

<b>LONDON BOROUGH OF ENFIELD</b>		
<b>PLANNING COMMITTEE</b>	<b>Date:</b> 18 July 2023	
<b>Report of</b> Director of Planning & Growth: Brett Leahy	<b>Contact Officers</b> Case Officer: Dino Ustic Area Manager: Sharon Davidson	<b>Category</b> Full Application - Major
<b>Ward</b> Cockfosters	<b>Councillor Request</b> Cllr Georgiou	
<b>LOCATION:</b> 368 Cockfosters Road, Barnet, EN4 0JT		
<b>APPLICATION NUMBER:</b> 21/02546/FUL		
<b>PROPOSAL:</b> Redevelopment of site and erection of a 2/3 storey block of 14 flats together with landscaping and parking.		
<b>Applicant Name &amp; Address:</b> Nicon Developments Limited 45 Silver Street Enfield EN1 3EF	<b>Agent Name &amp; Address:</b> Mr Graham Fisher 1 Woodlands Avenue Wanstead E11 3RA	
<p><b>RECOMMENDATION:</b></p> <p>1. That subject to the completion of a S106 Agreement to secure the obligations set out in this report, the Head of Development Management be authorised to <b>GRANT</b> planning permission subject to conditions.</p> <p>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 and the final S106 Agreement to cover the matters identified in the S106 Contributions section of the report.</p>		

Ref: 21/02546/FUL LOCATION: 368 Cockfosters Road, Barnet, EN4 0JT.



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Scale 1:1250

North



**1. Note for Members:**

- 1.1 This application is reported to the Planning Committee as it comprises a 'major' development for more than 10 residential units. Cllr Georgiou also requested the application be reported to Planning Committee if officers were recommending approval.

**2. Recommendation**

- 2.1 That subject to the completion of a S106 Agreement to secure the obligations set out in this report, the Head of Development Management be authorised to **GRANT** planning permission subject to 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 relates to the application site and plans submitted as part of this application as follows:

Drawings

**Drawings**

- 4828/PA/01
- 4828/PA/02
- 4828/PA/03
- 4828/PA/04
- 4828/PA/05A
- 4828/PA/06
- 4828/PA/10D
- 4828/PA/11F
- 4828/PA/12C
- 4828/PA/13D
- 4828/PA/14A
- 4828/PA/20B
- 4828/PA/21A
- 4828/PA/22D
- 4828/PA/24
- 4828/PA/25
- 4828/PA/26B
- 4828/PA/27B
- 4828/PA/28A
- 4828/PA/29A

- CWLD-ND-CR-LA-638-01-A1 REV D
- CWLD-ND-CR-LA-638-02-A3 REV A
- CWLD-ND-CR-LA-638-03-A3 REV A
- CWLD-ND-CR-LA-638-04-A3 REV A

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

3. No development above existing ground level shall commence until details of the external finishing materials to be used shall be approved in writing by the Local Planning Authority. A schedule of materials and their use in the approved scheme is required and samples made available on site. A photograph and details of the make and model must be submitted. The development shall be constructed in accordance with the approved details

Reason: To ensure a satisfactory external appearance.

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

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

5. The development shall not commence until details of 26 secure and covered long stay cycle parking spaces and one short stay space have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied.

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

6. The development shall not commence until the specification details for the provision of at least 3 active electric vehicle charging points and the remainder to be passive have been submitted to and approved in writing by the Local Planning Authority. The charging points shall be installed in accordance with the approved details prior to occupation.

Reason: To ensure that the development complies London Plan

7. The site shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure

shall be erected in accordance with the approved details before the development is occupied.

Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.

8. The development shall not commence until details of areas of hard and soft landscaping and the position, species, approximate height and spread of all trees and shrubs to be planted ( minimum 6 replacement trees to be planted) and of those to be retained; fencing, walls and any other means of enclosure (including facilities for refuse storage) have been submitted to and approved in writing by the Local Planning Authority; any new trees or retained trees or shrubs dying, being severely damaged or becoming seriously diseased so as to prejudice their long term survival within 5 years of completion in the development to be replaced with identical species at the owners expense, to the reasonable satisfaction of the Local Planning Authority.

Reason: to ensure the satisfactory appearance of the development by securing a sufficiency of suitable new and retained landscaping and by providing for the replacement of failed planting.

9. No development shall take place until a Construction Management Plan, written in accordance with the Mayor of London's supplementary planning guidance 'The Control of Dust and Emissions During Construction and Demolition' detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the Local Planning Authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To protect the local amenity from demolition/construction dust

10. The development shall not commence until details of how drainage from the hardstanding will be prevented from discharging towards the public highway. The surfacing and drainage measures shall be carried out in accordance with the approved detail before the development is occupied unless otherwise agreed with the Local Planning Authority.

Reason: To ensure water does not drain towards the highway

11. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site

preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interests of good air quality with regard to London Plan policy SI 1.

12. The development shall be constructed/adapted so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration. This sound insulation shall ensure that the level of noise generated from external sources shall be no higher than 35 dB(A) from 7am – 11pm in bedrooms, living rooms and dining rooms and 30 dB(A) in bedrooms from 11pm – 7am measured as a LAeq,T. The LAF Max shall not exceed 45dB in bedrooms 11pm – 7am more than 10 times per night. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development taking place. The scheme of mitigation shall include suitable alternative ventilation where the internal noise levels exceed the sound pressure levels stated in this condition with the windows open. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied/the use commences and take into account the Acoustics Ventilation & Overheating Guidance issued by the ANC and IOA.

Reason: To protect the local amenity from noise and disturbance

13. The development shall not be occupied until a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the occupation of development.

Reason: To avoid risk to public health and the environment.

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect against risks arising from contamination.

15. The development shall not commence until a revised Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the disposal of surface water by means of a sustainable drainage system in accordance with the principles as

set out in the Technical Guidance to the National Planning Policy Framework and should be in line with our DMD Policy SuDS Requirements:

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

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

16. No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

17. The development shall not be carried out other than in complete accordance with the submitted details of the HWA10467\_APIII 3.0 dated March 2022 and Drw: CWLD-ND-CR-LA-638-01 Rev C demonstrating how trees to be retained shall be protected during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area.

18. Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) and the remainder shall meet easily accessible/adaptable standards (Building Regulations M4(2)).

Reason: To ensure suitable facilities for disabled users and to future proof homes.

19. Prior to occupation of development, an energy report confirming the CO<sub>2</sub>/yr (using SAP 10) savings over Part L of Building regulations (2013) and following the Be lean, Be clean, Be green reduction measures demand measures shall be submitted and approved in writing by the Local planning authority. The development shall be completed in accordance with the approved details.

Reason: In the interest of sustainable development and to ensure London is a carbon zero city via CO<sub>2</sub> emission reduction targets accordance with Policy SI 2 of the London Plan (2021), Policy CP20 of the Enfield Core Strategy (2010) and Policy DMD51 of the Enfield Development Management Document (2014).

20. The development shall be carried out in accordance with the measures identified in the Cherryfield Ecology Report, dated 17/02/2021. Before the development is first occupied, the developer shall submit to the Local Planning Authority evidence confirming the provision of 2 bat boxes to be provided on trees and bird and insect boxes shall be provided which include 2 robin boxes, 2 songbird boxes, 2 urban bee nesting boxes and 2 bug biome boxes have been provided.

Reason: In order to promote ecological enhancement measures in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy.

21. Prior to the commencement of development on site further bat surveys for existing buildings on site shall be undertaken by a suitably qualified ecologist within the May to August window and be submitted to and approved in writing by the Local Planning Authority. If surveys identify the existence of bats within the buildings to be demolished, evidence shall be submitted to demonstrate the necessary license has been secured to enable the demolition to be undertaken.

#### **Informative(s)**

1. All works to the highway ie amendments to the vehicular access, will need to be undertaken by the Council's Highway Services team, who should be contacted on the footway crossing helpdesk (020 8379 2211) as soon as possible so that the required works can be programmed.
- 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 and the final S106 Agreement to cover the matters identified in the S106 Contributions section of the report

### **3. Executive Summary**



- 3.1 This is a full application for the redevelopment of site and erection of a 2/3 storey block of 14 flats (5 x 3 bedroom , 4 x 2 bedroom , 5 x 1 bedroom) together with landscaping and parking.
- 3.2 The application follows a previous outline consent for redevelopment of the site granted in April 2023 for erection of a three storey block of (9) nine flats (OUTLINE-Access).
- 3.3 Although a more intensive development of the site the current proposal successfully amplifies the scale of the previous scheme and delivers a height, scale and massing that would be appropriate in the street scene without adversely impacting upon the amenity of existing nearby residents.
- 3.4 The planning application satisfies planning policy aims to increase the housing stock of the borough and is considered to be acceptable subject to appropriate planning conditions.
- 3.5 The application does not provide for the delivery of affordable housing on site. However, an independent viability assessment on behalf of the Council confirms that the development can viably meet the costs of CIL and deliver a contribution of £498,891 towards affordable housing delivery off site.
- 3.6 The Government prescribes a “tilted balance” to the Council’s planning decision-making in favor of housing delivery 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 Council should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the housing proposal. Officers consider that there are no adverse impacts of the scheme that would outweigh the benefits of the proposed housing.
- 3.7 It is recognised that small and medium windfall 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 current application that seeks to provide 14 new good quality residential units on the site, is an example of such optimisation and carries significant weight in favor of the proposed development.

#### **4. Site and Surroundings**

- 4.1 The site lies on the western side of Cockfosters Road and comprises a detached two storey dwelling set within a large plot. To the south and the west of the site are large predominantly 2 storey detached houses on Coombehurst Close. To the east of Cockfosters Road, facing the site, are open fields. The two immediate neighbours are flatted developments consisting of Kingsdale Court & Amara Lodge.
- 4.2 The properties along Cockfosters Road are primarily large houses and flatted developments with broadly a 20m setback from the adopted highway and rear gardens of approximately the same length. The rear garden of the application site is

smaller than that of the neighbouring occupiers (due to the applicant apportioning off the rear section).

- 4.3 The site is subject to a site wide Tree Preservation Order (TPO). There are thirty-eight (38) trees and eight (8) groups of trees which have been categorised within or immediately adjacent the site. Six trees and two groups of trees which fall within category C are to be removed.
- 4.4 The site is within a PTAL 1a indicating a poor access to public transport and accessibility. The existing building on site is not listed nor is the site located within a Conservation Area

## 5. Proposal

- 5.1 Full planning permission is sought for the redevelopment of the site and erection of a 2/3 storey block of 14 flats (5 x 3 bedroom, 4 x 2 bedroom, 5 x 1 bedroom), together with landscaping and parking.

- 5 x 3 bedroom (Unit 2, Unit 3, Unit 5, Unit 7, Unit 9) = 35.7%
- 4 x 2 bedroom (Unit 1, Unit 6, Unit 8, Unit 10) = 28.6%
- 5 x 1 bedroom (Unit 4, Unit 11, Unit 12, Unit 13, Unit 14) = 35.7%

- 5.2 The application follows on from pre-application advice with the following changes:

- Proposals now incorporate 4 x duplex units over the lower ground and ground floors, with an increase in number of 3 bedroom flats to 5 units, of which 4 units are 5 or 6 person flats/duplexes.
- All 2 bedroom flats have been reconfigured to provide 4 person units.
- Reconfiguration of the plans so the majority of the flats are dual aspect.
- Reduction in the number of car parking spaces from 15 to 14, which enables a greater retention of trees.
- The forecourt and frontage has been substantially redesigned in order to significantly increase the amount of landscaping and reduce visual impact of parking
- The reconfiguration has allowed for the inclusion of separate pedestrian and vehicle entrance gates, and the relocation of the pedestrian gate allows for a direct route through the site to the building entrance.
- Cycle provision has been reconfigured to provide secure and attractive storage.

## 6. Relevant Planning Decisions

- 6.1 The following planning history is considered relevant to the proposal:

Reference	Proposal	Decision	Date
22/00900/OUT	Erection of a three storey block of nine flats (OUTLINE- Access).	Committee- Granted with	27.04.2023

		conditions.	
20/03899/PREAPP	Redevelopment of site and erection of 14 residential units (FOLLOW UP TO 20/01796/PREAPP and 20/02665/PREAPP)	Closed	12.01.2021
20/02665/PREAPP	Redevelopment of site and erection of 14 residential units (FOLLOW UP TO 20/01796/PREAPP).	Closed	20.08.2020
20/01796/PREAPP	Redevelopment of site and erection of 14 residential units.	Closed	16.07.2020

## 7. Consultations

### 7.1 Statutory and non-statutory consultees

#### Environmental Health

- 7.1.1 Environmental Health does not object to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality. However, the development is surrounded by residential properties and demolition and construction dust could be an issue. Relevant conditions are therefore required.

Officer comment: Conditions to cover construction management, including dust controls, are included in the recommendation above

#### Trees

- 7.1.2 No objection is raised, subject to the provision of the detailed tree protection scheme that includes an auditable schedule of arboricultural supervision/inspection and soil analysis, as detailed in HWA10467\_APIII 3.0 dated March 2022 and Landscaping scheme Drw: CWLD-ND-CR-LA-638-01 Rev C submitted in support of the proposed scheme. A condition is recommended to secure this

#### SUDS

- 7.1.2 Objection is raised to the development because the proposed drainage strategy does not meet the requirements of DMD Policy 61 with regard to quality, functionality, quality and suitability.

Officer comment: Whilst an objection is noted, the matter can be covered by condition and a condition is recommended requiring the submission of updated drainage strategy prior to the commencement of development.

#### Transportation

- 7.1.4 The proposed development makes appropriate provision for access and parking having regard to DMD Policies 8, 45 and 46 and The London Plan Policy T6 and no objections are raised. The development, given the number of units proposed will however generate the requirement for a Sustainable Transport Contribution. The contribution sought being £11,042 which will be secured through the S106 Agreement.

#### Thames Water

- 7.1.5 With regard to Waste Water and Sewage infrastructure capacity, no objection is raised. The proposed development is located within 15 metres of a strategic sewer and therefore Thames Water requests a piling condition to be added to any planning permission.

Officer comment – a condition regarding piling is included in the recommendation section above

## 7.2 Public

- 7.2.1 Consultation letters were sent to 112 adjoining and surrounding properties . Consultation ran from 11.11.2021 to 05.12.2021. At the time of writing the report, there have been 7 objections raising all or some of the following points:

- Notice not served to adjoining occupiers and therefore insufficient time to make comments

Officer comment: The development does not encroach beyond the boundaries of the application site and neighbouring properties did not need to be served with a Notice prior to the submission of the application. Consultation has taken place as part of the planning application with 112 adjoining and surrounding properties notified of the application.

- The TPO's around the site should be maintained.
- Noise and dust
- Light
- Increase in congestion
- Landscaping / Screening
- Overdevelopment
- Height, bulk & scale
- Out of keeping within character of the area
- Amenity Space provision appears slight
- Overlooking / loss of privacy
- Close proximity to boundary with Amara Lodge

Officer comment: These issues are responded to in the body of the report

- The length of building works to be completed .
- Potential de-value of property value –

Officer comment: These issues are not material planning considerations

- Potential encroachment of new building right to boundary

Officer comment: The development does not encroach beyond the boundaries of the application site.

- LPA should seek independent financial viability advice on the affordable housing

Officer comment: This has been done.

## **8. Relevant Policies**

- 8.1 Section 70(2) of the Town and Country Planning Act 1990 requires the Committee have regard to the provisions of the development plan so far as material to the application and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means:
- (c) approving development proposals that accord with an up-to date development plan without delay; or, (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: (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.”
- 8.3 The related footnote(8) advises that “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites ..... or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.
- 8.4 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.5 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development”.
- 8.6 The Council's recent housing delivery has been below its increasing housing targets. This translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the “presumption in favour of sustainable development” category by the Government through its Housing Delivery Test.
- 8.7 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole - – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’.

- 8.8 However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 200 requires, in accordance with the development plan unless material considerations indicate otherwise.
- 8.9 Key relevant policy objectives from the NPPF that relate to this scheme include: • Section 5 – Delivering a sufficient supply of homes Para 60 – 77; • Section 11 – Making effective use of land Para 119 -125; and • Section 12 – Achieving well-designed places, Para 126-136 8.11

#### The London Plan (2021)

- 8.11 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 GG1: Building strong and inclusive communities  
Policy D1: London's form, character and capacity for growth  
Policy D3: Optimising site capacity through the design-led approach  
Policy D4: Delivering good design  
Policy D5: Inclusive design  
Policy D6: Housing Quality and Standards  
Policy D12: Fire Strategy  
Policy D14: Noise  
Policy H4: Delivering Affordable Housing  
Policy H6: Affordable Housing Tenure  
Policy H7: Monitoring of Affordable Housing  
Policy SI 1: Improving Air Quality  
Policy SI 2: Minimising greenhouse gas emissions  
Policy SI 5: Water Infrastructure  
Policy SI 7: Reducing waste and supporting the circular economy  
Policy SI 8: Waste capacity and net waste self-sufficiency  
Policy SI 13: Sustainable Drainage  
Policy SI2: Healthy Streets  
Policy T3: Transport capacity, connectivity and safeguarding  
Policy T4: Assessing and mitigating transport impacts  
Policy T5: Cycling  
Policy T6: Car parking  
Policy G2: London's Green Belt  
Policy G6: Biodiversity and Access to Nature  
Policy G7: Trees and Woodlands

#### Enfield Core Strategy (2010)

- 8.12 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:

CP3 Affordable Housing  
CP4 Housing Quality  
CP5 Housing Types  
CP9 Supporting community cohesion  
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 Pedestrian and Cyclists  
CP28 Managing Flood Risk Through Development  
CP30 Maintaining and improving the quality of the built and open environment  
CP32 Pollution  
CP36 Biodiversity

Enfield Development Management Document (2014)

8.13 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:

DMD1 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  
DMD37 Achieving High Quality and Design-Led Development  
DMD45 Parking Standards and Layout  
DMD47 Access, New Roads and Servicing  
DMD50 Environmental Assessment Methods  
DMD51 Energy Efficiency Standards  
DMD61 Managing Surface Water  
DMD79 Ecological Enhancements  
DMD80 Trees on Development Sites  
DMD81 Landscaping  
DMD83 Development Adjacent to Green Belt

8.14 Other relevant policy

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Enfield Characterisation Study (2011)  
Waste and Recycling Storage Planning Guidance from Enfield Council (EN20/ V2)  
S106 SPD  
Hadley Wood Neighbourhood Plan –

Policy HW-1: Setting, character and views  
Policy HW-2: Front boundary walls, railings and gates  
Policy HW-3: Paving of front gardens  
Policy HW-4: Off-street parking  
Policy HW-7: Trees, the natural environment and biodiversity  
Policy HW-8: Flood risk  
Policy HW-9: Sustainable drainage

Policy HW-10: New housing development and mix  
Policy HW-11: Self-contained apartments  
Policy HW-12: High-Quality Built Environment  
Policy HW-15: Construction activity  
Policy HW-18: Active travel  
Policy HW-19: CIL Allocations

Hadley Wood Neighbourhood Plan is currently undergoing consultation and therefore carries very limited weight for the assessment of the planning application

## **9. Assessment**

9.1 The aspects considered within the proposal are as follows:

- Principle of development
- Character and Appearance
- Housing Mix
- Affordable housing
- Design
- Standard of Accommodation
- Residential Amenity
- Transportation
- Trees, Biodiversity and Landscaping
- Energy & Sustainability
- Noise and Construction Dust
- Sustainable Drainage & Flood Risk
- S106 obligations / viability

### **9.2 Principle of development**

9.2.1 The NPPF and London Plan advise that local authorities should seek to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

9.2.2 The Borough's current target for the plan period is for a minimum of 12,460 net housing completions between 2019/20 – 2028/29, as set out in the London Plan 2021, 1246 dwellings per year. In the event that the proposed development was acceptable in all other respects, the proposed 14 new units would make a positive contribution towards meeting the strategic housing needs of Greater London and increasing the housing stock of the Borough in accordance with the National Planning Policy Framework (NPPF) and the Policy CP5 of the Enfield Core Strategy (2010). In this context, it is acknowledged the redevelopment of the site could help delivery and contribute to the Council's substantial housing delivery targets which is welcome.

9.2.3 It is also recognised that the Council has failed the most recent Housing Delivery Test and therefore, residential development is subject to the presumption in favour of sustainable development. The tilted balance therefore has to be applied in assessing and weighing up the benefits of the scheme and whether on balance the impacts of not granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole.

9.2.4 Overall, the principle of development for a block of 14 self-contained flats in the proposed location is acceptable subject to the assessment criteria as set out within the below.



### **9.3 Character and appearance**

- 9.3.1 The fundamental aim of the NPPF is to secure sustainable development. In order to achieve sustainable development, a development is required to have a good design. Policy D3 of the London Plan encourages the design-led approach that optimises the capacity of sites. DMD 6 of the DMD provides standards for new development with regards to scale and form of development, housing quality and density.
- 9.3.2 DMD 8 provides general standards for new residential development and reiterates the requirement for a development to be of an appropriate scale, mass and bulk, provide high quality amenity space and provide access to parking and refuse areas. DMD 37 encourages achieving a high quality and design led development. This policy is re-iterated by CP30 of the Core Strategy as well as the fundamental aims of the NPPF. Policy CP30 seeks to maintain and improve the quality of the built and open environment. DMD 83 states that proposal located next to or within close proximity to, the Green Belt will only be permitted where there is no increase in visual dominance and intrusiveness of built form, clear distinction between the Green Belt and urban area and views from the Green Belt especially at important access points are maintained.
- 9.3.3 The proposed redevelopment would involve the redevelopment of site provide 14 x residential units (5 x 3 bedroom, 4 x 2 bedroom, 5 x 1 bedroom (class C3) with associated amenity space, landscaping, refuse storage, cycle and car parking provision. Flatted developments are prevalent within the immediate vicinity of Cockfosters Road with similar height and massing. The LPA consider the proposed development would be in keeping with the existing the streetscene, which would result in the building not overly prominent and acceptable to the built form with no greater impact on the Green Belt. For the reasons outlined above the proposed development is considered to be consistent with due regard to character and appearance of the immediate area.

### **9.4 Housing Mix**

- 9.4.1 The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high-quality homes and to plan for a mix of housing in terms of size, type, tenure and range based on local demand.
- 9.4.2 The London Plan reinforces this, Policy GG4 states that Londoners should have access to affordable homes, and which meet their requirements for different sizes and types of dwellings in the highest quality environments. New developments are required to offer a range of housing choices in terms of the mix of housing sizes and types. The London Plan sets a clear priority to create communities that are mixed and balanced by way of tenure, fostering social diversity, responsibility and identity (Policy GG4). The London Plan goes on to seek to maximise affordable housing provision to create a balanced and affordable housing sector, with priority to be given to affordable family housing. The need for an appropriate housing mix to address local needs is further reinforced in Enfield policies CP3, CP5 and DMD3.
- 9.4.3 Enfield Policy CP5 of the Core Strategy (2010) seeks to provide the following boroughwide mix for market housing:
- 20% 1 and 2 bed units (1-3 persons);

- 15% 2 bed units (4 persons);
- 45% 3 bed units, (5-6 persons); and,
- 20% 4+ bed units (6+ persons)

9.4.4 Policy DMD3 of the Enfield Development Management Document (2014) states that sites capable of accommodating 10 or more dwellings should meet these dwelling mix targets. However, this is based on the assumption that larger schemes are sited on larger sites and are more capable of accommodating a mix of different house sizes and associated amenity space than smaller and more constrained parcels of land.

9.4.5 In this case, the application site is a constrained parcel of land, and the increase of 5 units over the previously approved (outline) scheme is achieved by extending the approved building footprint to the rear and side.

9.4.6 The proposal would create 14 residential units with a mix of:

- 5 x 3 bedroom (Unit 2, Unit 3, Unit 5, Unit 7, Unit 9) = 35.7%
- 4 x 2 bedroom (Unit 1, Unit 6, Unit 8, Unit 10) = 28.6%
- 5 x 1 bedroom (Unit 4, Unit 11, Unit 12, Unit 13, Unit 14) = 35.7%

9.4.7 In view of the physical constraints of the site and mindful of the tilted balance, the overall mix of units is considered acceptable.

## **9.5 Affordable Housing**

9.5.1 Affordable housing comprises of social rented/affordable rented and intermediate housing provided to eligible households whose needs are not met by the market housing (London Plan Policy H6). Policy DMD1 confirms that development should provide the maximum amount of affordable housing, having regard to the borough-wide affordable housing target of 40%; and with a target tenure mix of 70% social / affordable rent and 30% intermediate, and that this should be subject to scheme viability.

9.5.2 London Plan Policy H4 London Plan states affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances. Policy H6 require that boroughs maximise affordable housing provision, set an overall target in local plans for the amount of affordable housing provision needed over the plan period, and seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. Enfield's Core Strategy Policy CP2 sets a target that 40% of new homes should be affordable on sites over 10 units, subject to scheme viability. Developers are required to provide development appraisals to demonstrate that each scheme maximises affordable housing output.

9.5.3 The proposal for 14 residential units (4 x 1 bed, 5 x 2 bed, 5 x 3 bed) is supported by a Financial Viability Assessment (FVA), carried out on behalf of the applicant. The conclusions of this FVA were that the scheme could not viably support a policy compliant level of affordable housing.

9.5.4 This position has been independently assessed on behalf of the Council by an external consultant who has provided viability advice in relation to the original FVA submitted. The review undertaken raised some questions around comparable average sales values for residential units; breakdown of development costs and the Benchmark Land Value (BLV). It was concluded by the Council's viability consultant,

that with CIL contributions, and a developer profit of 17.5% on Gross Development Value (GDV), the scheme, whilst delivering a surplus, could not viably support the provision of affordable housing units on site, given the exceptional circumstances in this instance as a result of values in this location exceeding the cost of providing on site affordable housing. Nevertheless, the surplus identified could be used to support the delivery of affordable housing off-site.

- 9.5.5 The applicant's consultant accepted the findings of the Council's review of the development costs and has agreed to the in-lieu payment of £498,891 towards the delivery of affordable housing off-site.
- 9.5.6 On balance, the housing contribution is welcomed as this will help make a valuable contribution to the Borough's housing needs. The public benefit of affordable housing contribution must be given appropriate weight when balancing the planning merits of the scheme, and any harmful impacts.

## **9.6 Design**

- 9.6.1 Policy DMD37 encourages achieving a high quality and design led development that should be suitable for its function and appropriate in its context with appropriate regard to its surroundings. Additionally, Policy D3 and D4 of the London Plan specifies the need to respect the character of the surrounding area but also make a positive contribution to the places identity. This policy is re-iterated by CP30 of the Core Strategy which requires new development to be of a high-quality design and in keeping with the surrounding area, as well as the fundamental aims of the NPPF.

### *Siting and layout:*

- 9.6.2 A three-storey high contemporary building is proposed which will be set back some 27m from the edge of Cockfosters Road. Car parking is provided at the front of the site. The new building will respect the established front building line taking into account both Amara Lodge and Kingsdale Court.
- 9.6.3 The proposed layouts of the units are functional with all units benefiting from a central corridor. The building footprint and projection into the site is broadly in keeping with the existing neighbouring patterns of development and deemed appropriate in this location.

### *Scale and Massing:*

- 9.6.4 The existing dwellinghouse is a two-storey building set back from Cockfosters Road. The surrounding context is predominantly three stories, with pitched roofs.
- 9.6.5 The proposed scheme would be over three floors including a lower ground floor and the top floor would be set in from all side with roof pitch away from the neighbouring occupiers. The proposed roof floor terminates at the same height as the neighbouring ridge line of Kingsdale Court, and the overall height comparable with neighbouring Amara Lodge and Kingsdale Court which helps reduce its bulk, scale and massing. Additional set-backs have been undertaken on the top floor and further recessing of proposed dormer windows. It is considered that this respects the scale of buildings in the vicinity of the site.
- 9.6.6 The building would be inset 1.5m from the shared boundaries to the north and south and does project rearwards of neighbouring properties either side. It is acknowledged

that the rear projection of Amara Lodge at ground floor is deeper by some 1.5m along the shared boundary. There is a 8.3m separation distance before the proposed building projects a further 2m outwards. Towards the southern elevation facing Kingsdale Court, the rear ground floor projection is 3.5m deeper along the shared boundary, than the rear building line of this occupier. There is a 6.2m separation distance before the outward projection extends some 4.9m.

- 9.6.7 The building footprint at ground floor level would not exceed a line taken from the mid-point of the nearest residential windows at an angle of 45 degrees or 30 degrees at first floor. This test, is borrowed from policy DMD11 and used to limit the impact of rearward extensions upon nearby residential properties. As a consequence the proposal would not be harmful in terms of loss of light or outlook for existing neighbouring residential occupiers.
- 9.6.8 In view of the site's location, the existing surrounding building heights and the detached nature of the building the site is considered appropriate for accommodating a building of the height and scale proposed.

*Materials:*

- 9.6.9 A simple and well considered palette of materials is proposed so that this building sits comfortably in its setting. That is achieved through a predominant use of (red) brick which reflects the local vernacular. The top floor, which has roof pitches away from the neighboring occupiers, is to be treated in a different material in order to appear subservient to the rest of the building. Details of materials for the dormer windows appear as zinc cladding, and this will be subject to condition. To help this appear subordinate to the building below, articulation of the building is achieved through the inclusion of recessed and projecting elements, external balconies, glass balustrades and window reveals.
- 9.6.10 Officers recognise the need to utilise sites to their optimum and this scheme does so whilst providing an attractive setting for future occupiers. Officers are supportive of the proposed design; the use of materials and articulation is well considered, and would result in a high-quality and sustainable development, subject to conditions to ensure the quality and detailing would be delivered.

## **9.7 Quality of Accommodation**

- 9.7.1 All residential units meet or exceed the minimum space standards in terms of Gross Internal Area and bedroom sizes as set out in the London Plan, and the more recent nationally described space standards. This complies with London Plan policy, National Described Space standards and Enfield planning policies.
- 9.7.2 Twelve of the 14 units comply with the built in space storage requirement. It is recognised U7 and U8 have a marginal shortfall of built in storage. However, their overall GIA compensates for this slight shortfall of storage space.
- 9.7.3 London Plan policy D5 seeks to ensure that new development achieves the highest standards of accessible and inclusive design. The proposal will provide a minimum of 10% wheelchair accessible or adaptable units, whilst the remaining 90% of units will meet accessible and adaptable standards set out in Part M4(3) 'wheelchair user dwellings', and part M4(2) 'accessible and adaptable dwellings'. This provision will be secured by condition.

- 9.7.4 The layout and arrangement of units has allowed for the majority of units to be dual aspect units, ensuring good cross ventilation, daylight, sunlight and internal standards of accommodation.
- 9.7.5 In accordance with the Mayor's Housing SPG (2016) it has been confirmed that a minimum ceiling height of 2.5 metres for at least 75% of the gross internal area of the residential units can be achieved for all units.

*Window Distancing:*

- 9.7.6 Policy DMD10 sets out the minimum separation distances required between rear facing windows. The rearward facing windows within the development will be some 14m off the boundary and over 25 metres for rear facing windows as per DMD10. A sunlight and daylight report has been submitted which concludes acceptable sunlight levels would remain for neighbouring occupiers. The proposed side facing windows on the southern elevation towards Kingsdale Court are high level windows, and the proposed two flank dormers towards this neighbouring occupier would be inset some 8.2m from the neighbouring flank walls, which do not contain flank dormers and as such not directly overlook this occupier at roof level. The side facing windows on the northern elevation are high level secondary windows and do not face directly onto habitable rooms of neighbouring buildings. A 1.8m timber fence is proposed to further mitigate privacy at ground floor level. As such these do not give rise to loss of privacy or overlooking concerns.

*Residential Amenity Space:*

- 9.7.7 Policy DMD9 is of most relevance to amenity space, stating that all new development must provide good quality private amenity space that is not significantly overlooked by surrounding development, and that meets or exceeds the standards listed in the policy. In addition to the internal space proposed there is also a sufficient level of on-site communal and private amenity space. Each unit is afforded access to a private terraces or balconies ranging in size between 5sqm and 20sqm. All balconies/terraces are sized to comply with the Mayor's Housing SPG. On balance the quantum, quality and combination of private and communal amenity space would be sufficient to meet the likely demands of future residents.
- 9.7.8 Considered against the policy compliant standard of accommodation and the tilted balance, 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 DMD8, DMD9, and DMD37.

**9.8 Residential Amenity**

- 9.8.1 Policy DMD 8 states that new developments should preserve amenity in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. The submission contains a daylight and sunlight analysis and the LPA acknowledge all units (1-14) comply with the ADF and BREEM guidelines. In addition, adequate provision of sunlight and daylight will reach neighbouring habitable rooms.
- 9.8.2 Submitted plans illustrate window placement and confirmation of secondary window placements for the upper floor units on both north and south elevations. This along with the proposed 1.8m high timber fence at ground level mitigates any adverse overlooking or loss of privacy to the neighbouring occupiers of Kingsdale Court and Amara Lodge and to the future occupiers of the proposed units. No sense of

enclosure or outlook concerns are anticipated.

## **9.9 Transportation**

- 9.9.1 Under the London Plan (2021) Policy T6, the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use.

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

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

- 9.9.2 Policy DMD47 outlines that all development should make provision for attractive, safe, clearly defined and convenient routes and accesses for pedestrians, including those with disabilities. It states new accesses (intensification of existing access is still considered subject to a similar assessment), will only be permitted where appropriate, safe and functional provision is made for refuse collection and any other service and delivery vehicles, emergency service vehicles and operational needs for existing residents.

- 9.9.3 The vehicular access will be from Cockfosters Road, as existing. The proposal provides a segregated vehicular access and pedestrian access which is considered acceptable.

- 9.9.4 14 vehicle parking spaces are proposed and this is considered an acceptable provision given the low PTAL. It is noted that 3xspaces have active charging points and 9xspaces have passive charging points. This meets the LP requirement of 20% active and remainder passive. A segregated pedestrian path is proposed through the site from a separate pedestrian access from Cockfosters Road. Proposed refuse is located close to the footway and meets Manual for Streets guidance for distance to move the refuse stores. A total of 26 cycle parking spaces have been provided. The location of the cycle store for the proposed 14 units are integrated within the site and the location is considered acceptable as it will not require bicycles being transferred internally.

- 9.9.5 The proposed development including the provision of gates (1.1m in height) makes appropriate provision for access having due regard to DMD Policies 8, 45 and 46 and The London Plan Policy T6.

## **9.10 Trees, Biodiversity and Landscaping**

- 9.10.1 Policy DMD 80 stipulates that *all development including subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, 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. All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:*

- a. *Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;*
- b. *Ensure that the future long term health and amenity value of the trees is not harmed;*
- c. *Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings.*

#### 9.10.2 London Plan Policy G7 states

Development proposals should ensure that, wherever possible, existing trees of value are retained. Should planning permission be granted for the removal of trees adequate replacement provision should be made. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

9.10.3 Submitted plans and documents include an Arboricultural report which outlines tree coverage across the site. There are thirty-eight (38) trees and eight (8) groups of trees which have been categorised within or immediately adjacent the site; 14 are category B trees and 32 are category C trees. 6 Trees and 2 groups of trees which fall within category C are to be removed (G1, G2,T6, T11,T12, T13,T18 & T19). Given the 6 trees to be removed on site are low value trees, the Council's Tree Officer acknowledges the replacement of such trees would be acceptable and such measures are secured by means of a planning condition. All retained trees will be protected during development by using fencing and/or ground protection measures and a condition is recommended to secure this.

9.10.4 Submitted documentation includes an Ecology Report which confirms no protected species or evidence of protected species were found on site at the time of the survey. The site provides negligible potential for badger, Great Crested Newts and reptiles due to the lack of suitable habitat and limited connectivity to more suitable habitats. The building (B1) provides low potential for roosting bats due to a small number of gaps found between roof tiles along a rear verge and soffit boarding. The shed building (B2) provides negligible potential for roosting bats due to the lack of roosting features. Further bat surveys will be required prior to the commencement of development within the May to August window and a condition is recommended to secure this.

9.10.5 The report recommends the provision of 2 bat boxes to be provided on trees, insect boxes to be provided which include 2 robin boxes, 2 songbird boxes, 2 urban bee nesting boxes and 2 bug biome boxes shall be provided.

9.10.6 There are no objections to the removal of the trees proposed and a scheme of tree protection for the remaining trees has been agreed and will be secured by condition. A condition is recommended to secure the identified ecological enhancements. in line with Policy DMD79, DMD80 and DMD81 the works to the building where the tree protection measures in the Arboricultural report HWA10467\_APIII 2.0 and associated tree protection plans are followed as per DMD 80 and Policy G7 of the London Plan (2021).

### **9.11 Energy and Sustainability**

9.11.1 London Plan Policy SI states that development proposals should make the fullest contribution to minimising carbon dioxide (CO<sub>2</sub>) emissions in accordance with the following energy hierarchy:

1. Be Lean: use less energy;
2. Be Clean: supply energy efficiency; and
3. Be Green: use renewable energy.

9.11.2 Enfield's DMD policy 49 requires the highest sustainable design and construction standards, having regard to technical feasibility and economic viability. These policies require new developments to address the causes and impacts of climate change by minimising energy use, supplying energy efficiently and using energy generated from renewable sources (Core Strategy Policy 20 and DMD51), seeking zero carbon developments(DMD50), using decentralised networks where feasible (DMD52), and providing on-site renewable energy generation to make-up any shortfall where feasible (DMD53).

9.11.3 A detailed Energy and Sustainability Statement supports the application, this seeks to demonstrate how the proposed scheme complies with the above aspects of both the London Plan and the Development Plan. The proposed energy strategy seeks to reduce energy demand, and CO2 emissions through the following:

- Energy efficiency measures
- Efficient heating systems
- Low air permeability
- Heat recovery system
- Energy efficient lighting
- Renewable technologies (solar PV panels)

9.11.5 The energy strategy, based on the London Plan principals of Be Lean, Be Clean and Be Green, combined with highly efficient boilers and PV panels results in a 25.9% reduction in carbon dioxide emissions. The proposal broadly complies with the energy and sustainability requirements, subject to planning conditions that will agree the final measures needed to achieve the necessary savings.

## **9.12 Noise / Construction Dust**

9.12.1 London Plan Policy D14 aims to reduce noise and enhance soundscapes. DMD 68 states that developments that generate or would be exposed to an unacceptable level of noise will not be permitted. It states that developments must be sensitively designed, managed and operated to reduce exposure to noise and noise generation. The residential use in itself would not give rise to unacceptable levels of noise. Noise and dust arising from the construction process can be managed through planning condition

9.12.2 Environmental Health officers consider the development's location on a busy road has potential for construction dust to be harmful to prospective resident's amenity. To address this a condition would be attached.

### *Contaminated Land*

9.12.3 The requirement to deal with contaminated land is set out in London Plan and is reinforced by the NPPF. It is considered that there is potential for the site to include some contaminated ground. To address this, and ensure the site is suitable for end users pre-commencement conditions are recommended

### *Air Quality*



9.12.4 The proposal would introduce additional residential units to an area already comprising residential accommodation. In this respect the proposal is considered acceptable. Enfield policies CP32 and DMD64 seek to resist developments that would adversely impact on air quality, unless suitable mitigation measures can be achieved.

9.12.5 Environmental Health does not raise any concerns that the proposal would have a negative impact on existing air quality, subject to pre-commencement conditions being attached including the requirement for a Construction Management Plan, this must set out measures to mitigate against dust and emissions impacts and must be in accordance with the Mayor's SPG 'The Control of Dust and Emissions During Construction and Demolition'.

### **9.13 Sustainable Drainage / Flood Risk**

9.13.1 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. DMD policy 61 states that all developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS). Any proposed SuDS measures should be appropriate for the site conditions, seek to achieve greenfield runoff rates as well as maximise the use of SuDS.

9.13.2 A Flood Risk Assessment (FRA) supports the application. This confirms the site as being within Flood Zone 1, meaning it is at the lowest risk of a flood event from fluvial or tidal flooding. It is classified as having a less than 1 in 1000 annual probability of flooding.

9.13.3 An objection is raised by SuDS Officers to the it is considered that the drainage strategy accompanying the application does not meet the requirements of DMD Policy 61. According to DMD Policy, developments must achieve as close to Greenfield runoff rates for 1 in 1 year and 1 in 100 year (plus climate change) year events and maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy and the principles of a SuDS Management Train. This means that source control SuDS measures such as green roofs, rain gardens and permeable paving must be used extensively across the site.

### **9.14 Section 106 Contributions**

9.14.1 Regulation 122(2)(a) of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL Regulations) requires that any planning obligations must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Having regard to this, and the content above it is recommended that should planning permission be granted, the following obligations / contributions should be secured through a Section 106 legal agreement:

- Affordable Housing contribution of £498,891 as a payment in lieu.
- Sustainable Transport contribution of £11,042;
- 5% monitoring fee for the financial contributions and £350 for monitoring any non financial obligations.
- Carbon offset contribution
- Employment and skills provisions – construction phase

### **9.15 Community Infrastructure Levy**

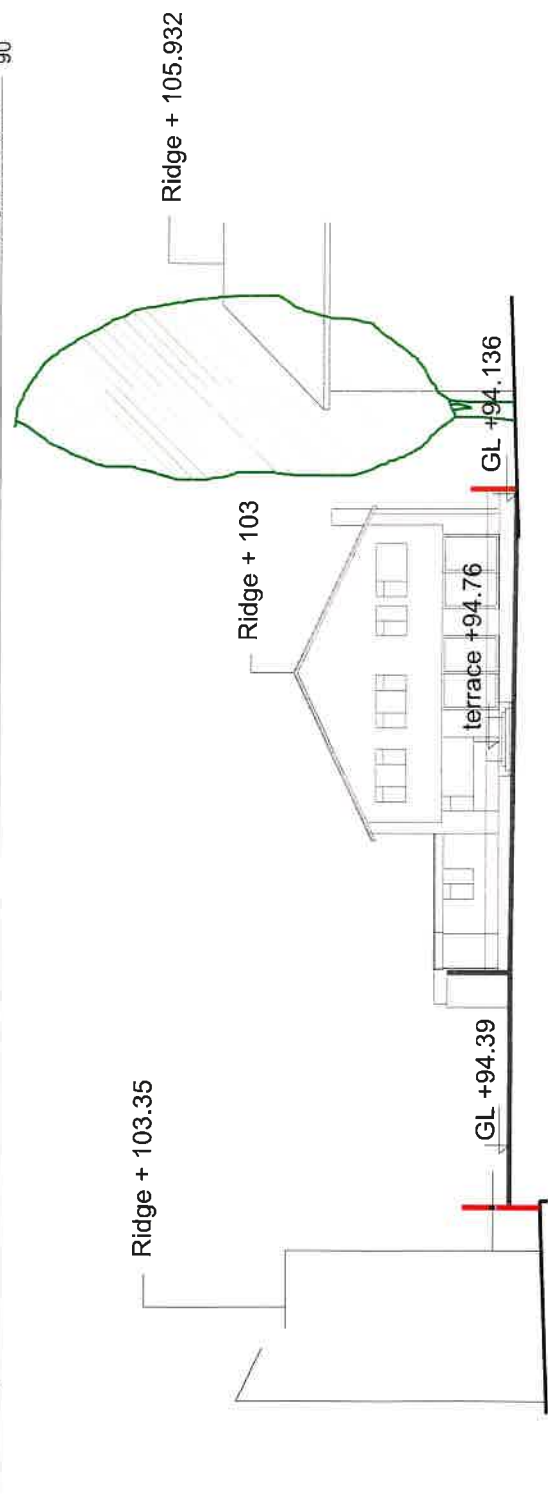
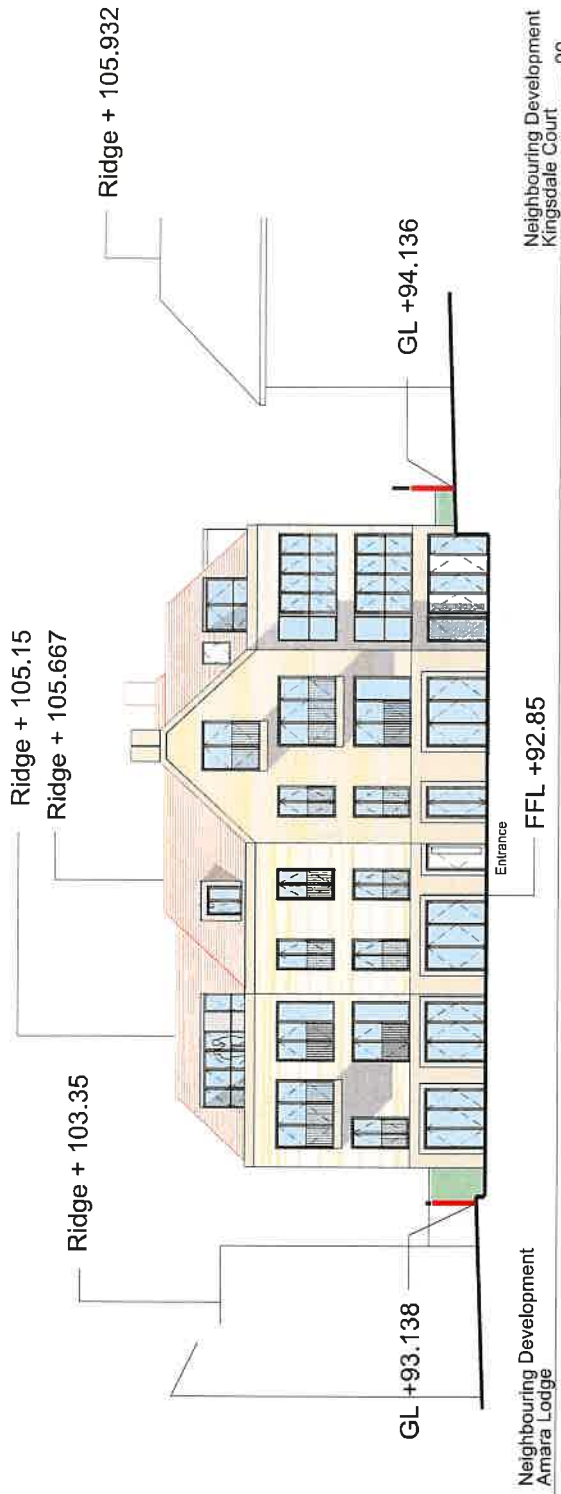
- 9.15.1 The site is located within the higher CIL charging zone of £120 per sqm as per the Councils adopted CIL charging schedule as of April 2016. The development would be CIL liable. Council/Mayoral CILs equates £250,000.

## **10 Public Sector Equalities Duty**

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

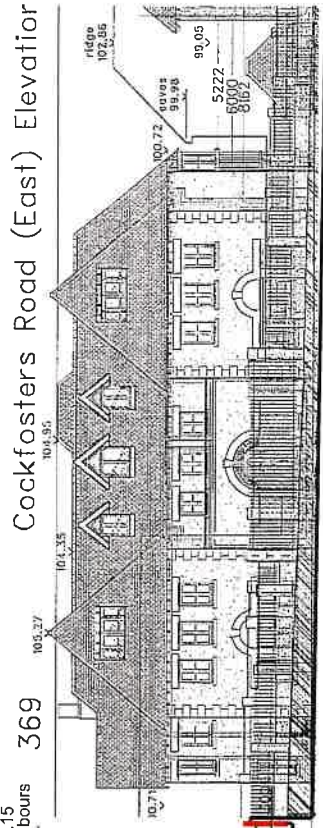
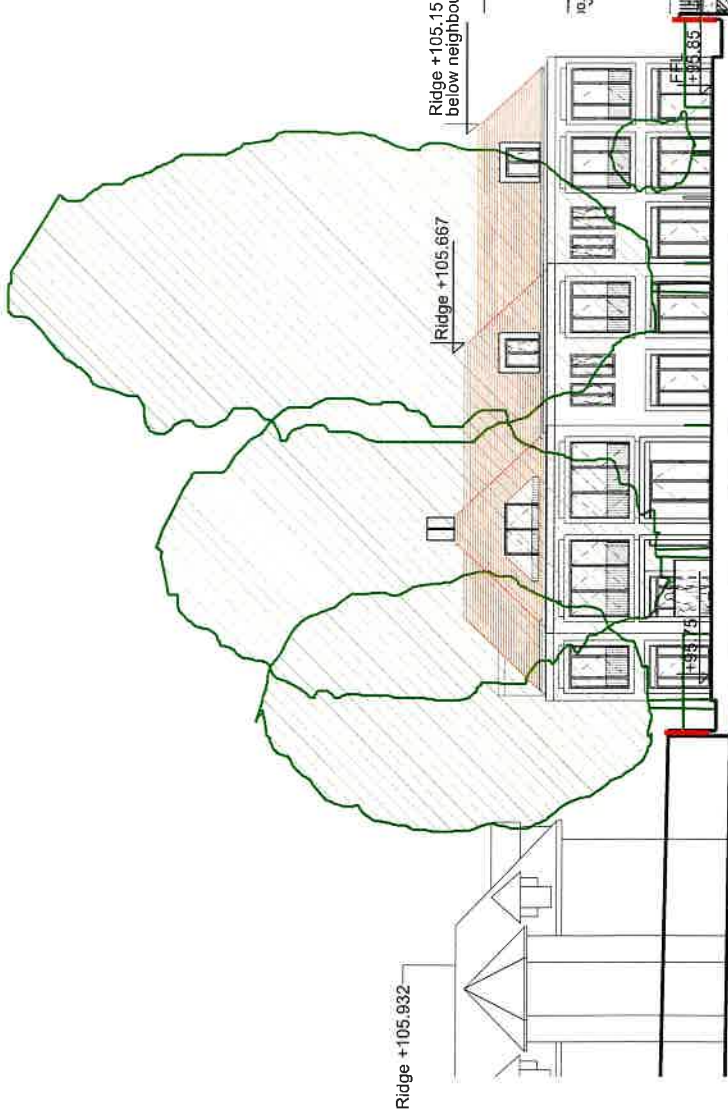
## **11 Conclusion**

- 11.1 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; or 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”.
- 11.2 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.
- 11.3 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 the delivery of an affordable housing contribution carry significant weight in favour of the proposed development.
- 11.4 The proposed development would deliver the following wider planning benefits:
- Development, which makes effective and efficient use of land, optimises the housing potential, helping to meet the Borough’s housing needs;
  - A high-quality residential environment for all future occupiers.
  - High standards of urban design and architecture; and
  - Sustainable design which will result in low levels of carbon emissions
- 11.5 Officers consider that on balance the scheme would make a positive contribution to the locality. It would deliver much needed additional homes and deliver a contribution to much needed affordable housing. The development would be in general compliance with Council policy and there are no material considerations of sufficient weight that would suggest that the application should be refused. Officers are therefore recommending approval of the scheme in accordance with the presumption in favour of sustainable development as set out by the National Planning Policy Framework (NPPF).



368 COCKFOSTERS ROAD, HADLEY WOOD  
 Existing and Proposed Cross Sections  
 Rear Elevation

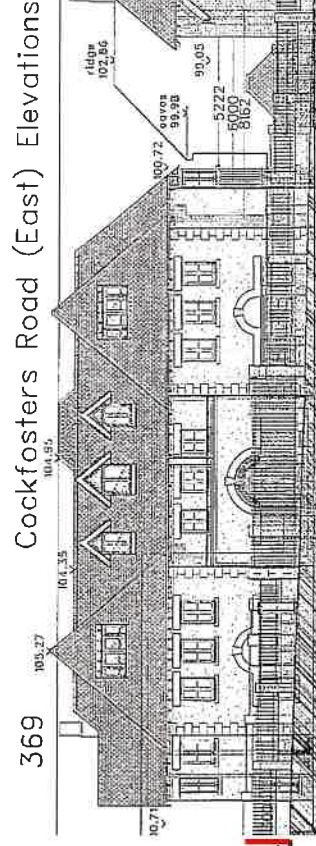
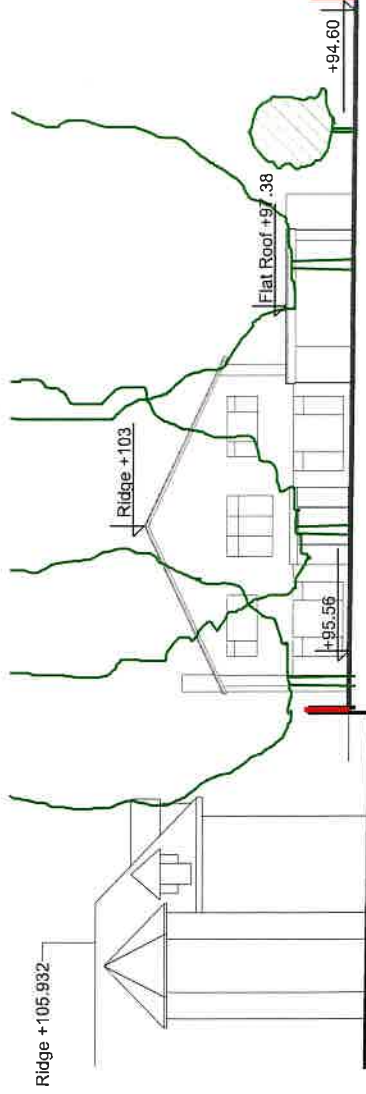
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 SCALE: 1:2000/4J  
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 CHECK BY: WH DRAWN BY: PC  
 4828/PA25



Neighbouring Development  
Kingsdale Court

Proposed Elevation

Neighbouring Development  
Amara Lodge



Neighbouring Development  
Kingsdale Court

Existing Front Elevation

Neighbouring Development  
Amara Lodge



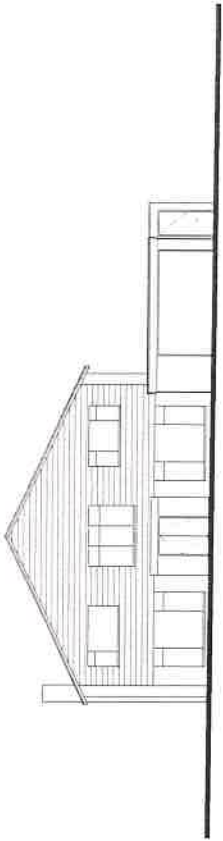
368 COCKFOSTERS ROAD, HADLEY WOOD

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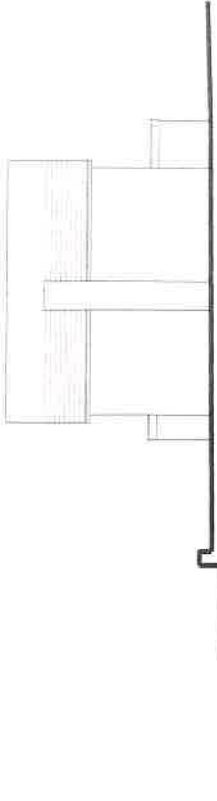
Existing and Proposed Cross Sections  
Cockfosters Road

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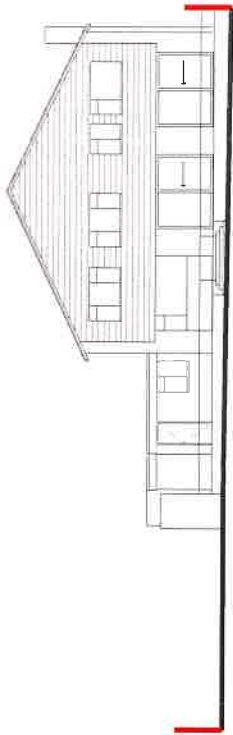
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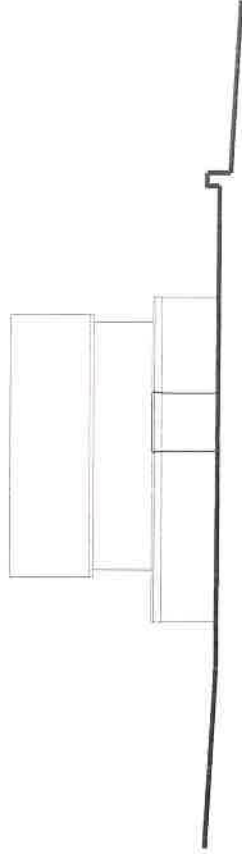
Existing East (Front) Elevation



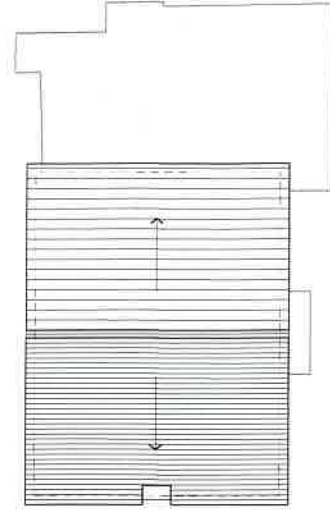
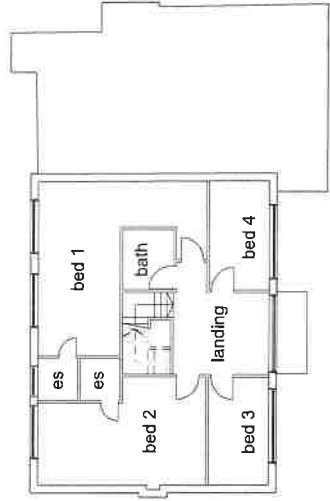
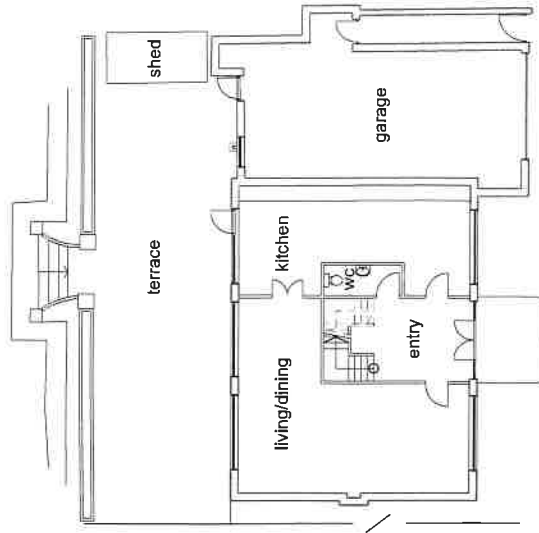
Existing South Elevation



Existing West (Rear) Elevation



Existing North Elevation



Rev A 21.07.2021 Existing plans added at LPA request

368 COCKFOSTERS ROAD, HADLEY WOOD

EXISTING HOUSE  
PLANS AND ELEVATIONS

G M L Architects

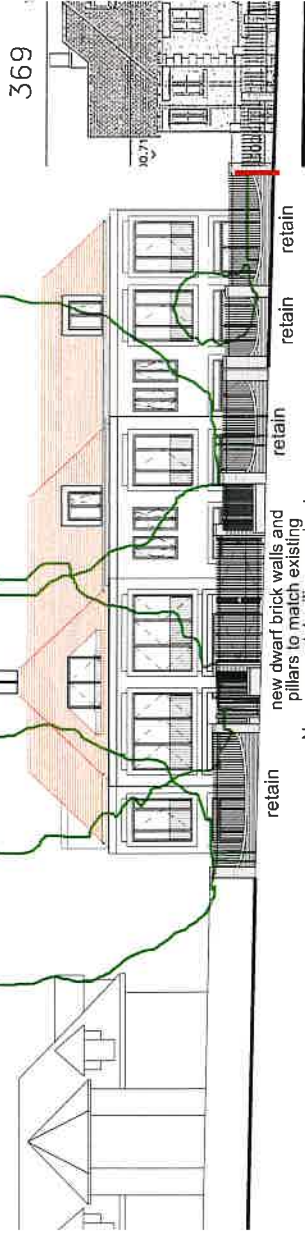
UNIT 3-1-4, Chelsea Street, London, EC2A 4PA  
1st: 020 7728 5595 Fax: 020 7729 1801 info@gmllarchitects.co.uk

SCALE: 1:200  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN/2021  
DRAWN BY: PC CHECKED BY: PC

4828/PA05A



Existing boundary wall to be retained where possible and replicated where required



Neighbouring Development  
Kingsdale Court

Street Elevation

Neighbouring Development  
Amara Lodge



Rear Elevation - PPC Metal Pallisade Fence  
Refer to landscape scheme for details of planting



vertical bar fencing

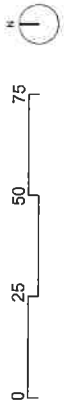
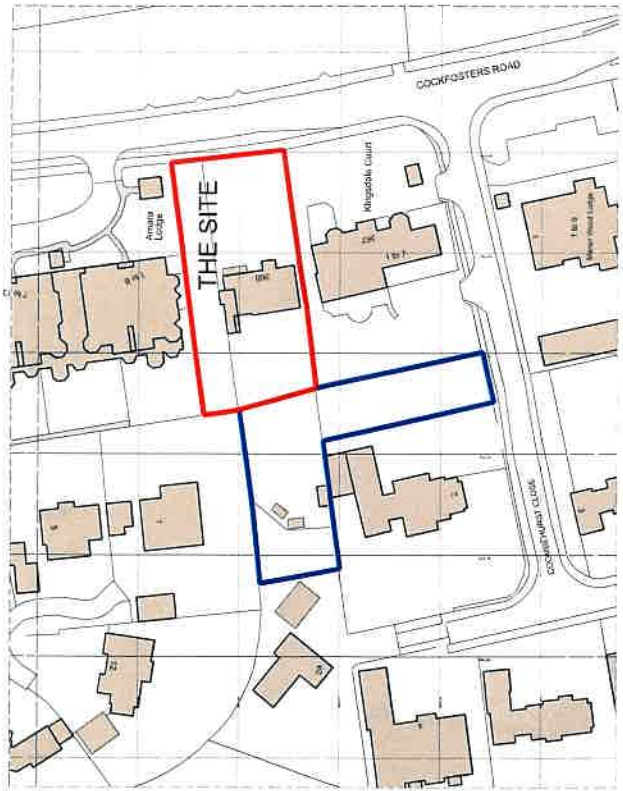
368 COCKFOSTERS ROAD, HADLEY WOOD  
Front and Rear Boundary Elevations

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1801 info@umlarchitects.co.uk

SCALE: 1:200/0A3  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN/2021  
CHECK BY: WH DRAWN BY: HC

4828/PA26



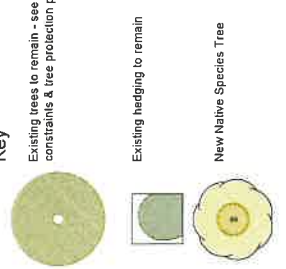
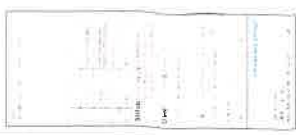
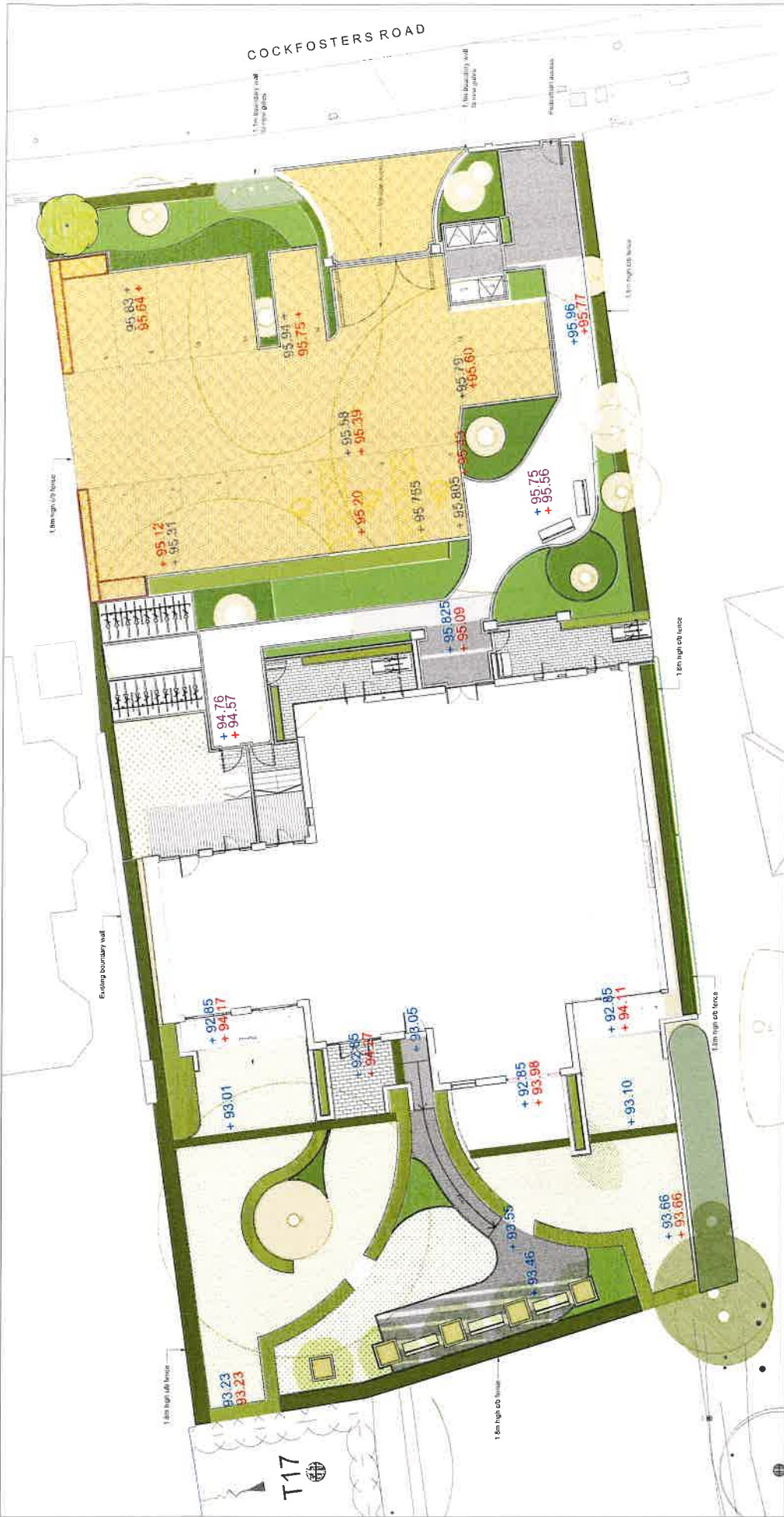
368 COCKFOSTERS ROAD, HADLEY WOOD  
 SITE LOCATION PLAN

G M L Architects

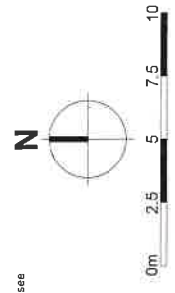
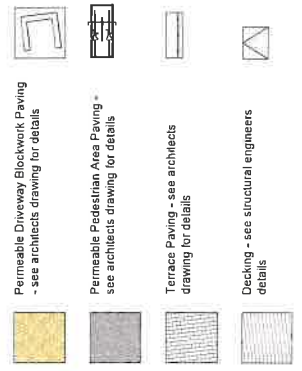
UNIT 3, 1-4 Chippinghina Street, London, EC2A 4PA  
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk  
 SCALE: 1:25000A3  
 ISSUED FOR: PLANNING  
 FIRST ISSUED: JAN / 2021  
 DRAWN BY: PC CHECK BY: PC

4828/PA06

COCKFOSTERS ROAD

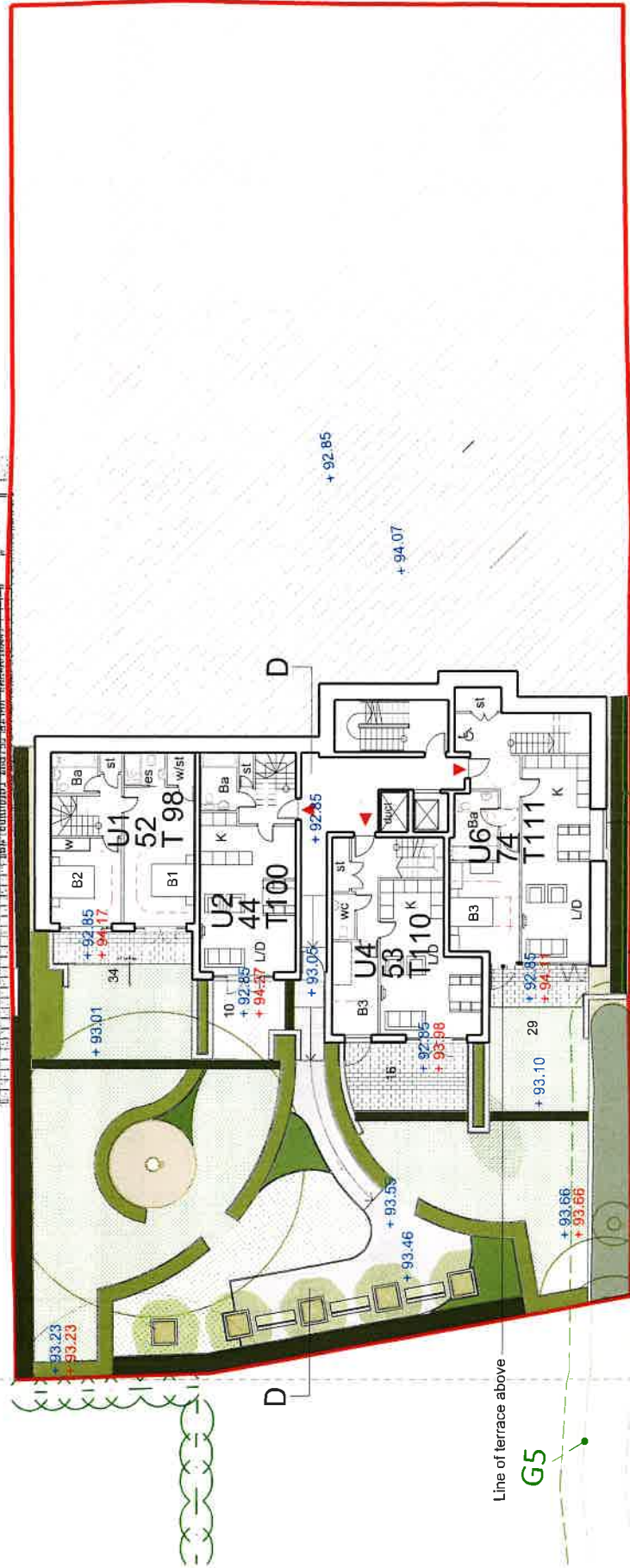
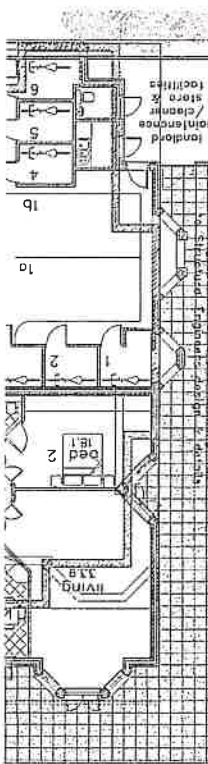


- Native Hedge - Species mix to be as follows
  - 40% Hawthorn (*Crataegus monogyna*)
  - 30% Hazel (*Corylus avellana*)
  - 10% Blackthorn (*Prunus spinosa*)
  - 10% Field Maple (*Acer campestre*)
  - 10% Holly (*Ilex aquifolium*)
- All Borders to be spread with bark mulch
- 5-35mm Ornamental Chipped Bark
- Fire-resistant, in accordance with BS 4790:1997 or similar
- Grass Areas - Turfed to BS 3969: 1998
- +A1:2013 Recommendations for Turf for general purposes
- Typical sown seed mixture for turf:
  - Sward Perennial Ryegrass 25%
  - Slender Creeping Red Fescue 30%
  - Strong Creeping Red Fescue 45%



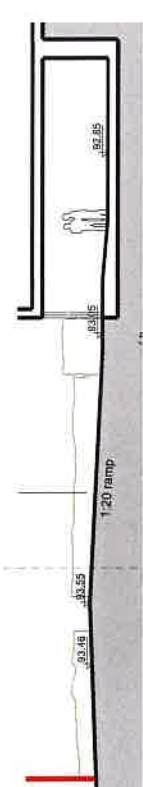


Neighbouring Development  
Amara Lodge



Line of terrace above  
G5

high level window

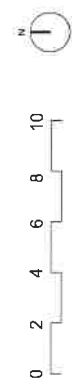


Section DD

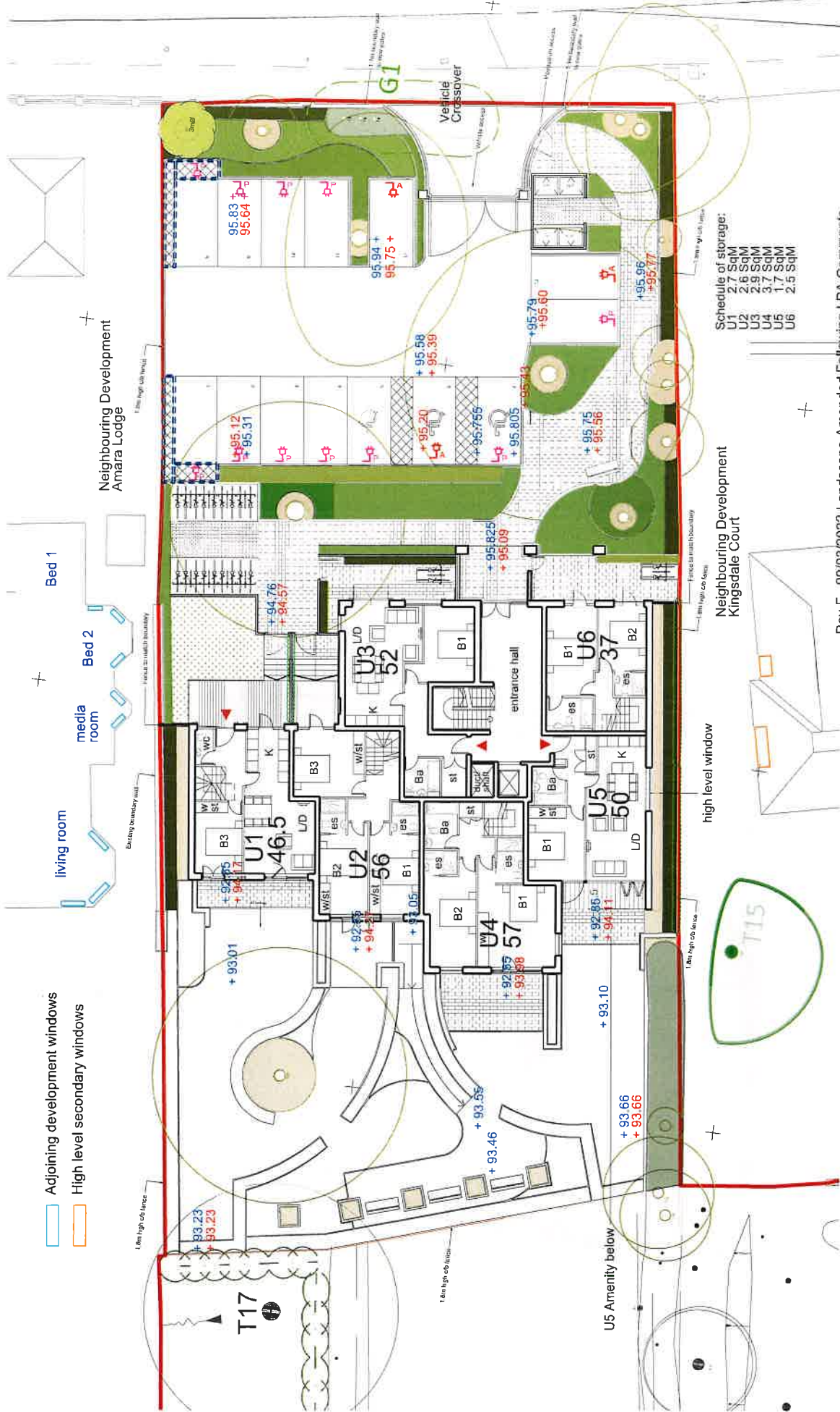
Neighbouring Development  
Kingsdale Court

Rev D - 08/1/2021 Amended Plan as Design Officer comments

368 COCKFOSTERS ROAD  
LOWER GROUND FLOOR PLAN



G M L Architects  
UNIT 3-4, Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmllarchitects.co.uk  
SCALE: 1:200/3/4  
DESIGNED FOR: PA  
FIRST ISSUE: Jan 2021  
DRAWN BY: WH CHECK BY: HC 4828/PA10D



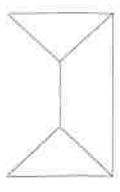
- ▭ Adjoining development windows
- ▭ High level secondary windows

Schedule of storage:

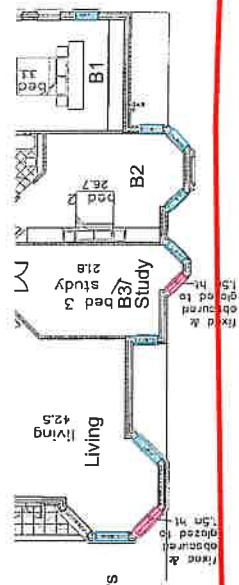
U1	2.7 SqM
U2	2.6 SqM
U3	2.9 SqM
U4	3.7 SqM
U5	1.7 SqM
U6	2.5 SqM

Rev F - 09/03/2022 Landscape Amended Following LPA Comments  
 Rev E - 08/11/2021 Amended Plan as Design Officer comments

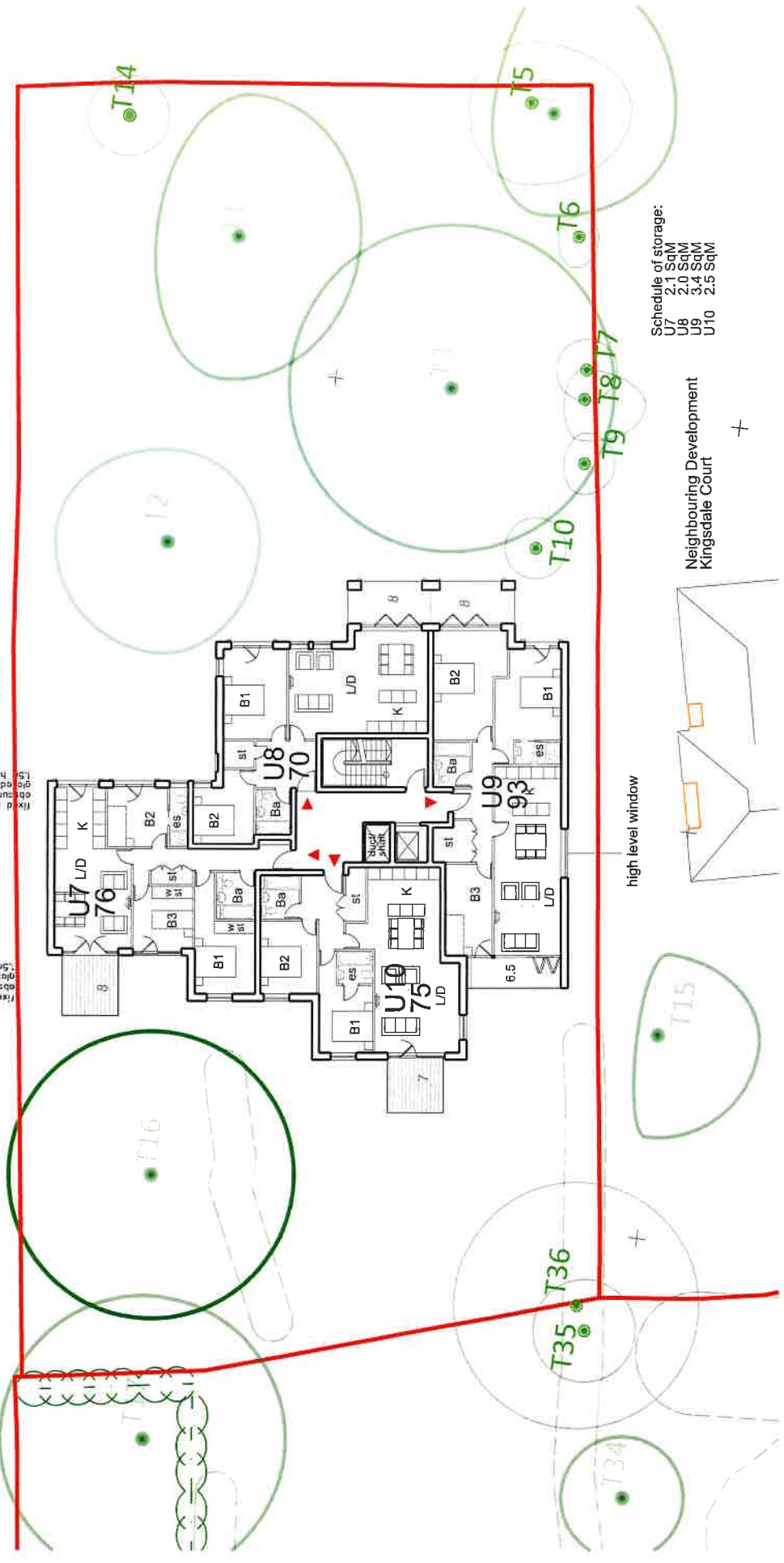




Neighbouring Development  
Amara Lodge



- Adjoining development windows
- Adjoining development obscured windows
- High level secondary window



Schedule of storage:

U7	2.1 SqM
U8	2.0 SqM
U9	3.4 SqM
U10	2.5 SqM

Neighbouring Development  
Kingsdale Court

high level window



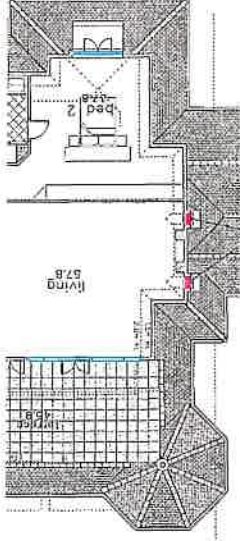
Rev C - 08/1/2021 Amended Plan as Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
FIRST FLOOR PLAN

G M L Architects

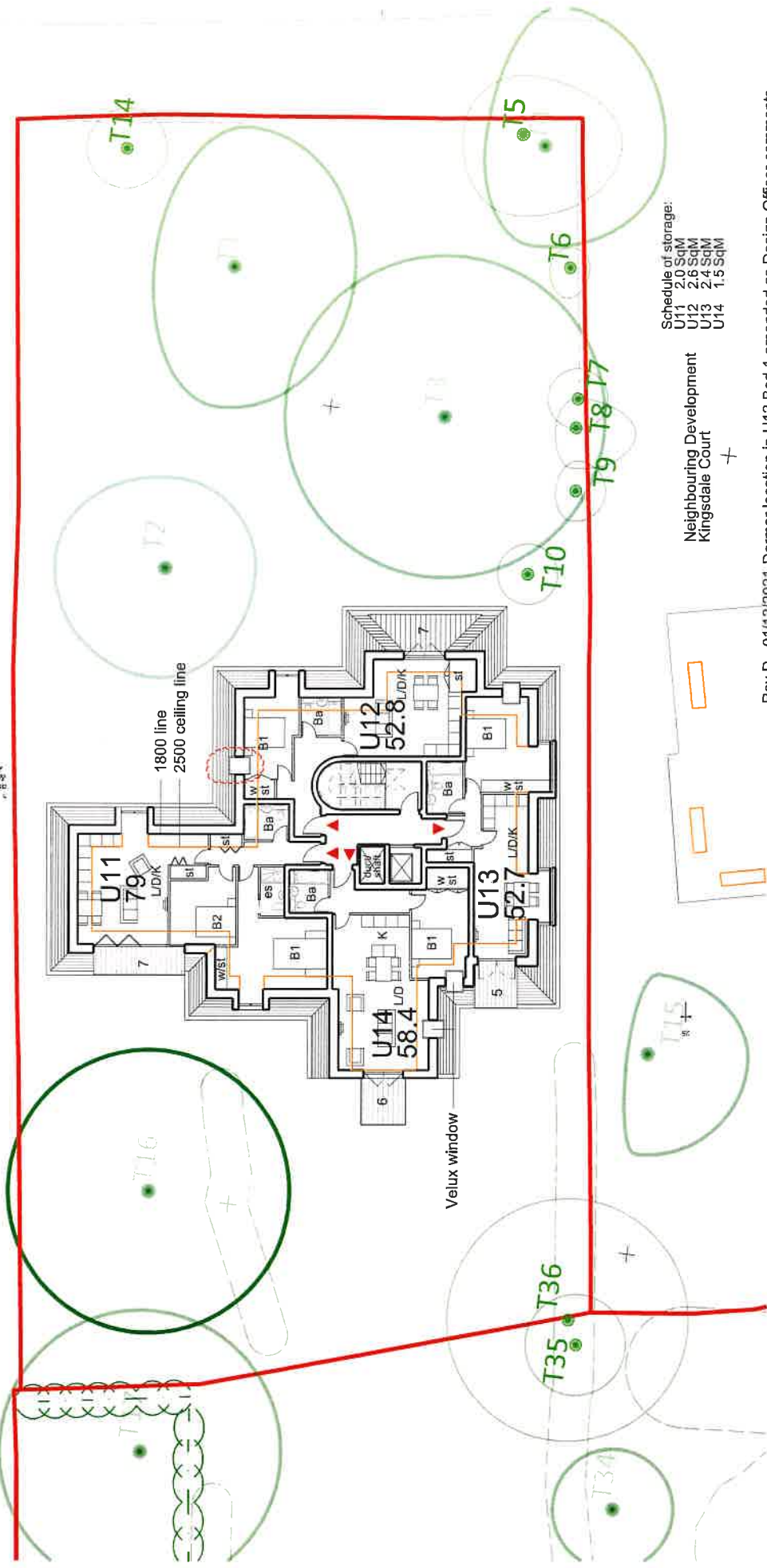
UNIT: 3-14, Christiea Street, London, EC2A 4PA  
Tel: 020 7729 5595 Fax: 020 7729 1801 info@gmlearchitects.co.uk  
SCALE: 1:200 @ A3  
PLANNING  
ISSUED FOR: JAN/2021  
FIRST ISSUED: JAN/2021  
DRAWN BY: WH CHECK BY: PC

4828/PA12C



- Adjoining development windows
- Adjoining development obscured windows
- Existing dormer window

Neighbouring Development  
Amara Lodge



Schedule of storage:  
 U11 2.0 SqM  
 U12 2.6 SqM  
 U13 2.4 SqM  
 U14 1.5 SqM

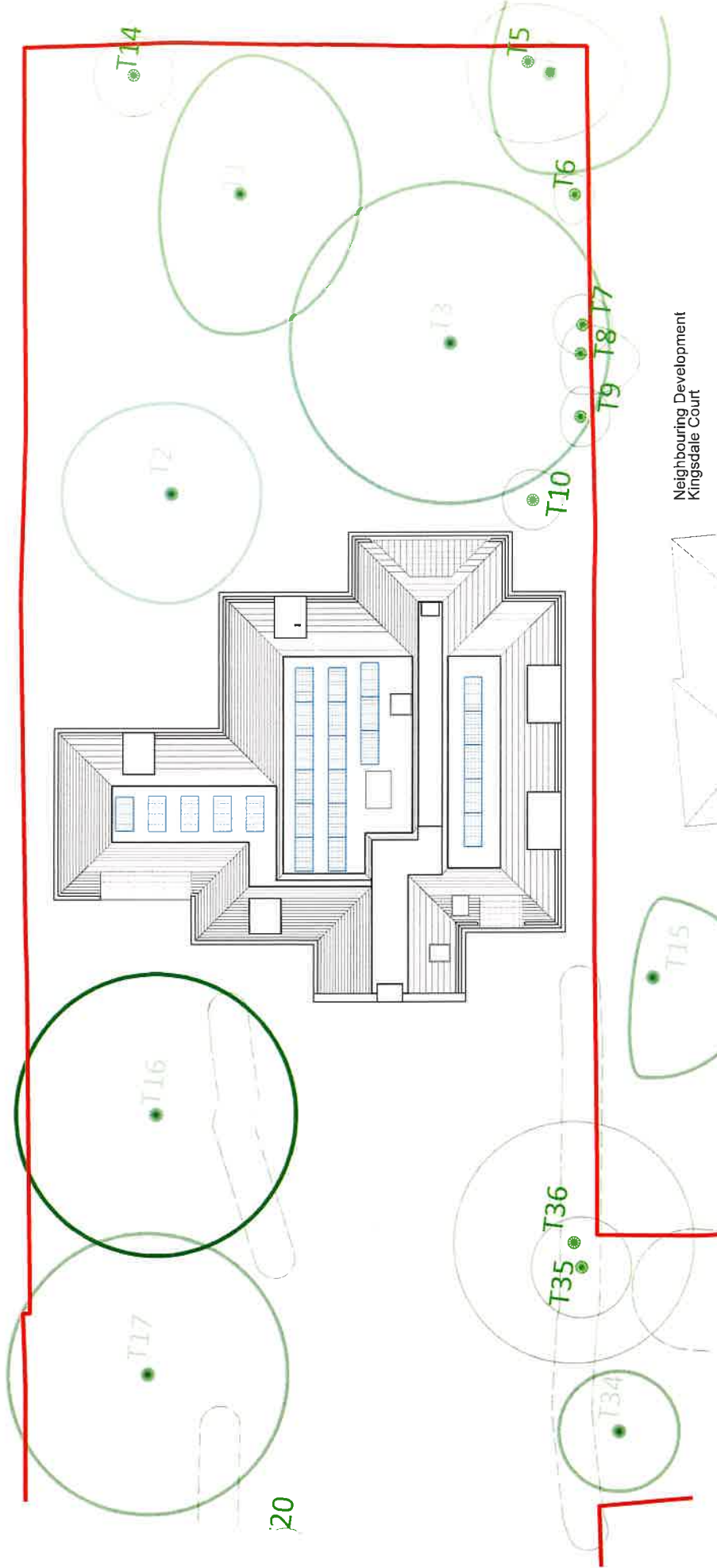
Neighbouring Development  
Kingsdale Court

Rev D - 01/12/2021 Dormer location in U12 Bed 1 amended as Design Officer comments  
 Rev C - 08/11/2021 Amended Plan as Design Officer comments





Neighbouring Development  
Amara Lodge



Neighbouring Development  
Kingsdale Court



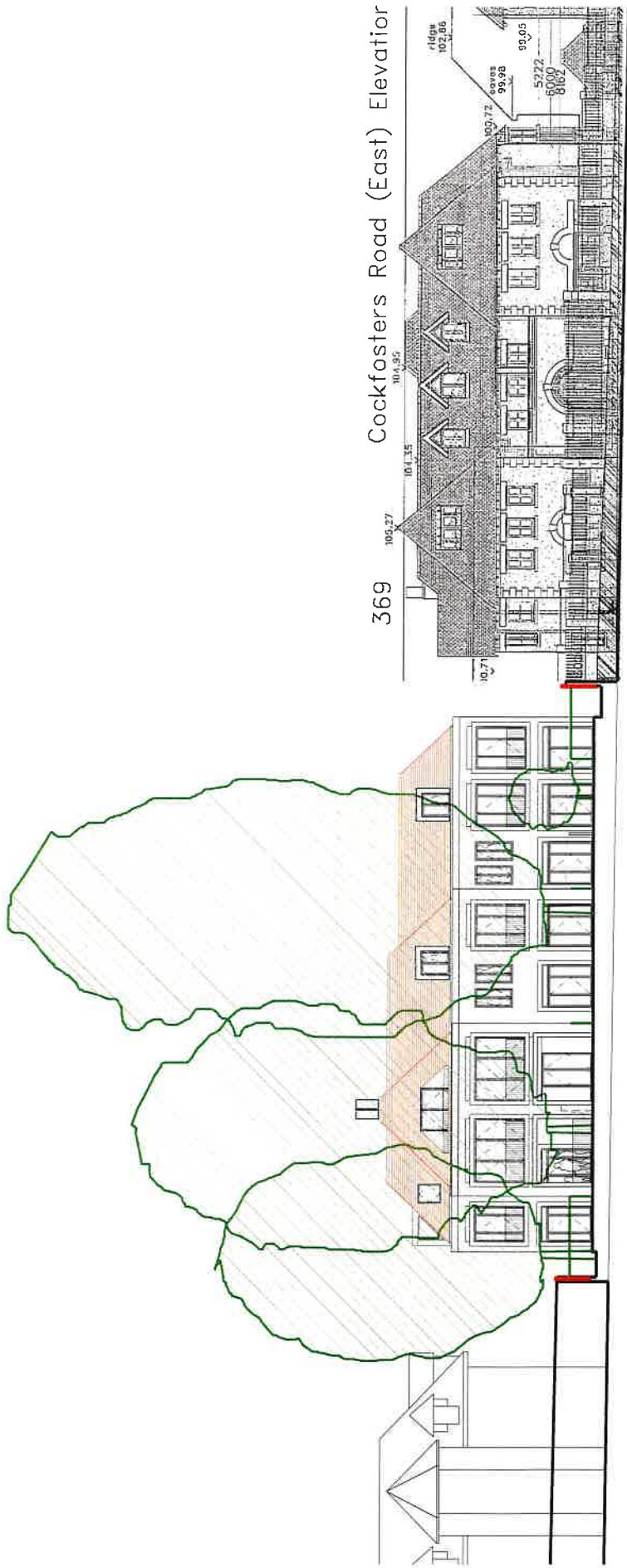
Rev A - 08/11/2021 Amended Following Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
ROOF PLAN

G M L Architects

UNIT 3, 1-4 Christina Street, London, EC2A 4PA  
 Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk  
 SCALE: 1:2000(AJ)  
 ISSUED FOR: PLANNING  
 FIRST ISSUED: JAN 2021  
 DRAWN BY: WH CHECK BY: PC

4828/PA14A



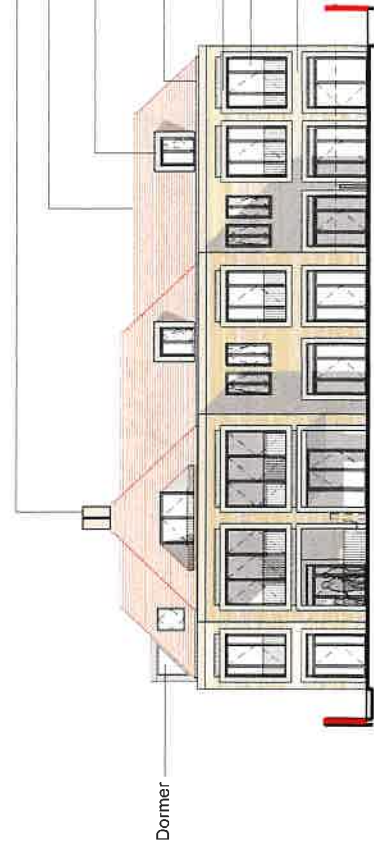
369 Cockfosters Road (East) Elevator

Neighbouring Development  
Kingsdale Court

Street Elevation

Neighbouring Development  
Amara Lodge

- Stone Chimney
- Clay Tile Roof with Bonnet Hips
- Zinc Dormer
- Concealed/Secret Gutter
- Stone Surround
- Aluminium Windows
- Brickwork



Front Elevation

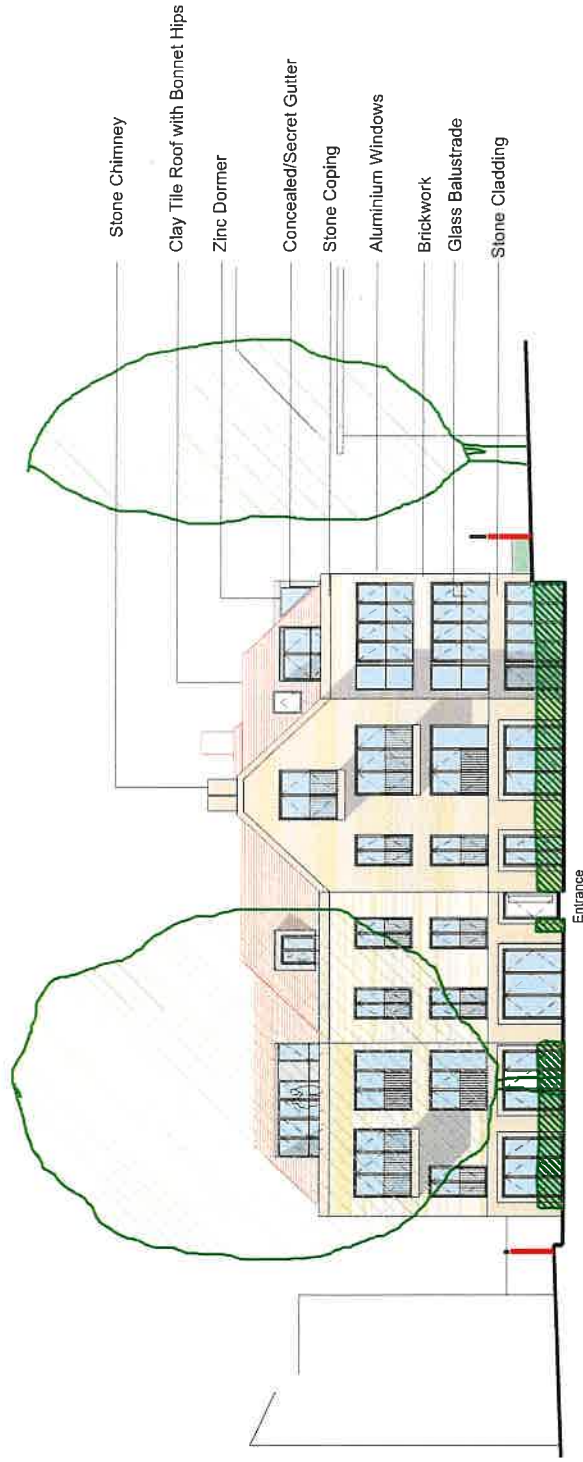
Rev B - 28/10/2021 Amended Following Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
Street Elevation and Front Elevation

G M L Architects

UNIT 3,1-4 Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1901 info@gmlearchitects.co.uk  
SCALE: 1:200/3/3  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN/2021  
CHECK BY: WH DRAWN BY: JC

4828/PA20B



Neighbouring Development  
Amara Lodge

Entrance

Neighbouring Development  
Kingsdale Court



Rev A - 28/10/2021 Amended Following Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
Rear Elevation

G M L Architects

UNIT 3, 1-4, Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1001 info@gmlearchitects.co.uk  
SCALE: 1:2000 A1  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN 2021  
CHECK BY: WH DRAWN BY: HC

4828/PA21A



South Elevation

Rev C - 01/12/2021 Roof light to North elevation amended following Design Officer comments  
 Rev B - 28/10/2021 Amended Following Design Officer comments





Cockfosters Road (East) Elevation

Neighbouring Development  
Kingsdale Court

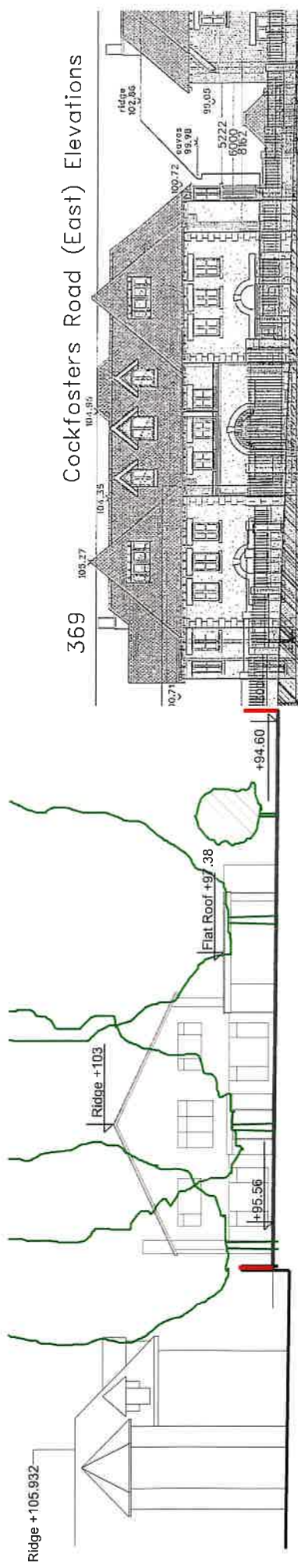
Proposed Elevation

Neighbouring Development  
Amara Lodge

Neighbouring Development  
Kingsdale Court

Existing Front Elevation

Neighbouring Development  
Amara Lodge



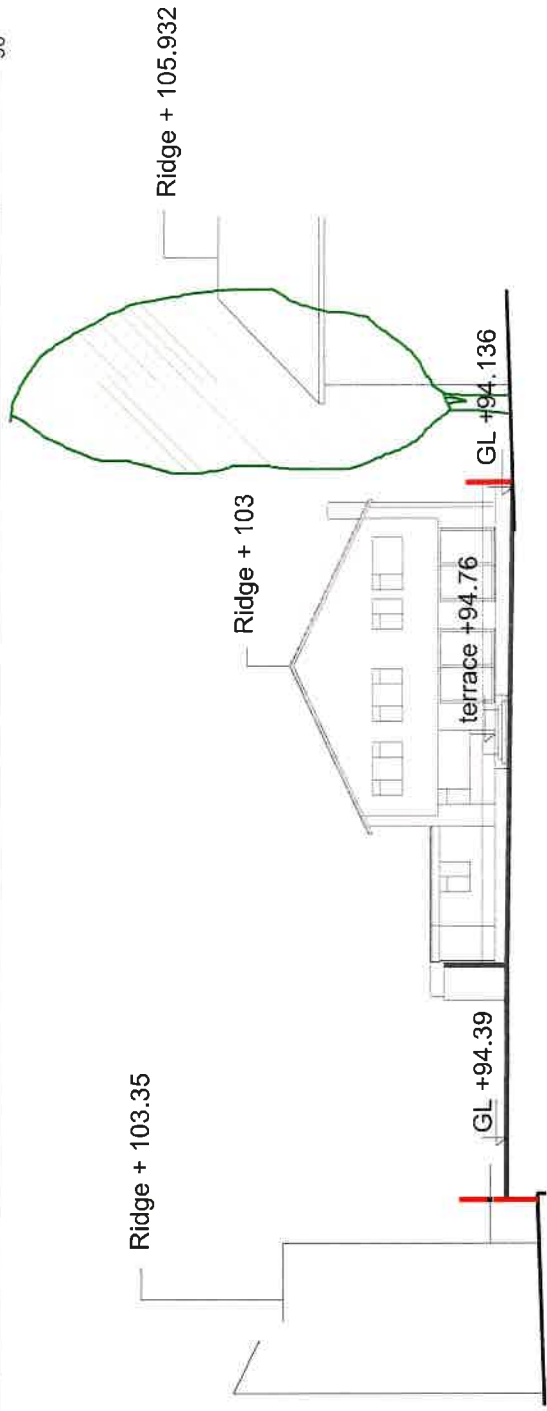
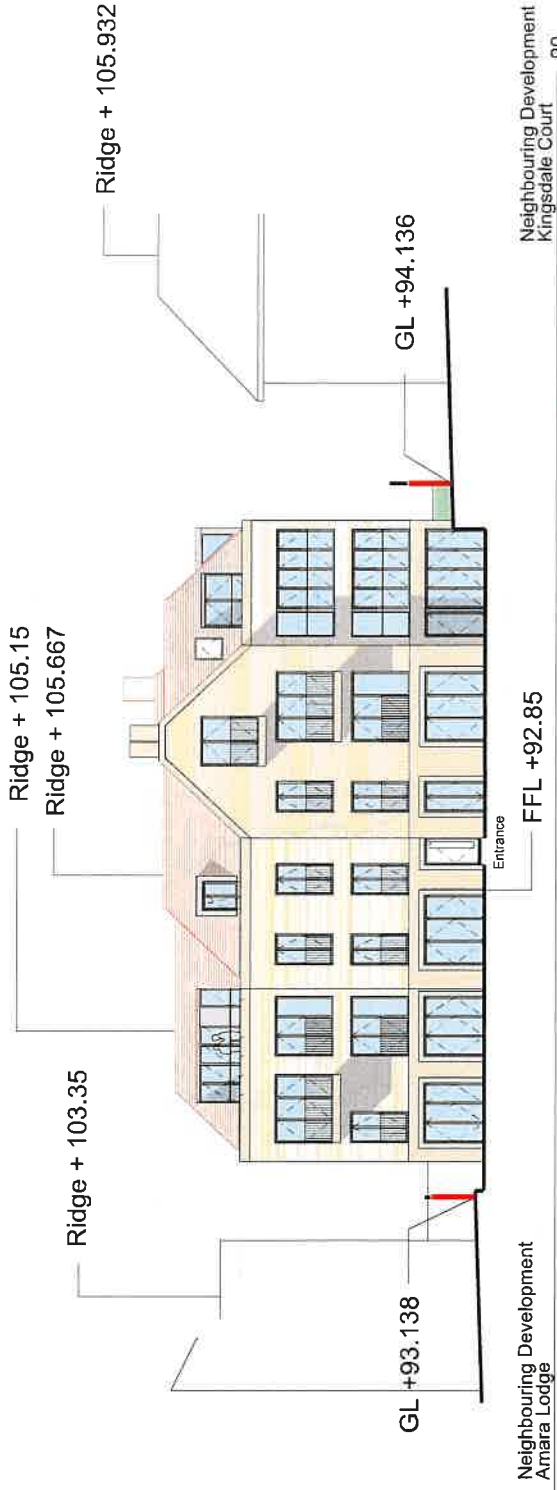
Cockfosters Road (East) Elevations

UNIT 3 1-4 Cheapside Street London EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1001 info@jmlarchitects.co.uk  
SCALE: 1:200/0.43  
PLANNING  
ISSUED FOR: JAN 2021  
FIRST ISSUED  
CHECK BY: WH  
DRAWN BY: PC

368 COCKFOSTERS ROAD, HADLEY WOOD  
Existing and Proposed Cross Sections  
Cockfosters Road

G M L Architects

4828/PA24



Rev A - 28/10/2021 Amended Following Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
Existing and Proposed Cross Sections  
Rear Elevation

G M L Architects

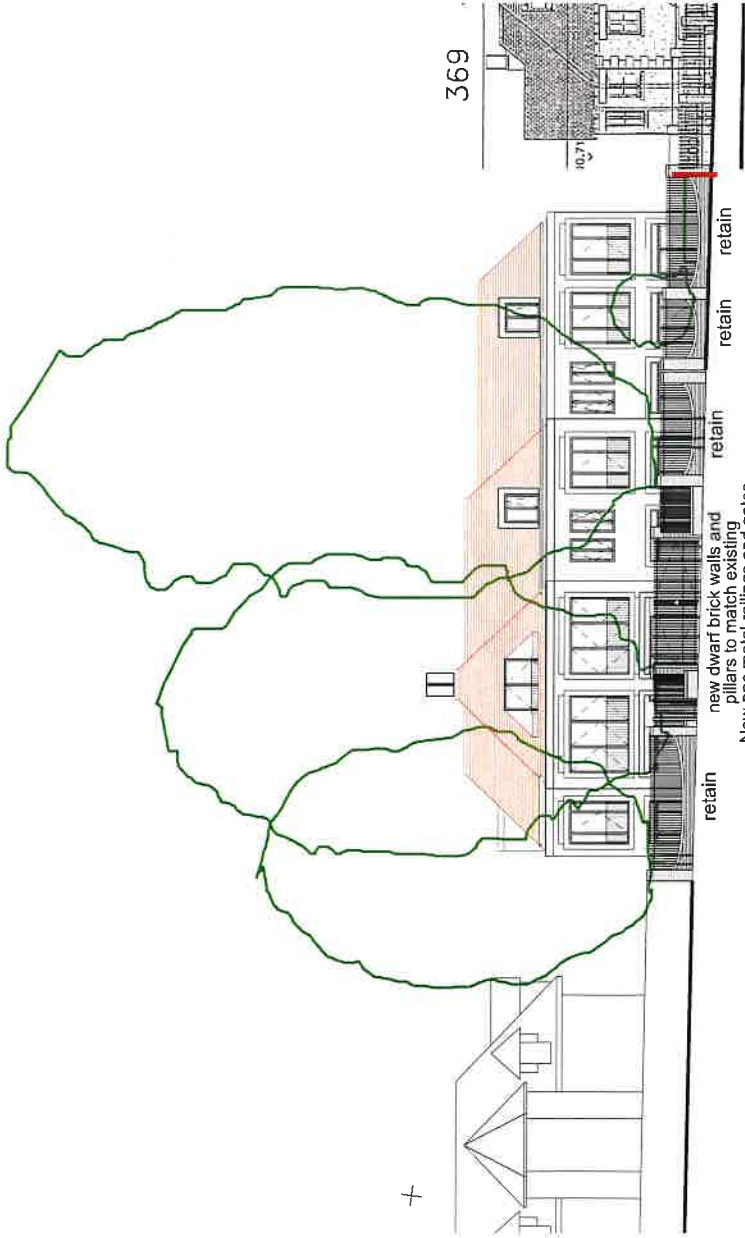
UNIT 3.1-4 Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlearchitects.co.uk  
SCALE: 1:200@A3  
ISSUED FOR: PLANNING  
DATE SUBMITTED: JAN 2021  
DRAWN BY: CHEM/SY/HT  
PROJECT NO: 4828/PA25A



Existing boundary wall to be retained where possible and replicated where required



vertical bar fencing



Neighbouring Development  
Amara Lodge

Street Elevation

Neighbouring Development  
Kingsdale Court



Rear Elevation - PPC Metal Pallsade Fence  
Refer to landscape scheme for details of planting

368 COCKFOSTERS ROAD, HADLEY WOOD  
Front and Rear Boundary Elevations

Rev B - 09/03/2022 Amended Following LPA comments  
Rev A - 28/10/2021 Amended Following Design Officer comments

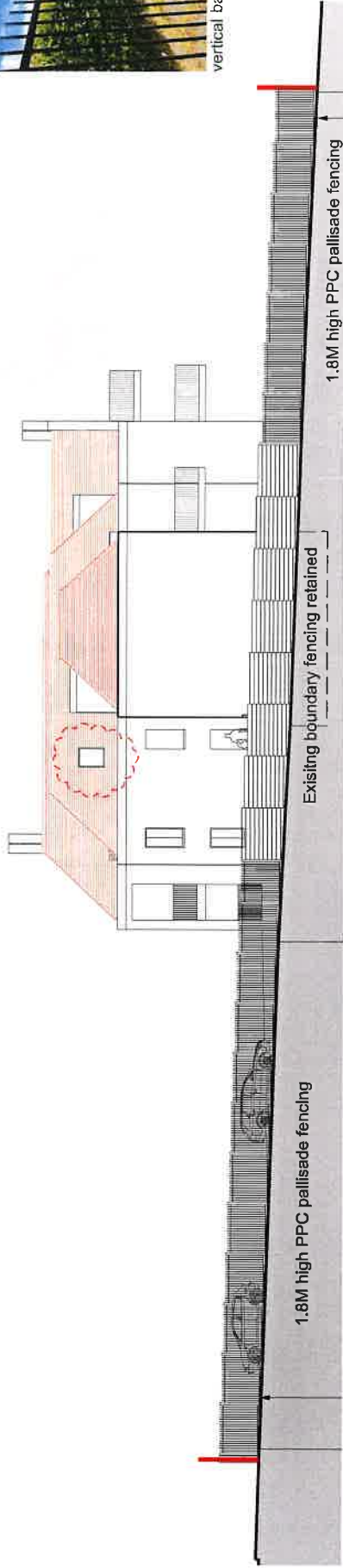
G M L Architects  
UNIT 3-14, Christine Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1901 info@gmlarchitects.co.uk

SCALE: 1:200 (0A)  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN 2021  
CHECK BY: WH  
DRAWN BY: PC

4828/PA26B



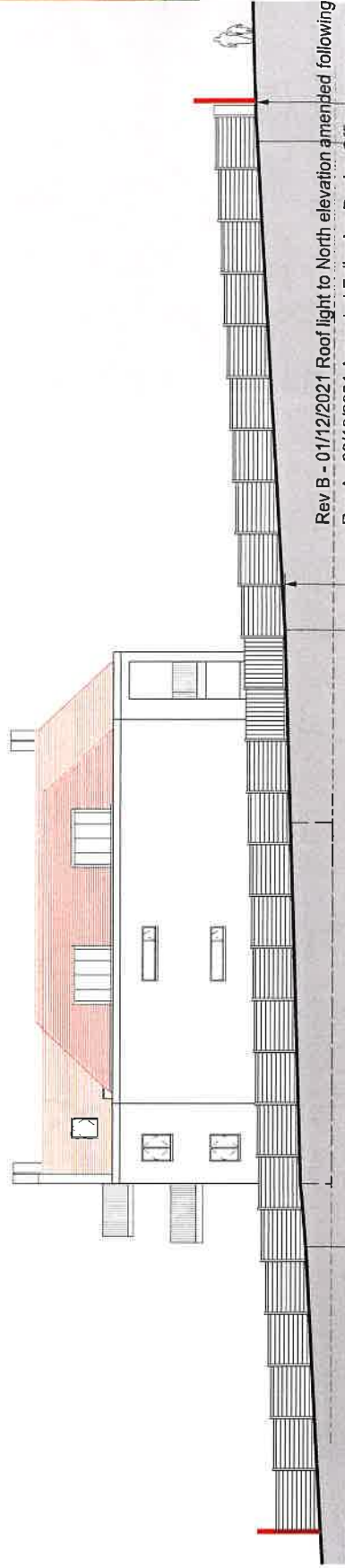
vertical bar fencing



North Elevation - PPC metal pallisade and retained existing  
Refer to landscape drawing for planting schedule



vertical timber fencing example



South Elevation - 1.8 M high horizontal and vertical closed boarded fence  
Refer to landscape drawing for planting schedule

Rev B - 01/12/2021 Roof light to North elevation amended following Design Officer comments  
Rev A - 28/10/2021 Amended Following Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
North and South Boundary Elevations

G M L Architects

UNIT 3, 4, Chislehurst Street, London, E22A 4PA  
TEL: 020 7728 9599 FAX: 020 7729 1801 info@gmlarchitects.co.uk  
GML ARCHITECTS  
ISSUED FOR: PLANNING  
FIRST ISSUED: JAN 2021  
CHECK BY: WH DRAWN BY: PC 4828/PA27B



Proposed View Looking NE

Rev A - 28/10/2021 Amended Plan as Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
3D VIEW

G M L Architects

UNIT 3 1-4 Christina Street, London, EC2A 4PA  
Tel: 020 7729 9595 Fax: 020 7729 1801 info@gmlarchitects.co.uk  
SCALE: PLANNING  
ISSUED FOR: NTS  
FIRST ISSUED: CANNON  
DRAWN BY: PC CHECK BY: PC  
4828/PA28A



Proposed View Looking NE

Rev A - 28/10/2021 Amended Plan as Design Officer comments

368 COCKFOSTERS ROAD, HADLEY WOOD  
3D VIEW

G M L A r c h i t e c t s

UNIT 3,1-4 Christina Street, London, EC2A 4PA  
Tel: 020 7728 6595 Fax: 020 7729 7807 info@gmarchitects.co.uk  
SCALE: NTS  
ISSUED FOR: PLANNING  
FIRST ISSUED: 08/12/21  
DRAWN BY: PC CHECK BY: PL

4828/PA29A