

**Planning Statement**  
**Land adjacent to 86 Camlet Way**

Relating to site at  
Land adjacent to 86 Camlet Way, Hadley Wood,  
London, EN4 0NX

February 2022



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## 1.0 Introduction

- 1.1 This Planning Statement has been prepared by hgh Consulting on behalf of Jenna Rachel to accompany an application to create a new dwelling at land adjacent to 86 Camlet Way. The application site lies within the administrative boundary of the London Borough of Enfield and is identified in red on Figure 1 below.



Figure 1: Aerial Image with the site's location indicated by the red circle

- 1.2 The proposal is for:
- “Creation of a new detached two-storey dwelling with accommodation in the roof space, means of access, parking and landscaping and other associated development”.***
- 1.3 This statement draws from and should be read in conjunction with the accompanying Plans, Design and Access Statement as well as the Tree Report.
- 1.4 The key principles of the proposal are as follows:
- Creation of a two-storey detached dwelling with accommodation in the roof space on land adjacent to No 86 Camlet Way, currently not used;
  - Use of the existing access and refuse collection arrangement with off-street car and cycle parking; and
  - Retention of existing trees and proposed additional hedging and tree planting on site.

### Structure of Planning Statement

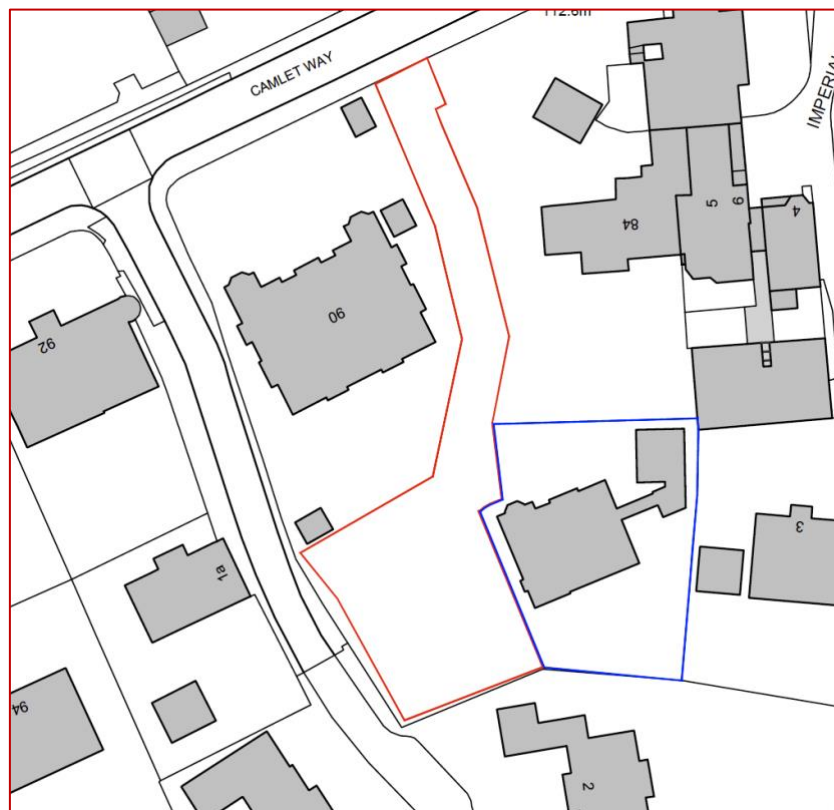
- 1.5 The remaining sections of this statement are set out as follows:
- **Section 2** describes the site and surroundings;

- **Section 3** identifies the relevant planning history;
- **Section 4** describes the proposed development;
- **Section 5** highlights the key planning policy;
- **Section 6** contains an assessment of the proposed scheme against the key planning tests; and
- **Section 7** provides a summary of the assessment and conclusions on the appropriateness of the proposal.

## 2.0 The Site and Surroundings

### The Site

- 2.1 The application site covers a total area of 0.108 ha and lies to the south side of Camlet Way, to the south of 90 Camlet Way and west of 86 Camlet Way, within Hadley Wood. Historically, the site was a part of the garden for No. 90 Camlet Way but was later sold off to the applicant at 86 Camlet Way (see Section 3 below).
- 2.2 The site therefore comprises grassland to the rear of No. 90 and adjacent to No. 86 Camlet Way and is not currently utilised. An extract from the site location plan is provided below (Figure 2) and shows the application site boundary in red.



- 2.3 The topography of the site is relatively flat with a slope falling from Camlet Way south into the site. The western (Pagitts Grove) boundary of the site is thick hedgerow and tree line which will be maintained and enhanced as part of this proposed development. The southern boundaries of the site currently comprise a group of Category C trees, that have outgrown this location. Category U and B trees can be found at the northern boundary, adjoining No 90 Camlet Way.

### Surrounding Area

- 2.4 The surrounding area is suburban and residential in character and most of the local development comprises large-detached dwellings (see images below). There is no common architectural style or prevailing typology along Camlet Way. This along with the varied terrain and no defined building line gives the street a diverse character. Overall, the road has a traditional appearance, with most buildings made of render and brick with tiled pitched roofs and a height of two stories. Figure 3 below highlights the diverse build line, with front and rear development common throughout the Camlet Way area.



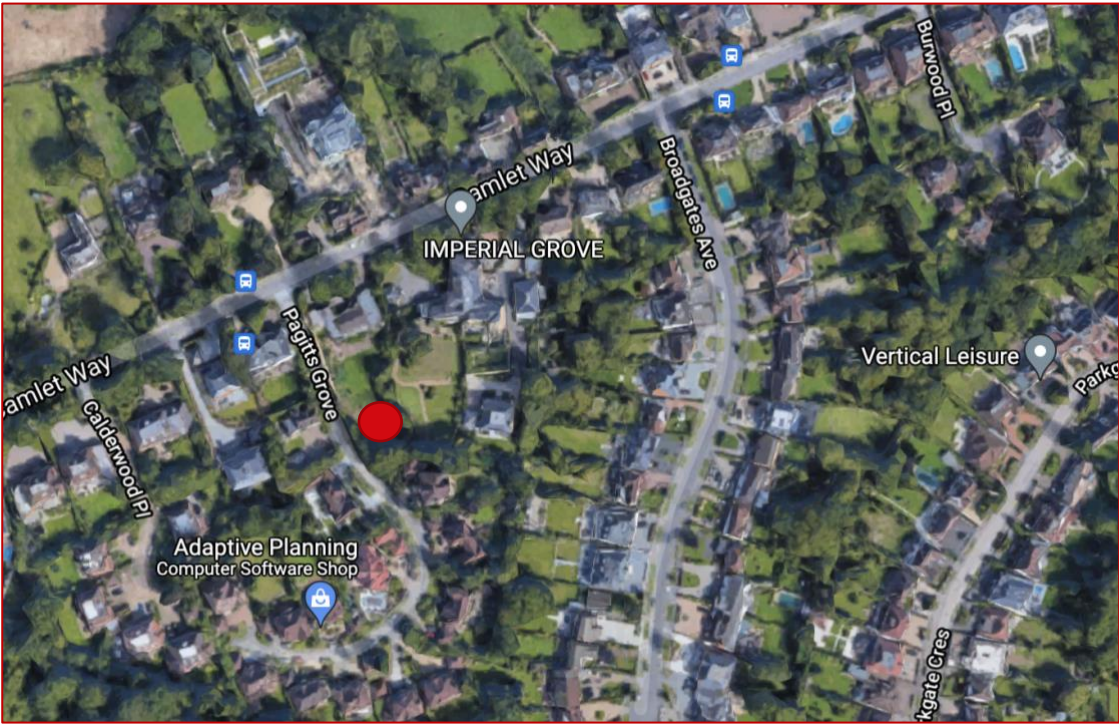


Figure 3: Aerial image highlighting the pattern of development in the area (site location in red)

2.5 There are a number of new residential developments on Camlet Way including at No. 93 which was approved in 2014 and comprises a large set back two storey building. This property lies to the north of Camlet Way.



Figure 4: No.92 Camlet Way



Figure 5: No. 89 Camlet Way



Figure 6: No.87 Camlet Way



Figure 7: No.93 Camlet Way

- 2.6 To the east of the site is Pagitts Grove, a private road with gated access. The buildings here are predominantly large single two storey houses with roof accommodation. These are also characterised by hardstanding to the front and large gardens to the rear.
- 2.7 The nearest neighbouring dwellings are No 92 and No 90 Camlet Way, with No 86 Camlet Way immediately adjacent to the site, comprising the eastern boundary and the access road to this application site. No 86 Camlet Way was completed in November 2020, with the relevant planning history noted within Section 3 below.

### Planning Designations

#### *Physical and Environmental*

- 2.8 A desk-based review of the relevant planning and environmental designation reveals the following:
- The site has a current Public Transport Accessibility (PTAL) rating of 1a.
    - Specifically, the site is located in close proximity to bus services at Camlet Way and is within 10-minute walk (approximately 835m) to Hadley Wood railway station. In front of the site on Camlet Way is Pagitts Grove Bus stop where buses go towards Hadley Wood (approximately 6 minutes) and High Barnet (approximately 13 minutes).
  - The EA Flood Map for Planning identifies the site to be within Flood Zone 1.
  - The site is not located within a Controlled Parking Zone (CPZ) area.
  - The site does not lie in a Conservation Area and is not listed.
  - There are a few statutorily listed buildings nearby: nos. 89, 87 and 83 Camlet way which are all Grade II listed.

#### *Policy Designations*

- 2.9 The London Borough of Enfield's 2010 Policy Map (figure 8 below) notes that the site is not the subject of any policy designations.

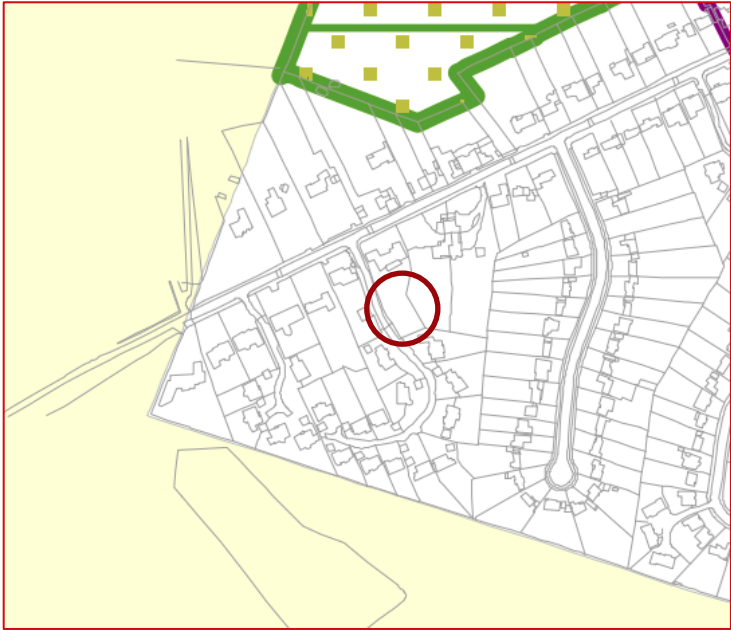


Figure 8: LB Enfield Policy Map (2010)



### 3.0 Planning History

- 3.1 Whilst there is no planning history relating to the site specifically, a summary of the most notable applications and decisions available on Enfield's online planning register is provided below.

**Land to the rear of No. 84 Camlet Way (now known as No. 86 Camlet Way)**

*17/00970/FUL (Granted)*

- 3.2 An application was submitted on 10 March 2017 for the "Subdivision of the site and erection of a 5-bed detached 2-storey dwelling house with accommodation in roof space and rear dormers, rear terrace at first floor level, detached double garage, boundary wall and gates at entrance and access to Camlet Way together with erection of replacement double garage at front to serve no.84 Camlet Way". The application was approved in June 2017. The front elevation is provided at figure 9 below.



Figure 9: Front Elevation of No. 86 Camlet Way

*17/04251/FUL (Granted)*

- 3.3 Minor Material Amendment to 17/00970/FUL to allow alterations to fenestration of dwelling, details of SuDS, details of cycle parking, construction management, landscaping, materials, energy efficiency, hardstanding and enclosure.

*18/00607/NMA (Granted)*

- 3.4 Non-material amendment to 17/04251/FUL to allow installation of single storey glazed link between house and detached double garage.

*20/02014/NMA (Granted)*

- 3.5 Non-material amendment to planning permission ref: 17/00970/FUL as amended by minor material amendment application ref: 17/04251/FUL and non-material amendment application ref: 18/00607/NMA to allow addition of 2 x rooflights.

*20/03802/CND (Granted)*

- 3.6 Details submitted pursuant to reference 17/04251/FUL: energy performance certificate (4) in respect of minor material amendment to 17/00970/FUL to allow alterations to fenestration of dwelling, details of SuDS, details of cycle parking, construction management, landscaping, materials, energy efficiency, hardstanding and enclosure.

**No. 90 Camlet Way**

17/05322/FUL

- 3.7 An application was submitted on 8 December 2017 for the “*Redevelopment of site by the erection of a 2-storey block of 5 self-contained flats comprising 2 x 3-bed and 3 x 2-bed with rooms in roof space, basement parking and erection of a 1 x 4-bed detached single family dwelling with a lower ground floor, detached garage and associated landscaping*”. A site plan and front elevation of the proposal is provided below (figure 10).



Figure 10: Proposed Site Plan (ref: 17/05322/FUL)

- 3.8 The application was withdrawn on 2 November 2018. Whilst the application was withdrawn, the principle of the proposed development was accepted during pre-application discussions (ref: 17/02956/PREAPP).
- 3.9 Among other points raised in regard to the flatted development, the pre-application advice from the Case Officer made the key point that: “*the principle of a single-family dwelling at the rear of the site was confirmed acceptable considering the size and history of the site*”.
- 19/01638/FUL (Granted)
- 3.10 An application was submitted on 21 May 2019 for the “*redevelopment of site involving demolition of existing building and erection of 9 self-contained flats comprising (8 x 2 bed and 1 x 3 bed) within a two-storey building including accommodation in roof space together with erection of front boundary wall, gates and railings, new vehicular access, associated parking and landscaping*”. The front elevation of the proposal is provided below (Figure 11).



Figure 11: Approved Front Elevation of No. 90 Camlet Way (ref: 19/01638/FUL)

- 3.11 The application was refused but allowed at appeal on 21 January 2020. The reason for refusal cited the failure to provide an appropriate mix of units, unrelated to the nature of the redevelopment at the site. The scheme is currently being built out.
- 3.12 The approval of application ref: 19/01638/FUL separated the appeal site from this application site. The approved scheme also includes boundary hedge planting that will formulate the northern boundary of this application site. Figure 12 sets out the approved site plan, with the blue dotted line denoting the outline of application ref: 17/05322/FUL.



Figure 12: Approved Site Plan of No. 90 Camlet Way (ref: 19/01638/FUL)

## 4.0 The Proposed Development

4.1 This application seeks permission for the:

***“Creation of a new detached two-storey dwelling with accommodation in the roof space, means of access, parking and landscaping and other associated development.”***

4.2 Figure 13 below provides an overview of the proposed front elevation.



Figure 13: Proposed Front Elevation

4.3 The design rationale is provided within the accompanying Design and Access Statement. A summary of the key characteristics of the dwelling are provided below.

### **New Dwelling**

4.4 The proposed scheme will create a new detached two storey dwelling with additional accommodation in the roof providing 5 bedrooms on land adjacent to No 86 Camlet Way, which was historically part of the wider garden for No. 90 Camlet Way and is now currently underutilised since the approval of application ref: 19/01638/FUL.

4.5 The proposed dwelling is set back from the road in a similar manner to adjacent properties and is therefore in keeping with the existing grain of development. The proposed ridge height is also considered to sit below the existing adjacent dwelling and is therefore in keeping with the current fall of the land along Camlet Way and the immediate area.

4.6 The total Gross Internal Area (GIA) provided by the building is 281.7 sqm, with each floor comprising:

- Ground floor: the main entrance hall provides access to the main living area, study, dining area and kitchen. A utility room with ground floor toilet is also provided, in line with building regulations.
- First floor: the master suite, with en suite bathroom and dressing area are located to the southern side of the first floor, with a further 3 bedrooms and family bathroom provided. Bedroom 3 also has an en suite bathroom.
- Second floor: A further bedroom and bathroom are also provided in the roof space of the house.

4.7 The building has been designed with good quality materials in a traditional architectural style, with two groups of two rooflights at the rear of the property, which maintains the impression of a two-storey building. The architectural style of the dwelling utilises design cues from No 86 Camlet Way to ensure that the building will serve to compliment the character of the surrounding area.



### **Residential Amenity**

- 4.8 The proposed rear garden will be retained as lawn and will extend to circa 190sqm with scope to create a small, decked or patio area which can be secured by condition (hard and soft landscaping).
- 4.9 The driveway and patio areas will be constructed from permeable paving and to match the existing so these tie in seamlessly. The use of similar pallets and materials will ensure harmony with the surrounding character and with those approved and used at No. 86 Camlet Way.
- 4.10 A bin store is situated to the front of the site allowing for operatives to collect waste in the normal manner via the existing access road, from Camlet Way.

### **Trees and Boundary Treatment**

- 4.11 The existing overgrown linear group of trees lining the southern boundary will be replaced and together with the eastern boundary, a new hedge line will be planted with native species. The more mature hedgerow and tree belt that comprises the western boundary will be retained and enhanced, and the Category U and B trees (labelled 1 and 2 in the Tree Report) on the northern boundary will also be retained.
- 4.12 A new 1.8m high timber fence will separate the site from the existing properties with the existing boundary treatment to the north and west maintained.

### **Parking and Access**

- 4.13 The existing access point, created through permission ref: 17/00970/FUL at No. 86 Camlet Way, will be utilised for this new proposed dwelling, as indicated by the red line boundary. This access provides a minimum width of 3.6m south from Camlet Way to the site.
- 4.14 The new dwelling will be served by up to 2 car parking spaces, all located to the front of the proposed dwelling. Landscaping around the parking spaces have been provided to improve the visual appearance of this area of the site and will be contained by the retaining wall at the northern boundary.
- 4.15 Cycle storage facilities will also be provided at the rear of the dwelling.



## 5.0 Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. This section outlines relevant planning policy and guidance which is used to identify the key considerations that should be taken into account when the Council is determining the application.

### **Statutory Development Plan**

5.2 The current development plan for the London Borough of Enfield comprises:

- The London Plan (2021);
- Core Strategy (2010); and
- Development Management Document (2014).

5.3 The relevant policies of the London Plan are as follows:

- Policy GG2: Making the best use of land;
- Policy D3: Optimising site capacity through the design-led approach;
- Policy D6: Housing quality and standards;
- Policy H1: Increasing housing supply; and
- Policy H2: Small sites.

5.4 The relevant policies of the Core Strategy are as follows:

- Policy CP4 Housing quality;

5.5 The relevant policies of the Development Management Document are as follows:

- Policy DMD 6 Residential character;
- Policy DMD 8 Residential development;
- Policy DMD 9 Amenity space;
- Policy DMD 10 Distancing;
- Policy DMD 37 High quality and design led development;
- Policy DMD 38 Design process; and
- Policy DMD 45 Parking standards and layout.

### **Other Material Considerations**

5.6 Other material considerations in respect of planning policy to be considered include:

- The National Planning Policy Framework (NPPF) (2021);
- Planning Practice Guidance (PPG) (2019); and
- The Mayor's Housing SPG (2016).

5.7 The consultation on the Regulation 18 draft Local Plan was held in September 2021. The emerging Enfield Local Plan is anticipated to be adopted in 2024 and is therefore at an early stage and is not afforded any material weight in the determination of this application.

## 6.0 Planning Assessment

6.1 This section considers the extent to which the proposed development accords with the relevant Statutory Development Plan policies and other material considerations. The proposed development is assessed in relation to the key policy considerations, drawn from the policy summary set out in section 5, which comprise:

1. The principle of development;
2. Quality of Amenity;
3. Trees and Ecology;
4. Parking and Refuse; and
5. Community Infrastructure Levy.

### Principle of Development

6.2 The proposal involves the creation of a new dwelling which is not located near or adjacent to a statutorily listed or locally listed building and the site is not located within a Conservation Area. There ought to be no in principle objection to the creation of a new dwelling at this site.

6.3 The Mayor set a ten-year housing target of 12,460 net new housing completions for Enfield in the London Plan (1,246 new homes per year). This is a significant increase when compared to the housing supply targets set out in the Enfield Core Strategy (560 per year). It is also noted that the Housing Delivery Test measurements published for 2021 reveal that the Council only met 56% of its housing need over the last three years of monitoring. As a result, the presumption in favour of development applies. Whilst the proposed new dwelling would provide a modest contribution to this target, the creation of a new dwelling at this underutilised site is in line with policy H2 of the London Plan, which supports the creation of well-designed new homes on small sites (0.25ha or less).

### Design and Character

6.4 The application site is in a predominantly residential area which is suitable for continued residential use. Policy DMD6 of the Enfield Development Management Document sets the 'standards for new development'. It states that proposed development must be of a density that is appropriate to the locality. Development will be permitted if it complies with the London Plan density matrix and meets the following criteria:

- a. *"The scale and form of the development is appropriate to the existing pattern of development or setting, having regard to the character typologies.*
- b. *The development delivers a housing output having regard to policies on housing mix.*
- c. *A high quality of design and standard of accommodation is achieved, in line with policies in the London Plan, DMD 8 'General Standards for New Residential Development' and other design policies in the DMD.*
- d. *The density of development has appropriately considered existing or planning transport capacity.*
- e. *The density of development takes into account the existing and planning provision of local facilities such as shops, public and private open space, and community, leisure and play."*

6.5 Furthermore, the Enfield Development Management Document Policy DMD 8 requires new residential development to be *"of an appropriate scale, bulk and massing."*

6.6 Finally, Policy DMD 37 sets out how development is expected to capitalise on the opportunities available for improving the urban design of an area. As described above, the building has been sited and designed to respond to the local area. The submitted elevations demonstrates that the building is of traditional design, taking inspiration from the surrounding context, with a simple pitched roofs and an architectural quality that adds character to the area. All materials and finishes have been chosen to ensure that they will be of good quality and complement the character of the building. In

addition, a high-quality landscaping scheme is provided including new hedge planting along the frontage boundary, and native tree planting.

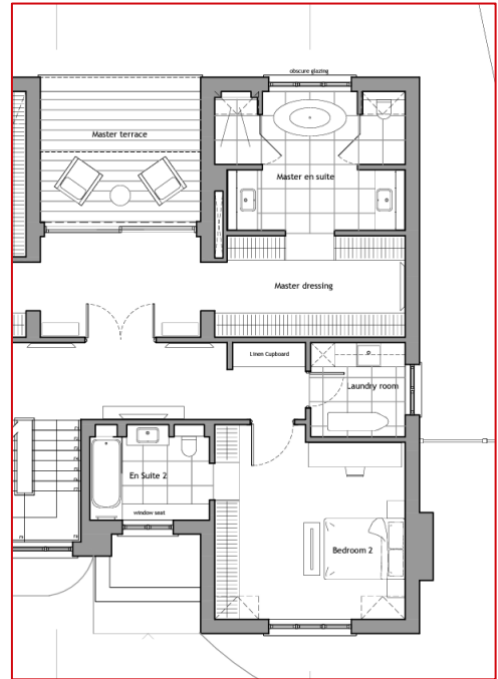
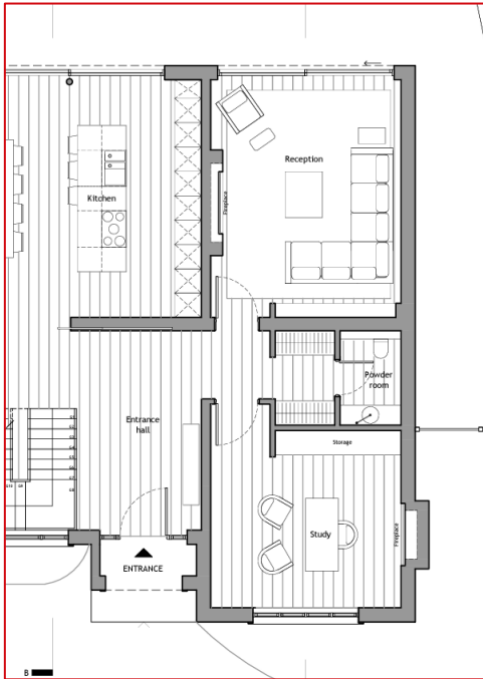
- 6.7 In summary, the scheme offers a substantial visual improvement to the current site and street scene. This is a result of sensitive siting, careful design to the treatment of the roof and façades and high-quality landscaping.

#### **Quality of Amenity**

- 6.8 Enfield Development Management Document Policy DMD 9 sets the minimum standards for private amenity space. The proposals provide approximately 190 sqm of private amenity space, which exceeds the minimum standards set out at Policy DMD 9 as well as Standard 26 of the Mayor's Housing SPG, which requires a minimum of 5sqm of private outdoor amenity space for 1-2 person dwellings and an extra 1sqm for each additional occupant. This is a further exceedance of both Enfield and London planning policy. This reinforces that the proposal would not result in the overdevelopment of the site as it can comfortably accommodate in excess of the amenity space provision required. It is also noteworthy that No. 86 Camlet Way will retain a private amenity space of approximately 370 sqm, which exceeds both Enfield and London planning policy requirements.

#### *Neighbouring Amenity*

- 6.9 The nearest neighbouring properties are No 90 and No 86 Camlet Way and No 2 Pagitts Grove. There is approximately 26 m between the southern boundary of No. 90 Camlet Way and the northern/front elevation of the proposed new dwelling. The site levels also mean that the site is lower than the garden area of No. 90 Camlet Way, ensuring that there is no overlooking or loss of amenity for future residents of No. 90 Camlet Way once the site's redevelopment completed.
- 6.10 Similarly, there is approximately 14m between the northern boundary of No. 2 Pagitts Grove and the proposed new dwelling, with the two properties proposed to be separated by a 1.8m fence and hedge planting. Both distances are comfortably within the guidance of policy DMD10 and the guidance set out by the Mayor's Housing SPG (2016).
- 6.11 The distance between the western boundary of No. 86 Camlet Way and the proposed dwelling is approximately 5m. The eastern elevation of the proposed dwelling will be separated from No. 86 Camlet Way by a proposed fence of 1.8m in height and planted hedge, to ensure that the privacy of both properties is maintained.
- 6.12 The proposed eastern elevation of the new dwelling comprises the kitchen at ground floor and master bathroom at first floor. Both rooms only have windows on the north and southern elevations of each room, and therefore there is no sense of loss of privacy or impact as a result of the proximity to the neighbouring property.
- 6.13 Similarly, the western boundary of No. 86 Camlet Way at ground floor level is also a blank façade with a laundry room (non-habitable room) window at the first floor comprising the only window on the eastern elevation. Given the nature of the room in which this small first floor window serves, natural light is still able to infiltrate the laundry room. However, this window of No. 86 Camlet Way is obscured glazed (as required under Condition 20 of permission ref: 17/00970/FUL) and there is an appropriate boundary fence and planting proposed in addition to the absence of any windows at the new proposed dwelling on either floor. The residential amenity of the existing and proposed dwellings is therefore considered to be protected.
- 6.14 Figures 14 – 17 outline this in full below:



Figures 14 & 15: Approved extract of the Ground Floor and First Floor Plans at 86 Camlet Way (ref: 17/00970/FUL)

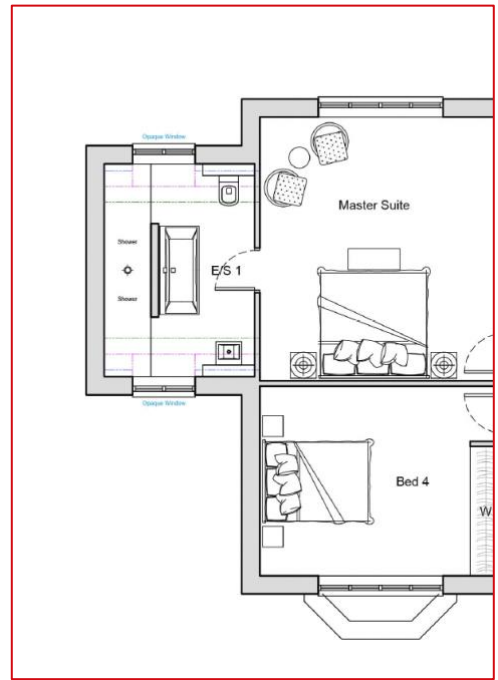
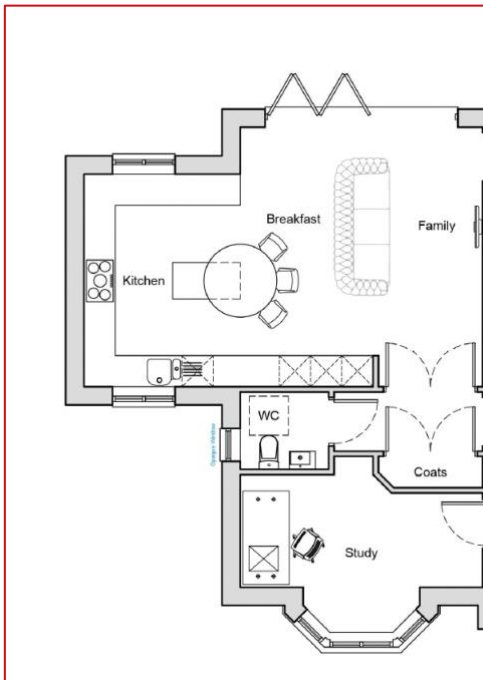


Figure 16 & 17: Proposed extract of the Ground Floor (left) and First Floor (right) for the new dwelling

6.15 It is therefore considered the proposed development exceeds policy requirements and will not be a detriment to neighbouring amenities. Where the desired separation distance is not achieved, the proposed design of the eastern elevation of the ground and firsts floors ensures that there is no loss of light for the proposed development, nor is there any loss in amenity for the neighbouring property.

### Trees and Ecology

- 6.16 A Tree Survey undertaken by Patrick Stileman Limited should be read in conjunction with this planning application submission and has informed the siting of the proposed dwelling and layout of the whole scheme. As confirmed by the report, there are currently two Category U and B trees at the entrance of the site and a Category B tree in the existing hedgerow on the western boundary and existing hedgerows to the eastern and southern boundary.
- 6.17 The western boundary will be maintained as part of this application and extensive tree and hedge planning is proposed for the northern and eastern boundaries. The hedgerow and trees on the southern boundary have been assessed and are of a poor quality due to the lack of management over time. The group of trees have now outgrown this location with the Tree Survey concluding that the trees have poor prospects. As such, this hedge line will be removed and replaced with native species, which is anticipated to be secured by condition.
- 6.18 The proposed tree planting will create a landscaped boundary line between the proposed dwelling and 2 Pagitts Close, in addition to the 1.8 m fence proposed. The planting of native species will also encourage wildlife to the site and boost the biodiversity of the site, in line with policy DMD 79. The specific planting and management strategy for the enhancements are to be confirmed at condition stage.

### Parking and Refuse

- 6.19 Development Management Document Policy DMD 45 states that car parking proposals will be considered against the standards set out in the London Plan. The proposed new dwelling will have space for up to 2 off-street car parking spaces located at the front of the new dwelling, which is generally in accordance with Table 10.3 of the London Plan (rounded), which refers to a provision of up to 1.5 spaces per unit in suburban areas with a PTAL rating of 1a. Supporting text notes that *“In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address ‘overspill’ parking pressures.”*
- 6.20 The development will utilise the existing access road, which was created by the application ref: 17/00970/FUL for No. 86 Camlet Way. Therefore, there will be no additional access points created onto Camlet Way. This access road, south off Camlet Way, will allow cars to enter and exit the site in a forward gear. In the unlikely event that two cars would meet, there is sufficient visibility to allow a car to wait in either driveway or at the top of the access road, close to the carriageway.
- 6.21 In terms of cycle parking, in accordance with Table 10.2 of the London Plan, 2 long-term spaces and 2 short-stay spaces are capable of being stored at the proposed dwelling. The large garden area and generous driveway offers a number of locations to safely store bicycles.
- 6.22 Development Management Document Policy DMD 8 requires development to provide adequate refuse storage. A bin store is proposed at the front of the site allowing for operatives to collect waste in the normal manner via an existing access position as approved under application ref: 17/00970/FUL.

### Community Infrastructure Levy

- 6.23 The approved CIL Schedule of the Mayor of London (MCIL2) requires a contribution of £60 per sqm for development in Enfield (index linked, at £60.63 for 2022) and the Council’s adopted 2016 CIL Schedule requires a contribution of £120 per sqm in this location (index linked, at £147.56 in 2022).
- 6.24 The proposed development comprises 281.7 (GIA) sqm of floorspace. At the time of writing, the proposal is therefore expected to contribute approximately £58,647.12 towards CIL which will be payable on implementation of the development.



## 7.0 Conclusion

- 7.1 This Planning Statement sets out the context for the proposed creation of a new dwelling at land adjacent to 86 Camlet Way.
- 7.2 This statement has demonstrated that the careful consideration of the site and its surroundings has led to an optimisation of the site and the provision of high-quality residential accommodation. The design and layout of the site has been informed by the Tree Survey that accompanies this application. In addition, the scheme is aesthetically very attractive and would complement the architecture of No. 86 Camlet Way and sit comfortably within the wider existing residential character of Camlet Way. The proposed dwelling will therefore result in a meaningful improvement to the surrounding environment.
- 7.3 Overall, the proposal meets an identified need for family housing and is sustainable and well designed to respond to the surrounding context and local character whilst creating a new family home. In this regard the proposal accords with Enfield and the Mayor's planning policy and will safeguard residential amenity and the character and appearance of the area.
- 7.4 All key policy tests have been assessed within this Planning Statement and the proposed development has been found to be compliant, for which planning permission should be granted.



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