

Your ref 18/03088/FUL
Our ref 255966-00
File ref

ARUP

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25 February 2021

Dear Kate,

Application seeking to discharge Condition 16, 17, 20, 27 and 30 of application 18/03088/FUL.

Further to issue of the decision notice for application 18/03088/FUL on 13 March 2020, which granted full planning permission for:

‘Sub-division of site and erection of a 1 x 4-bed single family dwelling house with a detached garage, basement level and associated amenities together with single storey side extension, lower ground floor and detached garage at rear to existing lodge.’

On behalf of Hadley Wood Golf Club (‘the Applicant’), I am writing to submit an application to Enfield Council (‘the Local Planning Authority’) seeking to discharge Condition 16, Condition 17, Condition 20 and Condition 27 and Condition 30 of application 18/03088/FUL.

Payment of the application fee of £141.00 has been made to the Local Planning Authority (LPA) today.

Condition 16

Condition 16 states:

No above ground works shall commence until details of the surfacing materials to be used within the development including footpaths, access roads and parking areas and road markings have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent gravel spreading outside of the site and on to the highway. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure a satisfactory visual appearance and in the interests of highway safety

The application is accompanied by the following information seeking to discharge Condition 16:

- HWGC-ARP-ZZ-XX-DR-CD-0 Rev 01

This drawing indicates the proposed surfacing materials within the lodge and proposed dwelling. These would be permeable paving and no-dig paving. No gravel is proposed.

Condition 17

Condition 17 states:

No development shall commence until details of existing planting to be retained and trees, shrubs and grass to be planted, and the treatment of any hard-surfaced amenity areas have been submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any trees or shrubs which die, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: In the interests of visual amenity and to enhance the ecological value of the site in accordance with DMD79

The application is accompanied by the following information seeking to discharge Condition 17:

- A(90)D01_rev(b)
- A(90)D02_rev(a)
- A(90)D03_rev(a)
- A(90)D04_rev(a)
- A(90)P00_rev(b)

The above drawings provide details of existing planting to be retained and trees, shrubs and grass to be planted.

Condition 20

Condition 20 states:

The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

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

The application is accompanied by the following information seeking to discharge Condition 20:

- HWGC-ARP-ZZ-XX-DR-CD-0 Rev 01

This drawing indicates the existing and proposed ground levels within the lodge boundary and proposed dwelling.

Condition 27

Condition 27 states:

Notwithstanding the details set out in the submitted Preliminary Drainage Strategy February 2020, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- *Sizes, storage volumes, cross-sections, long-sections (where appropriate) and specifications of all proposed SuDS measures including rain gardens, green roofs and permeable paving. Include calculations demonstrating functionality where relevant*
- *Information on the flow control mechanisms for the two properties, with the retained property discharging at 3L/s to the surface sewer and the new property discharging close to greenfield runoff rate for 1 in 1 year and 1 in 100 year storm events*
- *Management Plan for future maintenance*
- *Overland flow routes for exceedance events*

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF

The application is accompanied by the following information seeking to discharge condition 27:

- Drainage technical note with supporting Appendix A and B.

The technical note outlines details of the proposed Sustainable Drainage Strategy, in accordance with the Preliminary Drainage Strategy February 2020. The strategy includes details of SuDS measures including blue and green/brown roofs. Information in relation to flow control mechanisms, future maintenance and exceedance events is provided.

Condition 30

Condition 30 states:

Prior to the commencement of above ground works, details of the proposed brown roofs identified on drawing number T(20)P02 Rev G shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of enhancing biodiversity and sustainable urban drainage.

The application is accompanied by the following information seeking to discharge condition 27:

- T(20)D28_rev(-)
- T(20)P02_rev(g)
- T(20)D27_rev(-)

These drawings together detail the proposed brown roofs for the new build dwelling.

Summary

I trust the information submitted with this application will be sufficient to discharge Condition 16, Condition 17, Condition 20, Condition 27 and Condition 30 of application no. 18/03088/FUL.

Yours sincerely



Monica Forde, MRTPI
Planner

Cc

Wayne Dyer (Arup)
Pat McDonagh (HWGC)
David Jackson (HWGC)

Enc

- HWGC-ARP-ZZ-XX-DR-CD-0 Rev 01 Drainage Layout
- HWGC-ARP-ZZ-XX-DR-CD-0002 Excedance Flow Paths
- HWGC-ARP-ZZ-XX-DR-CD-0011 Section
- Drainage Technical Note
- A(90)D01_rev(b)
- A(90)D02_rev(a)
- A(90)D03_rev(a)
- A(90)D04_rev(a)
- A(90)P00_rev(b)
- T(20)D27_rev(-)
- T(20)P02_rev(g)
- T(20)D27_rev(-)