in parts and two storey in other parts with a box dormer as well as a large pitched roof. The building itself has little merit in design terms.

4.3 The site is not within a Conservation Area nor is it in the setting of a Listed Building or Locally Listed Building.

#### **5. Proposal**

5.1 The proposal seeks the redevelopment of the site involving the demolition of the existing church hall and construction of a part 5 and part 6 storey building, with 3 disabled parking spaces, to provide 24\* self contained units with the following mix of residential units:

-1 bedroom x 2 person = 8 units  
-2 bedroom x 4 person = 12 units  
-3 bedroom x 5 person = 4 units  
Total = 24 units

\*Three of the four 3 bedroom x 5 person units are maisonettes and one of the twelve 2 bedroom x 4 person units is also a maisonette.

5.2 The proposal offers 10 units to be Affordable Housing, which equates to 42% onsite with a tenure split of 70% social / affordable rent and 30% intermediate. The following units have been offered:

-1 unit x 3 bedroom x 5 person maisonette = intermediate tenure  
-2 units x 2 bedroom x 4 person = intermediate tenure  
-5 units x 1 bedroom x 2 person = social rent tenure  
-2 units x 2 bedroom x 4 person = social rent tenure  
Total = 10 affordable housing (7 social units and 3 intermediate units)

## 6. Relevant Planning History

### 6.1 21/03150/FUL

Redevelopment of site involving demolition of church hall and construction of a part 5 and part 6 storey apartment building to provide 28 self contained units with associated external works.

Refused on 15<sup>th</sup> December 2021 for the following reasons:

#### 1. Affordable housing

The proposal fails to provide any affordable housing for a development of this scale, which would fail to maximise the contribution of the site to the supply of affordable housing in the London Borough of Enfield. The proposal would be contrary to Policies H4 and H5 of the London Plan (2021), Core Policies 3 and 46 of the Core Strategy (2010), DMD1 of the Development Management Document (2014), Enfield's S106 SPD (2016), the Mayors Affordable Housing and Viability SPG and the NPPF (2021).

#### 2. Mix of homes

The proposed development by virtue of the proposed mix of dwelling sizes and type fails to sufficiently meet the housing needs identified in Enfield's Housing Market Assessment and maximise the contribution of the site to the supply of larger homes (3+ bedrooms) in the London Borough of Enfield. The proposal would therefore be contrary to Strategic Objective 4 and Core Policy 5 of the Core Strategy (2010), DMD 3 of the Development Management Document (2014) and the NPPF.

#### 3. Section 106

The development fails to secure a mechanism to secure a contribution to carbon reduction up to zero carbon for regulated emissions and therefore fails to make an adequate contribution to tackling climate change in facilitating environmentally sustainable development. Further, the application fails to provide sufficient evidence to demonstrate the absence of education infrastructure, highway improvements, employment and skills and child care provision and associated monitoring fees. The proposal is contrary to Core Policies 8, 13, 16, 20, 24 and 46 of the Enfield Core Strategy (2010), Policy DMD 1, DMD 45, DMD 47, DMD 48, DMD 50, DMD 51 and DMD 53 of the Development Management Document (2014), the associated S106 Supplementary Planning Document and the NPPF (2021).

#### 4. Residential amenity

The proposal, by reason of its siting to the shared boundaries and position of habitable room windows, would result in a heightened sense of enclosure, impact to outlook, impact to privacy and impact to the receipt of light. Cumulative the impact of the proposal would be harmful to existing residential units. The proposal would be contrary to the NPPF (2019), policy D4 of the London Plan (2021), Core Policy 30 of the Council's Core Strategy (2010) and Policy DMD11 of the Council's Development Management Document (2014).

## 5. Substandard quality accommodation

The proposal, by virtue of its generally contrived internal layout, impact of the siting of the proposed numerous habitable room windows resulting in poor outlook, or no outlook at all, a number of single aspect flats and 3 flats having poor quality and minimal privacy amenity space, would result in poor living conditions to occupiers of the development with a contrived, cramped and dysfunctional internal configuration precluding practical use to meet with the reasonable demands of current and future occupiers. The proposal would be contrary to Policy CP4 of the Core Strategy (2010), DMD 6, DMD8 and DMD37 of the Development Management Document (2014) and the NPPF (2021).

## 6. SuDS

In the absence of an acceptable Sustainable Drainage Strategy, the proposed scheme fails to appropriately consider and mitigate the risks of flooding from all possible sources and allow for adequate measures to make the proposed development safe over its lifetime. Therefore, the proposal is not compliant with the National Planning Policy Framework (NPPF, 2021), DMD 59, DMD 60, DMD 61, DMD 62 and DMD 63 of the Development Management Document (2014) and CP21, CP28 and CP29 of the Core Strategy (2010).

### 6.2 22/00297/PREAPP

Proposed development of site and erection of x 26 residential units.

Officer summary: Suitable for development but some concerns have been expressed. Pre-application closed on the 2<sup>nd</sup> March 2022.

## 7. Consultation

### 7.1 Public

Number notified	216
Consultation start date	21.07.22
Consultation end date	14.08.22
Representations made	3
Objections	3
Other / support comments	0

In summary, the 3 objections raised the following points:

- Affect local ecology
- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Loss of light

- Loss of free parking which is already under strain due to planting of flood plants and the development on Station Road
- Loss of privacy
- More open space needed on development
- Noise nuisance
- Out of keeping with character of area
- Over development
- Potentially contaminated land
- A place of worship should not be demolished for business reasons
- The public space (the park) should not be occupied by the open space
- Waste provision issues

## 7.2 Internal and third-party consultees

<u>Consultee</u>	<u>Objection</u>	<u>Comment</u>
Urban Design	No	The proposals have been subject to extensive discussion with Council Officers. The scheme has been subject to amendments during pre and post-submission negotiations including that of the Design Review Panel during the pre-application stage held on the 7 <sup>th</sup> March 2022. The revised plans which are now presented to Members are to the satisfaction of the Urban Design Officer.
SuDS	No	The proposals have been subject to extensive discussion with Council Officers. The scheme has been subject to amendments during post-submission negotiations to the satisfaction of Officers, subject to conditions.
Transportation	No	The proposals have been subject to discussion with Council Officers. The scheme has been subject to amendments during post-submission negotiations to the satisfaction of Officers, subject to conditions and securing of Section 106 monies (Contribution to CPZ / introduction of parking controls - £12,900 and Sustainable Transport Contribution - £17,920). In addition, the dwellings shall be exempted from any existing or future Controlled Parking Zones. Residents of this development would not be eligible to apply for residents parking permits, unless they are a holder of a Blue Badge or any future equivalent, which will also be secured by way of a Section 106 mechanism.
Climate Action and Sustainability Lead Officer	No	The proposals have been subject to discussion with Council Officers. The scheme has been subject to amendments during post-submission negotiations to the satisfaction of Officers, subject to conditions and securing of Section 106 monies for the Carbon Offset fund.
Planning Policy	No	Broadly support the scheme but require further evidence regarding the mitigation of the community space without re-provision on site.



Local Employment Team	No	The proposals have been subject to discussion with Council Officers. The applicant has agreed to provide one apprentice, Section 106 monies and an Employment Skills Strategy.
Environmental Health	No	No objection raised subject to conditions relating to construction management and pilling.
Energetik	No	The developer is planning to connect to the DEN as part of their Sustainability Strategy. This needs to be enforced via the Section 106 mechanism.
Heritage	No	As originally submitted Heritage Officers advise that they are unable to support the granting of permission given the impact to the non designated heritage asset, which are namely the two churches within the vicinity of the site. Since the revised plans have been received Heritage Officers advise that they have nothing further to add from a heritage perspective but defer to Urban Design regarding materials and design and trees.
Thames Water	No	No objections raised subject to standard informatives
Designing out crime	No	A condition and informative has been requested to be imposed. A comprehensive list of the concerns of the Officer has been provided and passed on to the Agent ranging from door/window specifications to internal CCTV.

#### Officer response to comments

- 7.3 The material planning concerns within the objection letters have been considered by Officers during the assessment of the planning application. Officers visited the site to make assessment of the highlighted concerns. The concerns raised during consultation are addressed and assessed in the body of the report under the relevant material sections. It is prudent to note that this scheme is on the opposite side of the road to the area of open space and is in no way being built on the open space area.

## **8. Relevant Policy**

- 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 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 (2014); and The London Plan (2021).

### National Planning Policy Framework (2021)

- 8.3 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:
- a. “(c) approving development proposals that accord with an up-to date development plan without delay; or
  - b. (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.
- 8.4 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.”
- 8.5 In the three years to 2021 Enfield only met 67% of its housing requirement and this means we now fall into the “presumption in favour of sustainable development” category.
- 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’. 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 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

### London Plan (2021)

- 8.7 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  
GG4 Delivering the homes Londoners need  
SD10 Strategic and local regeneration

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  
 D8 Public realm  
 D11 Safety, security and resilience to emergency  
 D12 Fire safety  
 D14 Noise  
 H1 Increasing housing supply  
 H2 Small sites  
 H3 Meanwhile use as housing  
 H4 Delivering affordable housing  
 H5 Threshold approach to applications  
 H6 Affordable housing tenure  
 H7 Monitoring of affordable housing  
 H9 Ensuring the best use of stock  
 H10 Housing size mix  
 S1 Developing London's social infrastructure  
 S2 Health and social care facilities  
 S3 Education and childcare facilities  
 S4 Play and informal recreation  
 G1 Green infrastructure  
 G3 Metropolitan Open Land  
 G4 Open space  
 G5 Urban greening  
 G6 Biodiversity and access to nature  
 G7 Trees and woodlands  
 G9 Geodiversity  
 SI 1 Improving air quality  
 SI 2 Minimising greenhouse gas emissions  
 SI 3 Energy infrastructure  
 SI 4 Managing heat risk  
 SI 5 Water infrastructure  
 SI 7 Reducing waste and supporting the circular economy  
 SI 8 Waste capacity and net waste self-sufficiency  
 SI 12 Flood risk management  
 SI 13 Sustainable drainage  
 T1 Strategic approach to transport  
 T2 Healthy Streets  
 T3 Transport capacity, connectivity and safeguarding  
 T4 Assessing and mitigating transport impacts  
 T5 Cycling  
 T6 Car parking  
 T6.1 Residential parking  
 T7 Deliveries, servicing and construction  
 T9 Funding transport infrastructure through planning  
 DF1 Delivery of the Plan and Planning Obligations  
 M1 Monitoring

#### Local Plan – Overview

- 8.8 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 Local Plan in terms of some detail and as such the proposal is reviewed against the most relevant and up-to-date policies

#### Enfield Core Strategy: 2010 (ECS)

- 8.9 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

CP2 Housing supply and locations for new homes  
CP3 Affordable housing  
CP4 Housing quality  
CP5 Housing types  
CP6 Meeting particular housing needs  
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  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution  
CP36 Biodiversity  
CP46 Infrastructure Contribution

#### Development Management Document (2014)

- 8.10 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 Development Management Document policies are considered particularly relevant:

DMD 1: Affordable Housing on Sites Capable of Providing 10 units or more  
DMD3: Providing a Mix of Different Sized Homes  
DMD6: Residential Character  
DMD8: General Standards for New Residential Development  
DMD9: Amenity Space  
DMD10: Distancing  
DMD13: Roof Extensions  
DMD 17: Protection of Community Facilities  
DMD37: Achieving High Quality and Design-Led Development  
DMD38: Design Process  
DMD45: Parking Standards and Layout  
DMD46: Vehicle Crossover and Dropped Kerbs  
DMD47: New Road, Access and Servicing  
DMD48: Transport Assessments  
DMD49: Sustainable Design and Construction Statements  
DMD50: Environmental Assessments Method  
DMD51: Energy Efficiency Standards

DMD52: Decentralised Energy Networks  
DMD53: Low and Zero Carbon Technology  
DMD54: Allowable Solutions  
DMD55: Use of Roofspace/ Vertical Surfaces  
DMD56: Heating and Cooling  
DMD57: Responsible Sourcing of Materials, Waste Minimisation and Green Procurement  
DMD58: Water Efficiency  
DMD59: Avoiding and Reducing Flood Risk  
DMD61: Managing Surface Water  
DMD68: Noise  
DMD69: Light Pollution  
DMD79: Ecological Enhancements  
DMD80: Trees on development sites  
DMD81: Landscaping

### **Other Relevant material considerations**

#### 8.11 Other Material Considerations

Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019)  
The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3, Historic England (2017)  
Enfield Climate Action Plan (2020)  
Enfield Housing and Growth Strategy (2020)  
Enfield Biodiversity Action Plan  
Enfield Characterisation Study (2011)  
National Planning Practice Guidance  
Community Infrastructure Levy Regulations 2010  
LBE S106 SPD  
London Councils: Air Quality and Planning Guidance (2007)  
TfL London Cycle Design Standards (2014)  
GLA: The Control of Dust and Emissions during Construction and Demolition SPG (2014)  
GLA: London Sustainable Design and Construction SPG (2014)  
GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)  
GLA: Social Infrastructure SPG (2015)  
GLA: Housing SPG (2016)  
GLA: Homes for Londoners: Affordable Housing and Viability SPG (2017)  
Mayor's Transport Strategy (2018)  
GLA Threshold Approach to Affordable Housing on Public Land (2018)  
Healthy Streets for London (2017)  
Manual for Streets 1 & 2, Inclusive Mobility (2005)  
National Planning Practice Guidance  
National Design Guide (2019)  
Technical housing – nationally described space standards  
The Environment Act 2021  
The Planning (Listed Buildings and Conservation Areas) Act 1990

#### ***Relevant planning appeals and case law***

#### ***2021 Enfield Council Appeal Allowed***

8.12 **Ref: APP/Q5300/W/20/3263151: 79 Windmill Hill, Enfield EN2 7AF:** This appeal was allowed on 02 November 2021 for 49 x self-contained flats within 3 Blocks. The position

in respect of affordable housing and housing mix are relevant to the consideration of this application.

- Paragraphs 19 and 20 of the appeal decision sets out that the Council's Core Strategy mix targets should not be applied mechanistically to every scheme on every site – but rather applied over the lifetime of the CS across the entire borough. Enfield's Core Strategy and Development Management Document mix policies have less weight than Policy H10 of the London Plan (2021) – which stresses the importance of locational factors when considering mix and the benefits of 1 and 2 bed dwellings in taking pressure off conversions of larger family homes to smaller dwellings.
- Paragraphs 15 to 17 consider the Council's 40% Affordable Housing requirement set out at policy Enfield's Development Management Document Policy DMD1 in the context of London Plan Policy, including H4 and conclude that the amount of affordable housing should correctly be tested by viability where there is evidence of viability issues affecting a development.

### **2021 Enfield Council Appeal Allowed**

8.13 **Appeal Ref: APP/Q5300/W/21/3270885: Southgate Office Village, 286 Chase Road, Southgate N14 6HT:** This appeal was allowed on 14 December 2021 for the erection of a mixed-use (C3) scheme ranging from 2 to 17 storeys with a dual use café (B1/A3), with associated access, basement car and cycle parking, landscaping, and ancillary works

- Paragraph 54 notes *“The evidence shows that at present, they {the Council} can demonstrate a supply {Housing} of just over two years...that would make LP Policy D9 (amongst others) out-of-date”*
- Paragraph 55 provides the following commentary on paragraph 11d)ii of the NPPF commenting *“This sets out that in the situation under consideration, 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. The only harmful aspect of the scheme is that its timing relative to the emerging Local Plan means that the Council, residents, and others with an interest, would lose the opportunity to consider the suitability of the site for a tall building, or buildings, through the examination process, whenever it might take place. To my mind, bearing in mind the parlous state of the Council's housing land supply, the harm that flows from that pales against the enormous benefits of the open-market and affordable housing the scheme would bring forward in a well-designed, contextually appropriate scheme.*
- Paragraph 56 goes on to state *“It seems to me therefore that whichever way one approaches the matter, the answer is the same; planning permission should be granted for the proposal”.*

### **2022 Enfield Council Appeal Allowed**

8.14 **Appeal ref: APP/Q5300/W/21/3276466: Car Park Adjacent to Arnos Grove Station, Bowes Road:** This appeal was allowed on 30 March 2022 for the construction of four buildings, comprising 162 x residential units (64 x affordable homes) and flexible use ground floor unit.

- Paragraph 81 considers the Council's failure to deliver against its Housing Target concluding that: *‘the appeal scheme would make a*

*significant contribution to the delivery of housing in general and affordable housing in particular. Viewed in the context of recent levels of housing delivery in Enfield, significant benefit should be attached to the benefit of the scheme's housing delivery'.*

## **9 ANALYSIS**

9.1 This report sets out the analysis of the issues that arise from the proposed development assessed against National policy and the development plan policies. The main planning issues raised by the Proposed Development are:

- Principle of Development
- Housing Need, affordable housing and tenure mix
- Design and character
- Standard of accommodation including amenity
- Impact on neighbouring amenity
- Sustainable drainage
- Highways, access and parking
- Biodiversity impact
- Trees
- Sustainability and climate change
- Heritage
- Section 106 agreement and planning obligations
- Community infrastructure Levy (CIL)
- Equalities impact

### **Principle of Development**

#### *Residential development*

9.2 The Council has failed the most recent Housing Delivery Test and is therefore in the presumption in favour of sustainable development category. The tilted balance would therefore be applied in assessing and weighing up the benefits of the scheme keeping in mind the loss of the community unit and no replacement unit. It is prudent to note that the previously refused application on the site also resulted in the loss of a community use and did not re-provide one on site. The justification put forward in the previously refused scheme would still stand in the current scheme which is under consideration by Members. This is discussed in depth within this report. Ultimately, the redevelopment of the site will help delivery and contribute to the Council's substantial housing delivery targets and therefore the principle of development in this sustainable location on previously developed land is supported.

#### *Loss of community use*

9.3 DMD 17 "Protection of Community Facilities" which states that the council will protect existing social and community facilities in the Borough. Proposals involving the loss of community facilities will not be permitted unless:

- a. A suitable replacement facility is provided to cater for the local community that maintains the same level of public provision and accessibility; or
- b. Evidence is submitted to demonstrate that there is no demand for the existing use or an alternative community use.

- 9.4 The detailed text of the policy states that the demand for a social and community facility may change over time as the nature and needs of a local community change. Community facilities should be safeguarded against the unnecessary loss of facilities and services. Evidence will be required of marketing and consultation with the community to demonstrate that there is no demand for existing or alternative community uses.
- 9.5 The development will result in the loss of an existing community hall. While it is acknowledged that the premises has been vacant for some time, in accordance with DMD17 the loss of community facilities must be robustly justified. The following details have been submitted to justify the loss. Grove Road Christian Centre has historically been owned by Christ Church New Southgate and Friern Barnet but has been closed since March 2020. Prior to its closure, the hall was used by a small number of church-run groups, but it has been an underused facility for many years. These groups now operate in alternative accommodation and the building has been vacant ever since. On the date of the officer site visit it was noted that the centre was in a poor state of repair and the actual space was dark and frankly not an attractive space for use. The unit had been marketed since March 2020 and there was interest in community groups. However, the interest did not come forward with an offer that was significantly below the advertised sale price. In addition, those who came forward expressed concern with regards to the capital to either retrofit the building or the operation and repair cost. The site has been sold to Beverley Homes and the church has its own separate facilities for community matters. Thus, Beverley Homes would not be providing community facilities as this falls within the remit of the church who have provided this elsewhere. Returning back to policy, with regards to criteria a, no replacement facility has been provided. With regard to criteria b, on the basis of the information supplied and the development history available to the Council, it is considered that the site has undertaken a sufficiently robust marketing period so as to meet these requirements and has therefore been fulfilled. On this basis, the principle of development, namely the loss of the community facility is not objected to by the Council.

## **Housing Need and Tenure Mix**

### *Housing need*

- 9.6 Chapter 11 (Making efficient use of land) of the of the NPPF (2021) indicates that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site (NPPF para. 125). In these circumstances: local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF (Para. 125 (c)).
- 9.7 The London Plan sets a target for the provision of 66,000 new homes across London each year. Enfield's 2020 Housing Delivery Action Plan recognises that the construction of more affordable high-quality homes is a clear priority. However, only 60% of approvals in the Borough are being delivered. The London Plan 2021 identifies a need for a minimum of 1,246 dwellings per year to be delivered over the next 10 years in the Borough, an increase over the previous target of 798.
- 9.8 Enfield's Housing and Growth Strategy 2020-2030 sets five ambitions, the first of which is 'More genuinely affordable homes for local people'. The ambition sets a priority to maximise housing delivery and use council assets to achieve this. The key aims of the Strategy seek to address the housing crisis within the Borough. During consideration of the Cabinet report, Members discussed the current housing situation and highlighted



the rise in private sector rents in proportion to the average salary and the significant rise in homelessness. Enfield had one of the highest numbers of homeless households in the country. Insecurity and unaffordability of private sector housing has evidence-based links with homelessness. One of the most common reason for homelessness in London is currently due to the ending of an assured tenancy (often by buy to let landlords). MHCLG (2018) data shows a significant increase in the number of households in Enfield using temporary accommodation – with a significant 67% increase between 2012 and 2018.

- 9.9 Taking into account the housing needs of Enfield’s population, nationally- and regionally-set housing delivery targets and shortfalls in meeting targets and demonstrating sufficient housing land supply, it is evident that this proposal to make more effective use of the Application Site to provide a greater number of homes, at a high-quality and with a range of housing types is supported by adopted Development Plan housing policies, when consider as a whole.

#### *Affordable Housing*

- 9.10 The NPPF must be taken into account in the preparation of local plans and is a material consideration in planning decisions. Annex 2 of the Revised NPPF (2021) defines Affordable Housing as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”.
- 9.11 LPH5 (Threshold Approach to applications) provides the affordable housing trigger points for major development, set at a minimum of 35% in this case. Notwithstanding the expectation for 35% on site affordable housing, policy permits that the LPA to require submission of viability evidence where it considers that proposals would not meet or exceed the relevant threshold level of affordable housing on site without public subsidy; would not be consistent with the relevant tenure split; would not meet other relevant policy requirements and obligations to the satisfaction of the borough and the Mayor where relevant; do not demonstrate that they have taken account of the strategic 50 per cent target and have sought grant to increase the level of affordable housing (LPH(5)(C)).
- 9.12 Core Policy 3 of the Core Strategy sets a borough-wide affordable housing target of 40% in new developments, applicable on sites capable of accommodating ten or more dwellings. Enfield DMD Policy DMD1 supports the borough-wide target of 40% affordable housing in new developments, applicable on sites capable of accommodating ten or more dwellings. Affordable housing should be delivered on-site unless in exceptional circumstances. As noted, Enfield’s adopted Development Plan polices, including Policies CP3 and DMD 1 are out-of-date relative to the more recently adopted London Plan (2021) housing polices and critically by virtue of Paragraph 11 of the NPPF.
- 9.13 Policy H2 of the New Enfield Local Plan, whilst holding limited weight, mirrors the New London Plan in outlining that the Council will seek the maximum deliverable amount of affordable housing on development sites and that the Council will set a strategic target of 35% affordable housing on all other major housing development.
- 9.14 According to the Enfield Local Housing Needs Assessment 2020, only households with acute housing need are on the Council’s housing register, that is, eligible to be given Council housing. The vast majority of those on the register, or waiting list, live in temporary accommodation. Households who are not homeless or living in temporary accommodation rely on housing through the private sector and are typically supported

by housing benefit. As of 2020, there were 12,300 households supported by housing benefit in the private rented sector within Enfield. The Assessment concluded that there is an annual net shortfall of 711 affordable rented homes. As the Assessment notes, this shortfall underrepresents the numbers of residents who are not in acute housing need but would still qualify for housing benefit to afford accommodation.

### Affordable Housing Provision

- 9.15 The proposed development comprises a total of 24 x new homes, with 10 x new homes or 27 x habitable rooms offered as Affordable Housing. This represents 42% affordable housing by unit, which is above the threshold of 35% set out in LPH5(B)(1). The provision is considered to meet policy requirements which is most welcomed. The break down is as follows:

1 unit x 3 bedroom x 5 person maisonette = intermediate  
2 units x 2 bedroom x 4 person = intermediate  
5 units x 1 bedroom x 2 person = social rent  
2 units x 2 bedroom x 4 person = social rent  
Total = 10 affordable housing (7 social units and 3 intermediate units)

- 9.16 While the dwelling mix has a higher proportion of smaller homes than Enfield's adopted, and emerging Development Plan policies seek, Officers have considered these policies in the context of NPPF Paragraph 11 (tilted balance) and are furthermore satisfied that when considered in the context of recent Appeal decisions which highlight that mix targets should not be applied mechanistically to every scheme on every site (Section 8). Site specific considerations also indicate that the proposed mix is appropriate for this application site and scheme.
- 9.17 Officers, having independently assessed the viability assessment, are satisfied that the proposed affordable housing offer represents the maximum level of affordability that the scheme could support. Officers recommend an Early Stage Viability Review – to ensure the applicant builds out the permission to an agreed level of progress within two years of permission being granted in accordance with London Plan Policy H5(E). This is all to be secured by way of the Section 106 mechanism. In addition, the affordable housing units will have access to the communal spaces, which again will be secured by the Section 106 mechanism.
- 9.18 Enfield strategy and policy refers to a borough-wide aim to secure 70% of affordable housing as social rent units. In this case 70% low-cost rent is proposed (by unit). Officers are satisfied that the significant need for affordable housing across all dwelling sizes in Enfield supports the proposed mix, and that the proposal would accord with ECS3 and Enfield DMD 1.
- 9.19 The proposed development would make a significant contribution to the delivery of housing in general and affordable housing in particular. Viewed in the context of recent levels of delivery within Enfield, significant weight should be attached to the housing delivery that would result from the proposals.

### Dwelling Mix

- 9.20 London Plan Policy H10 states that schemes should generally consist of a range of unit sizes and that this should have regard to a number of criteria including robust local evidence, the mix of uses in the scheme, the range of tenures in the scheme, the nature and location of the site, amongst other considerations.

- 9.21 Enfield Policy CP5 of the Core Strategy (2010) seeks to provide the following borough-wide mix of housing: Market housing – 20% 1 and 2 bed flats (1-3 persons), 15% 2 bed houses (4 persons), 45% 3 bed houses, (5-6 persons), 20% 4+ bed houses (6+ persons). Social rented housing - 20% 1 bed and 2 bed units (1-3 persons), 20% 2 bed units (4 persons) 30% 3 bed units (5-6 persons), 30% 4+ bed units (6+ persons). The mix of intermediate housing sizes will be determined on a site by site basis and the appropriate mix must take into account a range of factors, including development viability and the affordability of potential users.
- 9.22 The evidence base to support the unit mix set out in Core Policy 5 dates from 2008. More recently, the Local Housing Needs Assessment 2020 was prepared to support the emerging Local Plan and is the most up-to-date source of evidence - reflecting the requirements of London Plan Policy H10. Draft Local Plan Policy H3 (while it is not adopted policy), outlines priority types for different sized units across different tenures. The Council's Local Housing Needs Assessment 2020 outlines a range of need across 2 and 3-bed affordable rent homes (high-priority) and high-priority need across 1 and 2-bed intermediate homes, as the majority of households who live in intermediate (shared ownership) housing are households without children. This is based on housing register evidence and is set out below.

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

- 9.23 The proposal provides for a range of affordable home sizes, including three (3) bed family size accommodation as set out below:

<b>Home Type</b>	<b>Number/ % of units</b>
1b2p	5 (20%)
2b4p	4 (16%)
3b5p	1(4%)
<b>Total</b>	<b>10</b>

- 9.24 Officers have assessed that the proposal would be in accordance with London Plan Policy H10 but would not be strictly in accordance with ECS5 or Enfield Policy DMD 3. Whilst Officers recognise that prescribed Enfield housing targets regarding mix are intended to be delivered across the borough, this is over the plan period and should not be applied so strictly. This policy interpretation was supported by the Planning Inspector considering appeal ref: APP/Q5300/W/20/3263151. Officers consider the proposed mix can be supported, both due to the reasonable justification provided by the Applicant for the proposed mix, and when considering the relative policy weight of Enfield's housing policies relative to the more recently adopted London Plan housing mix policy – in addition to the implications of Paragraph 11 of the NPPF. As set out at Section 8 the Council's housing policies are considered to be out-of-date.

- 9.25 While the proposal does not accord with ECS5 or Enfield Policy DMD3, those Enfield Policies have been established to be in conflict with the more recently adopted housing mix policy of the 2021 London Plan (Policy H10). When considering recent appeal decisions for schemes in Enfield, Planning Inspectors (appeal refs: APP/Q5300/W/20/3263151 and APP/Q5300/W/21/3276466) are clear that any housing mix conflict should be resolved in favour of the more recently adopted policy (London Plan Housing Mix Policy H10). Policy H10 of the London Plan (2021) stresses the importance of and benefits of 1 and 2 bed dwellings in taking pressure off conversions of larger family homes to smaller dwellings.
- 9.26 Furthermore, colleagues in the planning policy department have confirmed that while the proposal does not conform to the requirements of the Council's Core Policy 5, it is noted in the more recently published Local Housing Need Assessment (2020) that New Southgate has a gap for 1 and 2-bedroom flats. The site is within a highly accessible location; and the positive role one and two bedroom homes play in providing housing for down sizers and overcrowded concealed households, as recognised in the London Plan paragraphs 4.10.3 and 4.10.4. In this regard, the proposal would be plugging a local need identified and supported by evidence.

#### *Housing conclusions*

- 9.27 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 the delivery of new homes should be given great 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, including provision of 42% Affordable Housing. Whilst the proposal does not conform to the requirements of the Council's Core Policy 5, in the more recently published Local Housing Need Assessment (2020) it is noted that New Southgate has a gap for 1 and 2-bedroom flats. Given the site is within a highly accessible location and the positive role one and two bedroom homes play in providing housing for down sizers and overcrowded concealed households, as recognised in the London Plan paragraphs 4.10.3 and 4.10.4, the proposal would be plugging a local need identified and supported by up to date evidence.

#### **Design and Character**

##### *High-quality design and layout*

- 9.28 Chapter 12 (Achieving well-design places) of the of the NPPF (2021) emphasises the central value of good design to sustainable development (NPPF para 126). The Framework expects the planning process to facilitate "high quality, beautiful and sustainable buildings and places". The assessment of a scheme should take into account the endurance of the design, visual appeal, sensitivity to local context, sense of place, optimisation of the site and contribution to health and wellbeing (NPPF para 130).
- 9.29 Good design is central to all objectives of the London Plan and the Council's Local Plan policies. Chapter 3 of the London Plan sets out key urban design principles to guide development in London. Design policies in this chapter seek to ensure that development optimises site capacity; is of an appropriate form and scale; responds to local character; achieves the highest standards of architecture, sustainability and

inclusive design; enhances the public realm; provides for green infrastructure; and respects the historic environment. LPD1 and LPD2 seek to ensure that new developments are well-designed and fit into the local character of an area. Policy D3 requires developments to optimise capacity through a design-led approach, by responding to a site's context, capacity for growth and supporting infrastructure capacity. LPD3 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".

- 9.30 Enfield Policy DMD 37 sets out objectives for achieving good urban design: character; continuity and enclosure; quality of public realm; ease of movement; legibility; adaptability and durability; and diversity. 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.

#### *Assessment*

- 9.31 The proposals have been subject to extensive discussion with Council Officers. The proposed scheme has been subject to amendments during pre and post-submission negotiations. The pre-application was presented at the March 2022 Design Review Panel for comments. The comments from the Design Review Panel and Council Officers were well received by the Agent who has actively worked with Officers to deliver the scheme presented to Members.
- 9.32 The site position is highly exposed on all sides due to the lack of an acceptable established block pattern in the immediate area and public footpaths completely surround the site's curtilage. Therefore, the design of the building has had to be carefully considered and needs to be high quality due to its exposed nature. Importantly, the design has now allowed natural surveillance over areas, including the adjacent park, to deliver active frontages in an area which was currently not overlooked. This is a key positive to the scheme and is welcomed by Officers.
- 9.33 The proposal totals 6 storeys in height. The taller 6 storey element is located to the west which is the most prominent part of the site. The shorter 5 storey element to the east reduces the impact on the existing residential properties (and their gardens) to the north of the site. The 6<sup>th</sup> storey is set in on all sides. The existing church is the tallest building within the vicinity of the site. During the post submission, the 5<sup>th</sup> and 6<sup>th</sup> floor have been reworked to respect the prevailing height of the church through set backs. In addition, the junction between the brickwork and cladding will have a coated aluminium sill/drip flashing for weathering purposes, for the top of the brickwork which will ensure that the quality of this element remains. The set back between the face of metal cladding and the flashed top of the brickwork is 200mm. This will pronounce the visible setback. Further a larger set back on the South West corner was created. The design alteration has now allowed the church to remain the focal point, with the proposed building now less dominant and overbearing to the church.
- 9.34 The building elevations employ a modern interpretation of the approach to materials and façade articulation employed on the nearby historic church buildings within the vicinity of the site. Predominantly red brick facades are articulated with contrasting stone window surrounds and features. As Old Church Court features a stone spire, so

the upper floor of the proposed building features a stone-coloured metal cladding, creating a feature and reducing the mass of red brickwork. It is also prudent to note that the lighter cladding to the sixth floor allows this element of the scheme to appear similar to that at the former Capitol House in Winchmore Hill. This affords the additional floor to not truly be read in the street scene against the sky. The combination of this light colour and the set backs is most welcomed and cleverly designed to allow the lower floors to be read more prominently.

- 9.35 Whilst the proposed building is taller than the existing building on site, the location and prominence of the development site 'commands' a taller building and the surrounding post war maisonette blocks are generally 4 storeys in height, and do not complement the setting the building finds itself in. The greater prominence of the proposed buildings reduces the impact on the poor quality existing residential buildings (on the street scene) and enhances the streetscape by providing a new building that better relates to the church buildings than the existing post war housing stock.
- 9.36 The entrances are clear and legible into the maisonettes and to the flats. The arrangement provides a good level of active street frontage with entrances accessible from the street. A transitional buffer of adequate depth is provided between private and public realm and with the addition of one way privacy glass, this allows further security to future occupants. This has been an important element to the scheme in terms of ensuring high quality active frontage to the ground floor but also ensuring safety and privacy are not compromised for occupants.
- 9.37 The existing building takes up the majority of the plot and the current building proposes a similar siting. However, to the sites benefit, the landscaping, the private terraces and the significant increase in landscape around the plot is far more welcoming and successful in delivering an optimisation of the site compared to the starkness of the building currently on the plot.
- 9.38 It is Officers opinion that the revised and negotiated scheme represents a high-quality design and optimises the site providing an attractive setting for future occupiers. Officers are comfortable and supportive of the proposed design and conclude that the proposal represent a sustainable development.

#### **Standard of accommodation**

- 9.39 Policy D6 of the London Plan 2021 and Policy DMD 8 of the Enfield Development Management Document (2014) set minimum internal space standards for residential development. The Nationally Described Internal Space Standard applies to all residential developments within the Borough and the London Mayor's Housing SPG adopted in 2016 has been updated to reflect the Nationally Described Space Standards.
- 9.40 The proposed residential flats all either meet or exceed the minimum required floorspace requirements as per the National internal floorspace standards. Each habitable room has outlook from a window. All rooms have sufficient access to sunlight and daylight. In addition, each flat and maisonette have their own private balconies or gardens in excess of the requirements of the London Plan.
- 9.41 The block has a single core. The circulation of the flats has been cleverly sited to face the blank wall of the existing maisonettes to the north of the site which allows for a high quality internal space that benefits from natural light and excellent quality of outlook for the future occupants. This design feature is most welcomed by Officers.

- 9.42 It is acknowledged and accepted that there are a number of single aspect flats however this does not cause concern given that they are all south facing and thus will receive the maximum amount of sunlight and daylight.
- 9.43 The bedrooms serving the flats to the north have MVHR Heat Recovery Systems, as described in the Energy Strategy, which allow for the deck access bedrooms to be ventilated without the need to open windows if needed. Whilst having the bedroom windows opening onto the deck access may not be preferable, it is common for deck access properties. The potential footfall across these windows is however limited, given there would typically be two flats per floor. In a single instance flat 11, 16 and 21 are on a single floor, however it is again unlikely to be frequent traffic and, along with one-way glass, would result in harm to those occupiers within.
- 9.44 All major residential development must be accompanied by proposals to provide on-site playspace open space as per Policy S4 (Play and Informal Recreation) of the London Plan (2021) and guidance within the adopted document "Shaping Neighbourhoods: Play and Informal Recreation SPG (2012). Policy S4 sets out core expectations of play space. Residential developments should incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that:
- provides a stimulating environment
  - can be accessed safely from the street by children and young people independently
  - forms an integral part of the surrounding neighbourhood
  - incorporates trees and/or other forms of greenery
  - is overlooked to enable passive surveillance
  - is not segregated by tenure
- 9.45 A play space is provided within the communal roof garden. The play space is to be creative and lean more towards sensory play. The communal garden has been designed like this, including with flower rich perennial planting because it was imperative in achieving SuDS and removing the original SuDs objection. In addition, all the flats and maisonettes have access to a communal garden on the top floor. Importantly, the communal garden is accessed by the lift which means that the communal garden is fully inclusive, securely bounded and accessible
- 9.46 Officers recognise the need to utilise sites to their optimum and judged against the complaint standard of accommodation, the development would accord with London plan (2021) policies, Housing standards SPD (Adopted March 2016), Enfield Core Strategy 4 (Housing quality) and Enfield Development Management Document policies DMD 8, DMD 9, DMD 37 and DMD 72.

### **Impact on Neighbouring Amenity**

- 9.47 Policy D6 of the London Plan 2021) sets out 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.
- 9.48 Policy CP30 of the Core Strategy seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. Policies DMD 6 and 8 of the Development Management Document (2014) seek to ensure that residential developments do not

prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment.

- 9.49 The existing quality of outlook from surroundings properties to the site would be maintained given the siting of the building. The proposed development has been assessed against policies protecting neighbouring amenity and no unreasonable effect is identified.
- 9.50 A revised Sunlight and Daylight Assessment was submitted, which includes amenity spaces. The conclusion of the report found the vast majority of neighbouring windows, rooms and amenity spaces comfortably fulfil all the planning guidance. This would be regarded as a high level of compliance in a dense urban environment such as this. In one instance only, an existing amenity space at Massey Close would be marginally impacted by the proposal meaning its amenity space would receive less than 2 hours of direct sunlight based on the shadow modelling undertaken. This would not warrant a sound reason for refusal however given that the impact would be marginal and the garden would still receive direct sunlight on the spring equinox (March 21<sup>st</sup>). The modelling also found 3 existing amenity spaces at High Road would be marginally impacted by the proposal, however, the existing trees adjacent to this site already reduce the direct sun on the spring equinox (March 21<sup>st</sup>) and the harm by the development would be no worse. Overall, no objection is therefore raised to this element of the scheme.
- 9.51 Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. There are no concerns regarding air quality, noise or contaminated land. Conditions have been recommended in response to EHO Officer recommendations. Overall, no objection is raised to residential amenity impact by the proposed development.

### **Sustainable Drainage**

- 9.52 Policy SI 12 of the London Plan (2021) outlines development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 outlines that development proposals should aim to achieve greenfield runoff rates and ensure that surface water run-off is managed as close to its source as possible. It also states there should also be a preference for green over grey features, in line with an outlined drainage hierarchy. Core Strategy Policies CP21, CP28 and CP29 and Development Management Document Policies DMD59 – DMD63.
- 9.53 The submitted details were originally found to be unacceptable. Discussions and negotiations occurred post submission. The conclusion of the revisions received was that the submission was found to be acceptable, subject to the imposition of conditions. These conditions have been imposed to ensure that surface water run off is managed appropriately and mitigated.

### **Highway, Access and Parking**

- 9.54 London Plan (2021) Policy T1 sets a strategic target of 80% (75% in Enfield) of all trips in London to be by foot, cycle or public transport by 2041 and requires all development to make the most effective use of land. Policy T5 encourages cycling and sets out cycle parking standards. Policies T6 and T6.1 to T6.5 set out car parking standards.
- 9.55 Policy 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.

#### *Pedestrian access*

- 9.56 Consideration has been given to residents and visitors accessing the site's cycle parking, waste store, and nearby streets meeting the requirements of the London Plan and Enfield DMD 47 which states that: "All developments should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities." Consideration has been given to wheelchair and pedestrian movements around the site, the proposals provide three wheelchair adaptable user dwellings, designed to comply with Part M of the Building Regulations. Every non-ground floor dwelling is accessible by a lift. This is most welcomed.

#### *Car parking*

- 9.57 The site is in PTAL 5 (very good) and is providing three disabled car parking spaces, and each space is to provide electric charging infrastructure for electric vehicles. In total, two of the spaces will be accessed off of High Road and one will be accessed off Masey Close. Dropped kerbs to these spaces will be required. The three disabled car parking spaces are welcomed under Part G of Policy T6.1 Residential parking and no objection is raised to the proposed accesses off of the adopted unclassified roads.
- 9.58 The remainder of the development is to be car free. Parking surveys were undertaken on two consecutive days on streets located within 200m walking distance of the site. These surveys noted that out of a possible 149 on-street unrestricted parking spaces 29-30 spaces were available. The surveys demonstrate there is high demand for on street parking spaces, however, the 85% parking stress threshold (recommended LB Lambeth methodology threshold) typically used as the level at which parking capacity is close to being reached, had not been met. That said there are other developments in the immediate area coming forward at the same time as this proposal and all this new development is likely to impact on the availability of on-street parking spaces.
- 9.59 Even though the site is located in an area which is highly accessible by public transport, there is no mechanism (CPZ) in place which controls and manages parking in the area. The site is outside the Arnos Grove CPZ and hence there is a high demand for on-street parking. The council is to carry out a review and consult on extending the Arnos Grove CPZ.
- 9.60 Given the local characteristics of the area and the proximity to local amenities, it is thought that car-free development is acceptable as long as the development is exempt from acquiring parking permits for existing or future CPZ's in the area. This is to be secured by a legal agreement. In this regard, no objection is raised to the provision of a largely car free development in this sustainable location.

#### *Cycle spaces*

- 9.61 A total of 44 long stay cycling spaces and 2 short stay cycling spaces is deemed to be an acceptable provision of cycle spaces. The gangway between the racks is 2.6m wide, which exceeds the 2.5m requirement and a provision of 1.2m access/circulation route is also provided. The maisonette garden bike stores through the process of the post submission have increased in size to comfortably accommodate a cycle space. In this regard, no objection is raised to the proposed cycle provision or their accessibility.

### *Refuse and recycling*

- 9.62 The proposed refuse and recycling of the site complies with the Council's adopted standards. In total there will be 5 x 1100L for waste, 1 x 1,280L recycling and an additional 1 x 360L for recycling for the 4 maisonettes. As the provision has been met, no objection is raised to this element of the scheme. The refuse areas are accessible to all future occupants and are conveniently located for access by waste operators.

### *Transport conclusion, including contributions*

- 9.63 As part of the development a total highway and transport contribution of £30,820 is sought and has been agreed by the Applicant. It is considered that the development will have a limited impact on the highway network. Having regard to the above the proposal would comply with Policies T6.1 of the London Plan (2021), Policies CP22 and CP25 of the Enfield Core Strategy (2010) and Policies DMD45 and DMD47 of the Enfield Development Management Document (2014).

### **Biodiversity Impacts**

- 9.64 Policy G6 of the London plan (2021) states "development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process". The application is submitted with an Urban Greening Factor (2021) calculator which advises that the Urban Greening factor for the site would equate to 0.48. This exceeds the requirements of the London Plan which requires a score of 0.4 for predominantly residential developments. The applicant is committed to providing an extensive green roof with substrate of minimum depth of 80mm, flower rich perennial planting, hedges and ground cover planting and permeable paving. The Biodiversity Report advises that there is no evidence of roosting bats and there is scope on the site to provide enhancements such as native planting, to be secured as part of a landscaping condition but also the installation of bat boxes. It is considered that this is all deemed to be acceptable.

### **Impact on Trees**

- 9.65 Part (c) and (d) of Para 180 of Section 15 of the NPPF (2021) states

*c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

*d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

- 9.66 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.

- 9.67 There are a number of trees and associated vegetation on the site that provide limited enhancement, given their size, form, species and how unsustainable their siting is

alongside the building and pavements. In total 5 small unattended trees and 3 medium sized shrubs sit within this site. The loss of these trees is acceptable given that they do not enhance the setting of the building or the wider area in general. Indeed, their replacement with soft native landscaping would aid in delivering privacy to the ground floor units as well as assimilating the ground floor element of the scheme with a greening setting that is most welcomed. Whist tree replacements would typically be sought in all schemes that result in losses, given the site constraints and the ground coverage proposed, this would neither be appropriate nor sustainable to provide replacements in this instance. There are two semi-mature trees outside of the site. Whilst the proposal would infringe upon a portion of their crown, limited pruning that would typically take place in any case would be sufficient to see them retained in the long term without harm. In this regard, no objection is raised with regards to the impact upon these trees subject to the imposition of a condition relating to these two trees.

### **Sustainability and Climate Change**

- 9.68 Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) expects major development to be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- 1) be lean: use less energy and manage demand during operation
  - 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
  - 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
  - 4) be seen: monitor, verify and report on energy performance.
- 9.69 Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:
- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
  - 2) off-site provided that an alternative proposal is identified and delivery is certain
- 9.70 The applicant has submitted an Energy report which has been reviewed by the Councils Climate Action and Sustainability Lead Officer. The Officer has discussed the short falls of the document and come to the conclusion that a revised Technical Note and impositions of conditions would make the submission acceptable. The development does not meet Carbon Zero but provides and exceeds a baseline of 35% above Building regulations. Based on the domestic development emissions charge, a price of £95/Tonne is applied and therefore a carbon off-set contribution of £16,201 is applicable and secured with in the s106 legal agreement.

### **Heritage**

- 9.71 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose a statutory duty on planning authorities to safeguard the special interest of listed buildings and their settings. Section 72 of the Act imposes a statutory duty on planning authorities to preserve or enhance the character and appearance of

conservation areas. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”. In relation to conservation areas, special attention must be paid to “*the desirability of preserving or enhancing the character or appearance of that area*”.

- 9.72 The NPPF states that when considering the impact of the proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be (para 199). Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting (para 200). Significance is the value of the heritage asset because of its heritage interest, which may be archaeological, architectural, artistic or historic, and may derive from a heritage asset's physical presence or its setting (Annex 2). There should be 'clear and convincing' justification for any harm to, or loss of, a designated heritage asset (para 200). Where a development will lead to 'less than substantial harm', the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 202).
- 9.73 LPHC1 requires development proposals which affect the setting of heritage assets (designated and non-designated) to be sympathetic to their significance and appreciate their surroundings. Harm should be avoided, and enhancement opportunities taken where they arise. ECP31 of the Local Plan requires that special regard be had to the impacts of development on heritage assets and their settings, Policy DMD 44 advises applications for development which fail to conserve and enhance the special interest, significance or setting of a heritage asset will be refused whilst Policy DMD 37 requires that development must be suitable for its intended function and improve an area through responding to the local character, clearly distinguishing public and private spaces, and a variety of choice. Making Enfield: Enfield Heritage Strategy 2019-2024 SPD (2019) is also relevant.
- 9.74 The first step is for the decision-maker to consider each of the designated heritage assets (referred to hereafter simply as “heritage assets”) which would be affected by the proposed development (the applicant should describe the significance of the heritage assets affected) in turn and assess whether the proposed development would result in any harm to the heritage asset.
- 9.75 The decision of the Court of Appeal in *Barnwell Manor* confirms that the assessment of the degree of harm to the heritage asset is a matter for the planning judgement of the decision-maker. However, where the decision-maker concludes that there would be some harm to the heritage asset, in deciding whether that harm would be outweighed by the advantages of the proposed development (in the course of undertaking the analysis required by s.70 (2) of the Town and Country Planning Act 1990 and s.38 (6) of the Planning and Compulsory Purchase Act 2004, the decisionmaker is not free to give the harm such weight as the decision-maker thinks appropriate. Rather, *Barnwell Manor* establishes that a finding of harm to a heritage asset is a consideration to which the decision-maker must give considerable importance and weight in carrying out the balancing exercise.
- 9.76 There is therefore a “strong presumption” against granting planning permission for development which would harm a heritage asset. In the *Forge Field* case the High Court explained that the presumption is a statutory one. It is not irrefutable. It can be outweighed by material considerations powerful enough to do so. But a local planning

authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 9.77 The case-law also establishes that even where the harm identified is 'less than substantial' (NPPF para 199), that harm must still be given considerable importance and weight. Where more than one heritage asset would be harmed by the proposed development, the decision-maker also needs to ensure that when the balancing exercise is undertaken, the cumulative effect of those several harms to individual assets is properly considered. Considerable importance and weight must be attached to each of the harms identified and to their cumulative effect. It is important to note that the identification of 'less than substantial harm' does not equate to a 'less than substantial' objection<sup>1</sup>. The decision-maker must apply a weighted or tilted balancing exercise, giving the assessed degree of harm (or enhancement) to the heritage asset 'considerable importance and weight' as against other considerations<sup>2</sup>. What follows is an Officer assessment of the extent of harm which would result from the proposed development.
- 9.78 Where harm is caused to a designated heritage asset, the NPPF requires decision makers to determine whether the harm is substantial, or less than substantial. In the case of any harm being identified paragraph 200 requires there to be a 'clear and convincing' justification. If the harm is deemed to be less than substantial, paragraph 202 of the NPPF requires the harm to be weighed against the public benefits of the proposal, including, 'where appropriate', securing the optimum viable use of the heritage asset. Where the harm is caused to a non-designated heritage asset, paragraph 203 states 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.
- 9.79 The NPPF is further amplified in a series of five steps in Historic England GPA 3: *The Setting of Historic Assets (2017)* setting out the stages of assessment and how opportunities for enhancement should be identified.

#### *Analysis*

- 9.80 Heritage Officers have advised that there are two non-designated heritage assets within the vicinity of the site. These are namely St Paul's Anglican Church, which was built in 1873, and Christ Church Baptist Chapel, on Grove Road.
- 9.81 The steps for assessing proposals affecting heritage assets are as set out in the NPPF Section 16: Conserving and Enhancing the Historic Environment and amplified by Historic England GPA 3: *The Setting of Historic Assets*. Having regard to these the conclusion of the heritage assessment is that there is limited less than substantial harm (at the lower end) to the setting of the two non designated heritage asset.
- 9.82 The duty to pay 'special regard' or 'special attention', in sections 16(2), 66(1) and 72(1) of the Act (1990) means that there is a 'strong presumption' against the grant of planning permission where it would cause harm to a heritage asset<sup>3</sup>. Harm should be minimised and the desirability of enhancing the asset considered. For non-designated heritage assets there should be a 'balanced judgement' between harm and the significance of the asset.

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<sup>1</sup> Barnwell vs. East Northamptonshire DC 2014 (para.29)

<sup>2</sup> Kinsey vs. London Borough of Lewisham 2021 (para.84)

<sup>3</sup> Kinsey vs. London Borough of Lewisham 2021 (para.82)

- 9.83 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use. This does not mean there is no harm but acknowledges there may be public benefits that outweigh this identified level of harm. The level of harm is assessed as most likely to be at the lower end of 'less than substantial' harm – opening up an ability to weigh the harm against the public benefit of the scheme. In this case, the public benefits of the development include: optimising the site (making effective use of a sustainable, accessible, brownfield site); providing genuinely affordable homes (contributing to the Borough's affordable housing delivery); social and economic benefits (providing jobs during construction); and substantially improved landscape areas (including meaningful biodiversity enhancements and play spaces).
- 9.84 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This does not mean there is no harm but acknowledges there may be public benefits that outweigh this identified level of harm. The level of harm is assessed as most likely to be at the lower end of 'less than substantial' harm – opening up an ability to weigh the harm against the public benefit of the scheme. In this case, the public benefits of the development include: optimising the site (making effective use of a sustainable, accessible, brownfield site); providing genuinely affordable homes (contributing to the Borough's affordable housing delivery) and social and economic benefits (providing jobs during construction). Officers consider that the impact on the non-designated heritage asset is no greater than less than substantial. In addition, it should also be noted that the scheme was previously not refused on heritage grounds and would be unreasonable to consider this particularly given the assessment justifying the scale of harm identified and the significance of the non designated heritage asset. In addition, the design of the scheme has been worked upon to take cues from the non designated heritage asset, including materials, but also in terms of ensuring its height is demure against the existing height of the church. In this regard, no objection is raised.

#### **Section 106 agreement and planning obligations:**

- 9.85 The planning application is subject to financial contributions secured via s106 legal Agreement with the following heads of terms:

##### Affordable Housing

- 9.86 Affordable Housing (10 units with a split of 7 social units and 3 intermediate units) to be provided on site. This will be subject to The Development shall be subject to an Early stage Review mechanism and Nominations agreement

##### Transportation

- 9.87 Contribution to CPZ / introduction of parking controls = £12,900
- 9.88 Sustainable Transport = £17,920
- 9.89 The dwellings shall also be exempted from any existing or future Controlled Parking Zones. Residents of this development would not be eligible to apply for residents parking permits, unless they are a holder of a Blue Badge or any future equivalent, which will also be secured by way of a Section 106 mechanism.

### Sustainability

- 9.90 Energetik = connection to the Network
- 9.91 Carbon Offset fund = £16,201. If the As-Built Energy Statement does not reflect the carbon reductions approved in the As-Designed stage, the shortfall will be calculated and payable as Additional NDCCF.

### Education, Employment and Training

- 9.92 Education = £59,073.73
- 9.93 Employment and Skills Strategy and 1 apprentice or trainee

### Other

- 9.94 LBE Management monitoring fee (maximum 5% of value of financial contributions) other than a fixed charge to manage non-monetary obligations of £350 per head of term.

### **Community Infrastructure Levy (CIL):**

#### *Mayoral CIL*

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

#### *Enfield CIL*

- 9.96 The Council introduced its own CIL on 1 April 2016. The money collected from the levy (Regulation 123 Infrastructure List) will fund rail and causeway infrastructure for Meridian Water and other projects in the borough. Enfield has identified three residential charging zones. The site falls within Enfield's Intermediate Zone (£60/sqm).
- 9.97 All figures above are subject to the BCIS figure for CIL liable developments at time of CIL processing.

### **Equalities Impact**

- 9.98 In line with the Public Sector Equality Duty the council must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. Section 149 of the Act requires public authorities to have due regard to several equality considerations when exercising their functions including decision making on planning applications. These considerations include: Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; Advance equality of opportunity between persons who share a relevant protected characteristic (explained in detail below) and persons who do not share it; Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.99 The main objective of the duty has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the protected characteristics identified above. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age,

disability, gender reassignment, marriage / civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation).

- 9.100 When determining the planning application (and thereby accounting for the representations resulting from public consultation), the Council has considered the potential effects of the proposed development on those with protected characteristics as defined under the Equality Act 2010. In doing this, the Council has had due regard to equality considerations and attribute appropriate weight to such considerations. In providing the recommendation to Members that planning consent should be granted, Officers have considered equalities impacts in the balance, alongside the benefits arising from the proposed development. The Council has also considered appropriate mitigation to minimise the potential effects of the proposed development on those with protected characteristics.
- 9.101 There are no statutory or regulatory requirements for the form or content of an equalities assessment. The scale and significance of such impacts cannot always be quantified, and it is common to address this through descriptive analysis of impacts and identifying whether such impacts are adverse or beneficial. The key elements of the Proposed Development which have an impact that could result in an equalities effect include the design and physical characteristics of the proposals subject to the planning application. Officers do not consider there would be a disproportionate equalities effect.
- 9.102 In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact has been considered, with particular reference to Article 1 of the First Protocol (Protection of property), Article 8 (Right to respect for private and family life) and Article 14 (Prohibition of discrimination) of the Convention.
- 9.103 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted and emerging policies and is not outweighed by any engaged rights.

## **10 Conclusion**

- 10.1 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”*.
- 10.2 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, including provision of 42% on site Affordable Housing.
- 10.3 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

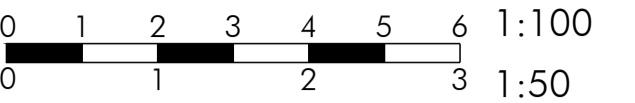


Locations. It is considered that the social benefits, both in respect of the provision of high-quality new housing stock and other spatial and environmental enhancements carry significant weight in favour of the proposed development.

- 10.4 Having regard to the assessment in this report, the development would provide 24 new homes which 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. Whilst the loss of the vacant community use is regrettable, the loss was found to be acceptable in the previously refused application and within this current application. Adverse impacts are not considered to significantly and demonstrably outweigh the scheme's proposed benefits, when assessed against the policies in the NPPF, when taken as a whole.
- 10.5 It is acknowledged and recognised throughout this report, that consideration of this proposal has involved finely balanced judgements. Compromises have been made in the consideration of the proposal in order to optimise the development potential of this sustainable brownfield site and thus contribute to the Borough's challenging housing targets. 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 SIL. It is considered that the social benefits, in both high-quality new housing stock and significant financial benefits carry significant weight in favour of the proposed development. Further economic and social benefits include employment during construction, as well as the continued and improved use of local services and facilities.
- 10.6 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, accords with the development plan as a whole. 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.

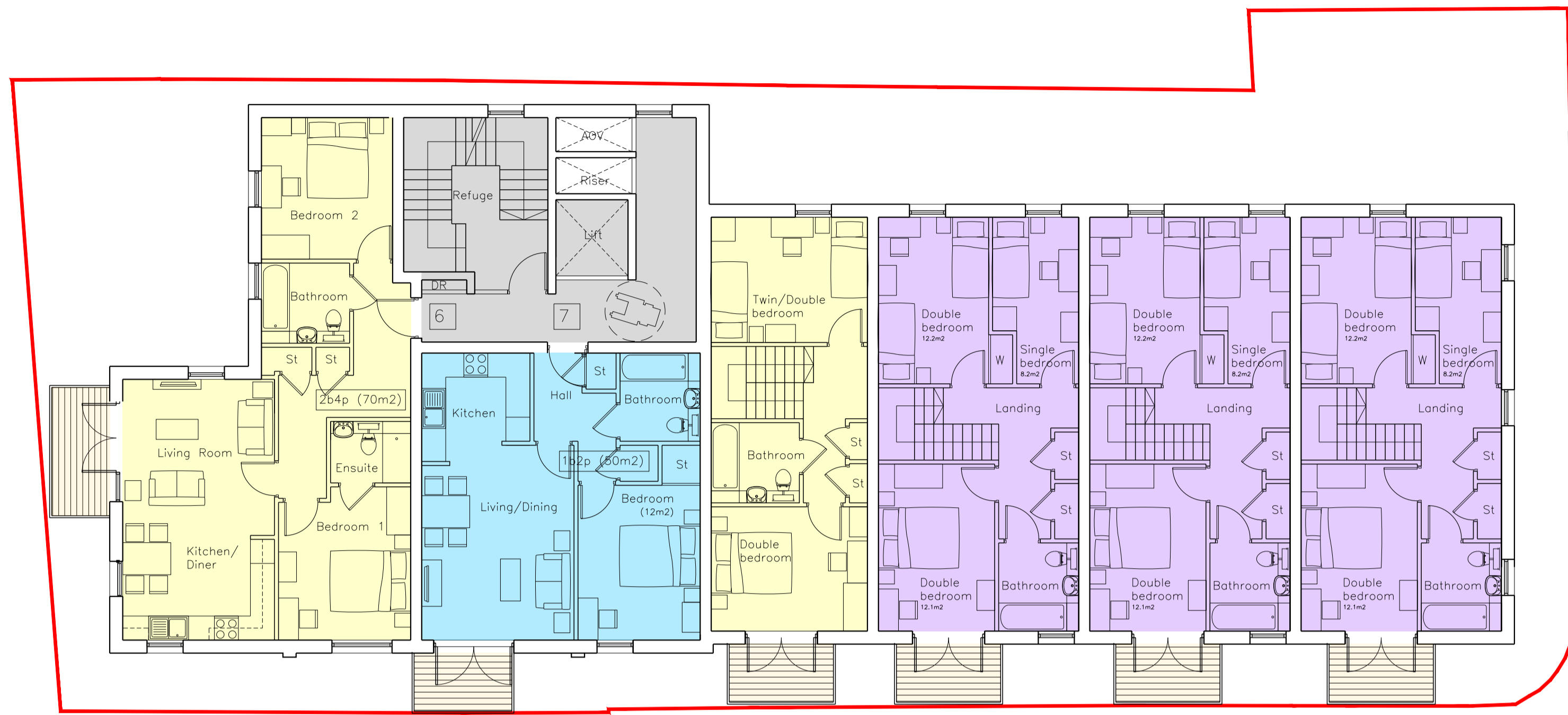
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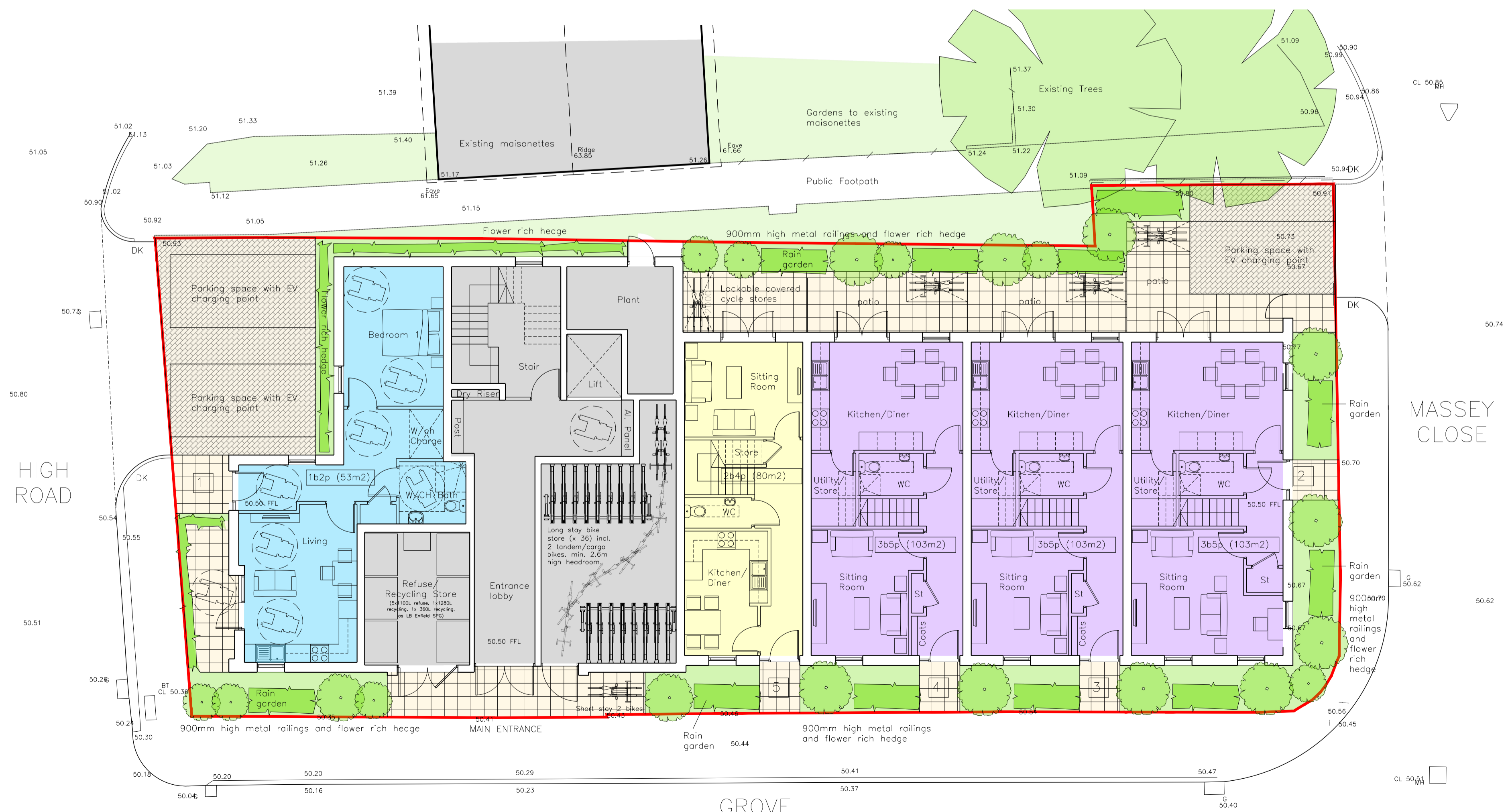


Rev	Date	Description	Init
A	1/6/21	General Updates	DA
B	10/6/21	Client comments incorporated	DA
C	5/7/21	General Updates	DA
D	19/7/21	Bike storage updates	DA
E	29/7/21	Entrance sides update	DA
F	8/10/21	Flat 1 and 2 entrance updates	DA
G	17/10/21	Scheme revisions following LPA comments	DA
H	20/10/21	Precedents added	DA
J	19/05/22	Revised scheme for new application	DA
K	27/05/22	Updates to suit elevations	DA
L	16/06/22	Updates to suit consultant input	DA
M	4/07/22	Landscape Notes added	DA
N	6/10/22	Amendments following LPA comments	DA
P	13/10/22	Rain gardens added	DA

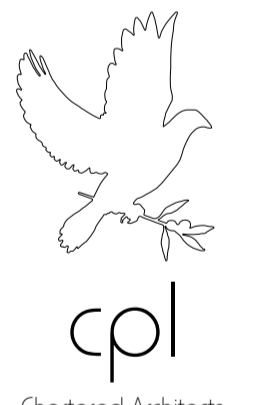
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- 2 BED UNITS
- 3 BED UNITS
- COMMUNAL AREAS
- PATIO/GARDENS
- BALCONIES/EXTERNAL AREAS



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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project name  
**RESIDENTIAL DEVELOPMENT  
GROVE ROAD HALL  
ENFIELD**

drawing title  
**PROPOSED GROUND AND  
FIRST FLOOR PLANS**

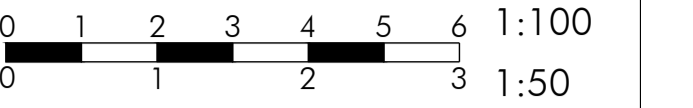
date: **MAY '21** scale: **1:100@A1**  
drawn: **DL** checked: **DA**

project number: **GRE.21** drawing number: **120** revision: **P**

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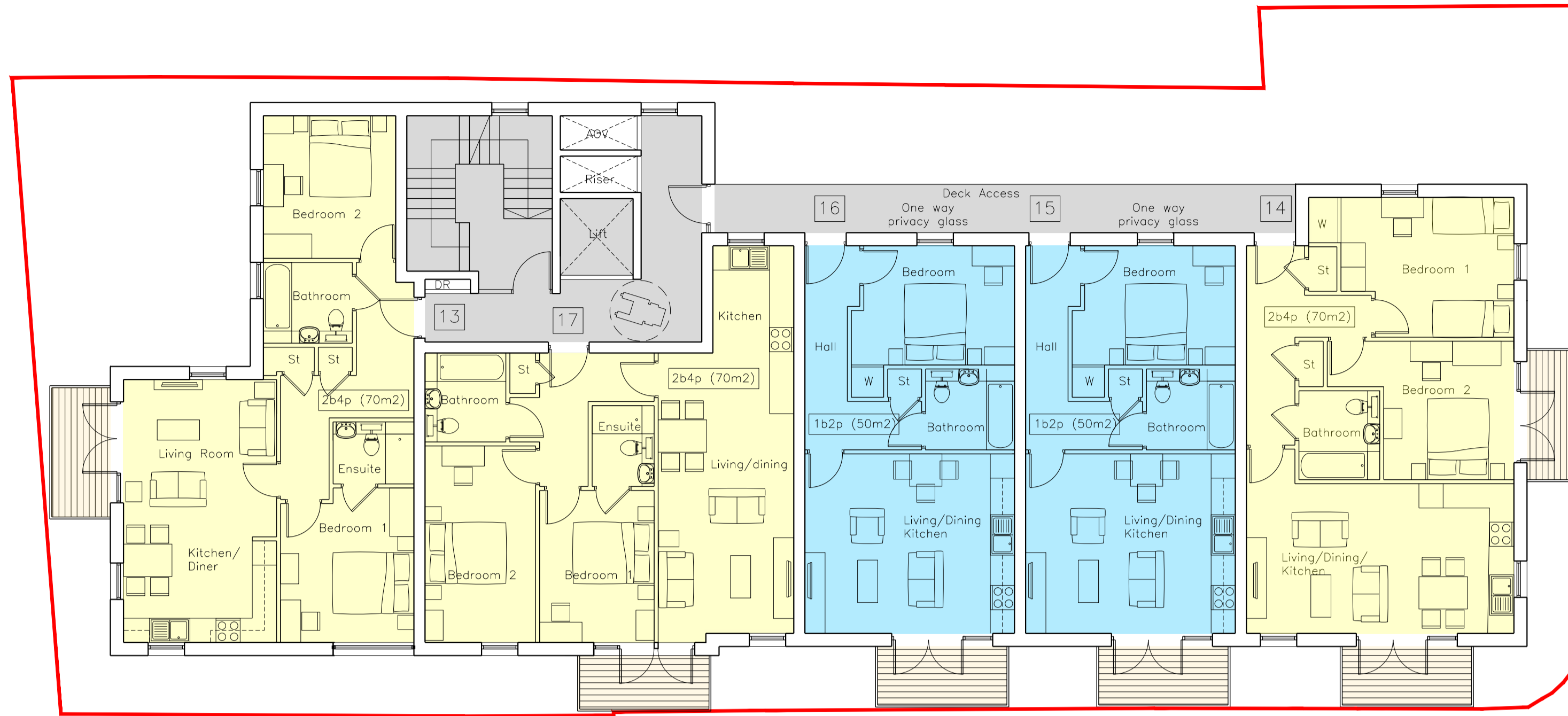
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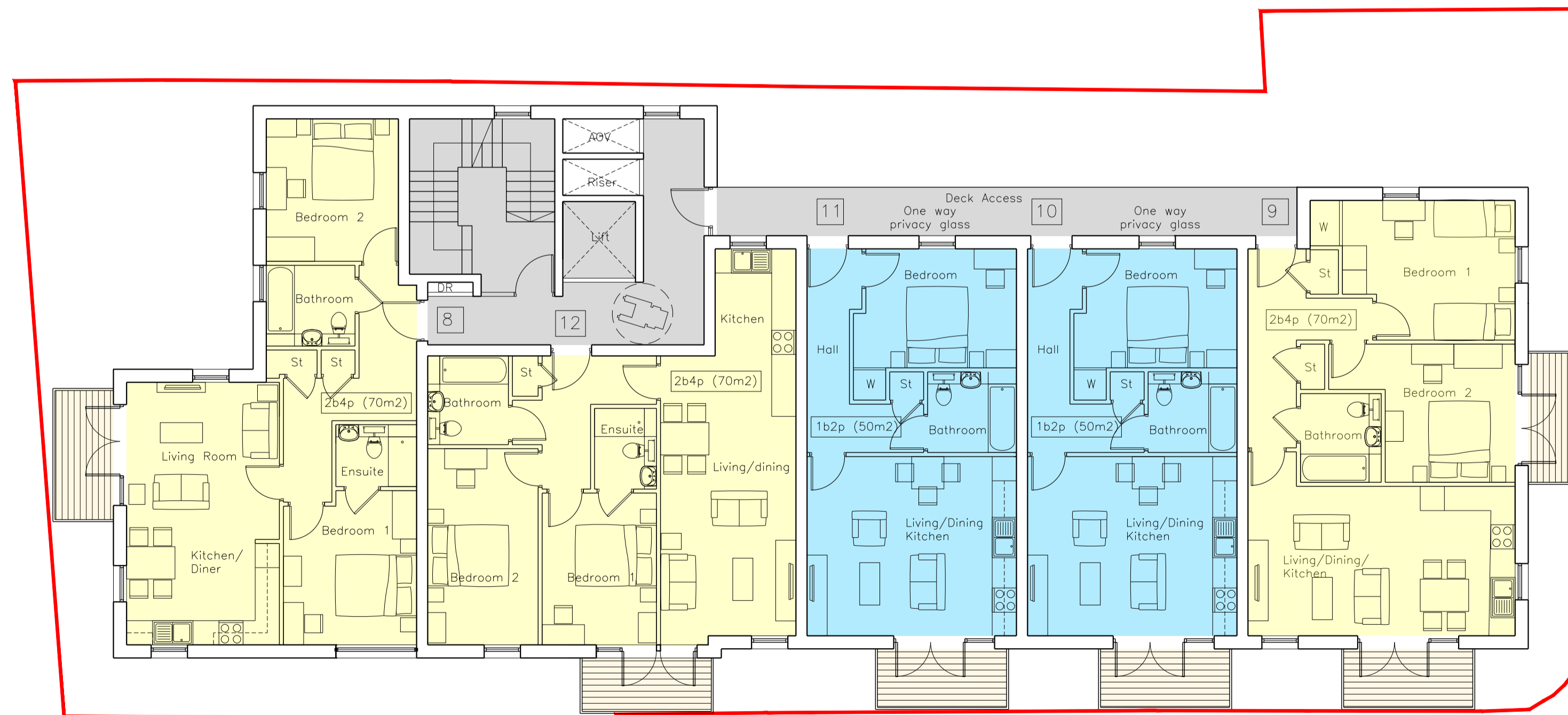
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A	1/6/21	General Updates	DA
B	10/6/21	Client comments incorporated	DA
C	5/7/21	General Updates	DA
D	19/7/21	Window Updates	DA
E	17/12/21	Scheme revisions following LPA comments	DA
F	19/05/22	Revised scheme for new application	DA
G	27/05/22	Revised to suit elevations	DL
H	16/06/22	Revised to suit consultant input	DA
J	04/07/22	1B flat layout	DA
K	6/10/22	Amendments following LPA comments	DL

KEY

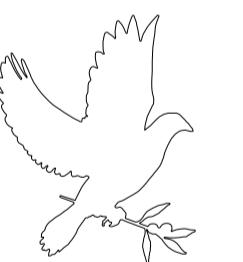
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- 3 BED UNITS
- COMMUNAL AREAS
- PATIO/GARDENS
- BALCONIES/EXTERNAL AREAS



THIRD FLOOR PLAN



SECOND FLOOR PLAN



cpl

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project name  
**RESIDENTIAL DEVELOPMENT  
GROVE ROAD HALL  
ENFIELD**

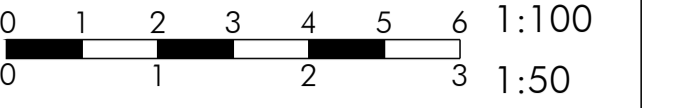
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drawn	checked
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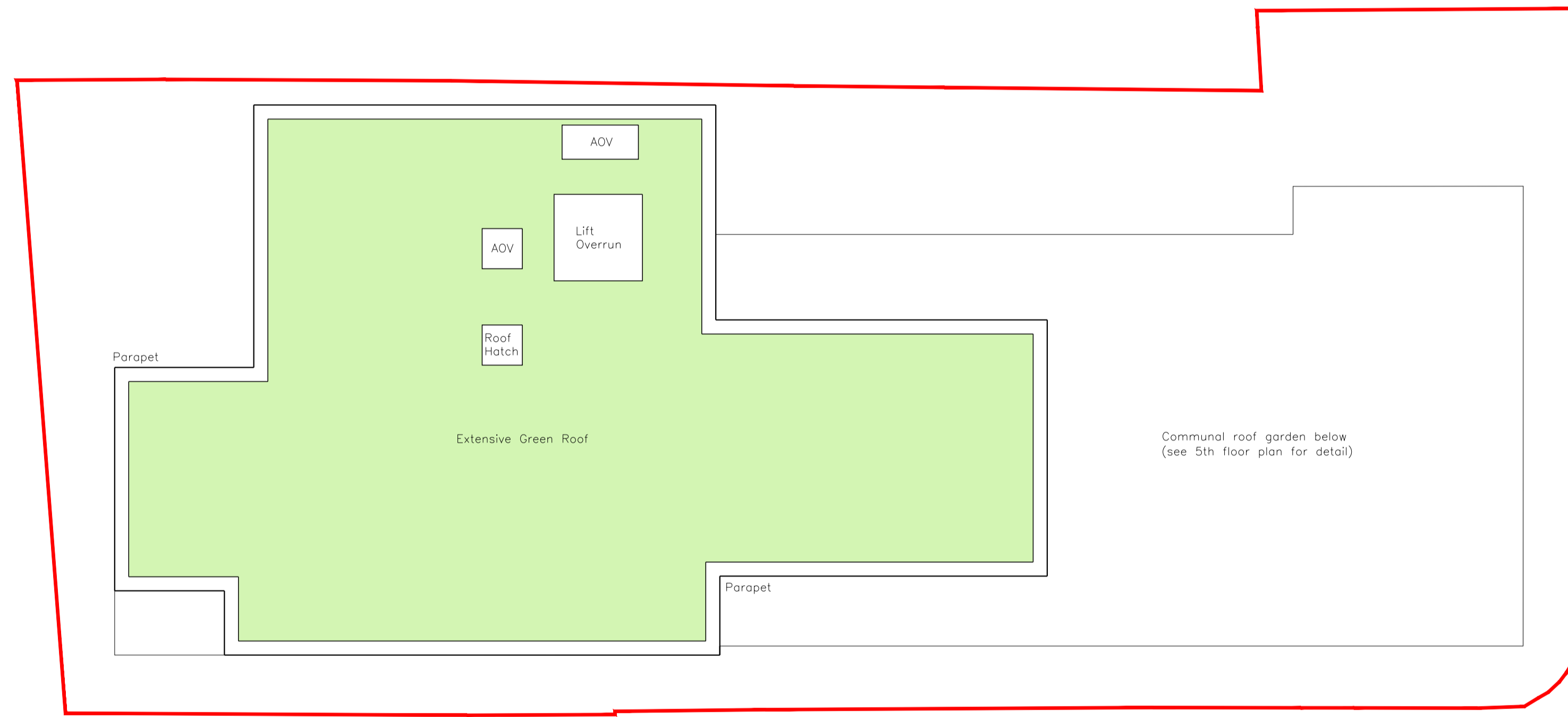
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GRE.21	121	K

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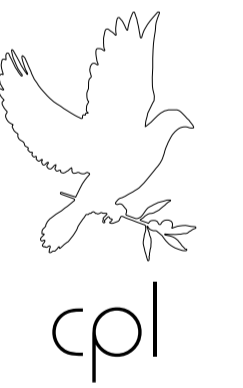
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Rev	Date	Description	Init
A	16/6/22	Updated to revised scheme design	DA
B	6/10/22	Updated following LPA comments	DA



ROOF PLAN



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project name  
**RESIDENTIAL DEVELOPMENT  
 GROVE ROAD HALL  
 ENFIELD**

drawing title  
**PROPOSED  
 ROOF PLAN**

date	scale
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drawn	checked
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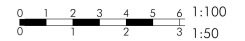
project number	drawing number	revision
GRE.21	123	B

MATERIAL KEY

- 01 CREAM/BUFF BRICK RECESSED PANEL
- 02 RED BRICK (TO MATCH ST PAUL'S HALL) WITH YELLOW BRICK 'FLECKS'
- 03 PPC ALUMINIUM DOUBLE/TRIPLE GLAZED WINDOWS AND DOORS
- 04 CAST STONE PROJECTING WINDOW SURROUND
- 05 OBTUSCURED PRIVACY GLASS BALCONY BALUSTRADE
- 06 900mm HIGH METAL RAIL AND FLOWER RICH HIGH BIODIVERSITY PLANTING (RAILS OMITTED FOR CLARITY)
- 07 ENTRANCE SIGNAGE (WORDING AND DESIGN IS INDICATIVE)
- 08 VERTICAL SEAM COATED ALUMINIUM CLADDING
- 09 ONE WAY GLASS TO BEDROOMS FACING ACCESS DECK (refer to plans for locations)

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Rev	Date	Description	Int
1	17/20	General Updates	DL
2	19/20	Validation requirements	DL
3	10/21	Flat 1 and 2 entrances	DA
4	24/22	Elevation detail updated	DL
5	06/22	Upper floor height increased	DL
6	28/22	Materials updated	DL
7	01/23	Planning submission	DA
8	07/22	Updates following EPA comments	DA
9	13/22	Updates following EPA comments	DA



SOUTH ELEVATION



NORTH ELEVATION



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PROJECT NAME  
**GROVE ROAD  
ENFIELD  
RESIDENTIAL**

DRAWING TITLE  
**PROPOSED NORTH  
AND SOUTH ELEVATIONS**

DATE	SCALE
06/21	1:100@A1
DRAWN	DISCUSS
DA	-

PROJECT NUMBER	DRAWING NUMBER	REVISION
GRE.21	130	J

DRAWN BY: DA DATE: 06/21 SCALE: 1:100@A1

Rev	Date	Description	Int
A	19/7/21	General Updates	DL
B	24/5/22	General Updates	DL
C	16/6/22	Upper floor level increased	DL
D	28/6/22	Material selected	DL
E	6/7/22	Planning submission	DL
F	13/10/22	Mass/material updates	DL
G	13/10/22	Mass/material updates	DA

MATERIAL KEY

- [01] CREAM/BUFF BRICK RECESSED PANEL
- [02] RED BRICK (TO MATCH ST PAUL'S HALL) WITH YELLOW BRICK 'FLECKS'
- [03] PPC ALUMINIUM DOUBLE/TRIPLE GLAZED WINDOWS AND DOORS
- [04] CAST STONE PROJECTING WINDOW SURROUND
- [05] OBSCURED PRIVACY GLASS BALCONY BALUSTRADE
- [06] 900mm HIGH METAL RAIL AND FLOWER RICH HIGH BIODIVERSITY PLANTING (RAILS OMITTED FOR CLARITY)
- [07] ENTRANCE SIGNAGE (WORDING AND DESIGN IS INDICATIVE)
- [08] VERTICAL SEAM COATED ALUMINIUM GLADDING
- [09] ONE WAY GLASS TO BEDROOMS FACING ACCESS DECK (refer to plans for locations)



WEST ELEVATION



EAST ELEVATION



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PROJECT NAME  
**GROVE ROAD  
ENFIELD  
RESIDENTIAL**

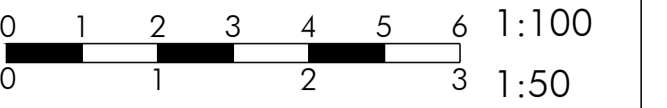
DRAWING TITLE  
**PROPOSED WEST  
AND EAST ELEVATIONS**

DATE	SCALE
06/21	1:100@A1
DA	-

PROJECT NUMBER	DRAWING NUMBER	REVISION
GRE.21	131	G

Do not scale from drawing. Check all levels before carrying out work.

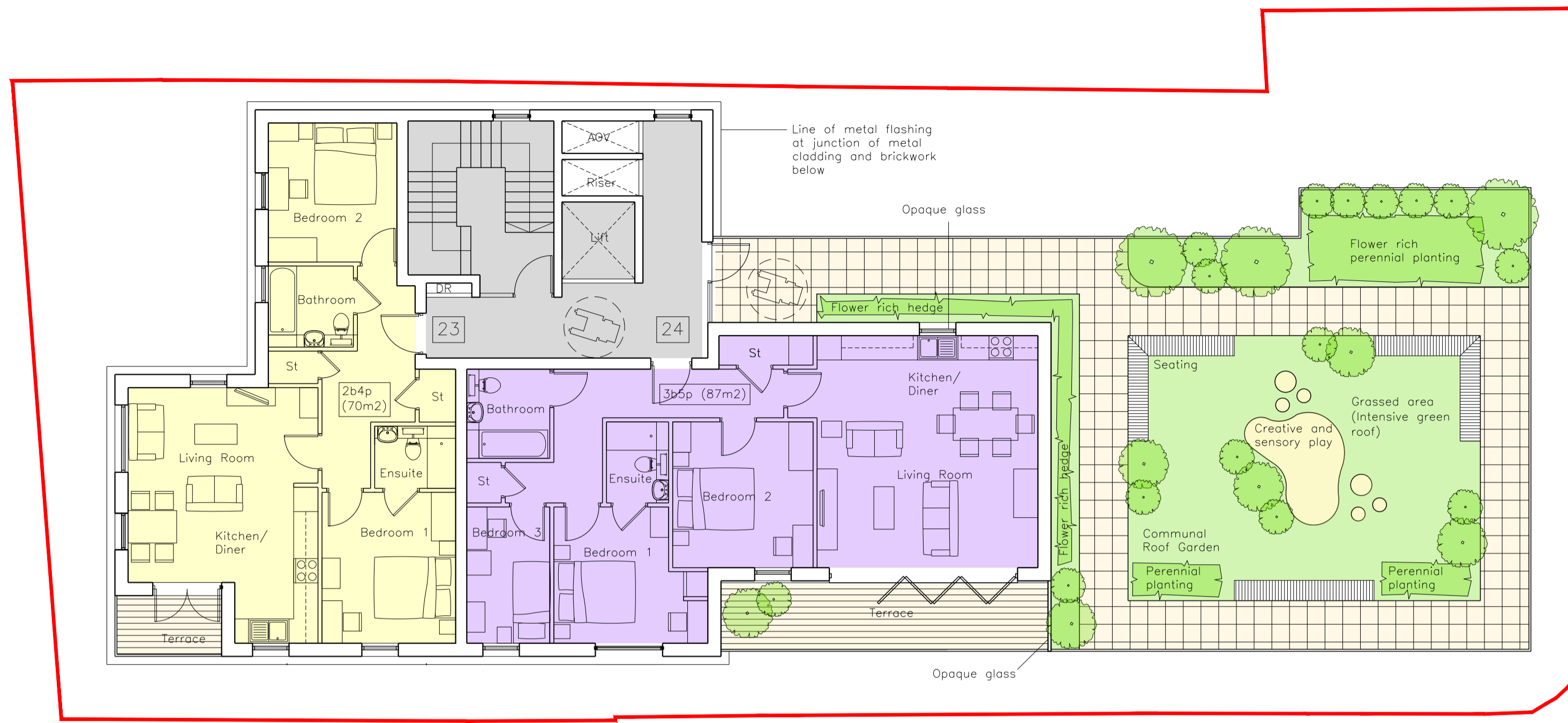
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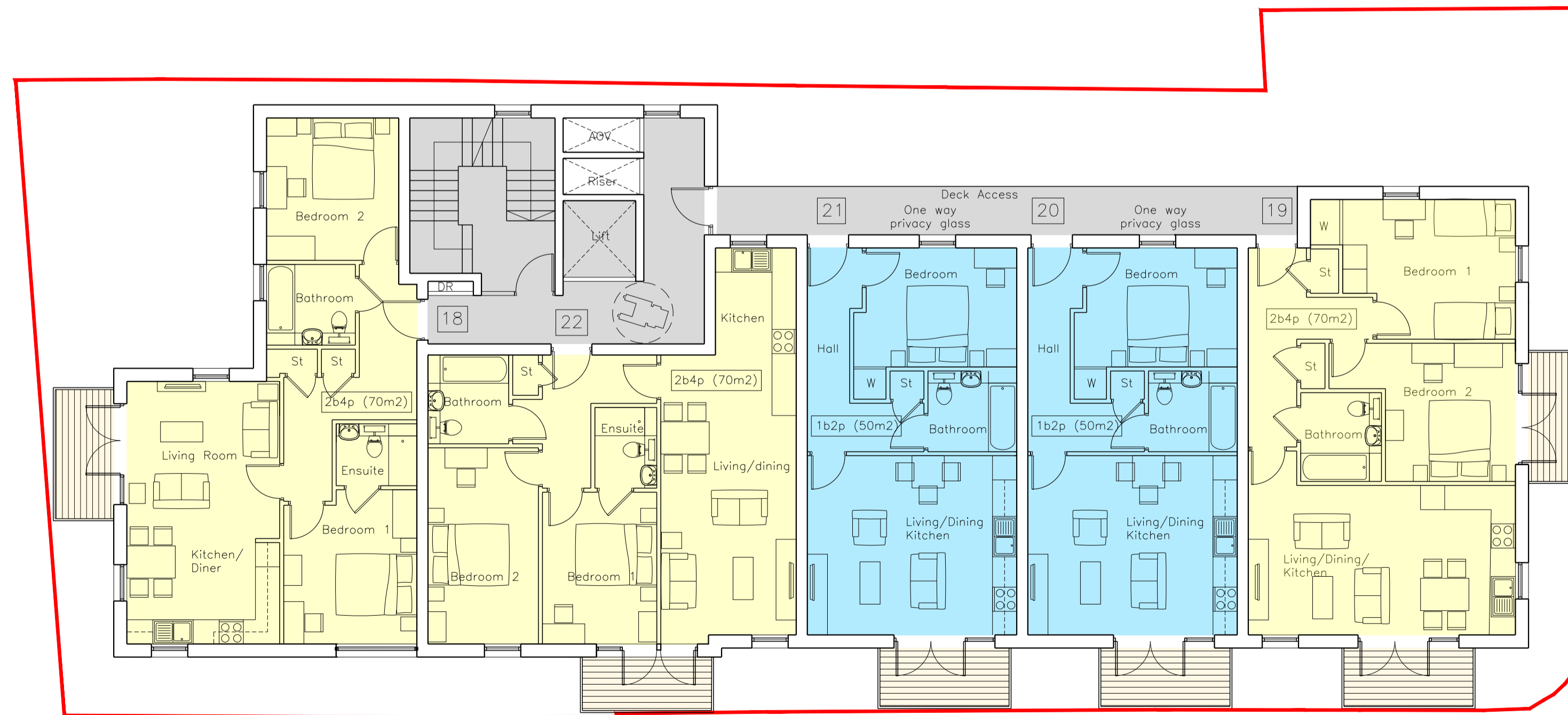
Rev	Date	Description	Init
A	15/6/21	General Updates	DA
B	5/7/21	General Updates	DA
C	19/7/21	5th floor stair update	DA
D	29/7/21	5th floor landscape update	DA
E	17/12/21	Scheme revisions following LPA comments	DA
F	19/05/22	Revised scheme for new application	DA
G	27/05/22	Revised to suit elevations	DL
H	16/06/22	Revised to suit consultant input	DA
J	4/07/22	Landscape notes added	DA
K	6/10/22	Amendments following LPA comments	DL
L	20/10/22	5th floor setback clarification	DA

KEY

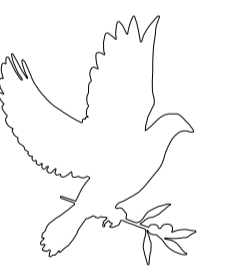
- 1BED UNITS
- 2 BED UNITS
- 3 BED UNITS
- COMMUNAL AREAS
- PATIO/GARDENS
- BALCONIES/EXTERNAL AREAS



FIFTH FLOOR PLAN



FOURTH FLOOR PLAN



cpl

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Web: www.cplarchitects.co.uk

project name  
**RESIDENTIAL DEVELOPMENT  
GROVE ROAD HALL  
ENFIELD**

drawing title  
**PROPOSED FOURTH AND  
FIFTH FLOOR PLANS**

date	scale
MAY '21	1:100@A1
drawn	checked
DA	-

project number	drawing number	revision
GRE.21	122	L