

## LIST OF APPENDIX:

- Appendix 1: Pre-Application Scheme by Vivendi Architects, issued 16<sup>th</sup> November 2023.
- Appendix 2: Supporting Pre-Application/Planning Statement by FPS Planners, issued 16<sup>th</sup> November 2023.
- Appendix 3: Pre-Application Report/Feedback (Ref: 22/03889/PREAPP), received 20<sup>th</sup> 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 at 613-615 Green lanes:

1. 543 Green Lanes – 15/05620/FUL - Demolition of existing buildings and redevelopment of site to provide 9 flats (1 x studio, 1 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed)
2. 687 Green Lanes - 17/03115/LBC - Refurbishment and conversion of former police station into 6 self-contained flats (2 x 1 bed, 2 x 2 bed and 2 x 3 bed)
3. 699 Green Lanes – 19/01285/FUL - Demolition of existing buildings and erection of a part 4-storey, part 5-storey building for 18 no. residential units (8 x 1-bed, 8 x 2-bed, 2 x 3-bed)
4. 790A Green Lanes – 20/00369/FUL - Sub-division of site and erection of a 2-storey block of 2 x 1-bed self-contained flats
5. 792 Green Lanes – 17/00260/FUL - Conversion of upper floors to provide a total of 8 residential units (5 x 1 bed, 2 x 2 bed and 1 x 3 bed)
6. 794 Green Lanes – 17/01864/FUL - Redevelopment of site involving demolition of existing building to provide a part 6- part 7 storey blocks of 91 residential units (49 x 1 bed, 32 x 2 bed and 10 x 3 beds)

V I V E N D I  
A R C H I T E C T S LTD

APPENDIX 1:

PRE-APPLICATION SCHEME BY VIVENDI ARCHITECTS,  
ISSUED 16TH NOVEMBER 2023.

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A R C H I T E C T S LTD

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[01] PROPOSED TOPOGRAPHICAL SURVEY

1:100 @ A1

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P1 15/11/22 Pre planning application issue

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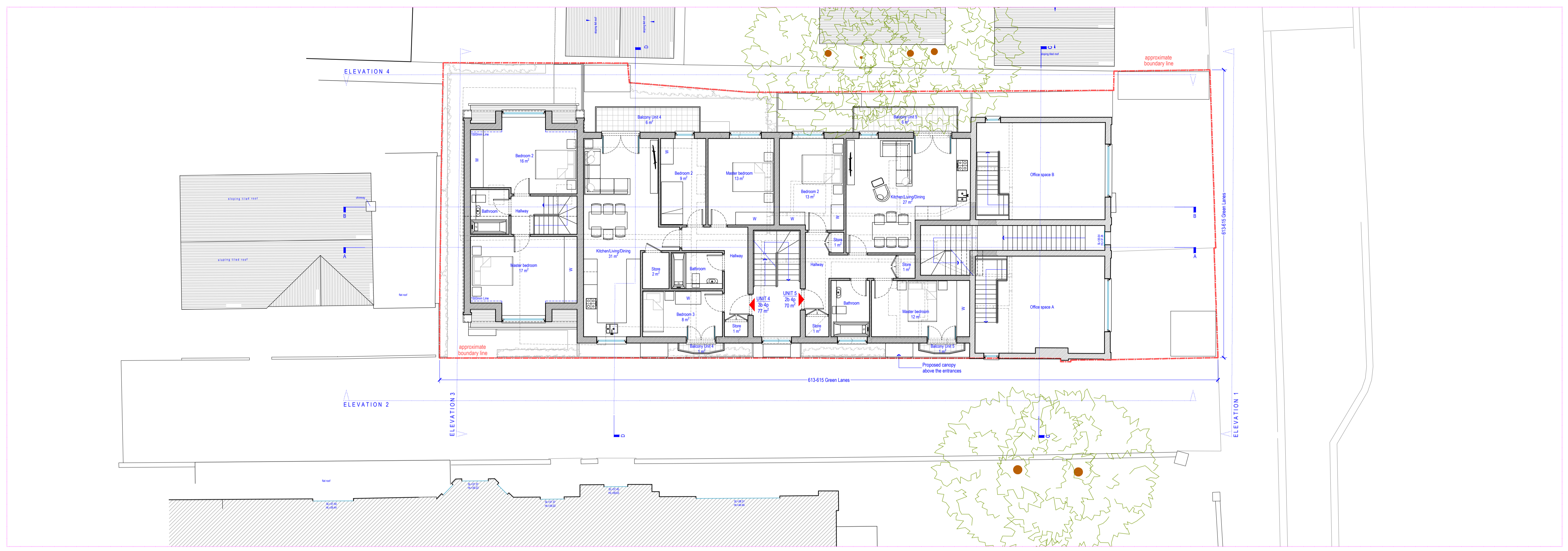
CLIENT  
**Mr. P. Joannou**

DESIGN	RC	STATUS	PRE
CHECKED	PK	SCALE AT A1	1:100
ISSUED BY	PK	REVISION	P1

PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**

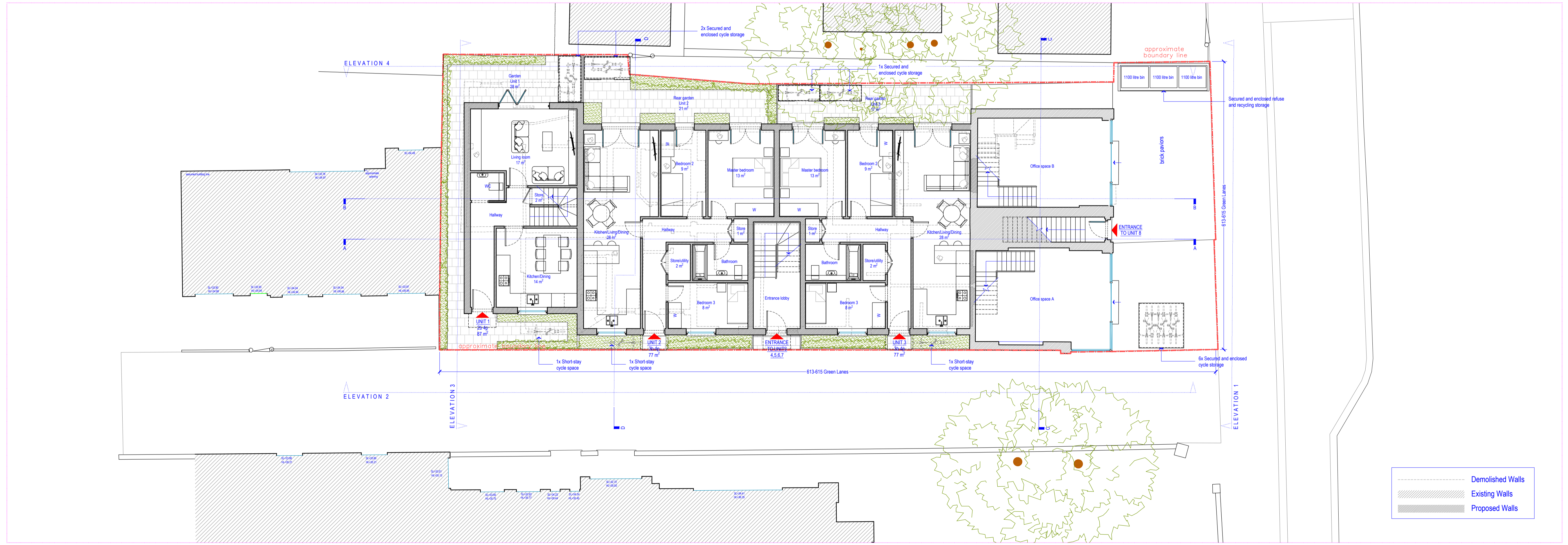
DRAWING TITLE  
Proposed Topographical survey

JOB AND DRAWING NO.  
**1849-P01-00**



[02] PROPOSED FIRST FLOOR PLAN

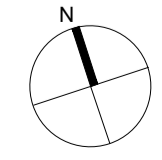
1:100 @ A1



[01] PROPOSED GROUND FLOOR PLAN

1:100 @ A1

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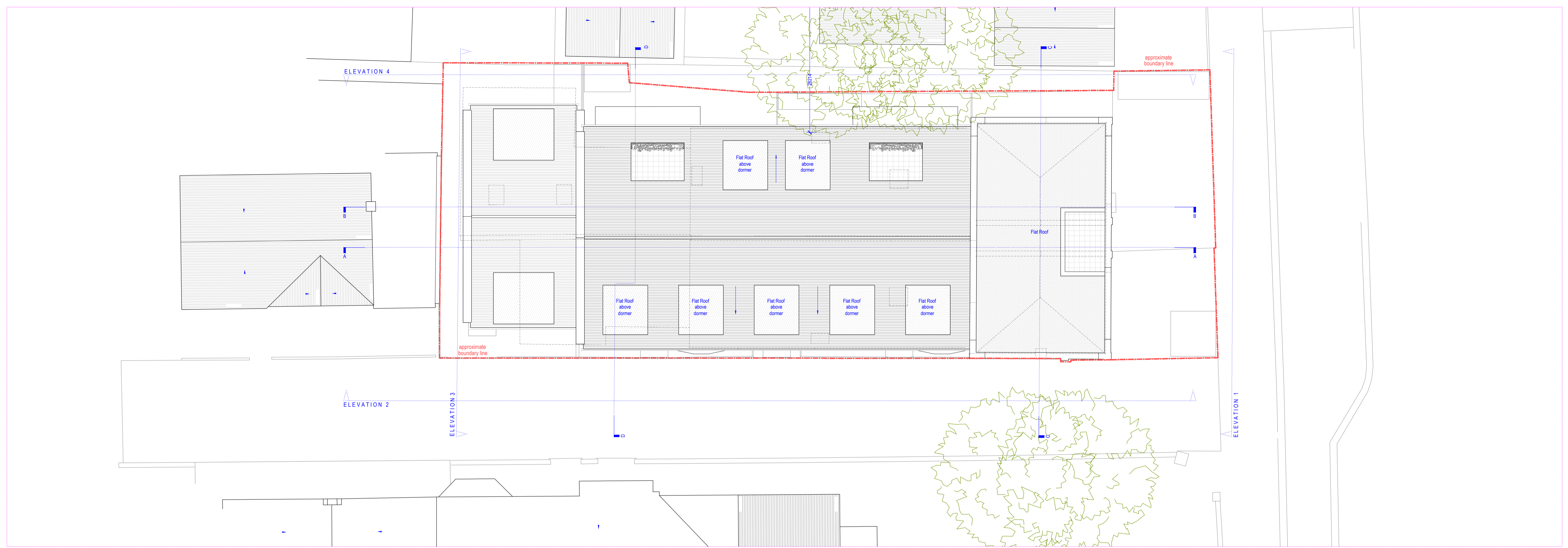
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DESIGN: RC	STATUS: PRE
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ISSUED BY: PK	REVISION: P1

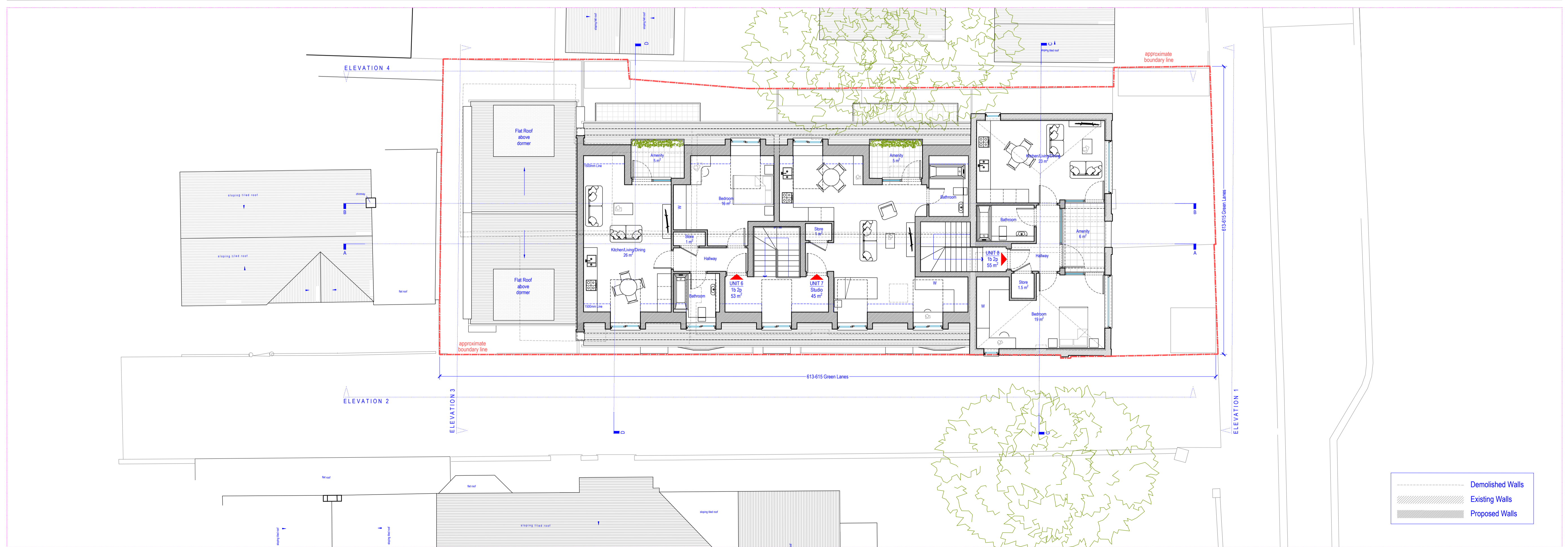
ISO-A1  
613-615 Green Lanes, Palmers Green, London N13 4EP  
DRAWING TITLE  
Proposed Ground and First Floor Plans

JOB AND DRAWING NO:  
**1849-P02-00**



02] PROPOSED ROOF PLAN

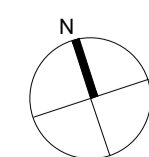
1:100 @ A1



01] PROPOSED SECOND FLOOR PLAN

1:100 @ A1

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ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.

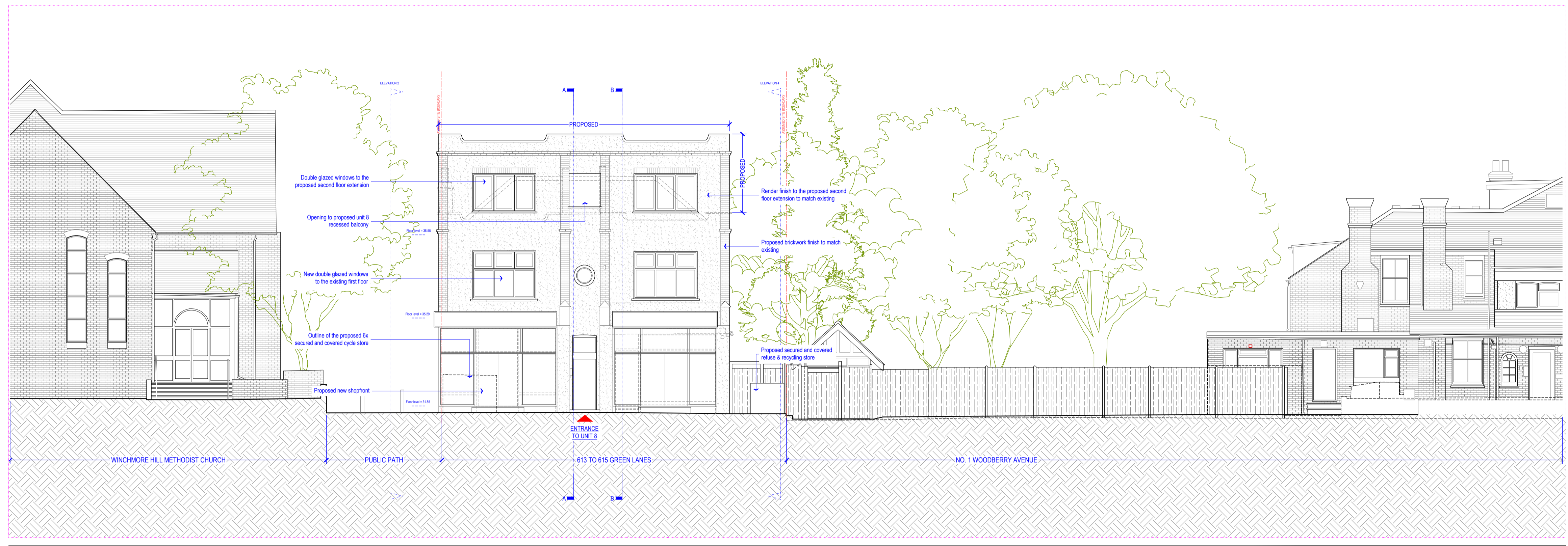


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613-615 Green Lanes, Palmers Green, London N13 4EP  
Proposed Second and Roof Plan

CLIENT  
Mr. P. Joannou

DESIGN: RC	STATUS: PRE
CHECKED: PK	SCALE AT A1: 1:100
ISSUED BY: PK	REVISION: P1
JOB AND DRAWING NO: 1849-P02-01	



[01] PROPOSED FRONT ELEVATION (NO. 1)

1:100 @ A1



[02] PROPOSED SIDE ELEVATION (NO. 2)

1:100 @ A1

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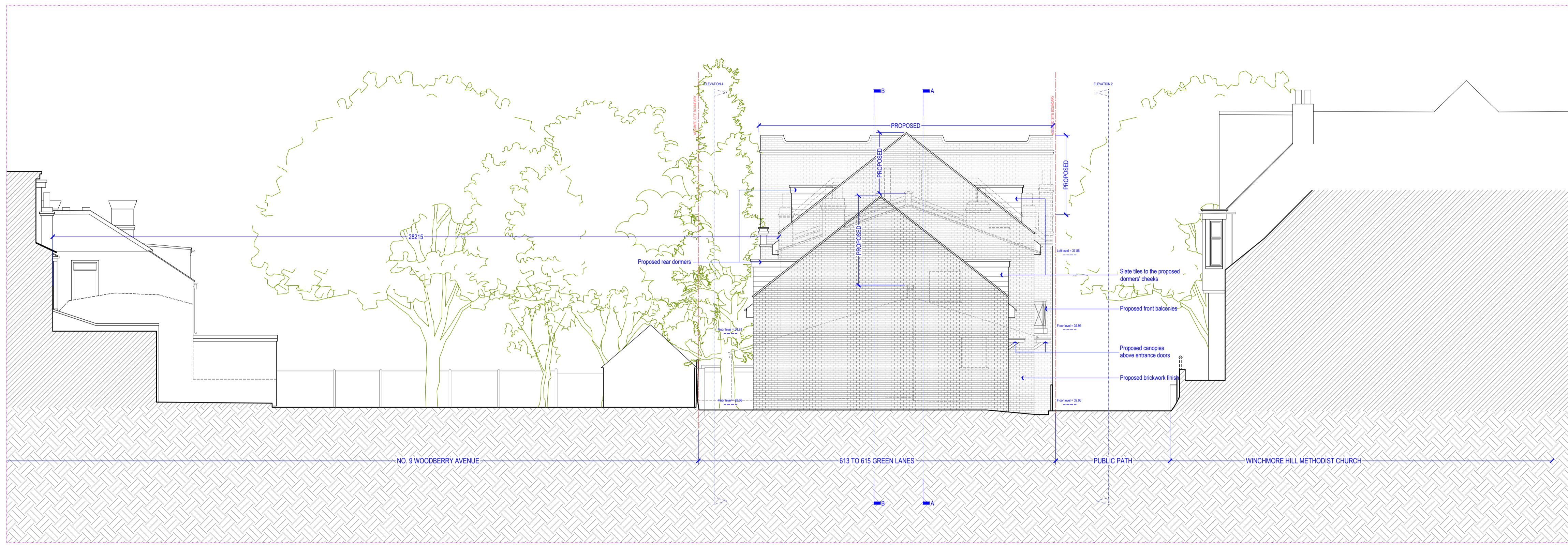
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P1 15/11/22 Pre planning application issue

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PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**  
DRAWING TITLE  
**Proposed Front and Side Elevations (No. 1 & 2)**

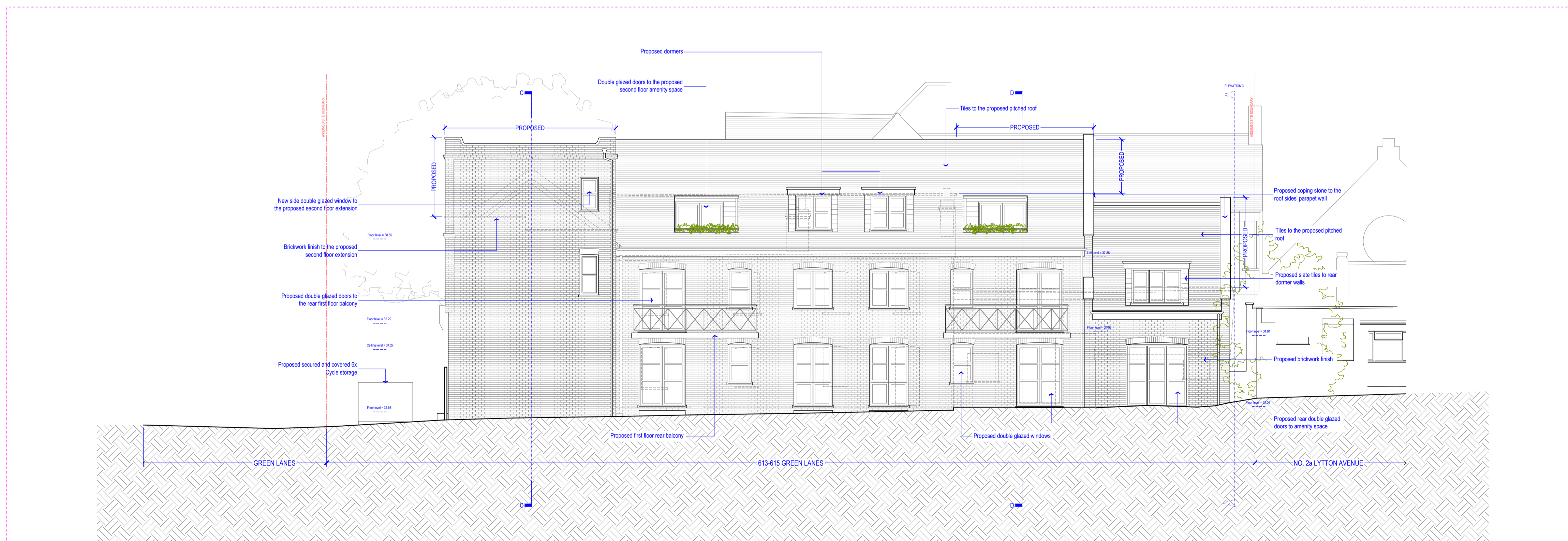
CLIENT  
**Mr. P. Joannou**

DESIGN RC	STATUS <b>PRE</b>
CHECKED PK	SCALE AT A1 1:100
ISSUED BY PK	REVISION <b>P1</b>
JOB AND DRAWING NO. <b>1849-P03-00</b>	



[01] PROPOSED REAR ELEVATION (NO. 3)

1:100 @ A1



[02] PROPOSED SIDE ELEVATION (NO. 4)

1:100 @ A1

Demolished Walls

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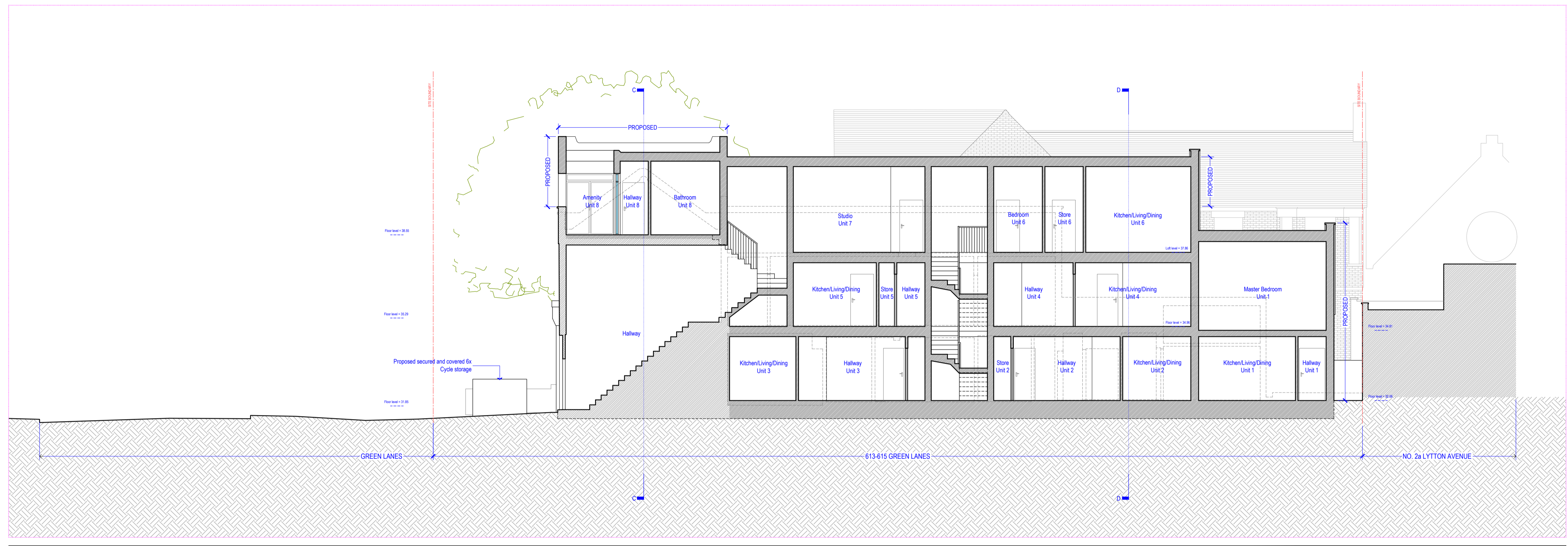


P1 15/11/22 Pre planning application issue

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PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**  
DRAWING TITLE  
**Proposed Rear and Side Elevations (No. 3 & 4)**

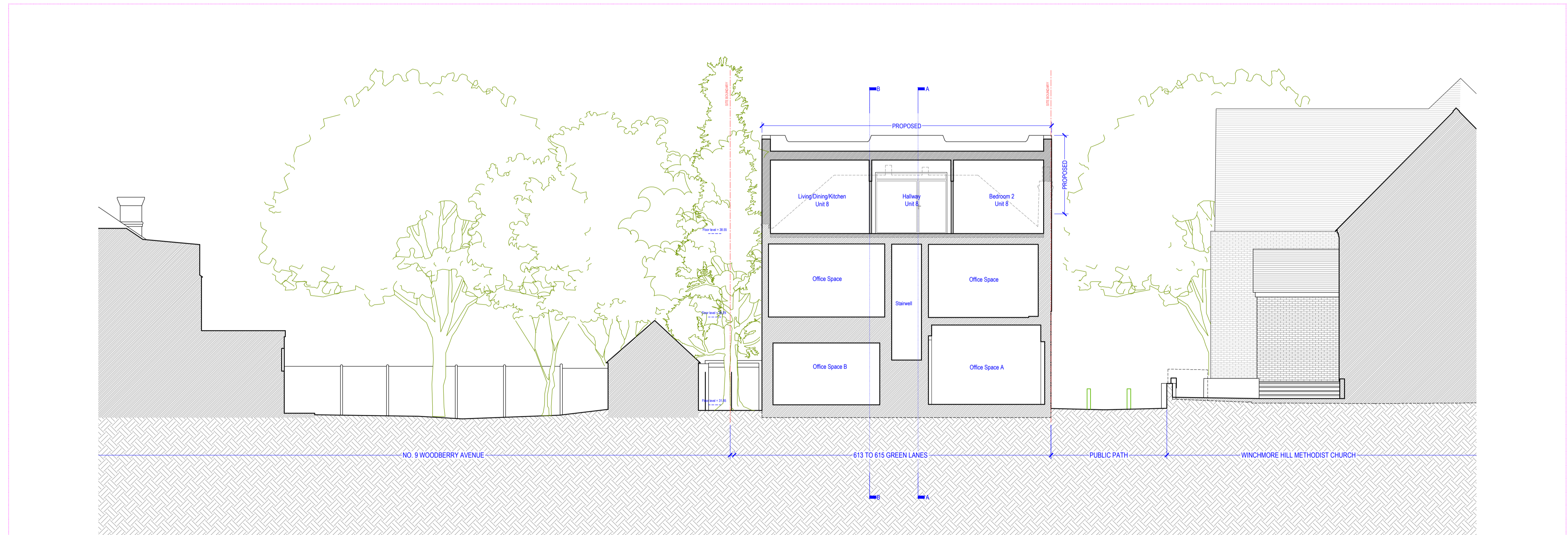
CLIENT  
**Mr. P. Joannou**

DESIGN RC	STATUS <b>PRE</b>
CHECKED PK	SCALE AT A1 1:100
ISSUED BY PK	REVISION <b>P1</b>
JOB AND DRAWING NO. <b>1849-P03-01</b>	



01] PROPOSED SECTION A-A

1:100 @ A1



02] PROPOSED SECTION C-C

1:100 @ A1

	Demolished Walls
	Existing Walls
	Proposed Walls

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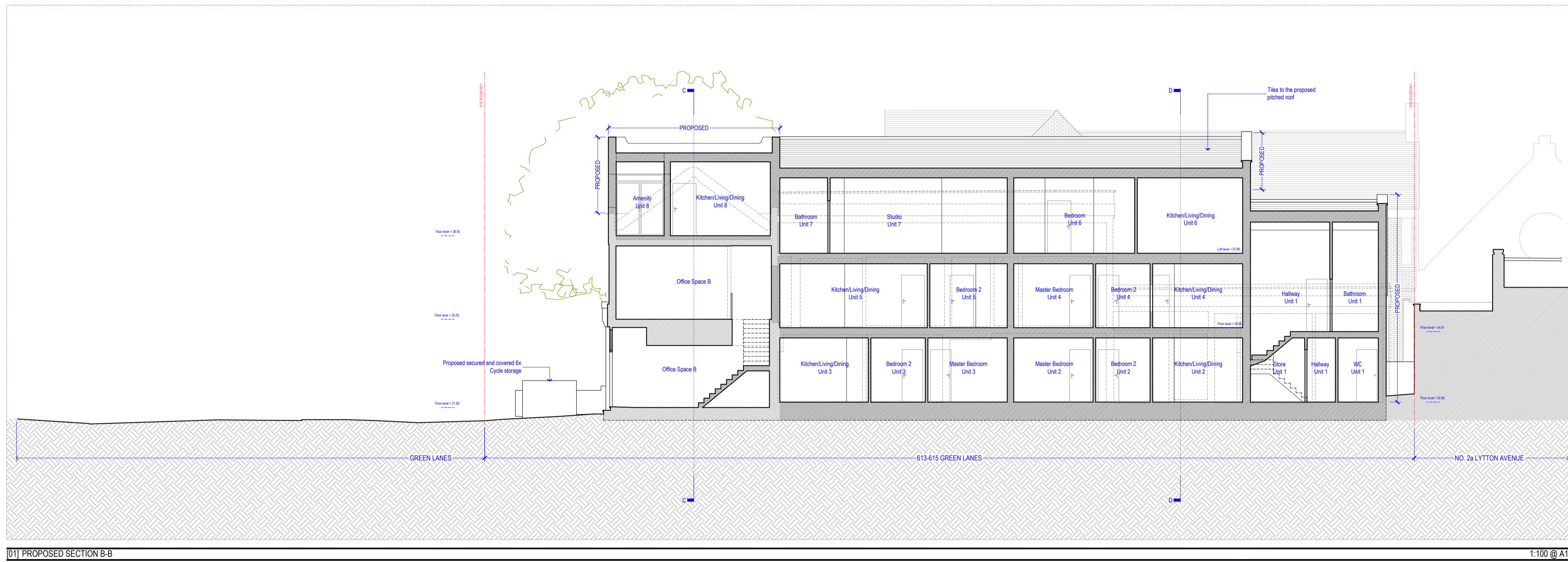
P1 15/11/22 Pre planning application Issue

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 PROJECT TITLE:  
**613-615 Green Lanes, Palmers Green, London N13 4EP**  
 DRAWING TITLE:  
**Proposed Sections A-A and C-C**

CLIENT  
**Mr. P. Joannou**

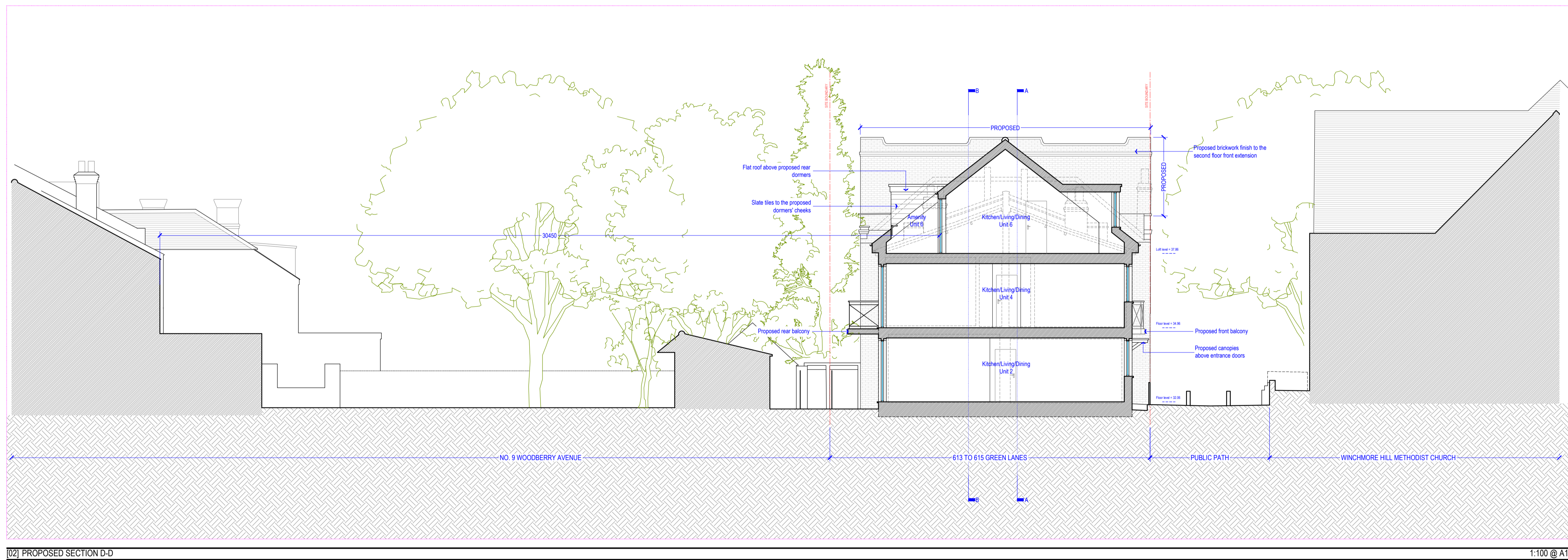
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CHECKED PK	SCALE AT A1: 1:100
ISSUED BY PK	REVISION: <b>P1</b>
JOB AND DRAWING NO: <b>1849-P04-00</b>	





[01] PROPOSED SECTION B-B

1:100 @ A1



[02] PROPOSED SECTION D-D

1:100 @ A1

- Demolished Walls
- Existing Walls
- Proposed Walls

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P1 15/11/22 Pre planning application Issue

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PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**  
DRAWING TITLE  
**Proposed Sections B-B and D-D**

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**Mr. P. Joannou**

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ISSUED BY PK	REVISION <b>P1</b>

JOB AND DRAWING NO:  
**1849-P04-01**



[01] EXISTING BUILDING VISUAL 1



[02] PROPOSED BUILDING VISUAL 1



[03] EXISTING BUILDING VISUAL 2



[04] PROPOSED BUILDING VISUAL 2

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DESIGN RC	STATUS <b>PRE</b>
CHECKED PK	SCALE AT: N/A
ISSUED BY PK	REVISION: P1

PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**

DRAWING TITLE  
**Existing and Proposed 3D Visuals**

JOB AND DRAWING NO:  
**1849-VS-01**



[01] EXISTING BUILDING VISUAL 3



[02] PROPOSED BUILDING VISUAL 3



[03] EXISTING BUILDING VISUAL 4



[04] PROPOSED BUILDING VISUAL 4

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P1 15/11/22 Pre planning application Issue

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DESIGN RC	STATUS <b>PRE</b>
CHECKED PK	SCALE AT A1: N/A
ISSUED BY PK	REVISION: P1

ISO-A1  
PROJECT TITLE  
**613-615 Green Lanes, Palmers Green, London N13 4EP**  
DRAWING TITLE  
**Existing and Proposed 3D Visuals**

JOB AND DRAWING NO:  
**1849-VS-02**

APPENDIX 2:

SUPPORTING PRE-APPLICATION/PLANNING STATEMENT BY FPS PLANNERS,  
ISSUED 16TH NOVEMBER 2023.

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# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



**SITE ADDRESS:**

**613-615 Green Lanes, Palmers Green, London N13 4EP**

**November 2022**

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



## THE SITE AND SURROUNDINGS

1. The site is located on the western side of Green Lanes close to its junctions with Woodberry Avenue and Barrowell Green. The site also benefits from a spacious public footpath along its southern boundary linking Green Lanes with Lytton Avenue and further west to Hoppers Road. To the south, the site is bounded by the public footpath and a church (Winchmore Hill Methodist Church) with a car park to the frontage. To the north, the site is bounded by the rear gardens containing a number of outbuildings and a line of trees belonging to the houses on Woodberry Avenue, (note No 1 is a Surgery) to the east the site is bounded by Green Lanes and the cycle highway and to the west by a bungalow in Lytton Avenue.
2. The locality is characterized by a mix of buildings. The application site is a mixed-use building in three sections. The front section is two storey with a shallow pitched roof set within the parapet, the middle section is also two storey with a pitched roof and the rear section is a single storey. The front element is purely

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

commercial on the ground and the first floor, the middle section is predominantly residential on the ground and first floor and the rear section is residential with an element of commercial.

3. The buildings surrounding the site are varied. Whilst Woodberry Avenue are two-storey family houses many of which have the third floor on the roof, Lytton Avenue has a large number of bungalows. Opposite the application site is a three-storey parade along Green Lanes which is characterized by two and three-storey buildings. The church building to the south is a substantial two-storey building.
4. Public transport connections are good with the property being within 0.7 miles from Winchmore Hill Station and 0.9 miles from Palmers Green Station, providing access to the Southern and Great Northern Railway lines. The travel time to London Kings Cross Station is approximately 30 minutes. The immediate location is also well-served by the local network of buses
5. Research has not revealed any locally listed, listed or heritage assets affecting the development site.

## **THE PROPOSAL**

6. Refurbishment, internal reconfiguration and extension works to an existing part single-part double-storey mix-use building consisting of commercial and residential units, with the introduction of an additional floor level to the front building (front elevation), extension to the rear of the building and increase in the height of the existing roof ridge line to the rear wing of the building, and with new front and rear dormers 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 and 1x studio) with the retention of 2 x commercial units. The proposed scheme will also introduce private amenity areas, secure and enclosed cycles and refuse/recycling stores as required.
7. Advice is sought in relation to the design of the scheme such as the additional height, amenity space provision and impact on adjoining residential amenities.

## **RELEVANT PLANNING HISTORY (see Design and Access Statement of Vivendi Architects within this pre-application package)**

- TP/06/2311 Conversion of ground floor rear to provide a studio flat Approved 15 Jan 2007
- TP/93/0050 Change of use of ground floor of No.613 from retail (A1) and ground floor of No.615 from Estate Agents to the storage, sale, and hiring of theatrical equipment with ancillary office and repair facilities (retrospective) Permission Granted with Conditions

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

- TP/04/1145 Change of use of part of ground floor to 1-bed self-contained flat and travel agency. (Part Retrospective) Refused
- TP/02/0096 Change of use from retail (A1) to two-bed, self-contained flat. Approved
- TP/06/2311 Conversion of ground floor to provide a studio flat Approved.

## RELEVANT PLANNING POLICY

8. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following section summarizes the relevant local, regional and national planning policies that will be material in the consideration of the proposed development.
9. The current Development Plan for the London Borough of Enfield comprises:
  - London Plan (2021);
  - Enfield Core Strategy (2010);
  - Enfield Development Management Document (2014).
11. LB Enfield is currently in the preliminary stages of consulting on their emerging Local Plan. The consultation for the Draft Enfield Local Plan (Reg 18) version closed on 13th September 2021. It is understood that LBE is not yet applying emerging planning policies in the determination of planning applications. The emerging Local Plan is therefore not accounted for.
12. The key local policies which are relevant to the development proposal are listed below:
  - London Plan (2021)**
    - Policy GG2 Making the Best Use of Land;
    - Policy D3 Optimizing Site Capacity Through the Design-Led Approach;
    - Policy D12 Fire Safety;
    - Policy H1 Increasing Housing Supply;
    - Policy H2 Small Sites;
    - Policy T5 Cycling;
    - Policy T6 Car Parking;
    - Policy T6.1 Residential Parking.
13. Policy H1: 'Increasing Housing Supply' requires Boroughs to optimize the potential for housing delivery on all suitable and available brownfield sites, especially those with good levels of accessibility by public transport, public sector sites, and small sites.



# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

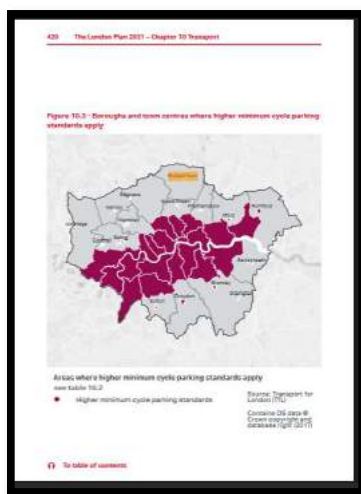
14. The London Plan 2021 further supports the essential need for more homes and currently has a 10-year target set for the delivery of 12460 new dwellings, of which 3530 should be from small sites.
15. Policy H2 'Small sites' states that boroughs should pro-actively support well-designed new homes on small sites and for London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. The policy makes clear that Boroughs should proactively support increasing the contribution of such sites to meeting London's housing needs, which this a strategic priority requiring positive and proactive planning decisions.
16. Paragraph 4.2.4 of the London Plan further states:

"Incremental intensification of existing residential areas within PTALs 3- 6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. These developments should generally be supported where they provide well-designed additional housing to meet London's needs."
17. The site has a PTAL rating of 2 but is within 800 m of the Palmers Green District Centre and thus, is in an ideal sustainable location for development in accordance with the criteria of London Plan policy H2. The development would result in a net increase of two market dwellings, well located for access to shops, other services and transport links.
18. Policy D3 'optimizing site capacity through the design-led approach' seeks to optimize the use of land in order to deliver additional homes in London through the process of good design. Specifically, higher-density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.
19. Policy D2 'Infrastructure requirements for sustainable densities' states that where locations have existing areas of high-density buildings, expansion of these areas should be positively considered by Boroughs where appropriate. This policy states that incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way and should be interpreted in the context of Policy H2 'Small sites'.
20. Policy D6 'Housing Quality and Standards' states that amongst other criteria; Housing development should be of high-quality design and provide adequately-

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. The policy states that where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

21. Policy T1 'Strategic approach to transport' together with the other transport policies, ensures development plans and proposals contribute to achieving the strategic target of 80 per cent of all journeys in London to be made on foot, by cycle or using public transport by 2041, with development reflecting connectivity and accessibility to public transport and providing transport infrastructure to support growth across the capital.
22. Policy T2 'Healthy Streets' aims to deliver safe, inclusive and attractive streets that improve access to services and opportunities and can provide benefits across a number of protected characteristics. The policy sets out how development plans and proposals should deliver Healthy Streets through a range of indicators, each supported by evidence that shows it improves health, reduces inequalities and encourages people to walk, cycle and spend time on the streets
23. Policy T5 'Cycling' seeks to expand the cycling network, remove barriers to cycling and provide adequate cycling infrastructure to support improved access and safety for communities across London.
24. Policy T6.1: Residential parking 4.12 New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.



# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

The screenshot displays a table titled 'Table 4.1.1 - Town Entry Statement'. The table has multiple columns, including 'Policy', 'Description', 'Impact', 'Mitigation', 'Policy Reference', 'Policy Reference', 'Policy Reference', 'Policy Reference', 'Policy Reference', and 'Policy Reference'. The rows list various planning policies such as CP4, CP5, CP31, DMD 3, DMD 6, DMD 8, DMD 9, DMD 10, DMD 22, DMD 37, DMD 38, DMD 44, DMD 45, DMD 47, DMD 79 to 81, DMDDMD 50, DMD 51, DMD 53, DMD 55, DMD 56, DMD 58, and DMD 59. The table is presented in a grid format with alternating row colors.

## Enfield Core Strategy (2010)

- CP4 Housing quality
- CP5 Housing types;
- CP31 Built and Landscape Heritage.
- Enfield Development Management (2014)

## Enfield DMD 2014

- DMD 3 Mix of housing;
- DMD 6 Residential character
- DMD 8 Residential development
- DMD 9 Amenity space;
- DMD 10 Distancing;
- DMD 22 Loss of Employment Outside of Designated Areas
- DMD 37 High quality and design
- DMD 38 Design process
- DMD 44 Conserving and Enhancing Assets
- DMD 45 Parking Standards
- DMD 47 Roads, access and servicing
- DMD 79 to 81 Green Infrastructure
- DMDDMD 50 - Environmental Assessment Methods
- DMD 51 - Energy Efficiency Standards
- DMD 53 - Low and Zero Carbon Technology
- DMD 55 - Use of Roof Space/Vertical Surfaces
- DMD 56 - Heating and Cooling
- DMD 58 - Water Efficiency
- DMD 59 - Avoiding and Reducing Flood Risk

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

## **Other Material Considerations**

### **NPPF 2021**

25. At the centre of the NPPF is a presumption in favour of sustainable development. At paragraph 11 it states: “For decision-making, 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: 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 doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”
26. Paragraph 120(c) states that planning decisions should “give substantial weight to the value of using suitable brownfield land within settlements for homes” and “promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained
27. In terms of density, paragraph 125 advises that “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and 1 This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 74); 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 three years. Enfield decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.”
28. Paragraph 111. Of the NPPF states Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

### **London Housing SPG (2016) 6.9 The Mayor’s London Housing Strategy**

29. London Housing SPG (2016) 6.9 The Mayor’s London Housing Strategy was formally adopted in August 2018. It sets out the Mayor’s vision for housing in the capital, alongside policies and proposals to achieve it. Policy 3.1 of the strategy seeks to increase the supply of land for new homes whereas Section A i sets the

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

intention to “Strongly promote appropriate development of new homes on brownfield land...and through a presumption in favour of appropriate residential development on small sites

## **PLANNING CONSIDERATIONS**

30. The following main planning considerations have been identified.

- a) The Principle of the Development;
- b) The appearance of the development;
- c) The quality of the residential accommodation;
- d) The impact on the amenity of adjoining residents;
- e) Parking/cycle parking and servicing;
- f) Summary planning balance.

### **The Principle of the Development**

31. The proposals would be consistent with government policy contained within the NPPF, the London Plan, and Enfield Local Plans in providing additional housing in a sustainable location.

32. It is also necessary to assess and consider the design aspects of the proposals, together with associated and related issues of residential amenities and highway impact.

### **The Appearance of the Development**

33. The site has a prominent position on a major thoroughfare adjacent to a public footpath and a current communal facility, a place of worship. It is proposed to have an additional floor to the front of the building and increase the height of the rear of the building. The design approach has been to maintain the staggered height mass of the building which has its highest point along the frontage with Green Lanes and decreases to the rear to respect the height of the adjoining bungalow

34. This introduction of an extra floor to the existing building would create a flat roof 3-storey building facing Green Lanes set back from the road frontage by the existing hard standing to the front of the building. The height of 3 storey is considered acceptable taking into account the three-storey terrace on the opposite side of Green Lanes. Also, many of the houses in the surrounding area have introduced a third storey into the roof giving a plethora of 3 storey buildings in the locality. There are also a number of examples of 3-storey buildings along Green Lanes including some recent developments.

35. The site when approaching from the south is more open, as the adjoining church building is well set back from the street. This means there is a complete view of

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

the building when approaching from the south. As this building is divorced from other buildings on this side of the road, with the gardens of Woodberry Avenue and street trees providing a verdant background to the site. The modest increase in the scale of the building would be an acceptable feature in the street scene. It is considered subject to appropriate detailing an extra floor in this location would be acceptable.

36. The scheme is also 3 storey in the central part of the development. This has been facilitated by extending the building increasing the height of the pitched roof and through the use of dormer windows. Also, in this section part of the existing single-storey element has been incorporated and extended to form part of this element albeit achieved within the roof space which is a common feature in the locality. Beyond this, to the rear element, is a modest two-storey element which has been extended from a single-storey element. The scheme also includes front dormers and the appearance of this elevation and its relationship with the pedestrian thoroughfare would be an enhancement.

37. As such the proposals are considered consistent with DMD 6 respecting the character and typology of the surrounding area.



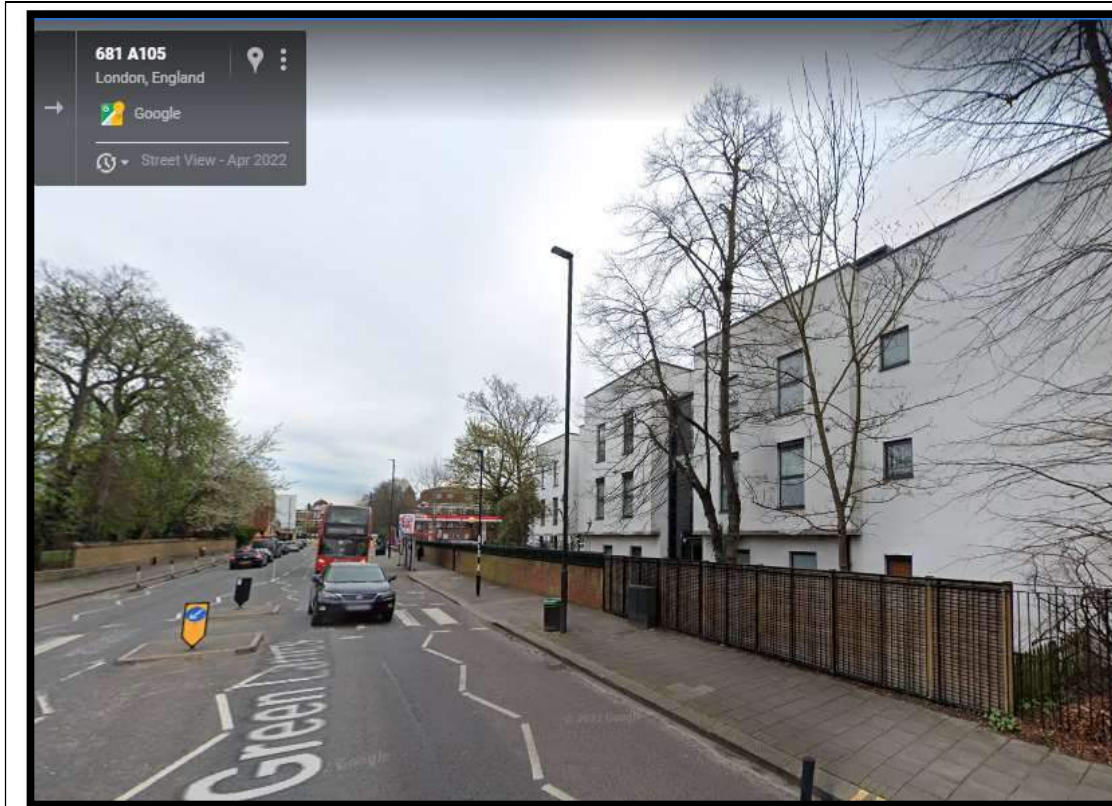
FIGURE 1 ATTRACTIVE AND INTERACTIVE ELEVATIONS TO THE STREET SCENE

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



**FIGURE 2 THREE AND FOUR-STOREY BUILDING ALONG GREEN LANES ON THE JUNCTION WITH STONARD ROAD TO THE SOUTH OF THE APPLICATION SITE**

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



**FIGURE 3 3 STOREY BUILDINGS JUST TO THE NORTH OF THE APPLICATION SITE.Q1**



**FIGURE 4 NOTES THE THIRD FLOOR ROOF EXTENSIONS TO THE HOUSES IN WOODBERRY AVENUE - THE VERDANT TREE SCREEN TO THE REAR GARDENS**



# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



**FIGURE 5 NOTES THE THREE-STOREY TERRACE, THE CHURCH, AND THE SEPARATION OF THE APPLICATION FROM OTHER BUILDINGS**

33. Within the central element the eaves would be raised and the roof pitch increased in height with the introduction of dormer windows. It is considered such features are consistent with the character of the area and the appearance in itself would be acceptable when viewed from the street scene. The rearmost element would be two-storey with the second floor in the roof space.

34. The scheme overall is well designed providing interaction between the building and the street scene that the building faces. Its height and mass are consistent with the surrounding area and overall would complement and enhance the surrounding townscape.

## **QUALITY OF THE RESIDENTIAL ACCOMMODATION**

35. The size of the units would comply with the London Plan and the National Prescribed Standards. All units would be dual facing. The amenity areas vary in type. The ground floor units have outside amenity space which while not long in-depth is compensated by their width. Units 4 and 5 would have two rear balconies Units 6, 7 and 8 would also have balconies. The scheme achieves all the standards listed in DMD 9 and those of the London Plan in D6 section G and in addition the locality has a high level of access to amenity space which would provide additional benefit to the space. Firs Farm is within walking distance through Barrowell Green and the New Riverwalk and Open Spaces are less than 1 minute walk away.

36. The site is well located for public transport, services and amenities which adds to the qualities of the proposal. Palmers Green Town Centre is within walking distance or a short bus ride and direct routes exist to Enfield Town.

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT



**FIGURE 6 NOTE THE CLOSE PROXIMITY OF THE NEW RIVERWALK AND AMENITY AREA TO THE NORTH.**

## **IMPACT ON THE AMENITY OF ADJOINING RESIDENTS: MASSING VISUAL AMENITY**

37. The application site is situated to the rear of 1 -9 (odd) Woodberry Avenue, the development would also be seen from wider views further east along Woodberry Avenue in particular 11 and 13 Woodberry Avenue.
38. The development would essentially have an extra floor along the frontage of the scheme behind this the building would be extended and a new floor would be extended within the raised roofscape, with the extent of this element resulting in some of the two single-storey having an extra floor and then stepped down to two storey within the second floor within the roofscape.
39. The first issue is whether this additional bulk would be overbearing or unduly dominant. Currently, a substantial amount of the boundary is screened by a substantial row of conifers. The boundary is also screened by a number of substantial outbuildings along the rear boundary. The houses are substantially set

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

back and benefit from long rear gardens. The buildings would be over 29m apart and longer at the higher levels. Taking into effect the screening and length of the gardens it is considered that the new height of the development would not be unduly dominant or overbearing. It is noted the screening reduces at 7 and 9, however so does the height of the building at these points.

## OVERLOOKING AND PRIVACY

40. The existing building has a number of windows in the elevation facing the rear gardens of Woodberry Avenue.



41. The distances between the new development and the houses on Woodberry Avenue in terms of facing windows would comply with DMD 10 (29 m on the ground floor and longer at roof level 30m) However, a substantial amount of this space and length is made up by the rear gardens of the adjoining properties in Woodberry Avenue. Therefore, while the distances between rear-facing windows would be met, there would be some loss of privacy in the rear gardens. It is noted there are existing windows in the rear elevation of the application site building. The new scheme does increase the number of windows and introduce balconies, this area already has windows which already overlook that part of the garden (see drawing above). However, the privacy and overlooking would be tempered by the following factors substantial outbuildings along the rear boundaries couples with significant trees screen in adjoining gardens.

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

## DMD 10

### Distancing

1. New development should maintain the following distances between buildings, unless it can be demonstrated that the proposed development would not result in housing with inadequate daylight/sunlight or privacy for the proposed or surrounding development:

Table 2.2

	Number of storeys in facing buildings					
	1-1	1-2	1-3	2-2	2-3	3-3
Minimum distance between rear facing windows (in metres)	22	22	25	22	25	30
Minimum distance between windows and side boundaries	11m					

Development below these standards will only be permitted if it does not compromise development on adjoining sites.

2. Side windows will not be permitted unless it can be demonstrated that they are necessary to achieve positive surveillance (such as the overlooking of side alleys, streets), and do not result in an adverse degree of overlooking and loss of privacy. Consideration may be given to the use of high level windows or obscured glazing, obscure view/angled windows, use of level changes, or staggered windows.

*This policy should be read in conjunction with Core Strategy policy 4.*

### PARKING CYCLE PARKING SERVICING:

43. There is an existing crossover and access to a hard standing for parking. The scheme would provide 3 x 3-bedroom units, 2 x 2 bedroom units and 2 x 1-bedroom units and 1 studio, together with the retention of two commercial units. The site has a PTAL 2 rating despite this the site is well located to local schools, shopping facilities in Palmers Green, amenity spaces and public transport with bus stops linking with the rail network at Palmers Green and other train stations. Buses also travel directly into Central London.

44. In addition to this, car parking is available in adjacent streets. Car-Parking studies, if necessary, would be undertaken if necessary to show local parking availability. Cycle spaces are also provided with the site with refuse and recycling facilities. Taking into account the proximity of shopping, leisure and transport facilities it is highly that this scheme would have low car ownership, in particular as it is on the doorstep of the cycle route through the borough.

# PRE-APPLICATION SUPPORTING PLANNING STATEMENT

## **SUMMARY PLANNING BALANCE**

43. The application site is a previously developed site in a sustainable position. The proposals are for a mixed development of 8 flats and the retention of two commercial shops. The principle of this development is heavily supported by government policy within the NPPF and also the London Plan and the Enfield Local Plan
44. Such benefits would need to be weighed against the other planning issues listed above. The Council Housing Delivery Test promotes in favour of sustainable development.
45. The scheme presents itself well to the street scene and is an attractive scheme that is interactive with the street frontages

APPENDIX 3:

PRE-APPLICATION REPORT/FEEDBACK (REF: 22/03889/PREAPP),

RECEIVED 20TH APRIL 2023.

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V I V E N D I  
A R C H I T E C T S LTD

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**From:** Eloise Kiernan <Eloise.Kiernan@Enfield.gov.uk>  
**Sent:** 20 April 2023 15:02  
**To:** peter@vivendiarchitects.com  
**Subject:** Pre application advice at 613-615 Green Lanes, London, N21 (ref. 22/03889/PREAPP)

Dear Mr Koumis

Apologies for the delayed written response. The department has been extremely busy with a backlog of cases.

**Proposed extensions to existing building to create 8 residential units, and 2 commercial units.**

Further to our site meeting on 12 January 2023 and follow up meeting by Microsoft Teams, please note the following considerations regarding the proposed works.

**Principle of Development**

The site is located on a Principal Road (A105) and is located directly opposite a local parade and adjacent to a church; however, the surrounding character is predominantly residential. The ground floor comprises commercial units with residential accommodation at upper levels. It is therefore considered that the principle to erect additional storeys and extensions to provide further residential accommodation and commercial floorspace is considered acceptable subject to other material considerations including: design and impact on the character of the area, acceptable standard of accommodation, including internal floor space and layout; servicing; parking provision; neighbouring amenity; amenity space provision as well as whether the proposal would be consistent with the objectives and targets for additional housing provision, including standards of accommodation.

While there is also a presumption to increase housing stock within the Borough, Planning Policy seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA (2015). The 'Justification' in support of the Policy 5 of the Core Strategy is instructive. In paragraphs 5.40 and 5.41 it is noted that the supply-to-need shortage is most acute for larger dwelling types and an oversupply of smaller single person accommodation. The scheme provides a mix of 3 x 3-bed, 2 x 2-bed and 2 x 1-bed, which would provide an appropriate mix, including much required family accommodation within the Borough, having regard to policies DMD3 of the DMD and CP5 of the Core Strategy as well as the evidence outlined within the SHMA (2015).

**Design**

The proposal involves the erection of additional storeys and extensions to an existing part single, part two storey art deco style building fronting Green Lanes. The two-storey element fronting Green Lanes features a hipped roof form and the central and rear wings behind feature a gabled roof form.

The National Planning Policy Framework specifies that design policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout and materials of developments regarding neighbouring buildings and the local area more generally. Additionally, particular architectural styles or tastes need not be imposed as this could hinder innovation; however, developments should seek to promote or reinforce local distinctiveness. Furthermore,

permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area, and the way it functions.

At a regional level, policies D4 and D8 of the London Plan refer to good design and public realm. At a local level, Policy DMD 6 of the DMD provides standards for new development with regards to scale and form of development, housing quality and density. Policy DMD8 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. DMD37 encourages achieving a high quality and design led development.

The proposals to retain and refurbish an existing Art Deco style building are supported in principle, particularly given the sensitively designed extensions and opportunities to improve the relationship with Lytton Avenue. It is considered that the art deco design feature would be retained, which are highly visible from Green Lanes and the reduced scale and massing towards the rear wing with Lytton Avenue ensures the scale relates well to the residential properties. Additionally, the further storey to the Green Lanes elevation would link in with the terraced parade on the opposite side of Green Lanes and provide a transition in height to the adjacent church. It is thus not considered that this element would be out of keeping, or dominant within the locality.

Policy DMD13 also seeks that roof extensions relate to the existing design and in the case of dormer windows, are small, well designed and meet the appropriate insets of between 500-750mm from the roof edges, eaves and ridge. It is considered that dormers are an existing feature of this design, and the new dormers sit well within the roof slope and are not visually dominant within the public realm. Additionally, the roof extensions reflect the architectural merits of the existing building, and the stepped progression from front wing, central wing to rear wing is considered logical and appropriate.

Please note that the Urban Design officer was supportive of the scheme, however, would highly encourage some enhancements to the public realm at Lytton Avenue.

### **Standards of Accommodation**

Policy D6 of the London Plan, as detailed in Table 3.3 stipulates the minimum space standards for new development. The proposed units would be expected to meet and where possible exceed these minimum standards and those contained within the Interim London Housing Guide. The proposals will also be expected to meet the design criteria in the London Housing SPG. The required standards for flatted units (one storey) are as follows:

- 1b2p – 50 sq.m
- 2b3p – 61 sq.m
- 2b4p – 70 s.m
- 3b4p – 74 sq.m
- 3b5p – 86 sq.m
- 3b6p – 95 sq.m

Policy DMD9 of the Development Management Document indicates that each unit should have access to shared amenity space alongside private amenity space as follows:

- 1b2p – 5 sq.m
- 2b3p – 6 sq.m
- 2b4p – 7 sq.m
- 3b4p – 7 sq.m

The floorspace and layout of each flat alongside private amenity space appears acceptable, however this would be subject to formal assessment should you wish to submit a planning application. Additionally, a small area to the front elevation of the central and rear wing to provide defensible space and a visual setting would be welcomed, having regard to policies DMD9 and DMD81 of the DMD. I would also encourage the use of balconies; however, these would need to be carefully incorporated in both design and amenity terms. There could be some concerns regarding the potential for overlooking, should distancing standards are not achieved in accordance with policy DMD10 of the DMD.



## **Impact on Neighbouring Amenity**

Policy DMD8 of the Development Management Document seeks to preserve amenity regarding daylight, sunlight, outlook, privacy, overlooking, noise and disturbance. Additionally, policy DMD10 refers to levels of outlook, sunlight and daylight and distancing standards. It refers to minimum distances between existing and proposed rear facing windows for 1-1 and 1-2 storeys at approximately 22 metres and 25 metres for 1-3 storeys.

A key consideration is the relationship of the proposed development to neighbouring properties. These include the rear elevation of properties located at Woodberry Avenue, including the use of their private rear amenity space. It appears that distancing standards would meet minimum standards of at least 25 metres, however there are some concerns regarding the potential for overlooking to the private amenity space and thus an assessment would need to be made considering the existing boundary treatments and quality of amenity space to the bottom portion of the rear gardens.

The existing building is afforded separation to the north by the rear garden depths of approximately 25 metres and Lytton Avenue to the south, which is flanked by a church building on the opposite side of the public footpath. It is therefore considered that given the nature of the proposals, which largely work within the existing footprint, and the separation provided from neighbouring properties, the proposals would not give rise to an unacceptable loss of sunlight/daylight or outlook, having regard to policy DMD8 of the DMD.

Additionally, due consideration would be required regarding the proposed relationship between the commercial (E Class) and residential elements to ensure that the residential amenities of future occupiers are protected in accordance with policies DMD8 and DMD68 of the DMD, CP30 and CP32 of the Core Strategy and D14 of the London Plan. Please note that any future applications would require further consultations with the Environmental Health team to ensure there is no potential conflict between residential and commercial uses.

## **Traffic and Transportation**

The site is accessed by Green Lanes, which has a PTAL of 2 (low).

### **Car Parking and Access**

Access to the development includes:

- Commercial units retained at the ground and the first-floor level along Green Lanes will be from their own shopfront (as per existing) and with their own private internal staircase access to the upper floor.
- Access to the proposed residential unit 8 (at the additional and floor level), will be from the existing central staircase through the entrance door facing Green Lanes.
- Residential units: 1, 2 and 3 will have their own private entrance doors at a ground level located to the south-facing elevation along the pedestrian pathway on Lytton Avenue. Residential units 4 & 5 at the first-floor level and residential units 6 & 7 at the second-floor level are accessed via a communal entrance door and stair core to the ground level located also at the centre of the south-facing elevation along the pedestrian pathway on Lytton Avenue.

The applicant notes that given the low PTAL rating of 2, the proposal is a car-free scheme and there are no additional car parking spaces proposed.

We note that The London Plan states that car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite').

Given the low PTAL rating of the site (2), there are concerns that the development will result in additional parking stress on the surrounding roads. The applicant is advised to undertake a Lambeth parking survey on the roads in the vicinity of the site to ensure that the proposed car-free development will not result in a detrimental impact on parking in the local vicinity.

### **Cycle Parking**

It is proposed to provide:

- 2x secured and covered and 1 x short-stay bicycle parking have been for each of the proposed residential units 1, 2 and 3 at ground floor level amenity areas.
- In addition, 6x secured and covered bicycle shelter is also provided for the upper residential units (at first and second floor levels) and will be in the front courtyard adjacent to the commercial units along Green Lanes.

A total of two cycle parking spaces per unit complies with the London Plan standards and is considered acceptable.

Accessing the secure cycle parking areas for Units 2 and 3 appears to be only accessible through the unit, which is not considered appropriate, especially for Unit 3, which shows the most convenient route to the rear garden being through the master bedroom.

Cycle storage for the upper floor units is proposed in front of the courtyard, adjacent to the commercial units on Green Lanes. It is not clear whether the courtyard on Green Lanes is to be fenced off, meaning the secure cycle parking area may be observable from Green Lanes and gain unwanted attention.

If this storage area is to be retained, it must not be accessible by the commercial units and should be exclusive for residents residing on the upper floors only.

Further cycle parking details must be included with any future submissions.

### **Refuse Storage**

We note that 3 x 1100 litre bins are proposed, based on the anticipated volume of refuse/recycling requirements.

The residential waste storage area should be secured and not accessible by the commercial land uses. Waste storage areas relating to both landuse types should be separate, which will not adversely affect the quality of the street scene (DMD 8).

The location of the proposed bin area appears to comply with LB Enfield waste collection guidance, noting bins will be sited on the property and can be collected by the refuse collection vehicle within a walking distance of 10m.

With that said, waste disposal for Units 1 and 2, including the upper floor flats, appear to be some walking distance from these bins, potentially exceeding the recommended guidance in Drainage and waste disposal: Approved Document H, noting:

- Storage areas for waste containers and chutes should be sited so that the distance householders are required to carry refuse does not usually exceed 30m (excluding any vertical distance).

If these distances exceed those recommended above, then alternative refuse storage areas should be explored.

Following internal discussions with the highway team, there are no objections to the principle of access from Green Lanes. However further details including parking surveys, cycle and refuse storage would be required with any future submission, having regard to policies DMD45, DMD46 and DMD47 of the DMD, CP25 of the Core Strategy and T5 and T6 of the London Plan.

### **Sustainability**

London Plan policies alongside Policy 20 of the Core Strategy recognise that not all developments are capable of achieving significant improvements over building regulations and makes provision to mitigate for any shortfall through

agreed allowable solutions. In this regard the applicant is required to develop a package of mitigating measures to compensate for any shortfall identified while retaining the overall intention to achieve a minimum 8% improvement over Building Regulations.

An Energy Statement would therefore be required with any forthcoming application, having regard to policies CP4 and CP20 of the Core Strategy and DMD50 and DMD51 of the Development Management Document.

### **Biodiversity and Landscaping**

The revised National Planning Policy Framework (2019) refers to biodiversity and specifies that all new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. Additionally, it states the need to enhance the local environment by minimising the impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

At a local level, policy CP36 of the Core Strategy states the Council will seek to protect, enhance, restore or add to biodiversity interests within the Borough, including parks, playing fields and other sports spaces, green corridors, waterways, sites, habitats and species identified at a European, national, London or local level as being of importance for nature conservation. The site is located within an urban environment and therefore it is considered that appropriate enhancements would be welcomed to enhance the biodiversity at the site. Additionally, policies DMD80 and DMD81 of the Development Management Document refer to trees on development sites and landscaping. It is noted that there are some third-party trees within proximity (rear gardens of properties sited at Woodberry Avenue) and thus any future application would need to be accompanied by an appropriate Arboricultural Impact Assessment (AIA) compliant with BS 5837:2012. A good quality landscaping scheme would also be sought to improve the amenity space and quality of public realm at Lytton Avenue to provide adequate greenery within the residential setting, having regard to policy DMD81 of the DMD and CP36 of the Core Strategy.

### **Sustainable Drainage (SuDS)**

Policy DMD61 of the DMD specifies that a drainage strategy would be required for all developments to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

The edge of the site is at risk of flooding from surface water, and thus any future submission would need to confirm that no proposed development is within this extent or flood compensation would be required.

In addition, policy DMD61 of the DMD state states that all major developments must achieve 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. We would therefore require a Sustainable Drainage Strategy at Planning Stage. Our requirements for a SuDS Strategy are outlined [here](#).

### **Conclusion**

Overall, it is considered that the proposed redevelopment of the site to create 8 x flats would be acceptable in principle, however, further information would be required pertaining to SuDS, highways, energy and trees/landscaping at application stage.

As you will appreciate, any views or opinions expressed in this report are given in good faith but must be without prejudice to the formal process of consideration and you will appreciate that any planning application will be subject to formal consultation. Any comments received as a result of the consultation process will be material to our assessment of the proposal.

Regards

Eloise Kiernan  
Principal Planning Officer (South Team)  
Development Management  
Planning and Growth  
London Borough of Enfield  
020 8132 2130



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APPENDIX 4:

TWO TIER BICYCLE RACK PRODUCT INFORMATION,  
BY BIKEDOCK SOLUTION.

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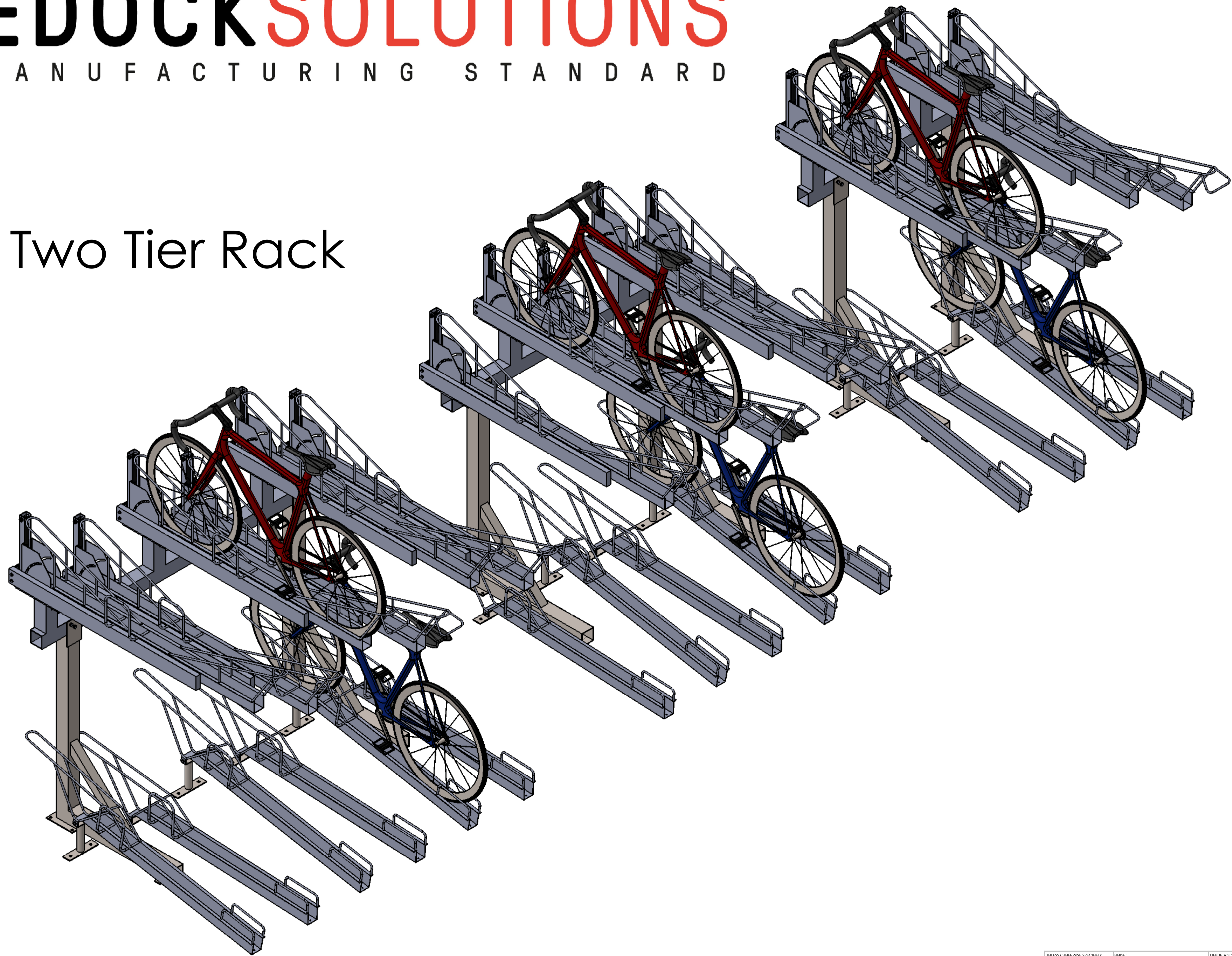
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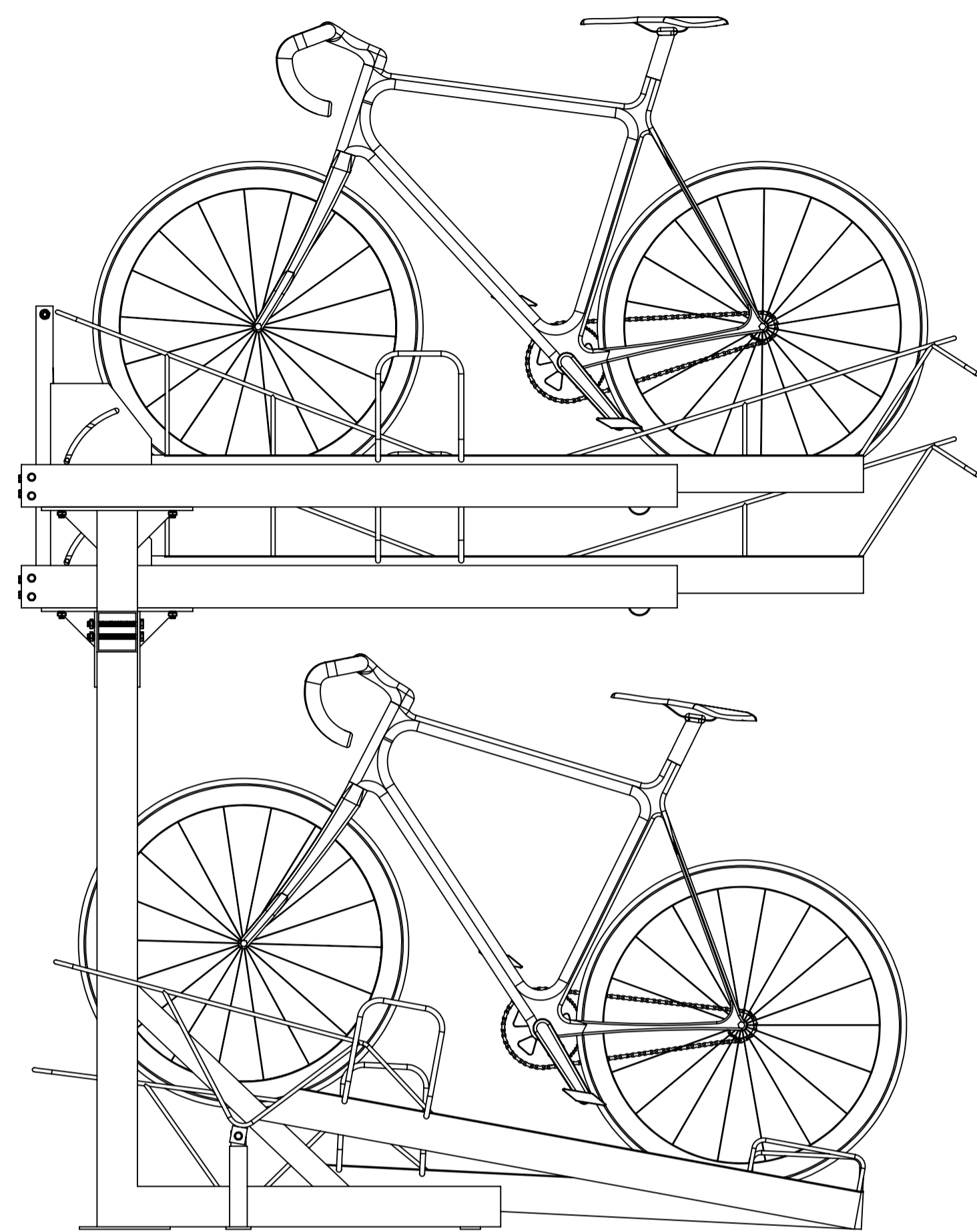
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THE MANUFACTURING STANDARD

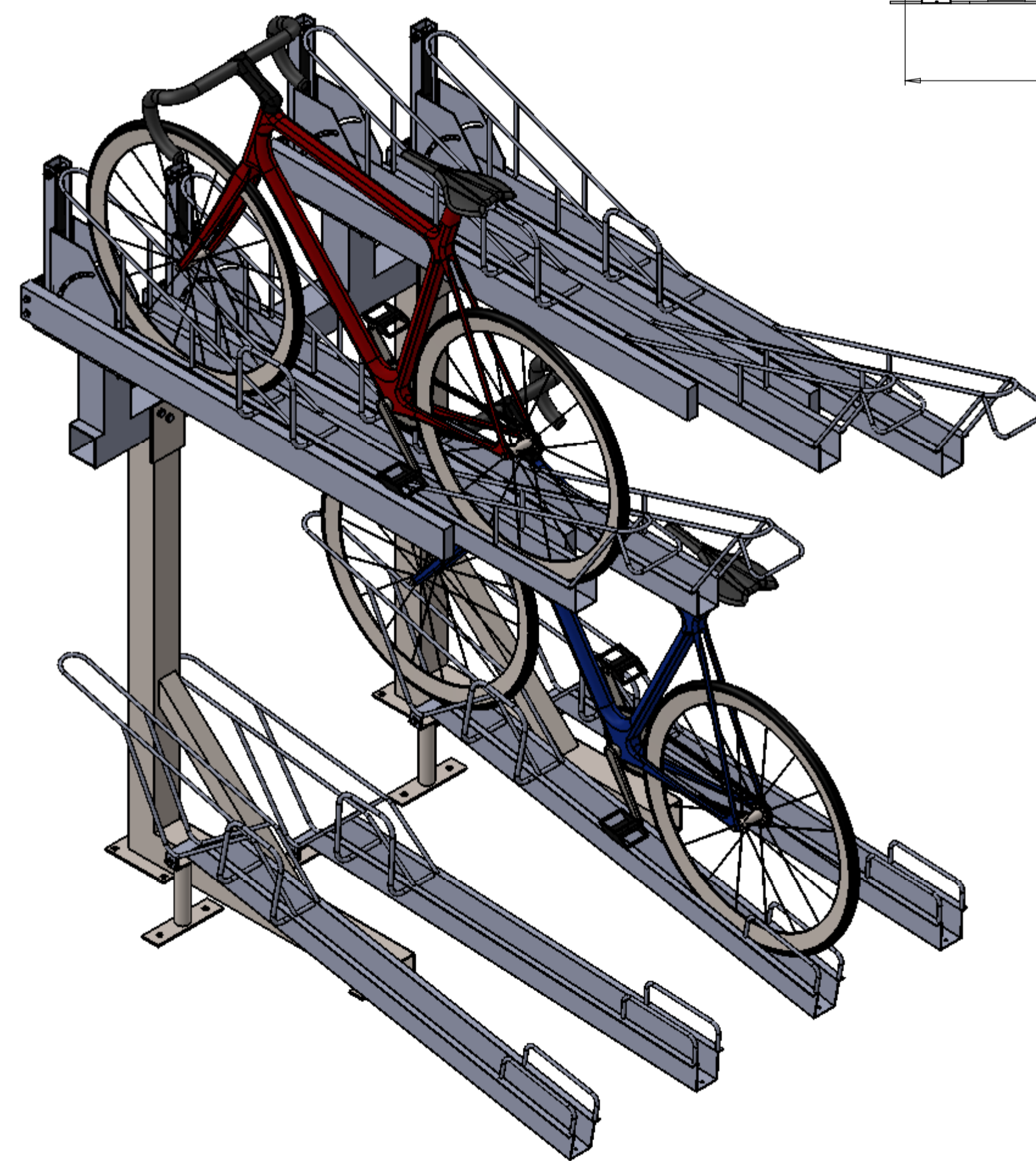
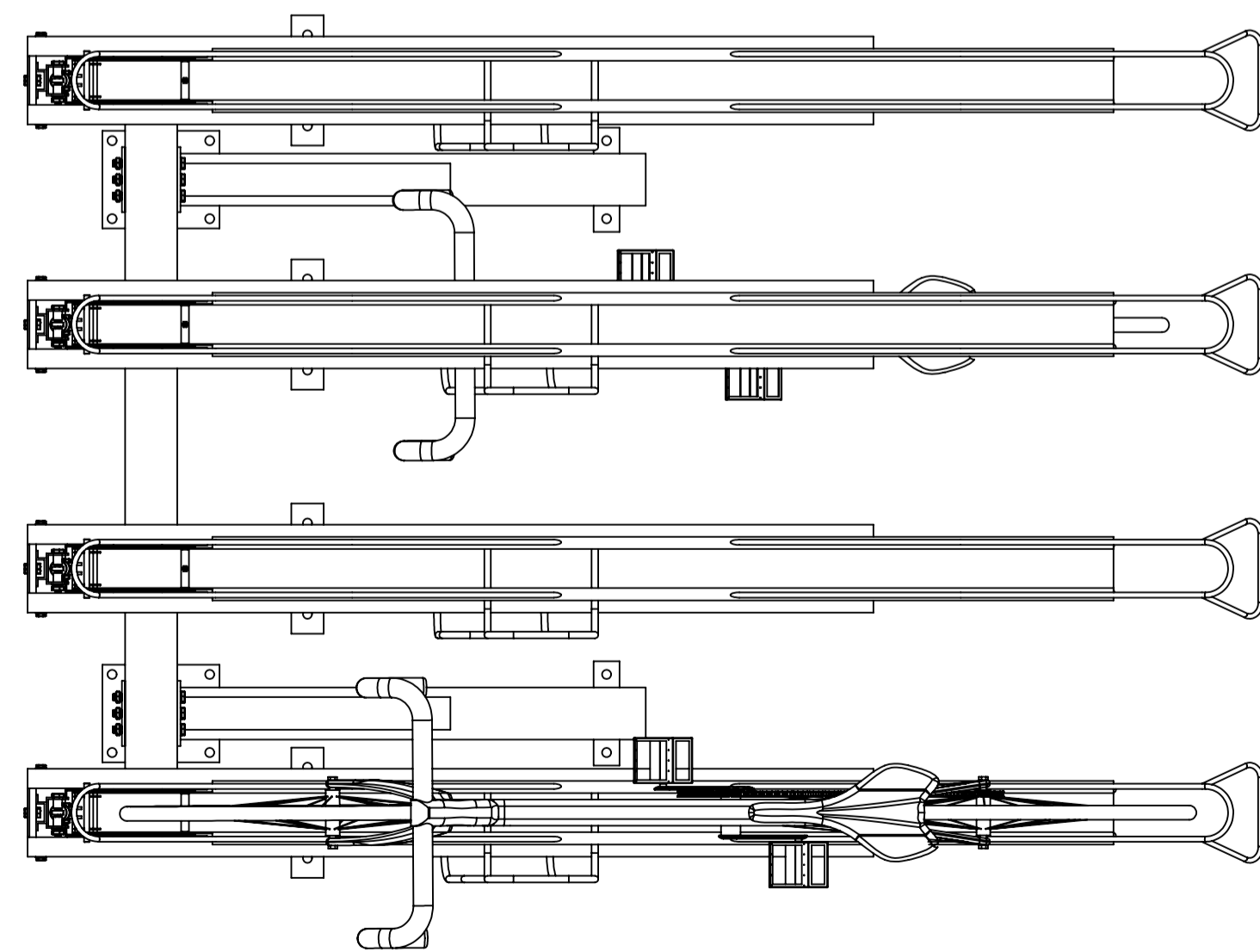
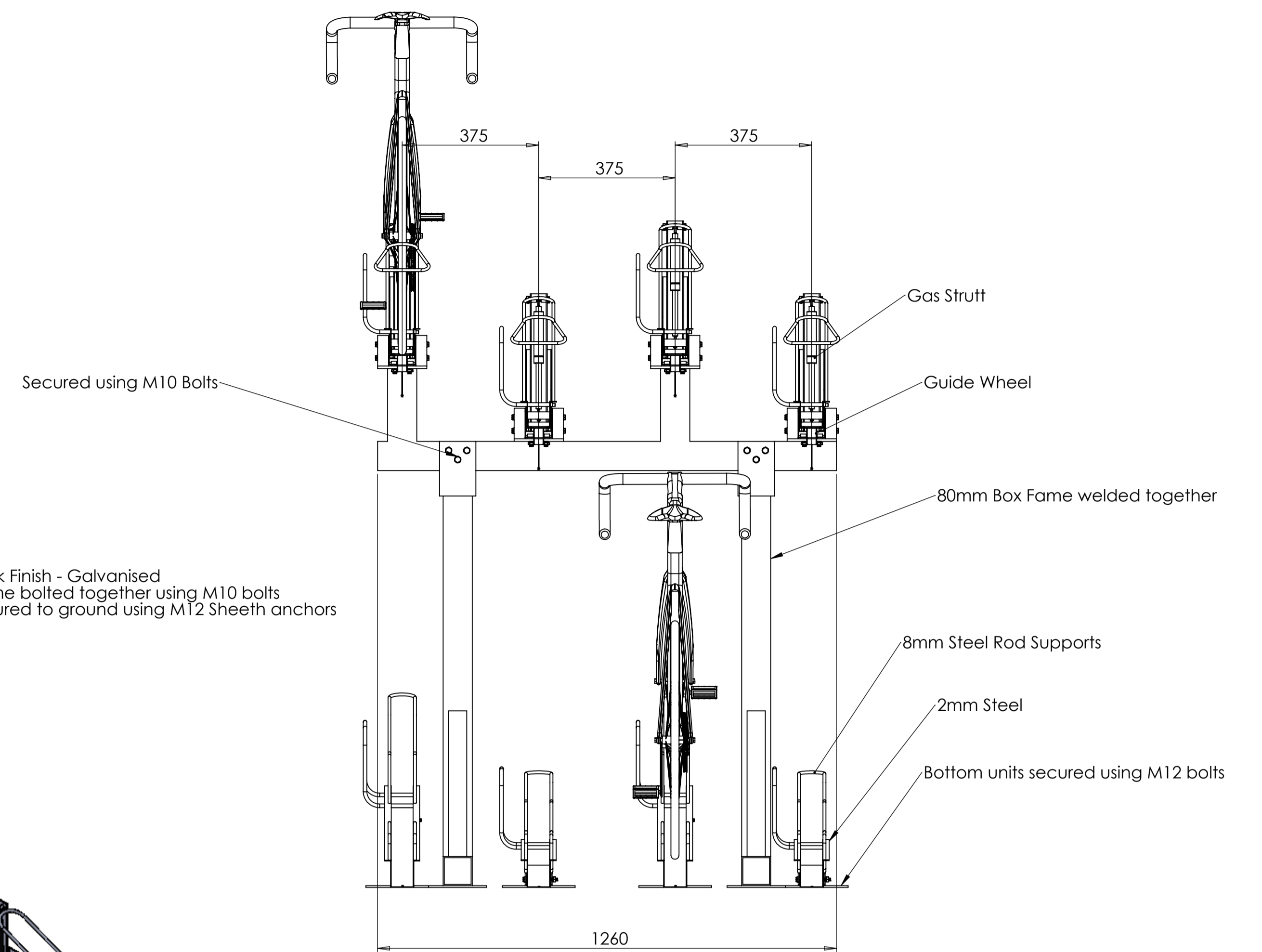
## BDS Two Tier Rack



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION
DRAWN:	NAME	SIGNATURE	DATE				TITLE:
CHK'D:							Bike Dock Solutions www.bikedocksolutions.com 0800 612 6113
APP'VD:							Part No. Two Tier Information <sup>A1</sup>
MFG:							SCALE: 1:10
Q.A.					MATERIAL:		SHEET 1 OF 10
					WEIGHT:		

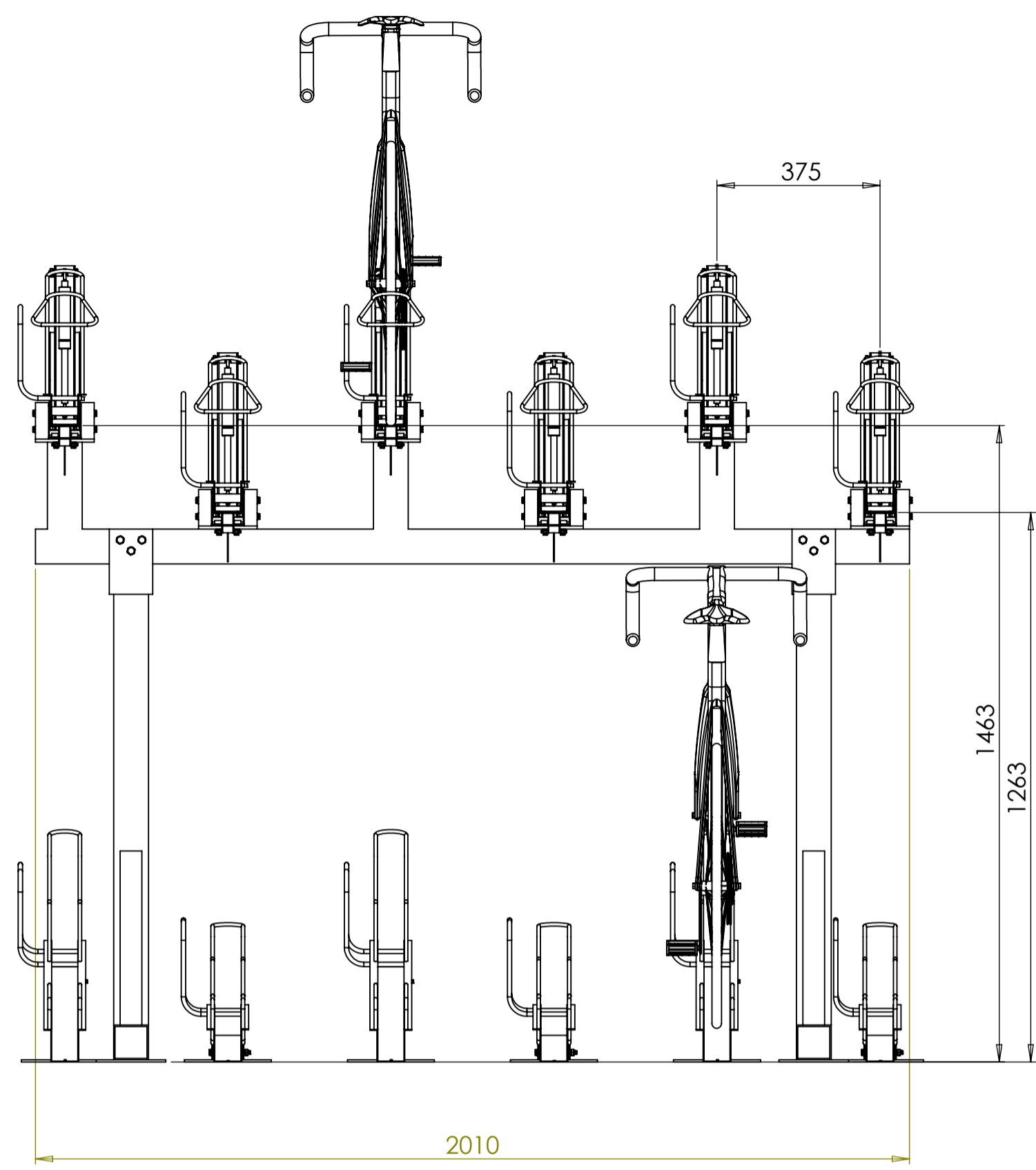


Rack Finish - Galvanised  
 Frame bolted together using M10 bolts  
 Secured to ground using M12 Sheeth anchors

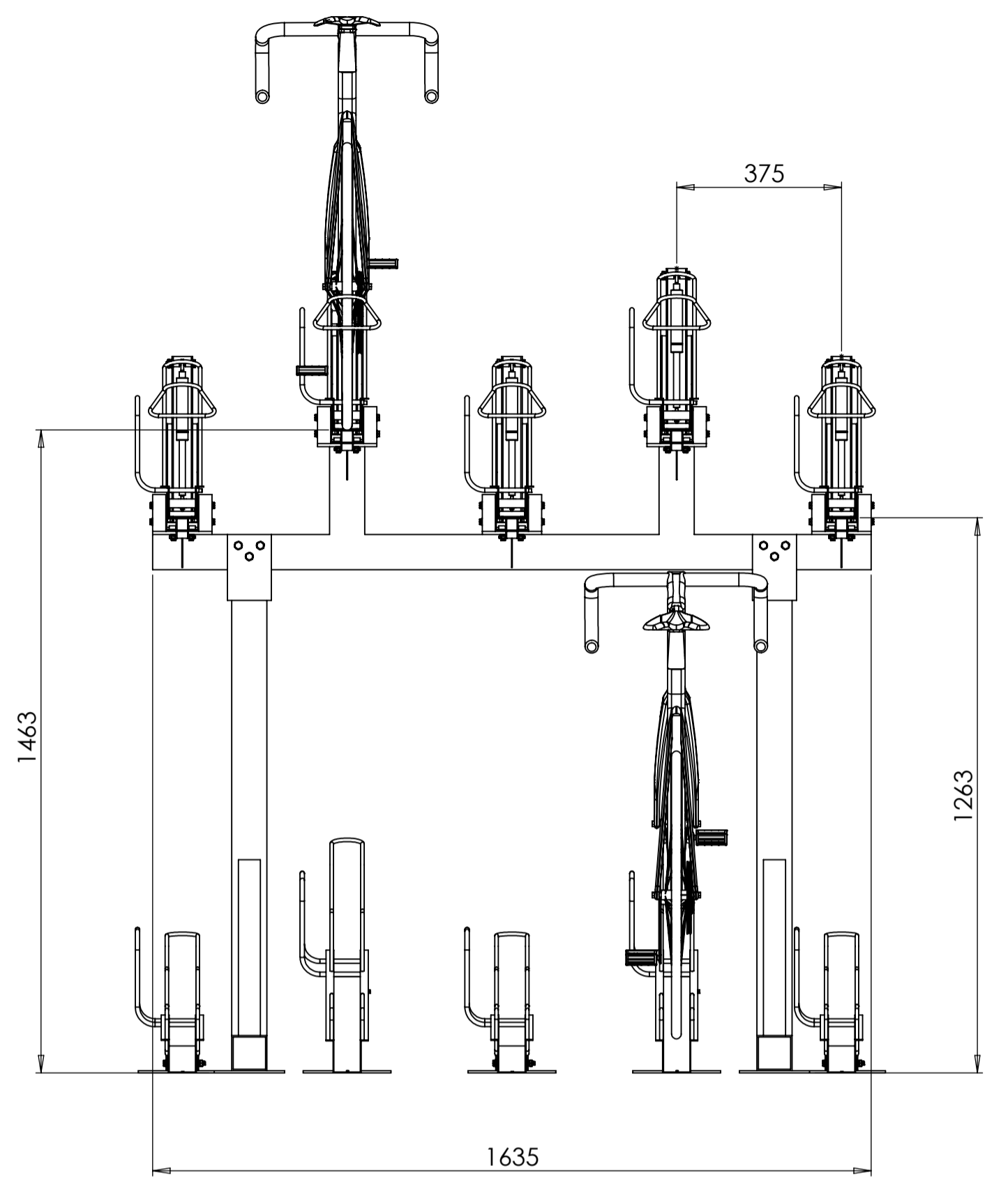


UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION
SURFACE FINISH:					
TOLERANCES:					
LINEAR:					
ANGULAR:					
DRAWN:	NAME:	SIGNATURE:	DATE:	TITLE:	
CHK'D:				Bike Dock Solutions www.bikedocksolutions.com 0800 612 6113	
APP'VD:					
MFG:					
Q.A.					
MATERIAL:			DWG NO.	Two Tier Customer Drawing	A1
WEIGHT:			SCALE:1:10	SHEET 2 OF 10	

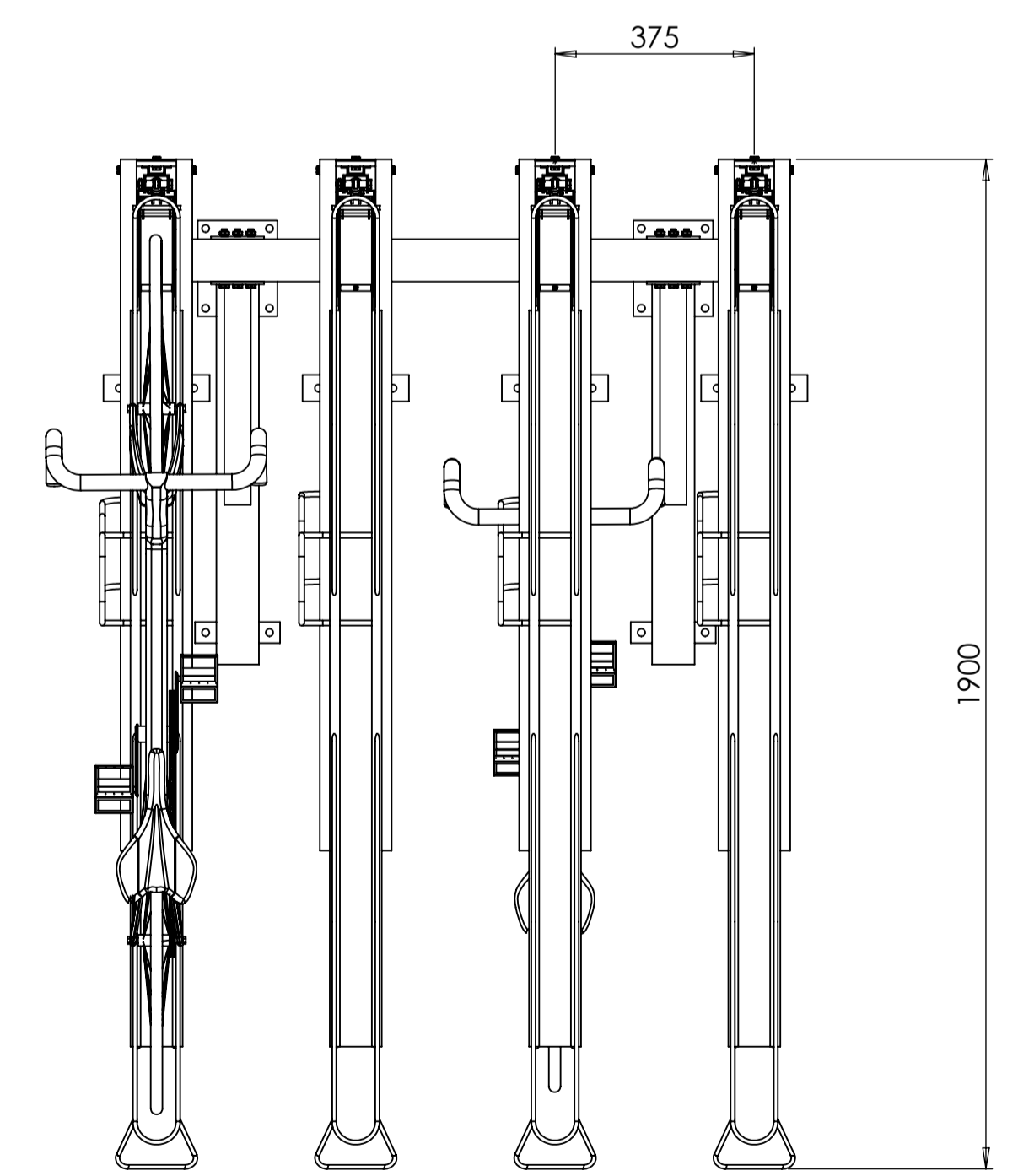
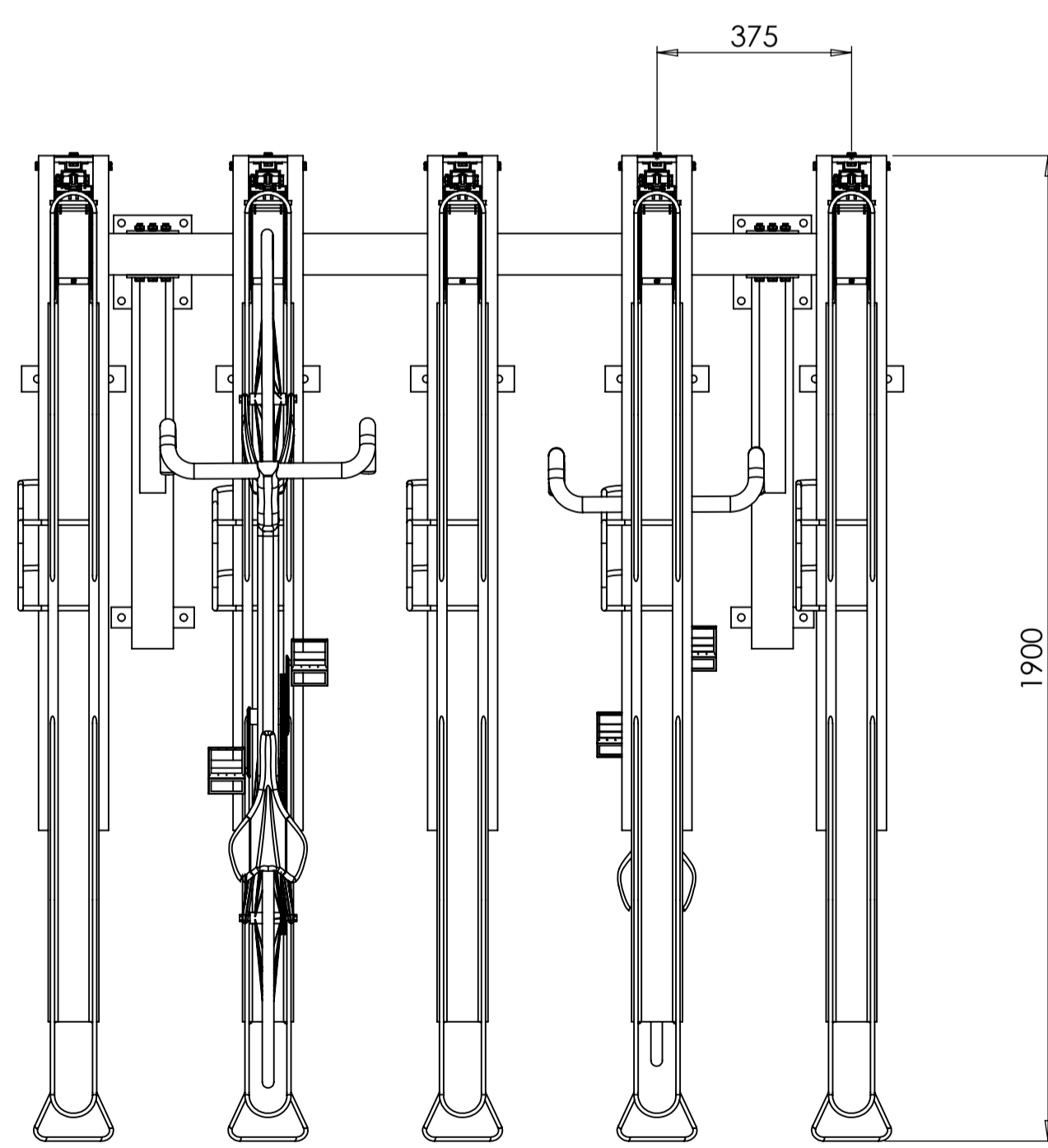
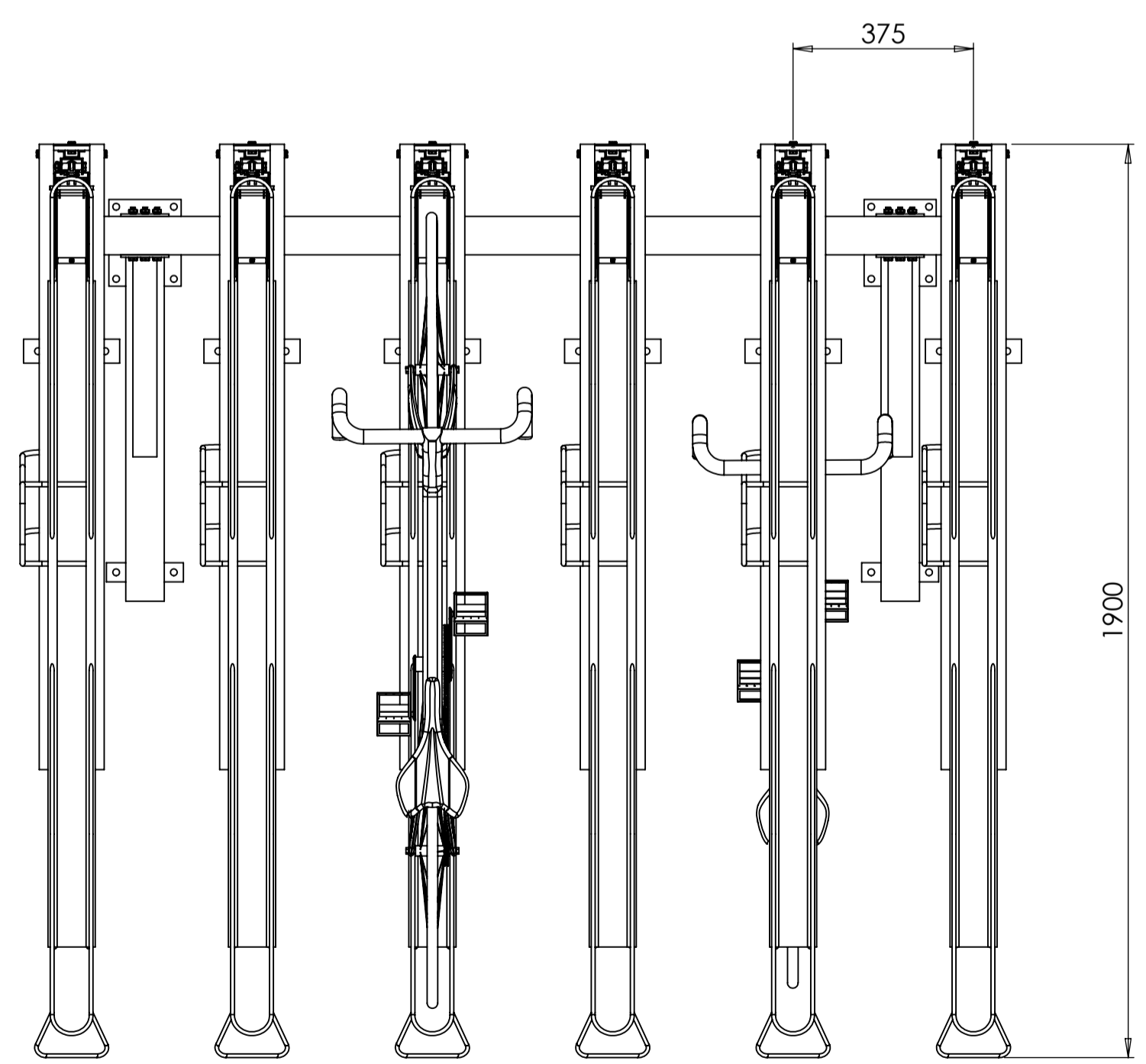
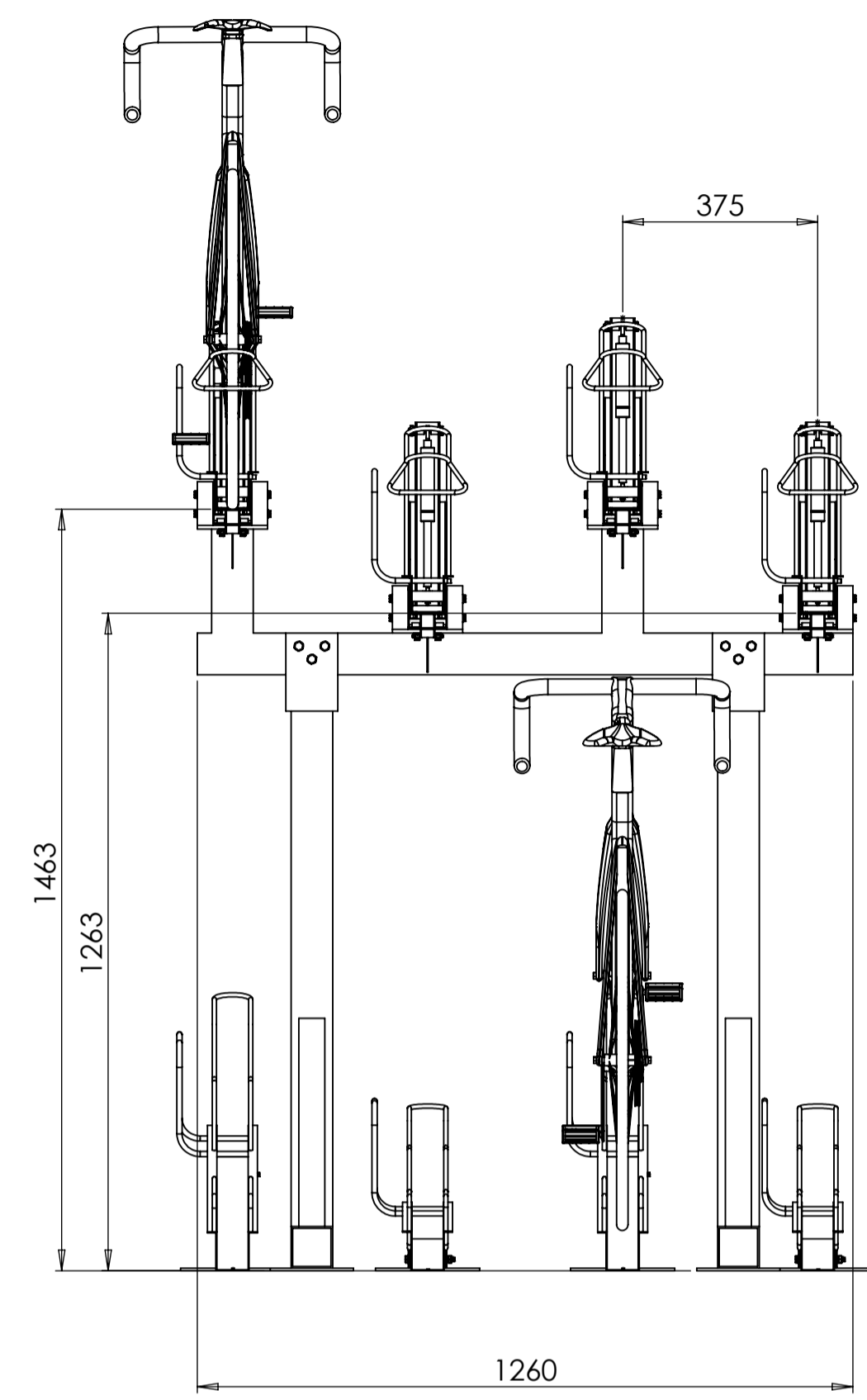
6 up 6 down  
12 Space



5 up 5 down  
10 Space

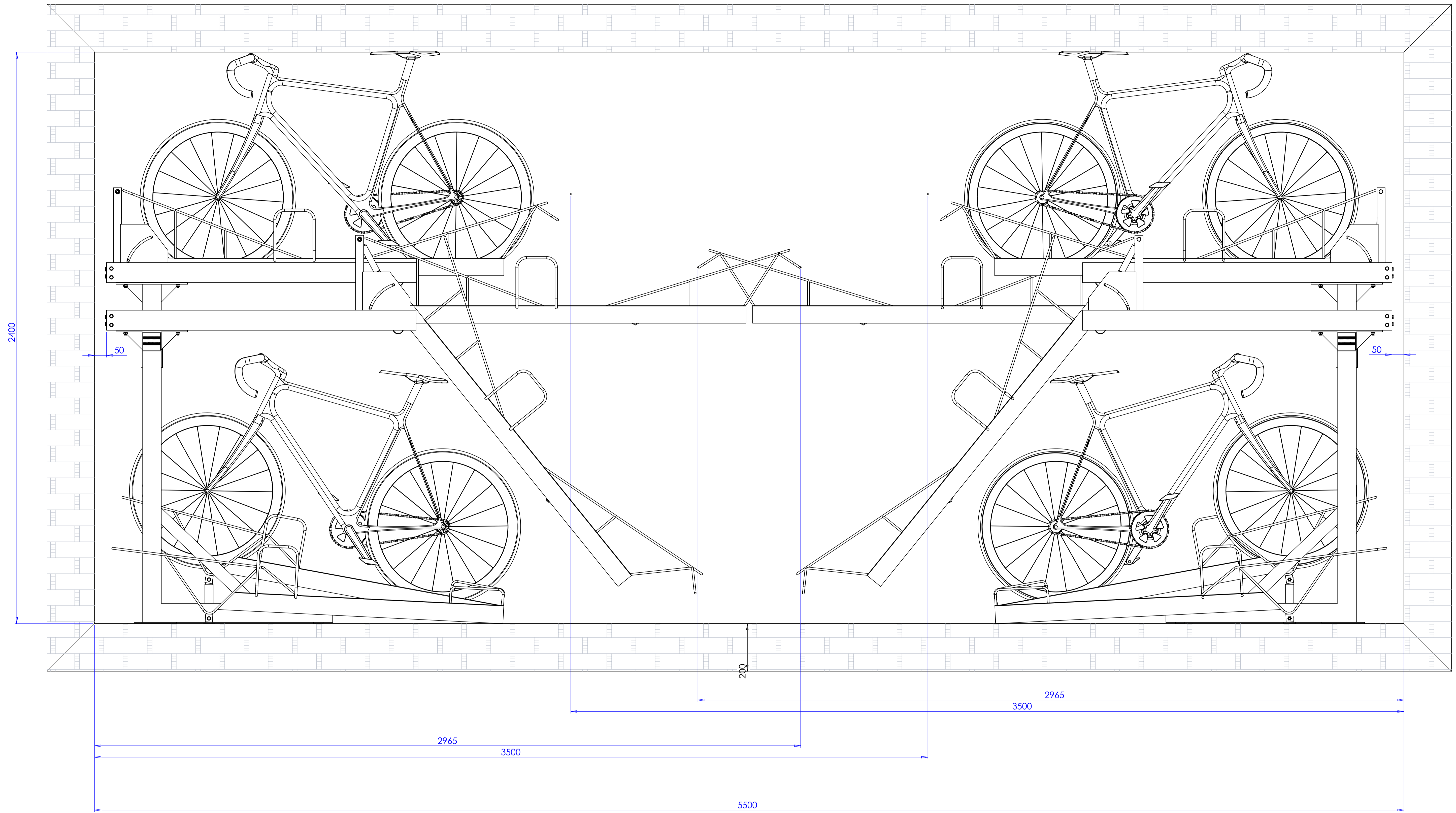


4 up 4 down  
8 Space



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION	
DRAWN:	NAME	SIGNATURE	DATE			TITLE:		
CHK'D:						Bike Dock Solutions www.bikedocksolutions.com 0800 612 6113		
APP'VD:								
MFG:							DWG NO. Standard Set Spacing	A1
Q.A.					MATERIAL:			
					WEIGHT:	SCALE:1:12	SHEET 3 OF 10	





UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS			FINISH:	DEBUR AND BREAK SHARP EDGES	DO NOT SCALE DRAWING	REVISION
SURFACE FINISH:						
TOLERANCES:						
LINEAR:						
ANGULAR:						
DRAWN:	NAME	SIGNATURE	DATE		TITLE:	
CHK'D:					Facing Racks	
APP'VD:					A1	
MFG:					DWG NO. 0800 612 6113	
Q.A.					SCALE: 1:8	
MATERIAL:					SHEET 5 OF 10	
WEIGHT:						

Bike Dock Solutions  
www.bikedocksolutions.com  
0800 612 6113

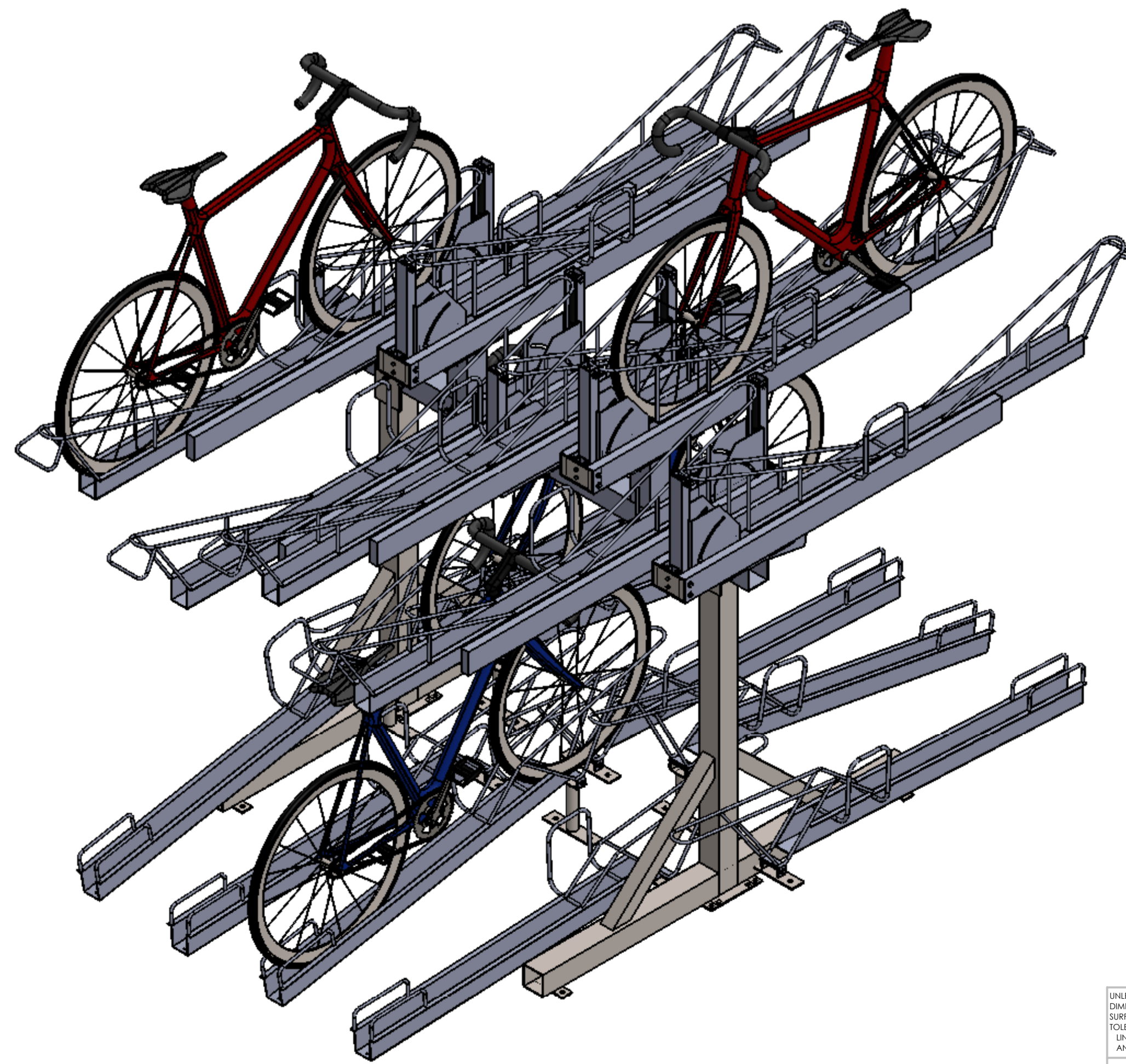
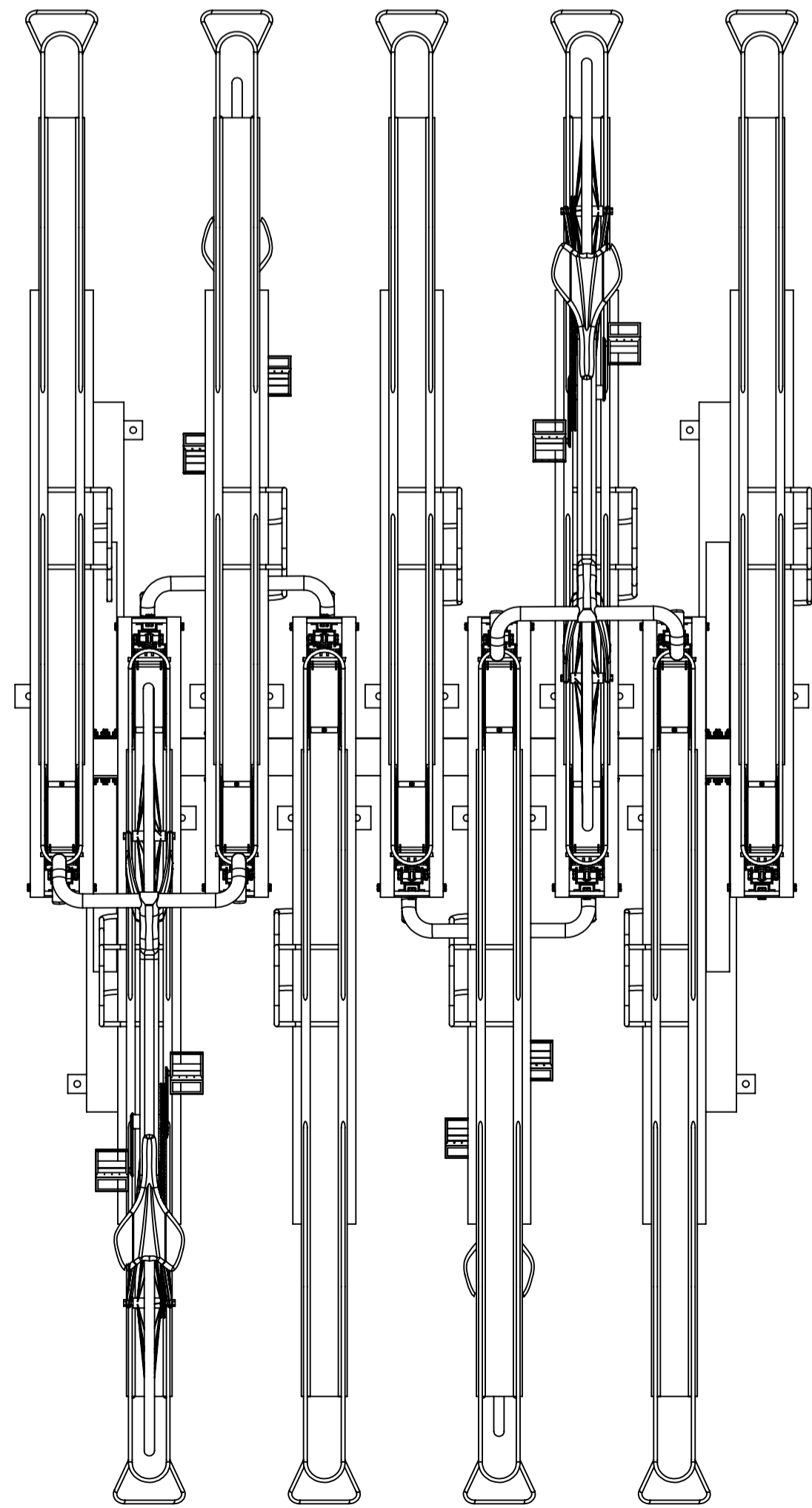
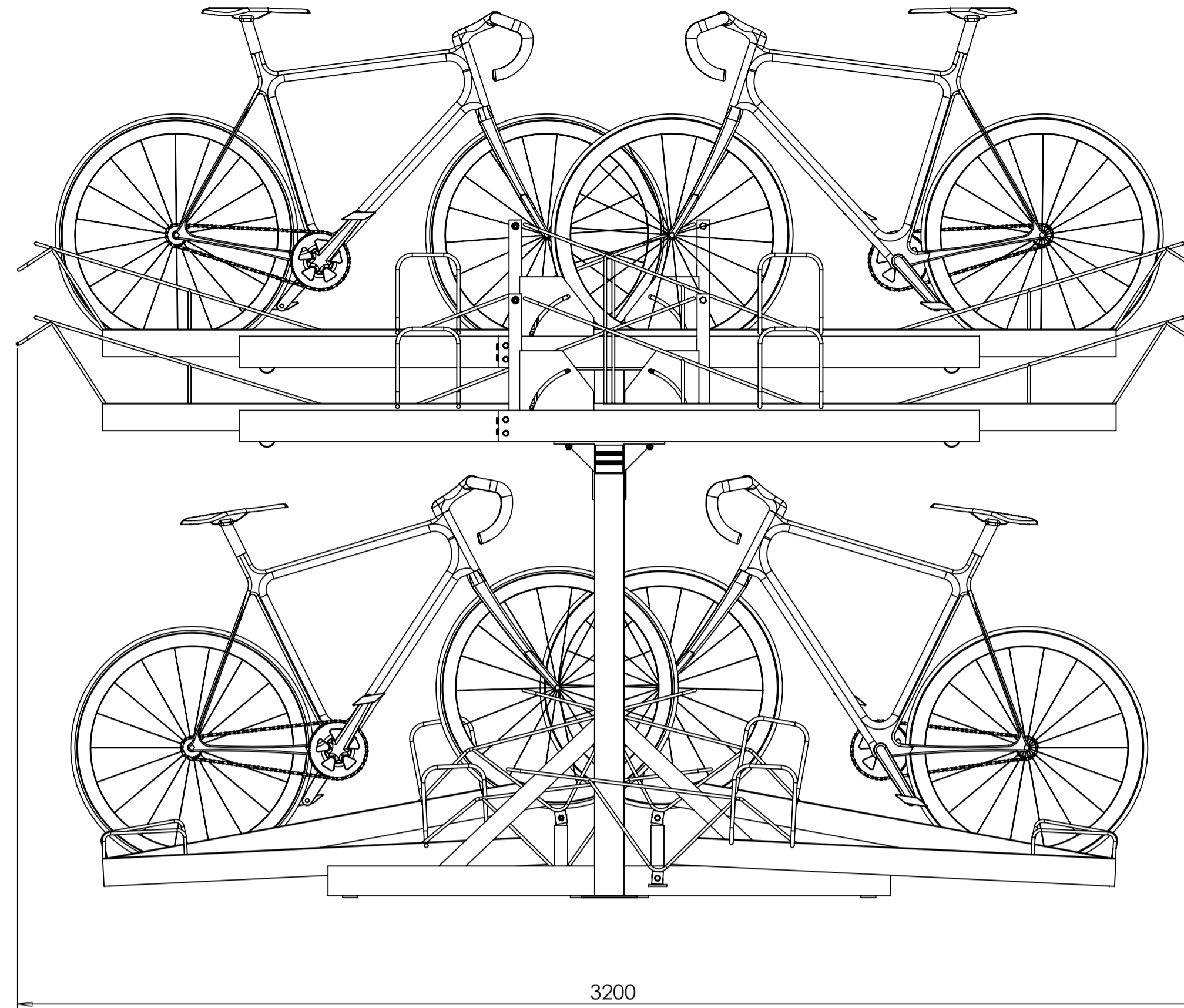
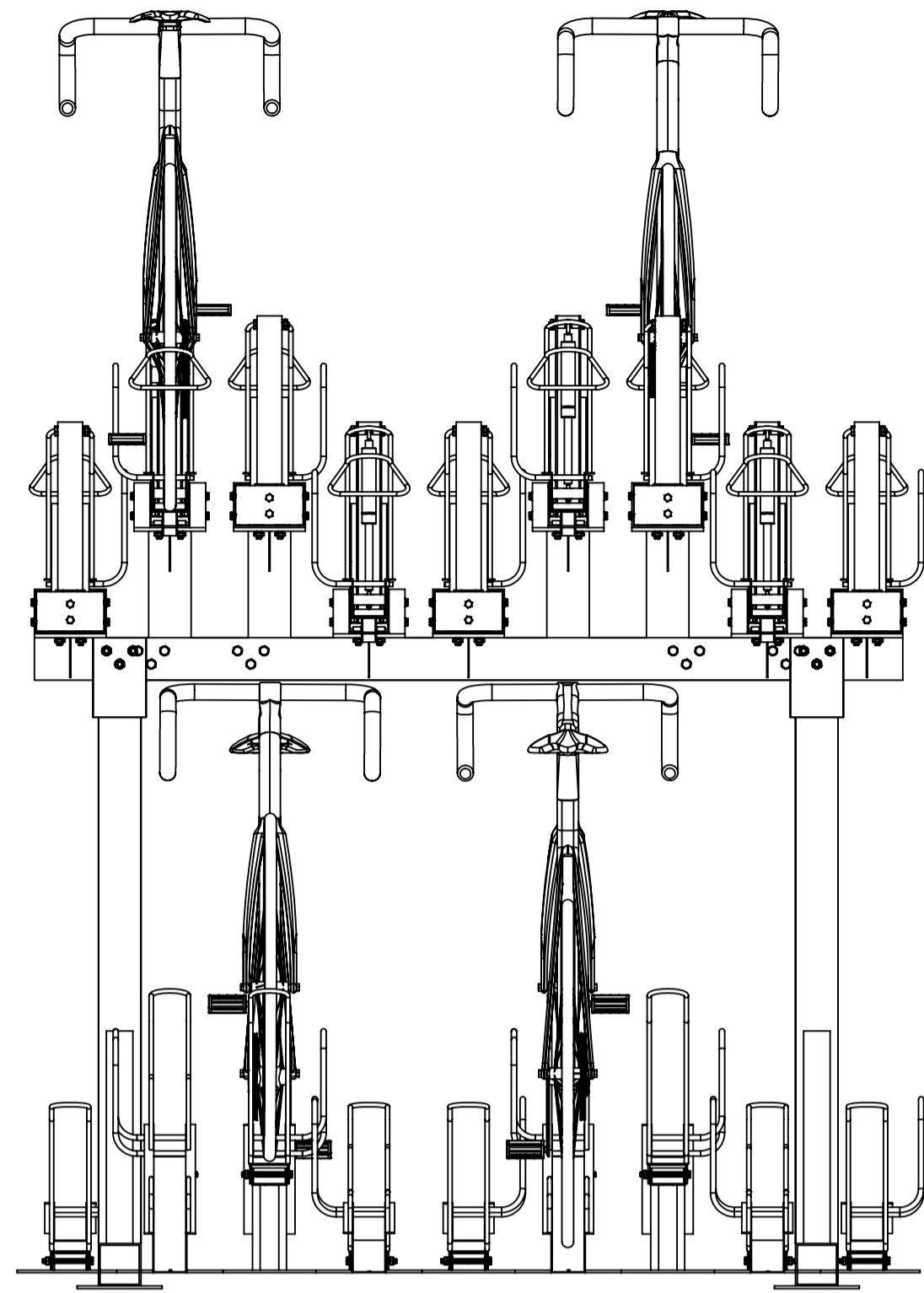
Facing Racks

A1

DWG NO.

SCALE: 1:8

SHEET 5 OF 10



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS		FINISH:	DEBUR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING	REVISION
SURFACE FINISH:						
TOLERANCES:						
LINEAR:						
ANGULAR:						
DRAWN:	NAME	SIGNATURE	DATE			TITLE:
CHK'D:						<b>Bike Dock Solutions</b> www.bikedocksolutions.com 0800 612 6113
APP'VD:						
MPG:						
Q.A.						
		MATERIAL:		DWG NO.	Integrated Back to Back Two Tier Racks Drawing	
		WEIGHT:		SCALE:1:12	SHEET 6 OF 10	

APPENDIX 5:

PRECEDENT GRANTED PLANNING APPLICATIONS WITHIN THE  
SURROUNDINGS OF THE SITE AT 613-615 GREEN LANES:

---

V I V E N D I  
A R C H I T E C T S LTD

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000  
EMAIL [info@vivendiarchitects.com](mailto:info@vivendiarchitects.com) Copyright © Vivendi Architects Ltd.  
Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

1. 543 Green Lanes – 15/05620/FUL

Demolition of existing buildings and redevelopment of site to provide 9 flats (*1 x studio, 1 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed*)

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Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

# PLANNING GRANTED



Mr David Warden  
Welland House  
1 The Green  
Weston by Welland  
Market Harborough  
Northamptonshire  
LE16 8HS

Please reply to: Ms A Treloar  
Email: [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk)  
My ref: 15/05620/FUL  
Date: 7 October 2016

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:** 543 Green Lanes London N13 4DR  
**REFERENCE:** 15/05620/FUL  
**PROPOSAL:** Demolition of existing buildings and redevelopment of site to provide 9 flats (1 x studio, 1 x 1 bed, 2 x 2 bed, 4 x 3 bed and 1 x 4 bed) in a part two-storey, mansard and basement, and part three-storey, lower ground floor building with related access, landscaping and refuse/recycling 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 approved plans including plans(s) that may have been revised, as set out in the attached schedule which forms part of this notice.

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

3 The development shall not commence until details of the external finishing materials to be used 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 a satisfactory external appearance.

Ian Davis  
Director - Environment  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY

Phone: 020 8379 1000  
Website: [www.enfield.gov.uk](http://www.enfield.gov.uk)





**Drawing References**

For location plan refer to	298 001
For existing site plan refer to	298 005
For proposed site plan refer to	298 205
For proposed lower ground floor plan refer to	298 210
For proposed ground floor plan refer to	298 211
For proposed first floor plan refer to	298 212
For proposed second floor plan refer to	298 213
For proposed roof plan refer to	298 214

**Planning**

General arrangement drawing

<b>Project</b>	
543 Green Lanes, Enfield N13 4DR	
<b>Drawing</b>	
Proposed Visualisation	
<b>Scale</b>	<b>Date</b>
NTS	Dec 2015
<b>Drawing number</b>	<b>Revision</b>
298 300	-
<small>CAD file: FD\298_300.dwg</small>	

Revision	Date	Drawn	Approved	Notes

Proposed Visualisation

2. 687 Green Lanes - 17/03115/LBC

Refurbishment and conversion of former police station into 6 self-contained flats (*2 x 1 bed, 2 x 2 bed and 2 x 3 bed*)

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## CONSENT GRANTED SUBJECT TO CONDITIONS



Mr Denny Adam  
24  
Buckingham Close  
ENFIELD  
EN1 3JG

Please reply to: Alex Johnson  
Email: Development.control@enfield.gov.uk  
My ref: 17/03315/LBC  
Date: 4 May 2020

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990, and with regard to your application at:

**LOCATION:** Police Station 687 Green Lanes London N21 3RS  
**REFERENCE:** 17/03315/LBC  
**PROPOSAL:** Refurbishment and conversion of former police station into 6 self-contained flats (2 x 1-bed, 2 x 2-bed and 2 x 3-bed) with internal alterations, associated landscaping and parking, together with demolition of front police storage building and erection of a new single storey block to provide cycle and bin 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 works approved by this Listed Building Consent must be begun not later than the expiration of three years beginning with the date of this decision notice.

Reason: To comply with S.51 of the Planning and Compulsory Purchase Act 2004.

**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](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

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



3. 699 Green Lanes – 19/01285/FUL

Demolition of existing buildings and erection of a part 4-storey, part 5-storey building for 18 no. residential units (*8 x 1-bed, 8 x 2-bed, 2 x 3-bed*)

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EMAIL [info@vivendiarchitects.com](mailto:info@vivendiarchitects.com)

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# PLANNING GRANTED



Ms Angie Fenton  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0DE

Please reply to: Evie Learman  
Email: Development.control@enfield.gov.uk  
My ref: 19/01285/FUL  
Date: 6 August 2020

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:** 699 Green Lanes London N21 3RS  
**REFERENCE:** 19/01285/FUL  
**PROPOSAL:** Demolition of existing buildings and erection of a part 4-storey, part 5-storey building comprising employment floorspace with associated trade area, storage and showroom at ground floor level (Sui Generis) and 18 no. residential units above (8 x 1-bed, 8 x 2-bed, 2 x 3-bed); including landscaping, car parking to rear; and associated works.

**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 and documents:

**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](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

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

4. 790A Green Lanes – 20/00369/FUL

Sub-division of site and erection of a 2-storey block of 2 x 1-bed self-contained flats

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EMAIL [info@vivendiarchitects.com](mailto:info@vivendiarchitects.com)

Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

# PLANNING GRANTED



Mr RICHARD LOREN  
Suite 5.9  
Central House.  
1 Ballards Lane  
LONDON  
N3 1LQ  
London

Please reply to: Alex Johnson  
Email: [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk)  
My ref: 20/00369/FUL  
Date: 8 January 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:** 790A Green Lanes London N21 3RE  
**REFERENCE:** 20/00369/FUL  
**PROPOSAL:** Sub-division of site and erection of a 2-storey block of 2 x 1 bed self-contained flats.

**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 - LP/01A  
Proposed Plans - PL/01A  
Proposed Elevations - PL/02A  
Proposed Main Elevation - PL/03A  
Proposed Section - PL/04A

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

**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](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

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

5. 792 Green Lanes – 17/00260/FUL

Conversion of upper floors to provide a total of 8 residential units (*5 x 1 bed, 2 x 2 bed and 1 x 3 bed*)

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EMAIL [info@vivendiarchitects.com](mailto:info@vivendiarchitects.com)

Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

# PLANNING GRANTED



Mr Robin Pearson  
8 Baronsmere Court, Manor Road  
Barnet  
Hertfordshire  
EN5 2JZ  
United Kingdom

Please reply to: Ms Eloise Kiernan  
Email: [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk)  
My ref: 17/00260/FUL  
Date: 16 February 2018

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:** 792 Green Lanes London N21 2SH  
**REFERENCE:** 17/00260/FUL  
**PROPOSAL:** Conversion of upper floors to provide a total of 8 residential units (5 x1 bed, 2 x2 bed and 1x 3 bed) involving erection of a first floor side extension and part 2, part 3 part 3-storey rear extension with accommodation in roof space and dormers to side and rear and provision of undercroft car and cycle parking.

**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:

A.01 revV  
A.02 revN  
A.03 revP  
A.04 revH  
A.05 revG  
A.06 revL  
A.07 revK  
A.08

**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](http://www.enfield.gov.uk/connected)

Gary Barnes  
Interim Executive Director –  
Regeneration & Environment  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
Website: [www.enfield.gov.uk](http://www.enfield.gov.uk)



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



4

West Elevation

1:100

Construction Maintenance/cleaning Demolition/adaptation Risks  
 In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on the drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.  
 Safety Health and Environmental Information Box  
 Notes  
 ###

The information on the drawing is not to be used for any other purpose than is intended. Carry out works in accordance with manufacturers and suppliers recommendations. Give Building Control min. 48 hrs notice of intention to commence works. Notify Building Control when required to inspect the works periodically. Any alterations to be confirmed with Architect, Engineer, Building Control, Planners. These drawings are to be read together with clients special requirements.

REV	C ID	CHANGE	DATE
REV B	27.11.14	SCHEME AMENDED	
REV C	07.11.14	SCHEME AMENDED	
REV D	28.09.16	DRAWING UPDATED	
REV E	13.10.16	AMENITYCAR LAYOUT	
REV F	01-01-17	MINOR CHANGES	
REV G	13-01-17	BALCONY ALTERED	
REV H	05-07-17	ACCESS ALTERED	
REV J	05-07-17	ACCESS ALTERED	
REV K	05-07-17	ACCESS ALTERED	
REV L	29-06-17	WEST ELEVATION CORRECTED	

Job Title  
**792 GREEN LANES  
 WINCHMORE HILL  
 LONDON N21 2SH**

Drawing Name  
**West Elevation, South  
 Elevation, Worksheet**

Drawing Status Date  
**DESIGN**

Drawing Scale A3 @ 100%  
 1:100

JOB NO REVISION  
**639 - A.06** L



3

South Elevation

1:100



Architect

**ARCHITEKNIC**



158 CRESCENT ROAD  
NEW BARNET  
HERTS

EN4 9RW TEL: 07973 691 496

**Construction Maintenance/cleaning Demolition/adaptation Risks**

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, in an appropriate method statement.

**Safety Health and Environmental Information Box**

Notes  
###

The information on the drawing is not to be used for any other purpose than is intended. Carry out works in accordance with manufacturers and suppliers recommendations. Give Building Contr min. 48 hrs notice of intention to commence works. Notify Building Control when required to inspect the works periodically. Any alterations to be confirmed with Architect, Engineer, Building Control, Planners. These drawings are to be read together with clients special requirements.

REV	C ID	CHANGE	DATE
REV B	-27-10-14	SCHEME AMENDED	
REV C	-10-1-15	UPDATED VIEWS	
REV D	13-10-16	AMENITY CAR LAYOUT	
REV E	-01-01-17	VIEW ALTERED	
REV F	-11-01-17	BALCONYS ALTERED	
REV G	-05-07-17	ACCESS OPENING ALTERED	
REV H	-05-07-17	ACCESS OPENING ALTERED	
REV J	-05-07-17	ACCESS OPENING ALTERED	
REV K	-29-08-17	PERSPSCTIVE VIEW CONNECTED	

Job Title

792 GREEN LANES  
WINCHMORE HILL  
LONDON N21 2SH

Drawing Name

**MAIN ROAD PERSPECTIVE  
VIEW, REAR PERSPECTIVE  
VIEW**

Drawing Status Date

**DESIGN**

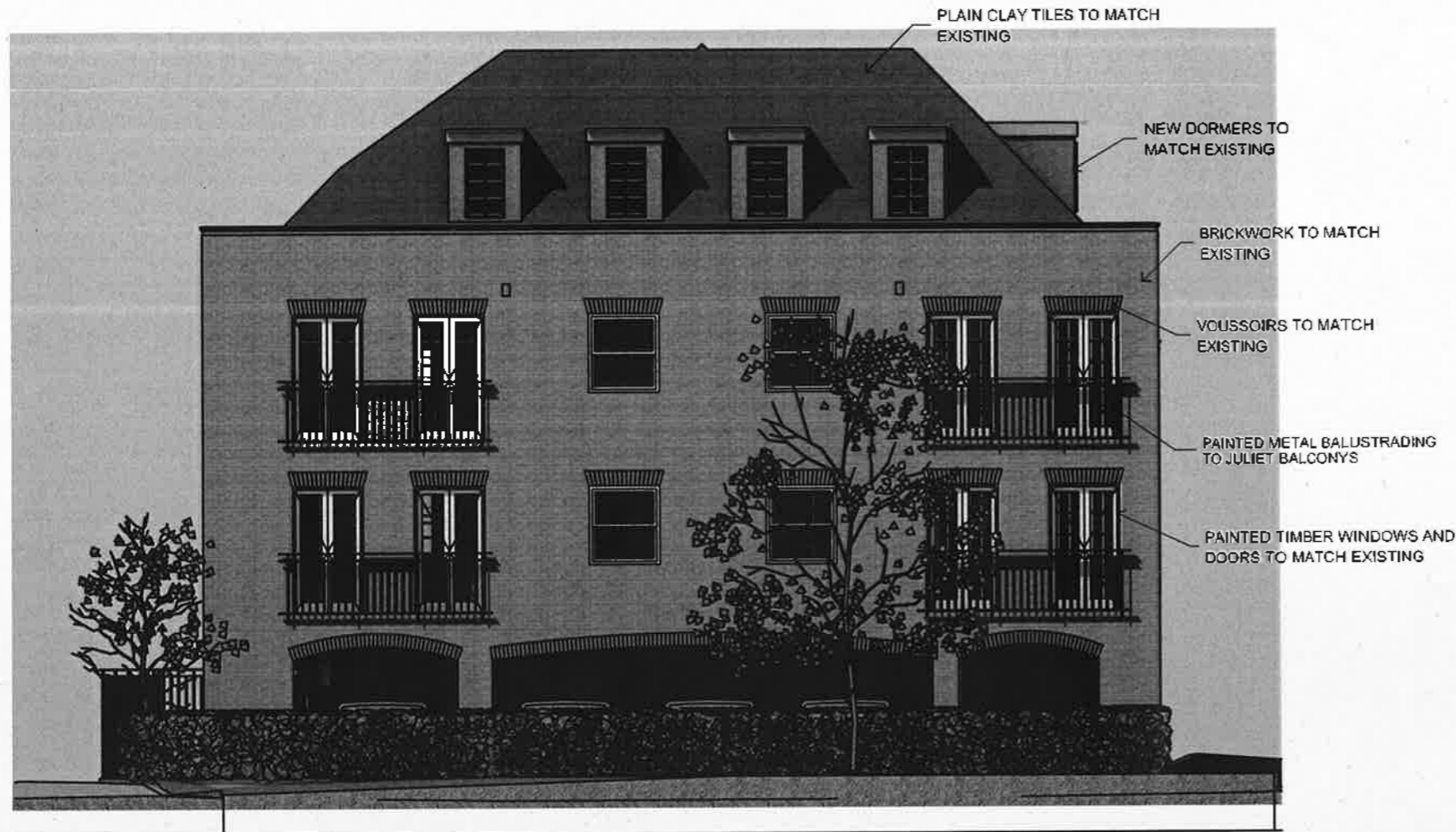
Drawing Scale

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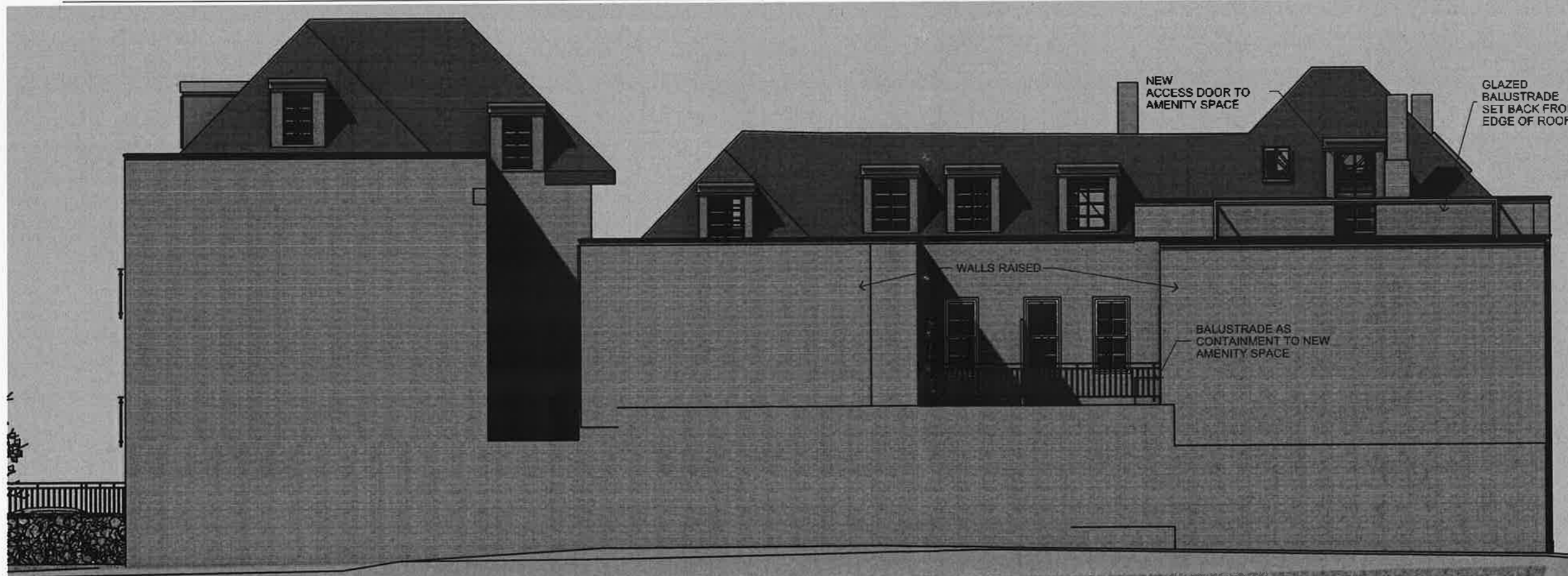
JOB NO DWG NO REVISION

**639 - A.07 K**





6 East Elevation 1:100



1 North Elevation 1:100

Construction Maintenance/cleaning Demolition/adaptation Risks

In addition to the hazard/risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Safety Health and Environmental Information Box

Notes

###

The information on the drawing is not to be used for any other purpose than is intended. Carry out works in accordance with manufacturers and suppliers recommendations. Give Building Control min. 48 hrs notice of intention to commence works. Notify Building Control when required to inspect the works periodically. Any alterations to be confirmed with Architect, Engineer, Building Control Planners. These drawings are to be read together with clients special requirements.

REV	C ID	CHANGE	DATE
REV B	- 27.10.14	SCHEME AMENDED	
REV C	- 07.11.14	SCHEME AMENDED	
REV D	- 28.03.15	UPDATED	
REV E	- 13.05.16	AMENITY/CAR LAYOUT	
REV F	- 01.01.17	MINOR CHANGES	
REV G	- 11.01.17	BALCONY ALTERED	

Job Title  
**792 GREEN LANES  
WINCHMORE HILL  
LONDON N21 2SH**

Drawing Name  
**North Elevation, East  
Elevation, Worksheet**

Drawing Status Date

**DESIGN**

Drawing Scale

1:100 A3 @ 100%

JOB NO DWG NO REVISION

**639 - A.05 G**

6. 794 Green Lanes – 17/01864/FUL

Redevelopment of site involving demolition of existing building to provide a part 6- part 7 storey blocks of 91 residential units (*49 x 1 bed, 32 x 2 bed and 10 x 3 beds*)

V I V E N D I  
A R C H I T E C T S LTD

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000  
EMAIL [info@vivendiarchitects.com](mailto:info@vivendiarchitects.com)

Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

# PLANNING GRANTED



Mr John Richards  
KD Tower  
C/o Dandra LTD  
Cotterells  
Hemel Hempstead  
UK  
HP1 1FW

Please reply to: Mr Francis Wambugu  
Email: Development.control@enfield.gov.uk  
My ref: 17/01864/FUL  
Date: 27 June 2019

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:** Capitol House 794 Green Lanes London N21 2SH  
**REFERENCE:** 17/01864/FUL  
**PROPOSAL:** Redevelopment of site involving demolition of existing building to provide a part 6-part 7 storey block of 91 residential units comprising (49 x 1 bed, 32 x 2 bed and 10 x 3 beds involving balconies together with parking at basement level, landscaping, private and communal amenity space.

**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 approved plans:

***P-001 rev.P1; P-009 rev.P1; P-099 rev.P2; P-100 rev.P2; P-101 rev.P2; P-106 rev.P2; P-107 rev.P1; 1817-P-0300 rev.P1; 1817-P-0301 rev.P2; 1817-P-0304 rev.P1; 1817-P-0302 rev.P1 and P-200 rev.P1***

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

**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](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

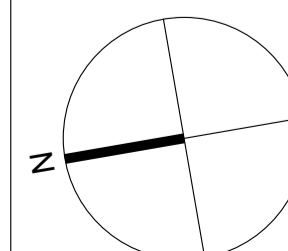
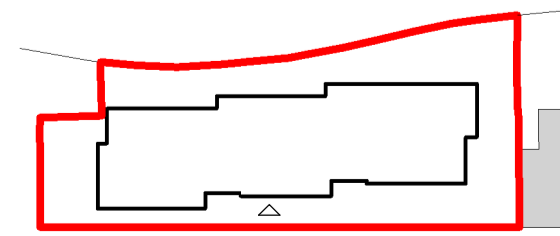
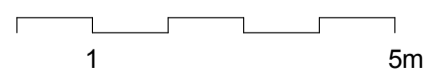
If you need this document in another language or format contact the service using the details above.

FACADE MATERIAL LEGEND

- 1 FACING BRICK CLADDING - RED
- 2 FACING BRICK CLADDING - GREY
- 3 FACING BRICK CLADDING - WHITE
- 4 GLAZED CLAY PANEL CLADDING - LIGHT GREY
- 5 RECONSTITUTED STONE STRINGCOURSE - WHITE
- 6 ALUMINIUM WINDOW, DOOR AND CURTAIN WALLING FRAMES - DARK GREY
- 8 METAL LOUVRES AND LOUVRED DOORS - DARK GREY
- 9 GLASS BALUSTRADE WITH DARK GREY COLOURED STEEL RAILING AND FRAME
- 10 METAL CLAD BALCONY EDGE - DARK GREY COLOUR
- 11 METAL PANNELLING - DARK GREY
- 12 LINTELS - FACING BRICK CLADDING STRETCHER BOND PATTERN
- 13 DARK GREY COLOURED METAL RAILING ON BRICK PLINTH
- 14 VERTICAL METAL LOUVRES PRIVACY SCREEN - DARK GREY



Amendment P1 Issued for Planning Date 07/04/2017



**dandara**  
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Job/Drawing No  
**1817-P-0300**  
CAPITOL HOUSE | 794 Green Lanes,  
Winchmore Hill, London, N21 2ST  
PROPOSED BUILDING WEST  
ELEVATION

Amendment **P1**  
Scale 1:100 @ A1 / 1:200 @ A3  
Date 03/2017  
Drawn LB  
All Dimensions to be checked on site