

PLANNING GRANTED



Mrs Laura Petruso
Workshop17 @ RVPB
Royal Victoria Patriotic Building
John Archer Way
London
SW18 3SX
United Kingdom

Please reply to: Planning Decisions Team
Email: planning.decisions@enfield.gov.uk
My ref: 19/03150/FUL
Date: 30 July 2021

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: 5 Dysons Road London N18 2DQ
REFERENCE: 19/03150/FUL
PROPOSAL: Redevelopment of site including demolition of existing bungalow and erection of a 3-storey block of 5x self-contained flats, comprising 3 x 1-bed and 2 x 2-bed with associated parking and refuse storage.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED**, 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 following approved plans:

Location Plan

Proposed Block Plan Rev Final dated 15 07 2020

Demolition and Infill 03 Rev Final dated 15 07 2020

Usable floor area - ground floor plan 01 rev Final dated 28 06 2021

Usable floor area - first floor plan 02 Rev Final dated 28 06 2021

Usable floor area - second floor plan 03 Rev Final dated 28 06 2021

Ground floor plan 04 Rev Final dated 14 06 2021

IMPORTANT – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to www.enfield.gov.uk/connected

Sarah Cary
Executive Director Place
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY
www.enfield.gov.uk

If you need this document in another language or format contact the service using the details above.

First floor plan 05 Rev Final dated 14 06 2021
Second floor plan 06 Rev Final dated 14 06 2021
Front and rear elevations 08 Rev Final 002 dated 15 07 2020
Side elevations 09 Rev Final dated 15 07 2020
Sections 10 Rev Final dated 15 July 2020
Roof plan 07 REV Final dated 15 07 2020

Reason: In the interest of proper planning and for the avoidance of doubt.

3 The development shall not commence until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The construction management plan shall be written in accordance with London Best Practice Guidance and contain:

- a. A photographic condition survey of the public roads, footways and verges leading to the site.
- b. Details of construction access and associated traffic management.
- c. Arrangements for the loading, unloading and turning of delivery, construction and service vehicles.
- d. Arrangements for the parking of contractors' vehicles.
- e. Arrangements for wheel cleaning.
- f. Arrangements for the storage of materials.
- g. Hours of work.
- h. The storage and removal of excavation material.
- i. Measures to reduce danger to cyclists.
- j. Details written in accordance with the 'London Best Practice Guidance: The control of dust and emission from construction and demolition' or relevant replacement.

The development shall be carried out in accordance with the approved construction management plan unless otherwise agreed by the Local Planning Authority.

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

4 No above ground works shall commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

5 Prior to the commencement of above ground works, a Sustainable Drainage Strategy shall be 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 Hierarchy by providing a number of treatment phases corresponding to their pollution potential;
- c. Should maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value;
- d. Overland flow routes for exceedance events must be shown;
- e. Clear ownership, management and maintenance arrangements must be provided; and
- f. The details submitted shall include levels, sizing, cross sections and specifications for all drainage features.

The drainage system shall be installed/operational prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

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 and Policies SI 12 & SI 13 of the London Plan and the NPPF and to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.

6 Prior to above ground works on the development hereby permitted, technical specifications, a sample panel and samples for all the external finishing materials hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The sample panel should remain on the application site for the duration of the construction works. The development shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure that the finished appearance of the development will respect the character and visual amenities of the local area.

7 No above ground works shall commence until details of the privacy screens to be installed are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To safeguard neighbouring amenity.

8 Prior to the commencement of above ground works, full details of soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. Soft landscape details shall include:

- a) Planting plans
- b) Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c) Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
- d) Implementation timetables
- e) Tree protection measures
- f) How the Landscaping Strategy conforms with the Drainage Strategy

All landscaping in accordance with the approved scheme shall be completed/ planted during the first planting season following practical completion of the development hereby approved.

The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

Reason: To minimise the impact of the development on the ecological value of the area, to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity and to preserve the character and appearance of the area in accordance with Policies CP30 and CP36 of the Core Strategy, Policy DMD81 of the DMD, the Biodiversity Action Plan

9 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 detail 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

10 Prior to first occupation, details of the internal consumption of potable water shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy and Policy DMD 58 of the Development Management Document (2014).

11 Prior to any above ground works on the site, an updated 'Energy Statement' accompanied by a Built Energy Performance Assessment shall be submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and no less than a 35% improvement in total CO2 emissions arising from the operation of the development and its services over Part L of Building Regs 2013. Should Low or Zero Carbon Technologies be specified as part of the build the location of the plant along with the maintenance and management strategy for their continued operation shall also be submitted. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, connection to a DEN and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, policy SI 2 of the London Plan (2021) and the NPPF (2021).

12 Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met.

13 Prior to the occupation of the development, 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> shall be 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.

14 Prior to the occupation of the development, details of the siting, number and design of secure/covered cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

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

15 No less than 90% of the units hereby approved shall be built in accordance with Requirement M4(2) Acceptable and Adaptable Dwellings of the Building Regulations and shall be maintained as such thereafter. Prior to occupation evidence of compliance with Requirement M4(2) across the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: This optional national technical standard will ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy, DMD8 of the Development Management Document and the London Plan (2021).

16 Prior to above ground works on the development hereby approved, details of biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority following guidance by a suitable qualified ecologist. The details shall include the exact location, specification and design of the habitats. The development shall be implemented in accordance with the approved details prior to first occupation of the development and maintained as such thereafter.

Reason: In order to minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity.

17 Prior to the commencement of any demolition, an updated ecology survey, no older than six months old, by a suitable qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. The demolition works and any necessary mitigation shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of any protected species and in the interests of ecology.

18 The development shall not be occupied until details of the siting, number and design of Electric Vehicle charging points 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 and maintained as such thereafter.

Reason: To ensure the provision of Electric Vehicle charging in line with the Council's adopted standards.

19 Prior to the commencement of above ground works, details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved details before the development is occupied and maintained as such thereafter.

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

20 Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage;
- b) Methods of demolition within the root protection area (RPA as defined in BS5837:2012) of the retained trees;
- c) Details of construction within the RPA or that may impact on the retained trees;
- d) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- e) Boundary treatments within the RPA;
- f) Methodology and detailed assessment of root pruning;
- g) Arboricultural supervision; and
- h) The method of protection for the retained trees.

The development thereafter shall be implemented in strict accordance with the approved details. Should any tree which was identified for retention, be damaged irreversibly the developer will be required to replace said trees with ones of equal size and value.

Reason: To ensure the retention of and avoidance of damage to retained trees on and off site in the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy 80 of the Development Management Document.

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

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

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

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

Dated: 30 July 2021

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer justin.reid-weekes@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
see condition 2		Drawing

Additional Information

Notes

1. In accordance with the Town and Country (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, any conditions attached to this permission that

require discharge by the Local Planning Authority will be **subject to a fee**. A schedule of fees charged is available on the Planning page of the Council's website at: <https://new.enfield.gov.uk/services/planning/applying-for-planning-permission/overview-of-planning-applications/>

2. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.
3. This decision does not purport to convey any approval or consent which may be required under any bye-laws or under any enactment other than the Town and Country Planning Act 1990.
4. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at www.enfield.gov.uk or by emailing Building Control at building.control@enfield.gov.uk.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs)). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at planning.decisions@enfield.gov.uk.**

2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.