

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date: 13th December 2022****Report of**Director of Planning & Growth
- Brett Leahy**Contact Officers:****David Gittens****Category****Householder****Ward****Cockfosters****Councillor Request**

Cllr A Georgiou

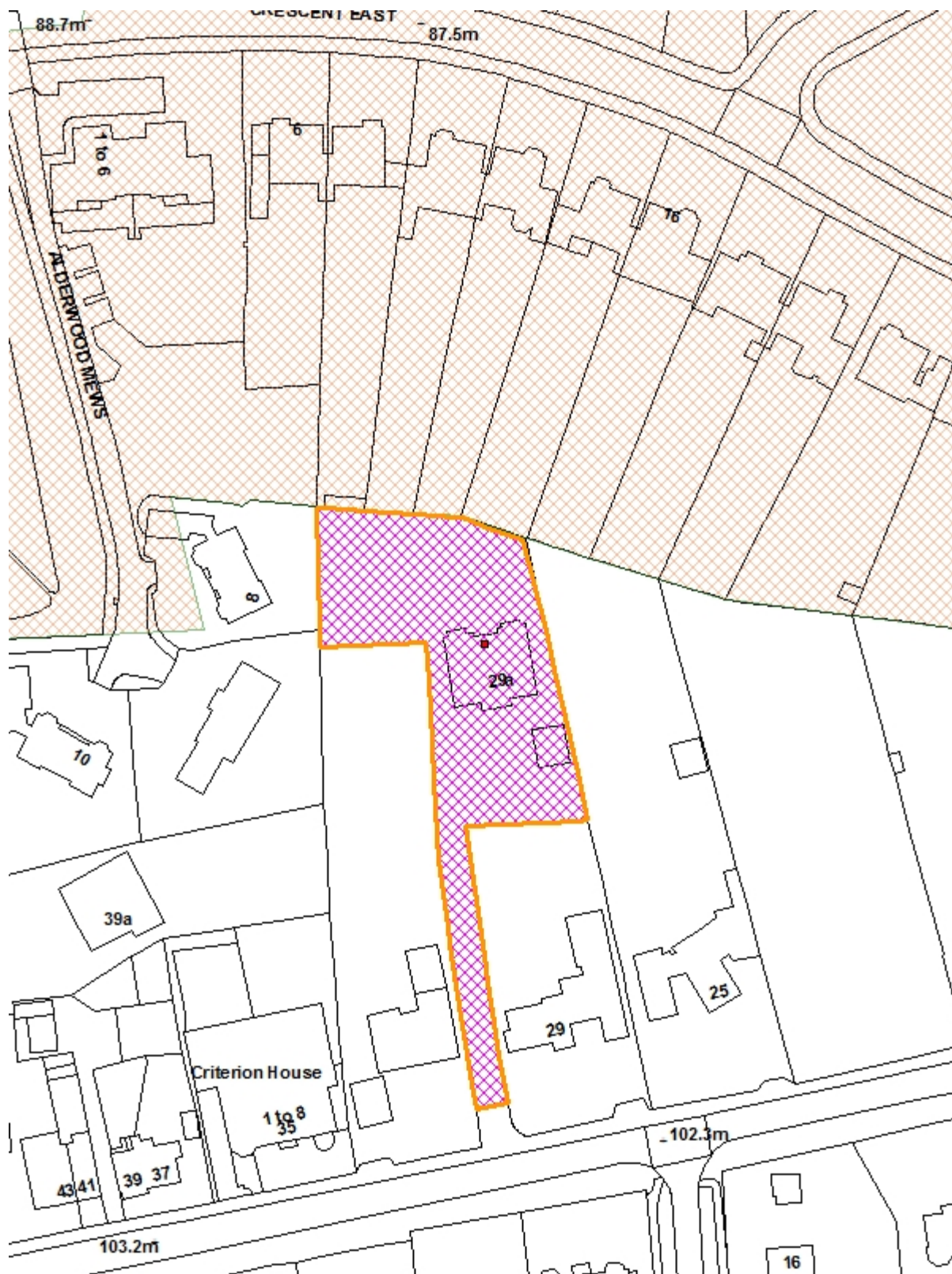
LOCATION: 29A Camlet Way, Barnet, EN4 0LJ**APPLICATION NUMBER:** 20/02137/HOU**PROPOSAL:** Single storey rear / side extension incorporating swimming pool**Applicant Name & Address:**

c/o Agent

Agent Name & Address:Mr Michael Vanoli
52 Mawson Road, Cambridge, CB1 2HY**RECOMMENDATION:**

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

Ref: 20/02137/HOU LOCATION: 29A Camlet Way, Barnet, EN4 0LJ,



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Scale 1:1250



1. Note for Members

- 1.1 This planning application is categorised as a “householder” planning application and would normally be determined under delegated authority, as set out in the Scheme of Delegation. This application was originally reported to the Planning Committee at the request of Councillor Georgiou due to the level of local interest.
- 1.2 The planning application was deferred by Planning Committee on 03/08/2021 and again on 22nd February 2022 to facilitate further discussion with the residents regarding the impact of the development on neighbours in respect to surface water drainage, flooding, loss of trees, and the effect on the setting of the adjoining Conservation Area

2. Recommendation

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

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

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

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

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

3. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing unless otherwise indicated in the approved plans and documents.

Reason: To ensure a satisfactory appearance.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, no additional external windows or doors other than those indicated on the approved drawings shall be installed in the development hereby approved without the approval in writing of the Local Planning Authority.

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

5. No additional external lighting shall be installed without prior approval in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers and / or the visual amenities of the surrounding area.

6. Notwithstanding the details set out in the submitted Preliminary Drainage Strategy (298/2020/FRADS Rev 4, May 2021), prior to the commencement of

any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- Final sizes, storage volumes, invert levels, cross-sections and specifications of all SuDS measures. Include calculations demonstrating functionality where relevant
- Final discharge rates and storage volumes following more detailed analysis of the existing drainage system
- Overland flow routes for exceedance events and how they can be managed
- A detailed management plan for future maintenance

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies SI12 & SI13 of the London Plan and the NPPF.

7. Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- As built drawings of the sustainable drainage systems including level information (if appropriate)
- Photographs of the completed sustainable drainage systems
- Any relevant certificates from manufacturers/ suppliers of any drainage features
- A confirmation statement of the above signed by the site manager or similar

Reason : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies SI12 & SI13 of the London Plan and the NPP

8. The development shall not commence until details of existing planting to be retained and trees, shrubs and grass to be planted and the treatment of any hard surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

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

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

3 Executive Summary

- 3.1 This application seeks approval to erect a single storey rear / side extension incorporating swimming pool.
- 3.2 This application has been considered previously by the Planning Committee and has been deferred in response to concerns raised by local residents in respect of flooding, surface water, loss of trees and the effect on the setting of the Conservation Area. At the last meeting, members requested officers meet with residents to discuss their concerns.
- 3.3 This meeting took place on 1 November 2022
- 3.4 It is acknowledged residents feel strongly about the potential for the proposed extension to impact on the aforementioned issues. However, the presence of objections to the development does not make the application unacceptable. The issues raised by the residents have been carefully assessed by officers and in summary:
- i) the application site is not in a Flood Zone – site is designated Flood Zone 1
 - ii) while it is recognised there are pre-existing issues associated with surface water drainage and flooding in the locality, it is not for this application to retrospectively deal with these issues. All that can be required is that the extension makes the situation no worse and this has been demonstrated through the evidence provided by the applicant and accepted by officers from the Council as the Lead Local Flood Authority. To come to an alternative recommendation would require evidence to support a refusal that there would be a material impact of the current proposal on the flooding and surface water which has been demonstrated not to be the case.
 - iii) the loss of trees is always of concern and where we have control, in accordance with Policy DMD80 officers will seek to negotiate retention or replacement. In this instance, the trees in question are not subject to a tree preservation order, nor are they located within the Hadley Wood Conservation Area. As a result, there are no current controls over the existing trees on the site and the trees could be removed without any consent been obtained. This must be given significant weight in the overall assessment of the proposal. Whilst a more aggressive approach, of legitimately removing non protected trees before or during the planning process is common on many development sites, that has not occurred in this case, despite the prolonged period of time taken to resolve the planning position. That being said, the Council's tree officer has visited the site (the last occasion being 1st June 2022) and does not consider any of the trees within the site to be either of sufficient quality, or have significant public amenity value, to justify the serving of a tree preservation order. It is the view of the tree officer that the few trees that would be removed to facilitate the development are either in poor health or dead and can barely be seen from any vantage point outside the property, including from public views from within the conservation area. Therefore a TPO is not considered to be necessary in this instance. It is considered therefore that no objection should be raised on this ground. However, combined with the proposed replacement planting, it is not considered that the proposal would have any significant impact upon neighbouring amenity.

- iv) it is acknowledged that there is the group of trees along the common boundary and which lie adjacent to the boundary with the Conservation Area and which contribute to its setting. The Heritage officer recognises that the ribbon of large mature trees along this boundary provides a verdant backdrop to the conservation area and integral to its character and appearance. Nevertheless, the Heritage officer advises the proposal involving the felling of three trees would cause no harm to the character and appearance of the conservation area especially as the views of the trees and the relationship to the Conservation area is marginally visible, at distance between pairs of semi detached houses on Crescent East. Due to their location, the trees do not have a significant presence in the public realm. This must be considered as part of the assessment. The tree officer is also of the opinion that due to the condition of the trees and the grouping, proper management with new planning would not be inappropriate and in the long term, will strengthen the benefits of the line of trees along this boundary. Weighting these considerations, it is therefore considered that the effect on the setting is not sufficient to warrant refusal of the planning application.

3.5 In summary therefore, the reasons for recommending approval of this application are:

- The development would accord with the National Planning Policy Framework 2021, the adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014) i.e. the adopted “development plan”.
- The size, siting and detailed design of the proposed single storey rear/side extension responds positively to the context and would have no detrimental impact on the character and appearance of the street-scene or the wider area.
- The proposal, by virtue of its size, location and proximity, would not harm the residential amenity of neighbouring properties.
- The proposal would provide a satisfactory sustainable drainage system in accordance with the requirements of the Council’s SUDS Team.
- The proposal would provide equivalent replacement trees and would not cause any harm to the retained trees which would be mitigated through the application of planning conditions.
- There would be no harm to the significance or setting of the Hadley Wood Conservation Area.

4. Site & Surroundings

- 4.1 The application site is an irregular shaped site fronting the northern side of Camlet Way. The site is accessed from Camlet Way by a single-lane existing private laneway located between Nos 29 and 31 Camlet Way. The site has quite heavy foliage throughout however the site is not subject to any Tree Preservation Orders.
- 4.2 The site hosts a two-storey dwelling within the central northern part of the site. It is located behind No. 29 Camlet Way. There are limited public views into the site as it is substantially set-back from Camlet Way and the main part of the site is located behind the existing neighbouring dwellings fronting the northern side of Camlet Way.

- 4.3 The adjoining properties, including Nos. 8 – 16 Crescent East to the north, No. 29 Camlet Way to the south, No 31 Camlet Way to the south-west and No. 25 Camlet Way to the south-east, feature deep rear gardens.
- 4.4 To the west, Nos. 8 and 9 Alderwood Mews, are two-storey detached properties which are sited at a higher natural ground level.
- 4.5 The rear boundary of the site abuts the Hadley Wood Conservation Area. The site is not located in a conservation area. None of the buildings on it are locally or statutorily listed, nor is the site in the setting of a listed building.
- 4.6 The site is not located in flood zone 2 or 3 but is designated Flood Zone 1.

5. Proposal

- 5.1 The proposal seeks permission to erect a single storey side/rear extension incorporating a swimming pool to the existing property. The proposed single storey side/rear extension will have a depth of approximately 12.5m.

6. Consultation

Statutory and Non-Statutory Consultees

- 6.1 The consultation responses have directed and facilitated the changes to the development and applicable conditions have been added to secure policy compliant development.

External

Thames Water:

- No comment

Internal

Traffic & Transportation

- No comment

Sustainable Drainage

- No objection subject to conditions

Tree Officer

- No objection subject to conditions

Heritage Officer:

-The existing ribbon of large mature trees provides a verdant backdrop to the conservation area and is integral to its character and appearance. Whilst it may not include many individual specimens of high value, it is the overall effect of the grouping

which is important to maintain so as to ensure the character and appearance of the conservation area is preserved as development occurs. Regard must be given to the contribution of the existing trees to the overall effect of the tree grouping. The impact of any removal on the tree grouping, whether the replacement trees, in time, contribute to the tree grouping in a similar fashion, must be considered with reference to selection of correct specimens and the space to mature.

Officer comments

In light of the above officers have consulted further with the Tree officer who had no objections to the original or enhanced tree planting schedule. The Tree officer has referenced the condition of the trees to be removed and In this context, it is considered that the proposed development would not result in harm to the conservation area as the verdant backdrop that the tree grouping provides would be maintained and enhanced.

Public

- 6.2 Consultation letters were sent to 30 surrounding properties on 30.07.2020, 30.10.2020 and 10.02.2021 after the revised Arboricultural Impact Assessment and revised Drainage Strategy were received.
- 6.3 Seven objections to this application were received as a result of this consultation. A summary of the points of objections raised is as follows:

Point of objection	Officer comment
Affect local ecology	There are no policy designations that indicate that application site is ecologically sensitive.
Visual Amenity	Officers do not consider there to be any unacceptable visual amenity impacts as a result of the proposed development. (see sections 10 and 11)
Increase in noise and light pollution	Officers consider any impact identified to be minor and within an acceptable tolerance. (see section 11)
Residential amenity	Officers consider any impact identified to be negligible and within an acceptable tolerance. (see section 11)
Over development	Officers do not consider there to be an overdevelopment of the application site. (see section 10 and 11)
Precedent	Each planning application must be considered on its own merits and cannot be used as a reason for refusal
Increase danger of flooding	The site is not in a flood zone. The Council's drainage officer has raised no objection the proposed SUDs system (see section 12) and it is considered the development would not result in any worsening of the current situation which could be used to substantiate a reason for refusal

Out of keeping with character of area	The residential amenity impacts of the proposed development have been considered in section 10 of this report. The development would not cause harm to the character and the amenities of the area
Loss of trees	There are trees being removed but these are not worthy of TPO protection. Officers are satisfied that the proposed replacement tree would mitigate any identified impact. Specifically, the Tree Officer has raised no objection to this element of the proposed development. (see section 13)
No public benefit	Harm to the designated heritage asset has not been identified and therefore public benefit is not required to outweigh harm caused. (see section 10)

6.4 The above outlined concerns are further considered in the relevant sections of this report.

7. Relevant Planning History

TP/03/1437 - Detached six-bed house with detached double garage and access from Camlet Way (revised scheme)
Granted with conditions 10.10.2003

8. Relevant Planning Policies

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

London Plan (2021)

8.2 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:

Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy G7 Trees and woodlands
Policy HC1 Heritage and Conservation
Policy SI 12 Flood risk management
Policy SI 13 Sustainable drainage

Core Strategy (2010)

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

CP 21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
CP 30 Maintaining and improving the quality of the built and open environment
CP 36 Biodiversity

Development Management Document (2014)

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

DMD 6	Residential Character
DMD 9	Amenity Space
DMD 11	Rear Extensions
DMD 14	Side Extensions
DMD 37	Achieving High Quality and Design-Led Development
DMD 44	Conserving and Enhancing Heritage Assets
DMD 59	Avoiding and Reducing Flood Risk
DMD 60	Requirements for a site-specific Flood Risk Assessment
DMD 61	Managing Surface Water
DMD 62	Flood Control and Mitigation Measures
DMD 80	Trees on Development Sites
DMD 81	Landscaping

Other Material Considerations

National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance (NPPG)
Hadley Wood Conservation Area Character Appraisal

9. Analysis

- 9.1 This report sets out the analysis of the issues that arise from the proposal when assessed against National planning Policy Framework and the adopted "Development Plan".
- 9.2 This application has been subject to extensive consultation to address the concerns raised by the local residents. Amendments made to the original proposal include the increase in replacement trees and incorporation of sustainable drainage features. The matters for consideration include:

- Character, appearance and Heritage

- Neighbouring residential amenity
- Flood Risk
- Trees and Biodiversity

Character and Design

- 9.3 Chapter 12 of the National Planning Policy Framework (NPPF) 2021 sets out that the Government attaches great importance to the design of the built environment, with good design being a key aspect of sustainable development. While Council's should not be too prescriptive in terms of architectural style, in order to achieve high quality outcomes regard must be had to the overall scale, density, massing, height, landscape, layout, materials and access of any new development, particular in relation to neighbouring buildings and the character of the local area more generally.
- 9.4 Policy DMD 6 (Residential Character) of the Development Management Document requires that the scale and form of development is appropriate to the existing pattern of development or setting, having regard to the character typologies. This policy is consistent with the objectives of Policies D3 and D4 of the recently adopted London Plan (2021).
- 9.5 The area surrounding the site is residential in character, typified by two-storey detached dwellinghouses set on deep plots with extensive rear gardens..
- 9.6 The proposed single storey side/rear extension will have a depth of approximately 12.5m and would extend rearward to the eastern side of the rear elevation. In terms of the character of development, properties in Camlet Way such as Nos. 25, 27 and 29 have irregular built forms meaning the extension in itself would not harm the form and pattern of development. Also, the application site benefits from a generous rear garden within which the property and extension would sit. As a result, it is considered the proposed footprint (117m²) would be proportional to the size of the plot and there would be sufficient amenity space retained.
- 9.7 In terms of design, the proposed extension would be sympathetic to the appearance of the existing houses and would represent an acceptably outward appearance in terms of the visual amenities of the wider area. The proposed height would also match with the existing rear projection of the existing house. On balance, it is therefore considered that the proposed single storey side/rear extension would not detrimentally detract from the pattern of development in the area.
- 9.8 Due to the siting of the property, the proposed single storey side/rear extension would not be visible from the public vantage points in Camlet Way or Crescent East. The existing foliage and the proposed landscape scheme (See also Trees and Biodiversity section) would further screen the proposed single storey rear/side extension. The proposed single storey side/rear extension therefore would not result in detrimental impact on the street scene.
- 9.9 It is noted that permitted development rights have been removed for any buildings or extensions to the original dwellinghouse under Condition 13 of planning permission TP/03/1437 dated 10 October 2003. However, this condition does not imply all

extensions should be resisted. It is for the local planning authority to assess the proposed development based on its own merits and the site circumstances.

- 9.10 Given the above, it is considered that the proposed development would not have any adverse visual impact on the street scene along Camlet Way, nor the surrounding area. The proposal would therefore comply with policies D3 and D4 of the London Plan (2021), CP 30 of the Enfield Core Strategy (2010) and DMD 6, DMD 11, DMD 14 and DMD 37 of the Development Management Document (2014).

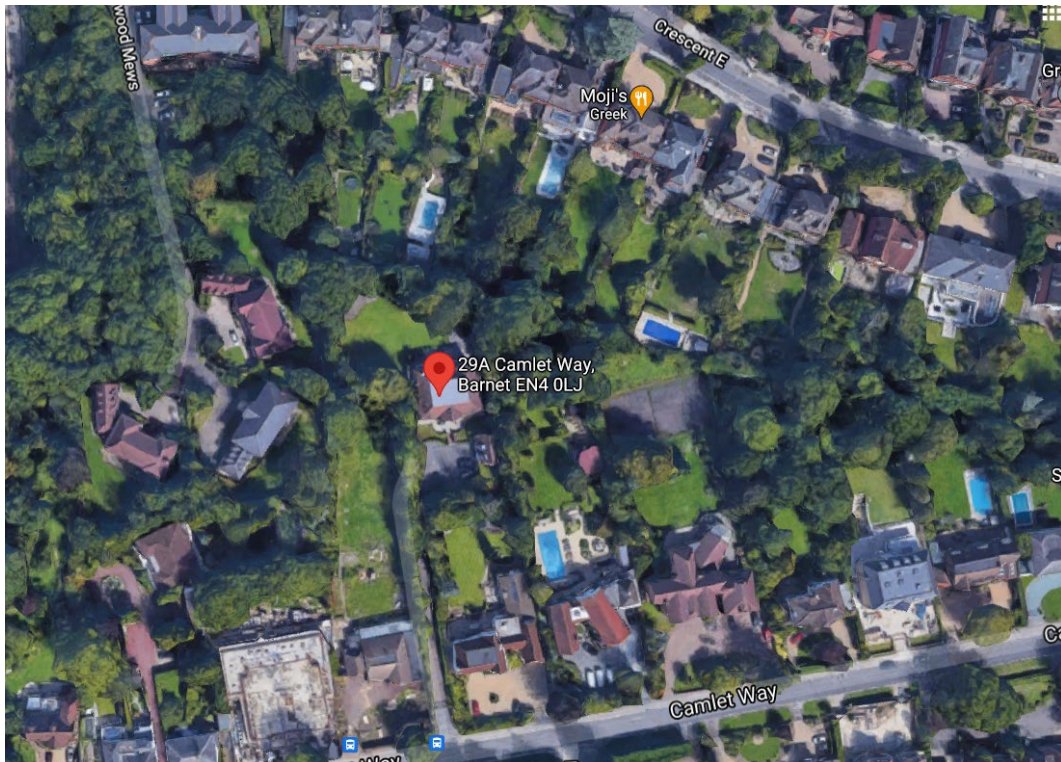


Figure 1: Aerial photo



Figure 2: Rear elevation of the existing house

Relationship to Hadley Wood Conservation Area

- 9.11 The application site is not located within the Hadley Wood Conservation Area but adjoins the boundary.
- 9.12 When assessing planning applications, the Planning (Listed Buildings and Conservation Areas) Act (The Act) 1990 require that all planning decisions ‘should have special regard to the desirability of preserving or enhancing the character or appearance of that area. If harm is identified, it should be given considerable importance and weight in any planning balance in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the NPPF (Para 194) states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It also encourages local planning authorities to take account of a non-designated heritage asset in determining the application. In weighing applications that affect, directly or indirectly, non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm.
- 9.13 The NPPF also 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. 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.
- 9.14 Para 197 of the NPPF also states:
- “In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness”.

9.15 Furthermore, Para 199 states:

“When considering the impact of a proposed development 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

9.16 London Plan Policy HC1 ‘Heritage conservation and growth’ states that development should conserve heritage assets and avoid harm, which also applies to non-designated heritage assets. Furthermore, Enfield Core Policy 31 (Built and Landscape Heritage) requires that special regard be had to the impacts of development on heritage assets and their settings, Enfield Core Policy 30 supports high quality and design-led public realm. DMD 44 (Preserving and Enhancing Heritage Assets) requires that developments should conserve and enhance the special interest, significance or setting of and heritage asset while DMD 37 (Achieving High Quality and Design-Led Development) 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.

Heritage Context and Assessment

9.17 The rear boundary of the application site abuts the southern edge of Hadley Wood Conservation Area.

9.18 The key consideration relates to the loss of certain trees along this common boundary. It is acknowledged that the loss of trees may temporarily have an impact on the setting of the conservation area. However, the Tree Officer is of the opinion that the trees in question are of poor quality and long term, the management of the trees through this application by securing the planting of appropriate replacement trees, will ensure that any impact is mitigated thereby ensuring that there will be no harm to the setting of the Hadley Wood Conservation Area.

9.19 A further consideration when assessing the weight to be attributed to the loss of trees is the fact that the trees in question are not subject to a tree preservation order or located within the Hadley Wood Conservation Area: the siting of the trees outside of the conservation area but providing a backdrop to the setting of the Conservation Area does not give any protection or control resulting in a situation whereby, all the trees could be removed without the need to obtain any consent. That, however, is not the intention of the proposals. In terms of considering the significance of the loss of 3 trees against the proposed replacement planting, the absence of protection for the existing trees must be given significant weight in the overall assessment of the proposal.

- 9.20 Furthermore, due to the siting of the property, the proposed single storey side/rear extension would not be visible from the public vantage points in Camlet Way or Crescent East. The existing foliage and the proposed landscape scheme (See also Trees and Biodiversity section) would further screen the proposed single storey rear/side extension. The proposed single storey side/rear extension therefore would not result in detrimental impact on the street scene. Also, given the separation distance from the edge of the Hadley Wood Conservation Area, as well as intervening trees, the proposal would not interfere with any important views into or out of the Conservation Area.
- 9.21 The loss of the trees has the potential to affect the setting of the conservation area. The Heritage Officer has correctly identified that the existing ribbon of large mature trees along the boundary of this section of the Conservation Area provides a verdant backdrop and is integral to its character and appearance. It is also acknowledged that while the line of trees may not include many individual specimens of high value, it is the overall effect of the grouping which is important to maintain so as to ensure the character and appearance of the conservation area is preserved as development occurs. The Heritage Officer however acknowledges that the impact of any removal on the tree grouping and whether the replacement trees, in time, contribute to the tree grouping in a similar fashion, must be considered with reference to selection of correct specimens and the space to mature. With reference to the comments of the Tree Officer and following subsequent internal discussions, the suitability of the replacement planting is considered appropriate and it is concluded there is no harm to the character and appearance of the conservation area.

Neighbouring Residential Amenity

- 9.22 Policies DMD 11 and 14 require that single storey rear and side extensions would not result in unreasonable impact on the amenities of the neighbouring properties.
- 9.23 Given the distance between the proposed single storey side/rear extension and the neighbouring properties, the proposal would not result in any unreasonable loss of outlook, light and privacy to the neighbouring properties. Since the house would remain a single family dwelling house, the resultant noise and disturbance from the proposed extension would not be materially different from the existing. Noise arising from general construction work would be short-term and controlled by the Control of Pollution Act 1974 and is not a ground that can be used to resist development.
- 9.24 With regards to light pollution, the applicant has provided the details of the external lighting. It is proposed to fix three downlights to the western flank elevation. The level of external lighting would not be materially different from that of other typical suburban residential properties. A condition has been attached to restrict any changes to the proposed external lighting details prior to the Local Planning Authority's approval.
- 9.25 Furthermore, majority of the existing trees and soft landscaping will be retained. Along with proposed planting including nine (9) replacement trees (See also Trees and Biodiversity section), the vegetation boundary treatments would provide adequate screening and reduce the light spill into the neighbouring properties, which are a sufficient distance away from the proposed extension.



Figure 3: Photos the existing vegetation boundary treatments around the rear gardens

- a) Left: facing the eastern boundary*
b) Right: facing the north and western boundaries

- 9.26 Concerns have been raised in relation to the cumulative light pollution considering the future development at 39A Camlet Way. Planning permission (ref:19/02830/FUL) was granted on 18 October 2019 for the erection of four 4-bedroom (8 person) dwellinghouses with basement level accommodation and associated works. Condition 21 of this extant permission requested that the existing vegetation and landscape features be retained along with new planting. A separate scheme with at least five replacement trees at 39A Camlet was allowed at appeal (planning ref: 20/02112/FUL and appeal ref: APP/Q5300/W/20/3265480 dated 2 June 2021). Considering the level of screening provided by the vegetation at both the application site and 39A Camlet Way and the proposed standard downlights, it is considered that any impact caused as a result of the proposed external lighting would be within an acceptable tolerance notwithstanding the resultant impact caused upon implementation of extant permissions at no.39A Camlet Way.
- 9.27 In light of the above outlined condition, the proposal would not cause any detrimental impact upon the amenities of any neighbouring dwelling in terms of noise, disturbance, daylight, sunlight, outlook, privacy or overlooking and external lighting. This would be in accordance with Policies D3 and D6 of the London Plan (2021), CP 4 of the Enfield Core Strategy (2010) and DMD 11 and 14 of the Enfield Development Management Document (2014).

Flood Risk

- 9.28 The site is not located within flood zone 2 or 3 and is not subject to surface water flood risk for the 1 in 100 year plus 17% climate change event. In response to the concerns of local residents and the Council's Drainage Engineer, the applicant has revised the sustainable drainage system (SuDS) strategy.
- 9.29 It is proposed to install geo-cellular crates and aggregate below the patio. The rainwater pipes will be suspended above ground level so that rainwater will enter the crates via downpipe discharging onto the permeable paved surface, to then be conveyed to the storage crates. The revised Drainage Strategy is considered to appropriately manage surface water on the site as close to its source as possible in accordance with policy and the development should therefore not heighten the risk of surface water flooding elsewhere in the borough. The Council's SuDS team has no objection to the preliminary SuDS strategy subject to conditions securing that the proposal can provide more detail and is carried out in accordance with the detailed Drainage Strategy. Conditions have

therefore been attached to ensure compliance. It should also be noted there is an existing non permeable patio that will be replaced as part of the development and the remaining patios that are not affected by the proposed extension, would now be permeable confirming the assessment that there would be no worsening of the situation regarding flooding and surface water runoff.

9.30 The table below summaries the comments in relation to flood risk raised by the residents and officers' response.

Comment	Officers' response
Recent flooding on 4 th Feb 2021	The Council's SuDs officers were aware of localised flooding within Enfield caused by an exceptionally wet January.
Miscalculation of the risks for flooding in the original application.	TP/03/1437 was granted in 2003 for a detached six-bed house with detached double garage and access from Camlet Way (revised scheme). In accordance with policy at that time, a SuDs strategy was not a requirement.
Lack of SuDS strategy	The Council has requested a SuDS strategy. The revised SuDS strategy including a maintenance plan has taken all the concerns into account. The Council's SuDs team has no objection to the revised SuDS strategy.
Lower natural ground level at the rear of No.25 Camlet Way and properties on Crescent East – (current flooding situation)	No 29 and 29A Camlet Way are elevated on raised ground level with properties at Crescent East situated at the bottom of the hill. They therefore may experience localised flooding during heavy rainfall. An increase in impermeable area may exacerbate this problem but the proposed strategy would mitigate against this in accordance with SuDS policies.
Impact on the removal of the trees.	The Council's SuDs team have noted that the removal of mature trees may have a negative impact on properties downstream. It was therefore suggested that the developers should replace more trees than they have removed (as young trees do not have the same capacity at capturing runoff as mature trees do). It was also recommended that the Council's trees officer should be consulted once a revised planting schedule has been prepared. Further consultation with our Tree officer was carried out and no objection was raised.
Inconsistency in the submitted SuDS strategy	The Council's SuDs team has no objection to the revised SuDS strategy.

Absence of site visits	Upon the residents' requests, the applicant's project team visited No. 16 Crescent East along with residents of Nos 14 and 22 Crescent East
Lack of maintenance as the owner may not stay.	There is no evidence suggesting that proposed maintenance plan would not be complied. Conditions have been attached to ensure the SuDS strategy will be implemented accordingly. It is not a ground to resist development.
Potential failure of the localised pumped macerator for foul water disposal and reliance on natural over ground flow to deal with runoff.	There is no evidence suggesting that the proposed localised pumped macerator would fail. It is understood that the existing pump enables the existing property to connect to the sewer at Camlet Way. No 29A Camlet Way is situated on land that is much lower than the road, and therefore a gravity connection to the sewer is not possible. As there is an existing pump and was installed when the existing property was built (i.e. before our SuDS policies were implemented in 2014) officers cannot guarantee that the pump can cope with the runoff for a 1 in 100 year plus climate change event. The consequences of failure may be that there will be an overland flow route towards properties at Crescent East, but we cannot insist they upgrade their existing drainage infrastructure through our policies (as they apply to new developments). Notwithstanding this, the pumps are fitted with alarms to alert the owners if the system fails.
Lack of consideration of climate change objectives.	The measures proposed for the new development comply with our SuDS policies and are designed to take into account climate change. While this does not address potential flooding in the existing situation, flooding is not increased/exacerbated by the new development. Considering the above a condition has been attached requiring the submission of a drainage verification report to be submitted to the Council and approved in writing prior to occupation.
Lack of basement impact assessment. Basement excavation including the sunken large tank would result in building instability and affect the water table.	The proposal does not involve any basement. Had basement been proposed, a groundwater flood risk assessment would have been requested.
Cumulative impact of the new development at 23 Camlet Way.	<p>Planning permission (ref: 17/03044/FUL) was granted for redevelopment of site and erection of 2 x 4 bed detached single family dwelling and a block of 7 flats comprising 4 x 3, 1 x 2 and 2 x 1 bed with associated landscaping and amenity space at 23 Camlet Way.</p> <p>Following the submission of an acceptable SuDS strategy to restrict the runoff generated from this nearby site (discharged under ref: 19/02838/CND) a subsequent</p>

	verification report demonstrating the implementation of the SuDS measures was approved under reference 22/00678CND.
--	---

- 9.31 Subject to the conditions mentioned above, the proposed development would accord with Policies SI 12 and SI 13 of the London Plan (2021), CP 28 of the Enfield Core Strategy (2010) and DMD 59, DMD 61 and DMD 63 of the Development Management Document (2014).

Trees and Biodiversity

- 9.32 Policy G7 of the London Plan (2021) and DMD 80 of the Development Management Document (2014) state that any development involving the loss of or harm to protected trees or trees of significant amenity or biodiversity value will be refused. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.
- 9.33 All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:
- 9.34 Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;
- Ensure that the future long-term health and amenity value of the trees is not harmed;
 - Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings.
- 9.35 The site is currently well screened by some multi-layered mature boundary vegetation. The trees consist of a mix of semi-mature broadleaf and conifer trees. None of the trees of the site are formally protected. The site is not within designated Site of Importance for Nature Conservation.
- 9.36 An Arboricultural Impact Assessment (AIA) has been provided in accordance with BS5837:2012. The report identifies that most trees on site would be retained. Four trees (T004, T005, T006, T007) on the north-east corner of the site would be removed due to the proposed development. It is noted that two of these trees to be removed (T004 and T007) have moderate visual quality due to their heights. However, they are in poor physical condition and will have limited safe useful life expectancy (SULE). All four trees are therefore classified as Class C trees. Tree protection measures would ensure the retained trees would not be unduly harmed. T013 on the north western and T026 and T027 to the south east will also be removed. These trees have a BS category of U which indicates that the trees are dead or are showing signs of significant, immediate, and irreversible overall decline. Six replacement trees including an English Oak and a Turkish Hazel with a girth ranging from 16-18cm and 14-16cm respectively be provided along the north eastern rear site boundary along with a smaller prunus (girth 8-10cm) and 2 x multi stemmed Amelanchier Lamarckii and a Sorbus Aucuparia ranging in height from 210-240cm. To the north western boundary 3 x replacement trees are proposed including a Turkish Hazel and Liquidambar Styraciflua both would have girths ranging from 14-16cm and a single Prunus with a girth of 8-10cm.

- 9.37 The existing trees at the application site are not statutorily protected. The Tree Officer has no objection to the proposed removal of trees considering their low retention value according to their designated BS categorization and the density of remaining trees surrounding cover in neighbouring gardens. Moreover, the Council's Tree Officer has raised no objection to the proposed replacement trees and planting schedule. As extra protection, a condition covering retention of these trees could be imposed which would result in an improved position over that existing in terms of tree retention.
- 9.38 There was a concern that three existing trees at 25 Camlet Way would be harmed by the proposed development. However, the submitted Arboricultural impact assessment indicates that adequate measures for the protection of existing trees can be introduced in the event that planning permission is granted. In the report it is recommended that a Tree Protection Plan should be provided as part of any condition. This should include: fencing type, ground protection measures, "no dig" surfacing, access facilitation pruning specification, project phasing and an auditable monitoring schedule. The Tree Officer within the Planning Service has confirmed that the proposed tree protection measures are satisfactory, and the appointment of a Structural Engineer for any tree-related matter associated with this development would not be necessary.
- 9.39 Given the number, siting, size, and species, the proposed replacement trees and the landscaping proposal are also considered appropriate.
- 9.40 Since the majority of the trees are retained, and with the introduction of soft landscaping and planting to be added to provide further screening and privacy, there would be no detrimental impact to the neighbouring properties and local ecology subject to the Arboricultural Method Statement, Tree protection plan and Landscape Management conditions. The proposed development therefore would comply with Policy G7 of the London Plan (2021) and DMD 80 of the Development Management Document (2014)
- 9.41 Some local residents suggested that the existing trees within the site should be protected by the Tree Preservation Orders. This matter is outside the scope of this application.

10. Community Infrastructure Levy (CIL)

Mayoral CIL

- 10.1 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

- 10.2 The Council introduced its own CIL on 1 April 2016. Enfield has identified three residential charging zones and the site falls within the higher rate charging zone (£120/sqm).

10.3 Both CIL charging rates are presented prior to indexing. The proposed development would be CIL liable as it would create a net additional gross internal floor area of 101.4 sqm.

11. Conclusion

11.1 While the concerns of local residents are noted, it is considered the proposed development would respect the character and appearance of the area without having unacceptable impacts on the living conditions of neighbouring properties. Furthermore, having regard to the technical evidence, it is considered the proposed extension would not increase flood risks or harm the biodiversity of the local area when assessed in light of the National Planning Policy Framework, the newly adopted London Plan (2021), the Core Strategy (2010) and the Development Management Document (2014).

11.2 As a result the proposal is considered to be acceptable and the recommendation is to grant planning permission.



2 Existing North Elevation
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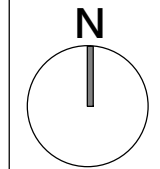


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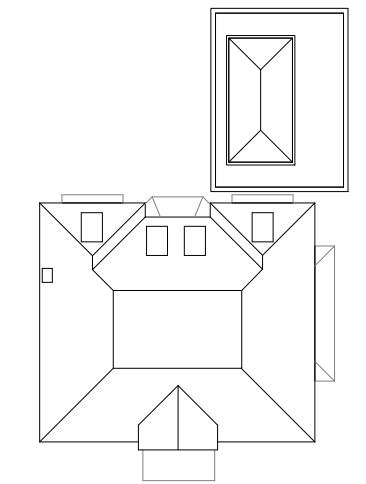
Notes:
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Contractor to check all dimensions on site and report any discrepancies before proceeding

All relevant British standards and Codes of Practices to be complied with



Key Plan



Material Key

1. Facing red brick to match existing.
2. Reconstituted Stone Frieze to match existing.
3. Rooflight colour to match existing fenestration.
4. RWP (to match existing).
5. Bi-fold doors colour to match existing.
6. Red brick plinth to match existing.
7. Polymeric roof covering (lead colour).
8. Louvred doors colour to match existing.
9. Wall mounted downlight (Finish TBC)

Planning Issue

Rev	Date	Description	AD	AD	Drwn
P1	2020-10-19	External Lighting fixtures added		AD	
P0	2020-07-10	Issue for Planning		AD	



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Project
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Client
Mr A Oxlade-Chamberlain

Drawing
Existing and Proposed North Elevation

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-ZZ-DR-A-0010							P1
Status	Planning	Suitability	S0	Drwn	AD	Chkd	MV
Scales(s)	As indicated@A3	First issued	10-07-2020				

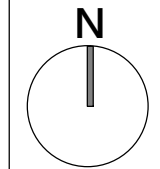
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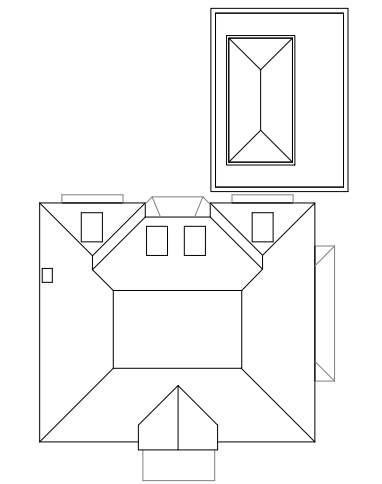
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Key Plan



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Planning Issue

PO Rev	Date	Issue for Planning Description	AD Drwn
	2020-07-10		



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Mr A Oxlade-Chamberlain

Drawing
Existing and Proposed North Elevation

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-ZZ-DR-A-0010							0
Status	Suitability	Drwn	Chkd				
Planning	S0	AD	MV				
Scales(s)	As indicated@A3	First issued	10-07-2020				

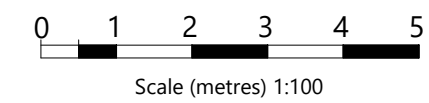
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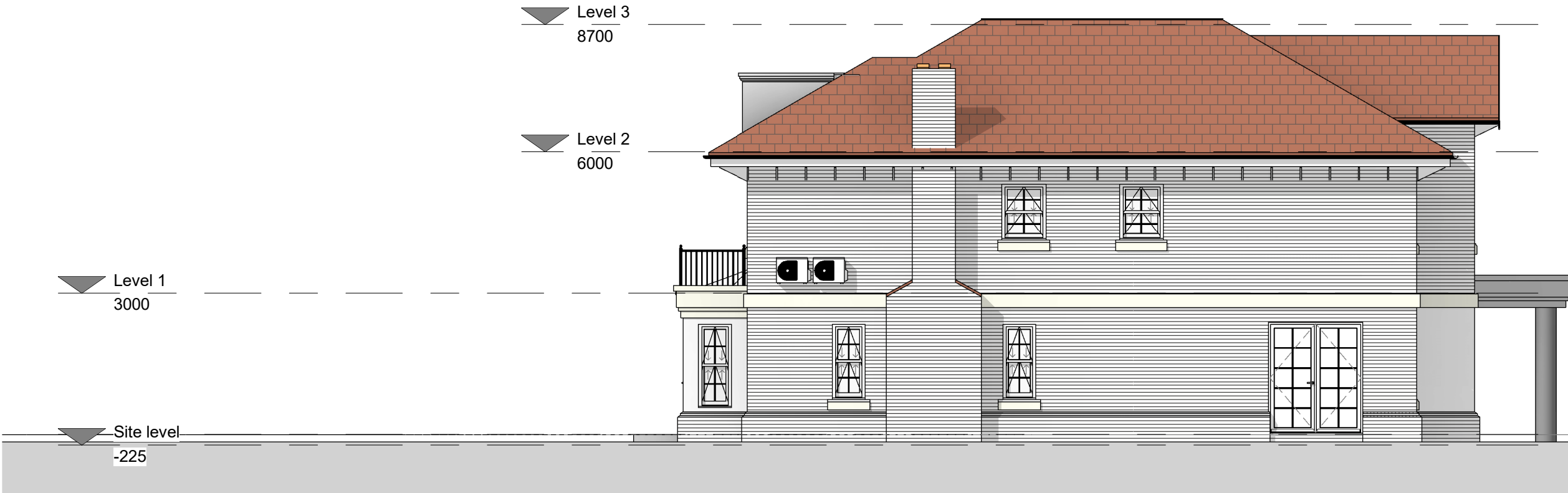


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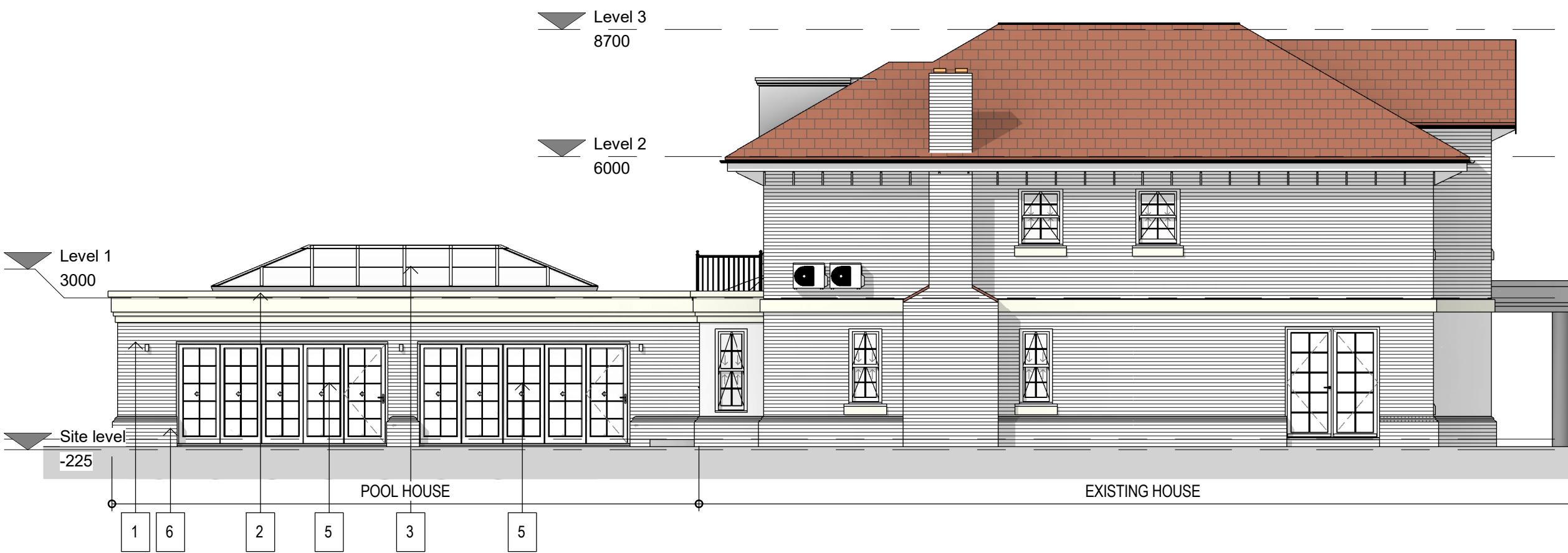


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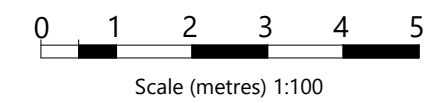




2 Existing West Elevation
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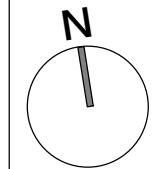
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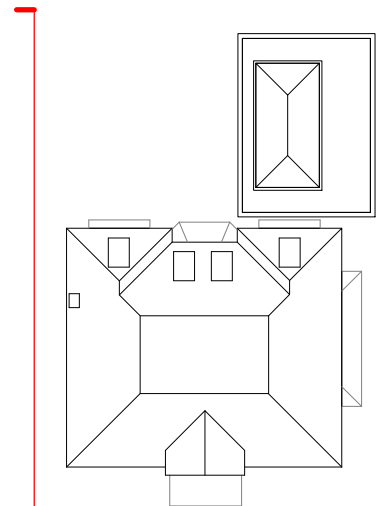
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All relevant British standards and Codes of Practices to be complied with



Key Plan



Material Key

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8. Louvred doors colour to match existing.

Planning Issue

P0	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn



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Project
Pool House at 29a Camlet Way, Barnet
EN4 0LJ

Client
Mr A Oxlade-Chamberlain

Drawing
Existing and Proposed West Elevations

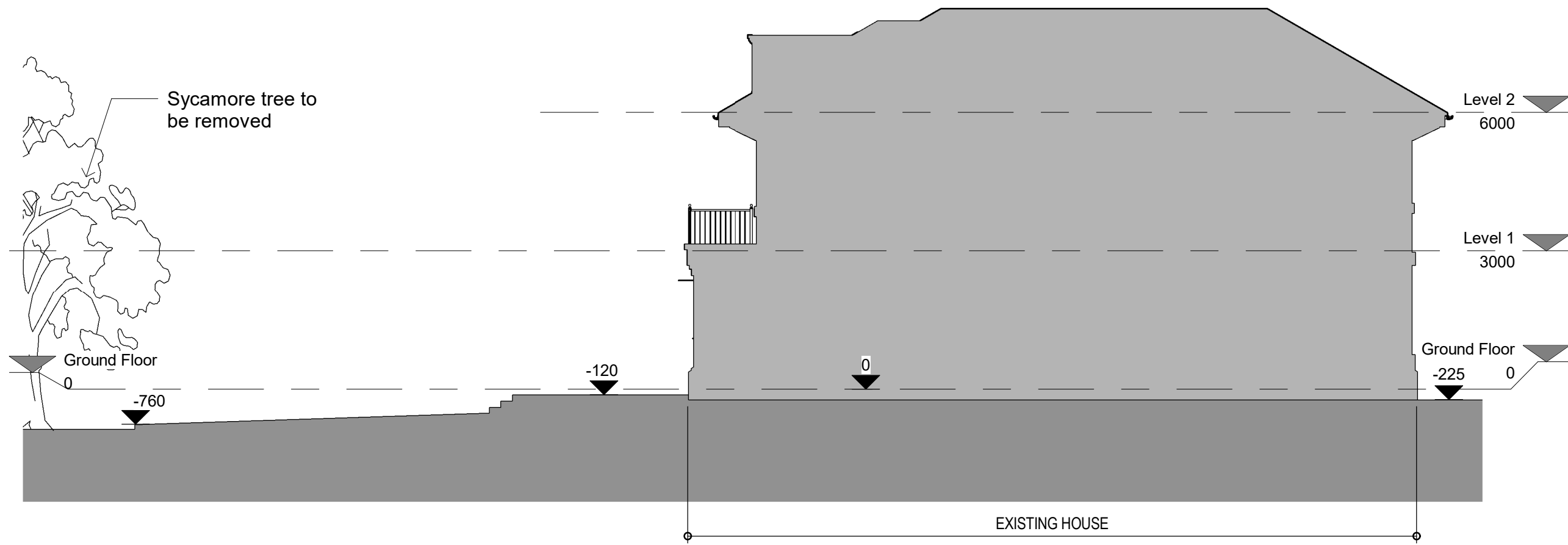
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Status	Suitability	Drwn	Chkd
Planning	S0	AD	MV

Scales) As indicated@A3 First issued 10-07-2020

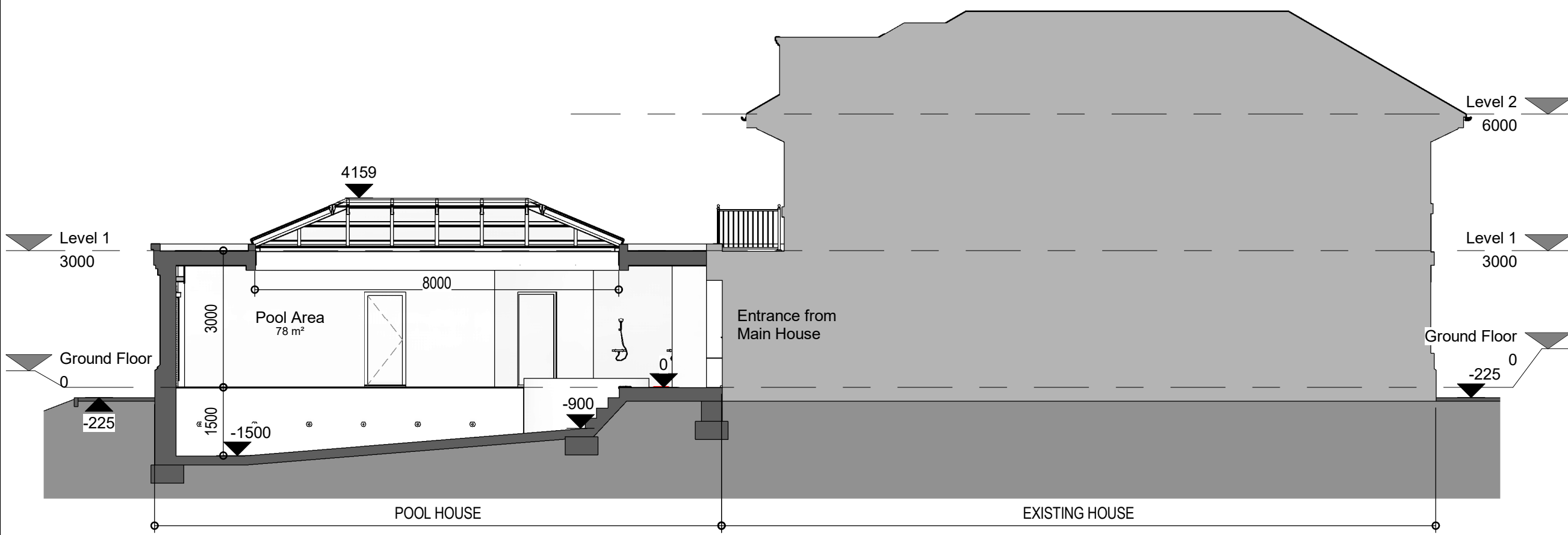
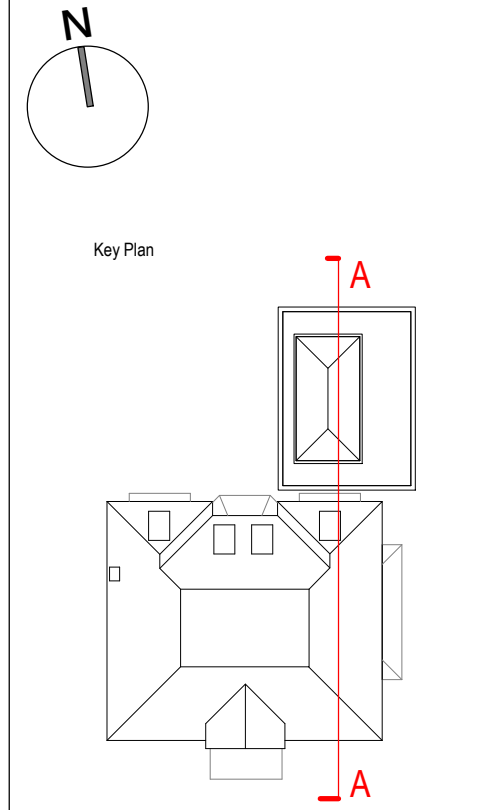
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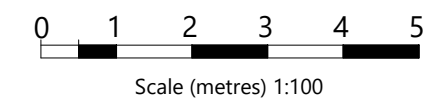


2 Existing Section A-A
1 : 100

Notes:
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1 Proposed Section A-A
1 : 100



Planning Issue

Rev	Date	Description	AD	Drwn
P0	2020-07-20	Issue for Planning		

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Project
Pool House at 29a Camlet Way, Barnet EN4 0LJ

Client
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Drawing
Existing and Proposed Sections

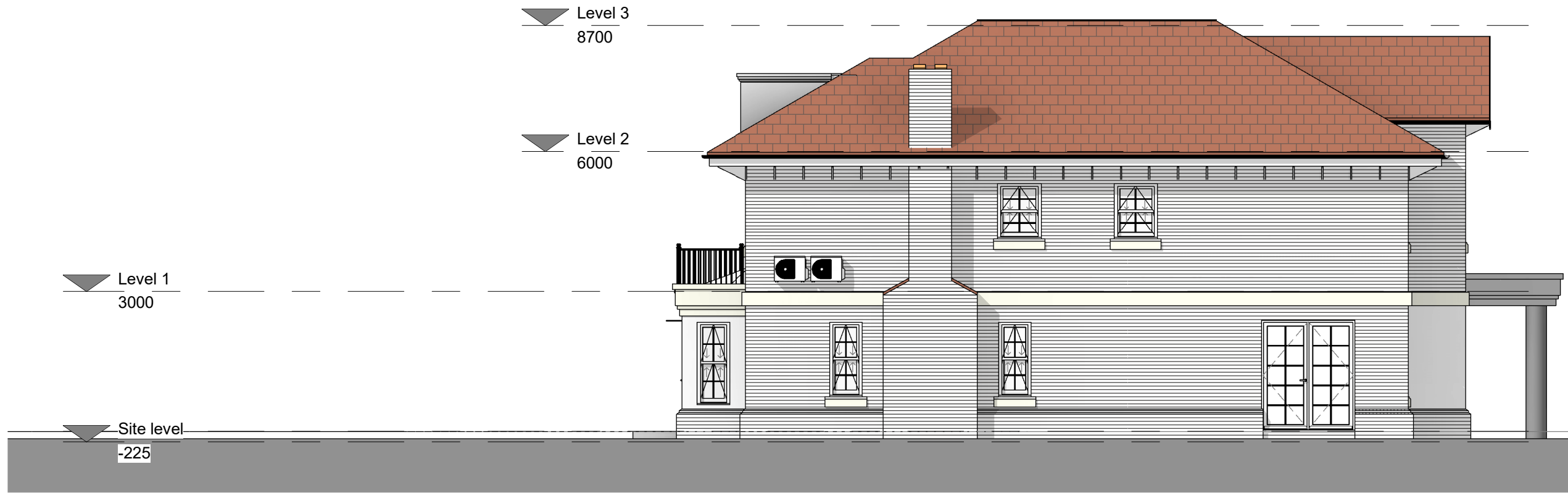
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Status	Suitability	Drwn	Chkd
Planning	S0	AD	MV

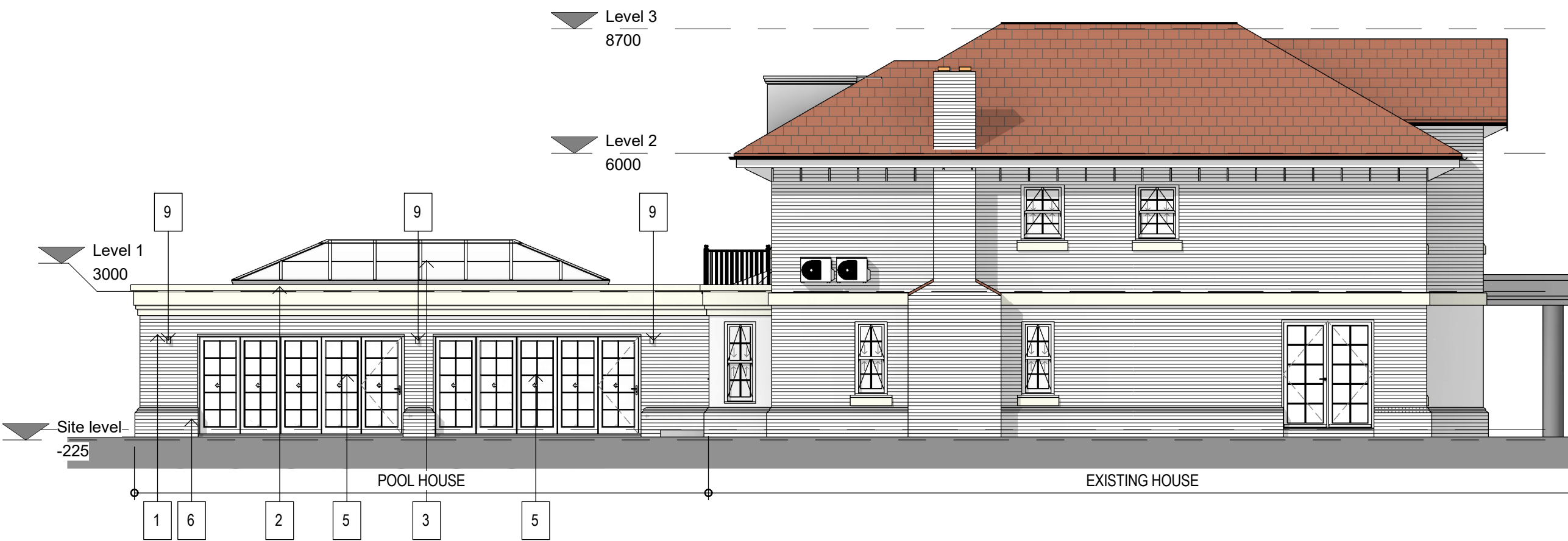
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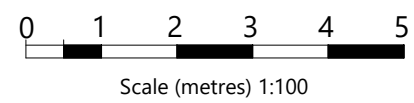
RIBA Chartered Practice



2 Existing West Elevation
1 : 100



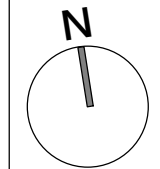
1 Proposed West Elevation
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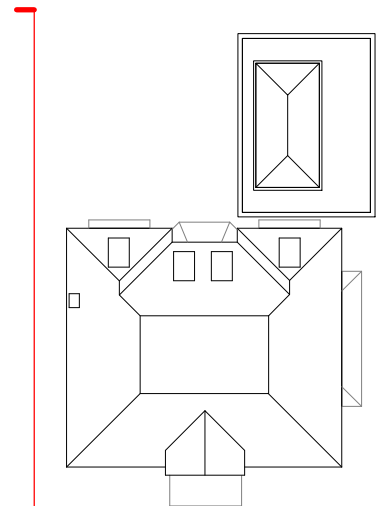
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All relevant British standards and Codes of Practices to be complied with



Key Plan



Material Key

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Planning Issue

Rev	Date	Description	AD	AD	Drwn
P1	2020-10-19	External Lighting fixtures added			AD
P0	2020-07-10	Issue for Planning			AD

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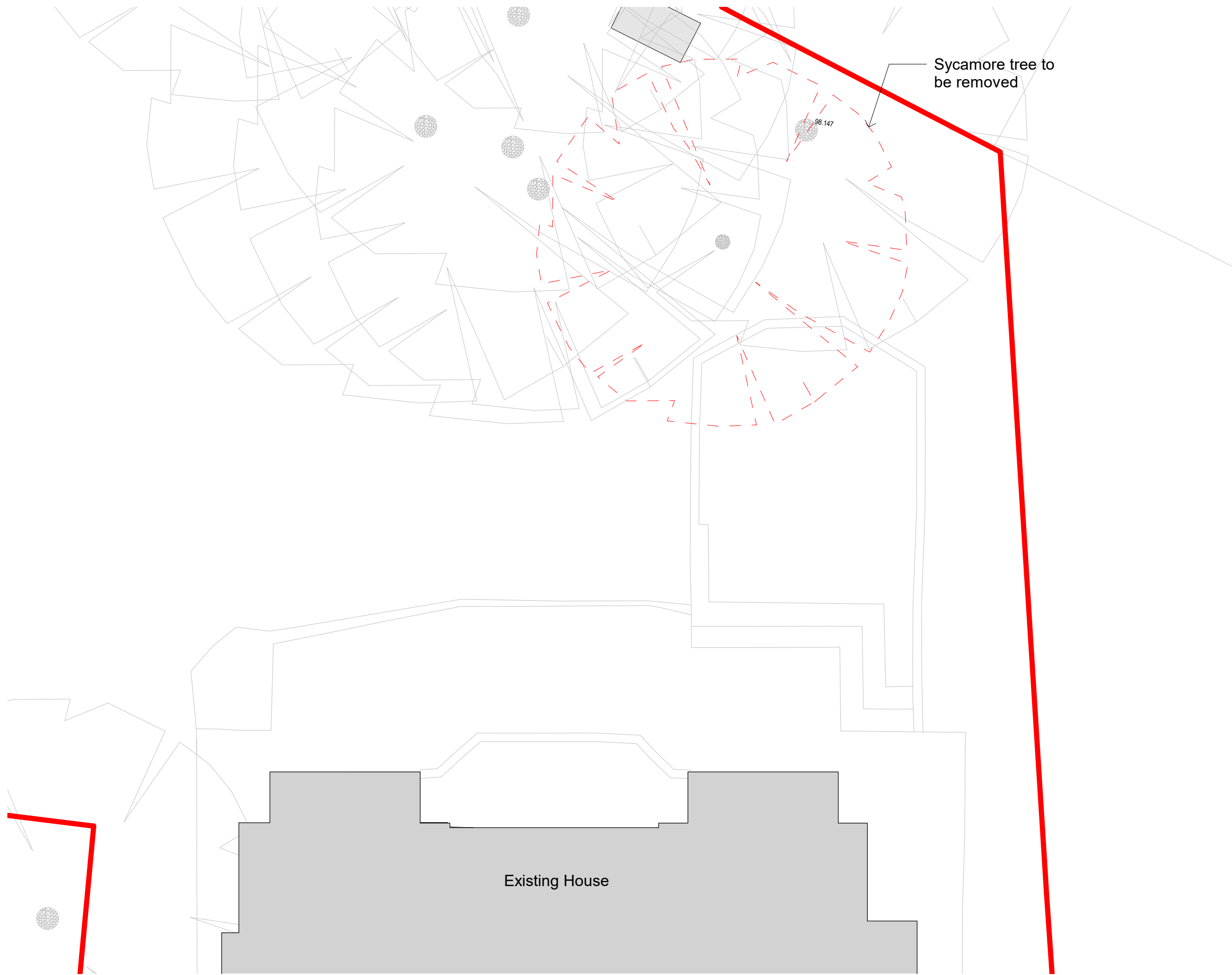
Client
Mr A Oxlade-Chamberlain

Drawing
Existing and Proposed West Elevations

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-ZZ-DR-A-0011							P1
Status	Planning	Suitability	S0	Drwn	AD	Chkd	MV
Scales(s)	As indicated@A3	First issued	10-07-2020				

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Sycamore tree to be removed

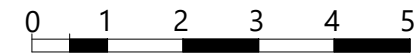
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Existing House

1

Existing Ground Layout

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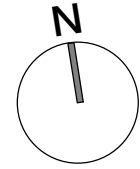


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All relevant British standards and Codes of Practices to be complied with



Legend

- Site Boundary
- Existing Buildings

Planning Issue

PO	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn

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Pool House at 29a Camlet Way, Barnet EN4 0LJ

Client
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Drawing
Existing Ground Layout

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-00-DR-A-0004							0
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Planning	S0	AD	MV				
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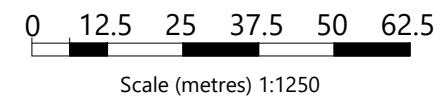
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1 Location Plan
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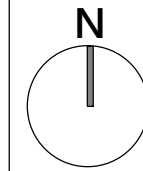
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All relevant British standards and Codes of Practices to be complied with



Legend

- Site Boundary
- Existing Buildings

Planning Issue

PO	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn

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Project
Pool House at 29a Camlet Way, Barnet EN4 0LJ

Client
Mr A Oxlade-Chamberlain

Drawing
Location Plan

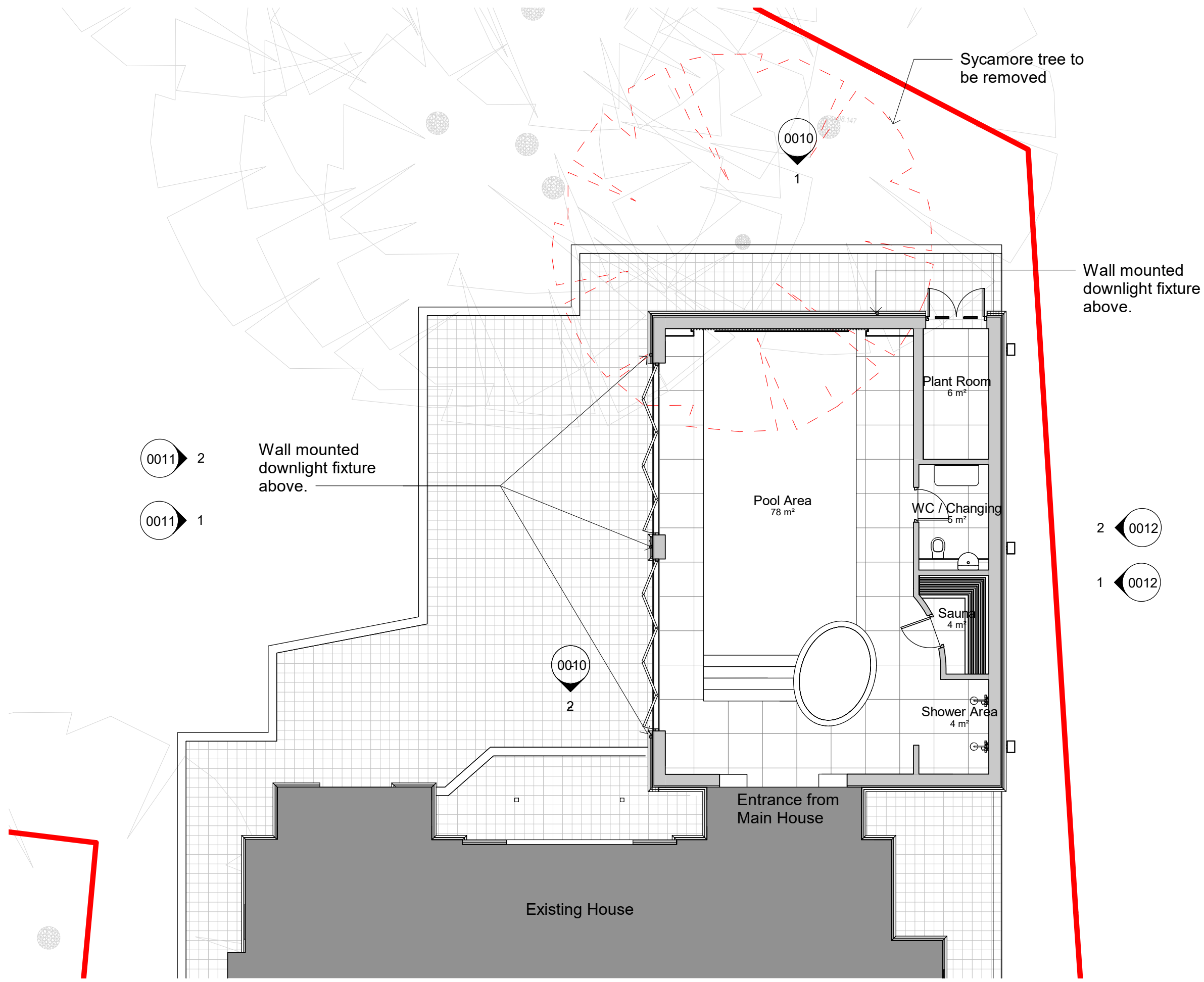
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29ACW-AMA-PH-ZZ-DR-A-0001							0

Status	Suitability	Drwn	Chkd
Planning	S0	AD	MV

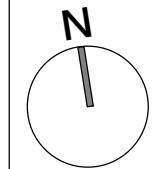
Scales)	As indicated@A3	First issued	10-07-2020
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- Legend**
- Site Boundary
 - Existing Buildings

0011 2
 Wall mounted downlight fixture above.

0011 1
 Wall mounted downlight fixture above.

Wall mounted downlight fixture above.

2 0012
 1 0012

Planning Issue

P1	2020-10-19	External Lighting fixtures added	AD
P0	2020-07-10	Issue for Planning	AD
Rev	Date	Description	Drwn



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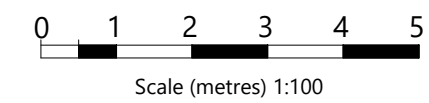
Project
Pool House at 29a Camlet Way, Barnet EN4 0LJ

Client
Mr A Oxlade-Chamberlain

Drawing
Proposed Ground Floor Plan

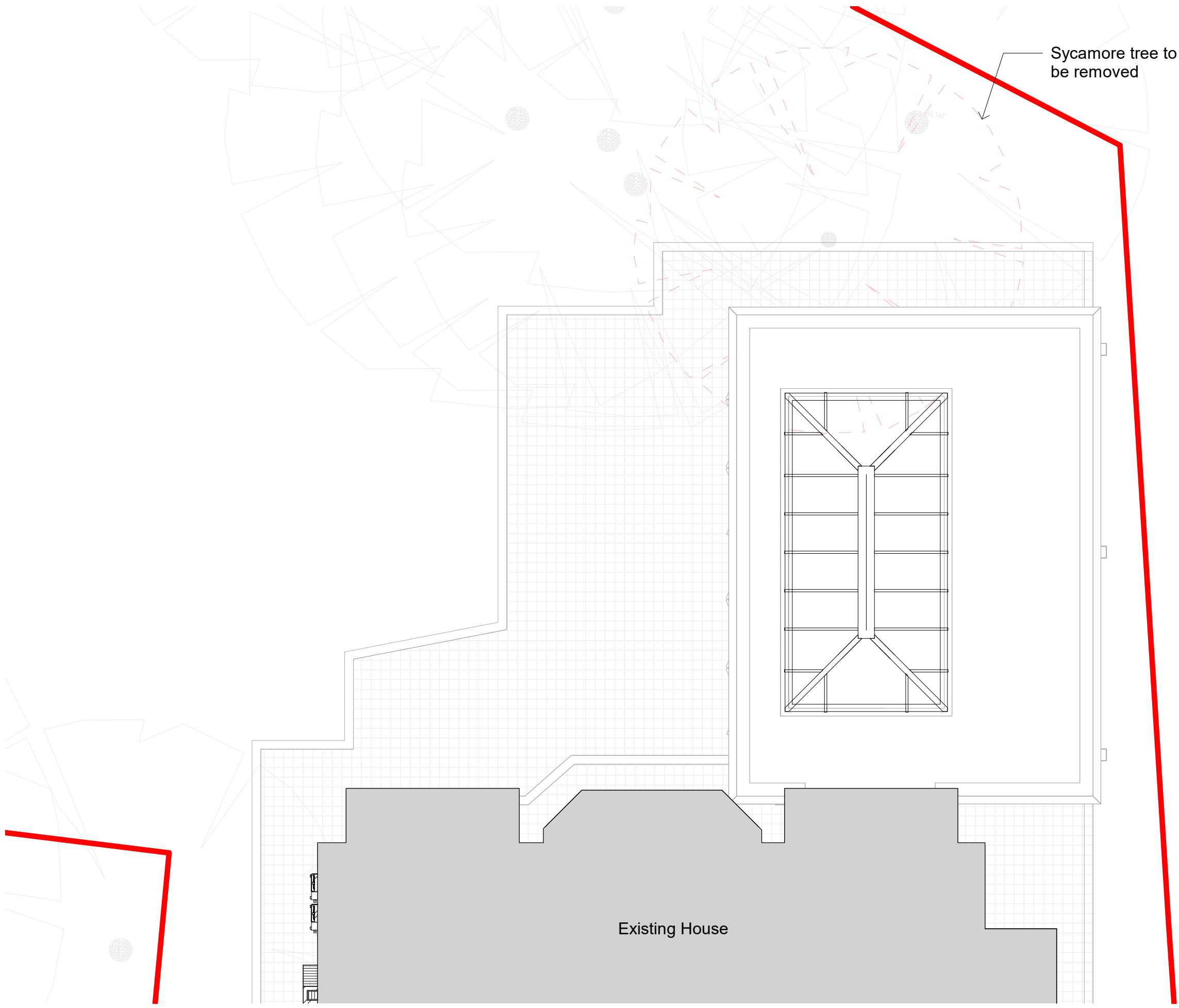
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Status	Suitability	Drwn	Chkd				
Planning	S0	AD	MV				
Scales(s)	As indicated@A3	First Issued	10-07-2020				

1 Proposed Ground Floor Plan
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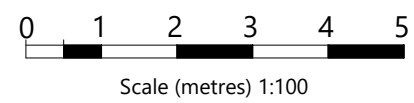
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Sycamore tree to be removed

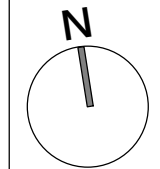
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Notes:
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All relevant British standards and Codes of Practices to be complied with



Legend

- Site Boundary
- Existing Buildings

Planning Issue

PO	Date	Description	AD	Drwn
Rev	2020-07-10	Issue for Planning	AD	Drwn



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Drawing
Proposed Roof Plan

Project	originator	volume	level	type	role	number	revision
29ACW-AMA-PH-01-DR-A-0006							0
Status	Planning	Suitability	S0	Drwn	AD	Chkd	MV
Scales(s)	As indicated@A3	First Issued	10-07-2020				

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