

04.12.2022

For the Attention of the Planning Officer: Ms Eloise Kiernan

London Borough of Enfield
Development Management - Planning
PO Box 53, Civic Centre
Enfield
Middlesex
EN1 3XE

Dear Eloise

Re: A Full Planning Application for the refurbishment, reconfiguration and extension works to an existing part single part two storey mix-use building consisting of part commercial and part residential units. The proposed scheme is for the introduction of an additional floor level to the front building, raised roof ridge level and new dormers to the rear wing of the building and associated external and internal alterations to create a total of 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed, 1x studio), with the retention and creation of 2 x commercial units. The scheme will introduce private amenity areas, a secure and enclosed cycle and a refuse/recycling store at:

Address: 613-615 Green Lanes, Palmers Green, London N13 4EP

Following our ongoing consultation and further to your Pre-Application Report, please find enclosed a full Planning Application for the above address for your attention. The Planning Application has been developed to address the comments and recommendations as described in the Pre-Application Advice Report (ref: 22/03889/PREAPP) dated 20th April 2023.

The application has been submitted via the Planning Portal and includes the following information package:

- A completed online Application Form
- A Planning Application fee (paid online via Planning Portal) of £1,912.00
- A completed Community Infrastructure Levy (CIL) Form
- A supporting Design & Access Statement with the following Appendix:
 - Appendix 1: Pre-Application Scheme by Vivendi Architects, issued 16th November 2023.
 - Appendix 2: Supporting Pre-Application/Planning Statement by FPS Planners, issued 16th November 2023.
 - Appendix 3: Pre-Application Report/Feedback (Ref: 22/03889/PREAPP), received 20th April 2023.
 - Appendix 4: Two Tier Bicycle Rack Product Information by Bikedock Solutions.
 - Appendix 5: Precedent granted planning applications within the surroundings of the site.
- Supporting reports by project team/consultants:
 - Surface Water and Sustainable Drainage Strategy, carried out by Base Energy.
 - Energy & Sustainability Assessment including SAP summary and Part G compliance report, carried out by EEABS.
 - Daylight & Sunlight Assessment and Internal Daylight Assessment, carried out by EEABS.
 - Transport Statement Report, carried out by PT Planners.
 - Construction Logistics Plan, carried out by PT Planners.
 - Arboricultural Impact Assessment, carried out by SES.

One set of the existing and proposed planning drawings enclosed:

Drawing no.	Drawing title and contents	Revision	Scale @A1
1849-E01-00-P2	O.S. Map, Site Block Plan, Topographical Survey, Aerial Views & Site Photos	P2	1:1250/ 1:500 / 1:100
1849-E02-00-P2	Existing Ground and First Floor Plans	P2	1:100
1849-E02-01-P2	Existing Second Floor/Loft and Roof Plans	P2	1:100
1849-E03-00-P2	Existing Front and Side Elevations (No. 1 & 2)	P2	1:100
1849-E03-01-P2	Existing Rear and Side Elevations (No. 3 & 4)	P2	1:100
1849-E04-00-P2	Existing Sections (A-A and C-C)	P2	1:100
1849-E04-01-P2	Existing Sections (B-B and D-D)	P2	1:100
1849-P01-00-P2	Proposed Site Plan	P2	1:100
1849-P02-00-P2	Proposed Ground and First Floor Plans	P2	1:100
1849-P02-01-P2	Proposed Second Floor/Loft and Roof Plans	P2	1:100
1849-P03-00-P2	Proposed Front and Side Elevations (No. 1 & 2)	P2	1:100
1849-P03-01-P2	Proposed Rear and Side Elevations (No. 3 & 4)	P2	1:100
1849-P04-00-P2	Proposed Sections (A-A and C-C)	P2	1:100
1849-P04-01-P2	Proposed Sections (B-B and D-D)	P2	1:100
1849-VS-01-P2	Existing and Proposed 3D Visuals – Sheet 1	P2	N/A
1849-VS-02-P2	Existing and Proposed 3D Visuals – Sheet 2	P2	N/A
1849-DT02-00-L-P1	Proposed Landscaping Plans, Planting Literature & External Surfaces Literature	P1	1:100

The existing uses in the area around the site are predominantly residential with a large number of commercial activities on the ground floor along Green Lanes. The existing building is formed by three blocks that vary in shape and height, and currently contain a mix of commercial spaces and residential units over the ground and first-floor levels across the front, middle and rear blocks.

The front building facing Green Lanes is a two-storey rectangular-shaped block with a hipped roof, the central wing is a gabled roof double-storey brick building and the rear wing of the site is a single-storey gabled roof building with its own private entrance and amenity area. Access to the existing commercial and residential units is both from Green Lanes and Lytton Avenue (*pedestrian pathway*).

The appearance of the existing building is neglected and in need of significant repairs and upgrades to provide adequate habitable rooms for the units that currently do not benefit from sufficient living conditions, and also to improve the appearance of the building and its immediate surroundings.

The proposed scheme will see the reconfiguration of the existing premises, via internal alterations and external additions to provide 8 x residential units (3 x 3 beds, 2 x 2 beds, 2 x 1 bed and 1 x studio) with minor alterations to the existing commercial units at ground floor level. External works will include the introduction of an additional floor to the front block, and raising the roof ridge line to the rear wings to provide habitable rooms within the roof including the introduction of new front and rear dormers.

Several properties in the area have extension works carried out similar to our application (*please refer to the Design and Access statement Appendix 5 for more information on the similar works carried out in the vicinity*).

The proposed works will maintain the overall shape and stepped profile of the existing building and will largely keep the same footprint. The proposed second-floor extension appearance will be in keeping with the existing building style and character, including raising the roof ridge level to the central wing by less than two metres providing habitable space within the roof void, whilst the existing eaves level shall remain unaltered.

The proposed works have been carried out to retain the original design and character of the existing building by maintaining its original profile and existing material palettes.

All the proposed residential units will benefit from amenity spaces, with front and rear garden areas for the ground-floor flats, front and rear balconies for the first-floor units, and recessed balconies for the residential units on the second-floor levels. The proposed scheme will also introduce secure and enclosed cycles and refuse/recycling stores as required.

The proposed dual-aspect layout of the residential units is designed with consideration to utilize space and make good use of natural daylight without having any impact on the neighbouring properties or any overlooking issues.

The proposed works have been designed to provide a good mix of residential and commercial units with little or no impact to the neighbouring properties, providing a design that would be in keeping with the surrounding buildings in terms of scale, fenestration patterns and material palette.

In summary and for the reasons demonstrated above and following a supportive Pre-Application consultation process, the proposed works will be a positive contribution to the existing building and the surrounding area.

We consider this proposal to be suitable with its neighbouring properties and not detrimental to the street scene or constitute overdevelopment of the site.

We trust the application is in satisfactory order and you will consider supporting this proposal. Again, we thank you for your guidance and co-operation with the application throughout, should you have any further queries please do not hesitate to contact me.

Yours sincerely



Peter Koumis

Cc (Applicant)