



Planning and Transportation,
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For office use only

Applic. No. Date Received
Fee Receipt No.

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Higgins

Company Name

Address

Address line 1

21 The Green

Address line 2

Address line 3

Town/City

Southgate

County

Enfield

Country

Postcode

N14 7AB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erection of a part one storey, part two storey side and rear extension, with associated Loft conversion.
Restoration of the original window patterns, utilising slimline double glazing in the preserved and renovated timber frames.

Has the work already been started without consent?

Yes

No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
NGL297147

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8222-6125-9830-4898-7902

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

339.60 square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

3


Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

06/2024 

When are the building works expected to be complete?

07/2025 

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

A proposal is made to demolish the existing garage in order to expand the living areas with a new part one, part two storey extension that pays closer attention to the original character of the house.

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Single Storey Extension - Poor Condition Asphalt Roof Finish

Proposed materials and finishes:

Single Storey Extension - Dark Grey Mastic Asphalt Flat Roof & Pitched Standing Seam Zinc Roof Two Storey Extension - Roof tiled to match existing.

Type:

Walls

Existing materials and finishes:

White painted render & Red Brick

Proposed materials and finishes:

White painted render & Red Brick

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

1237_001 - Location Plan
1237_002 - Existing Site Plan
1237_003 - Proposed Site Plan
1237_010 - Existing Ground Floor Plan
1237_011 - Existing First Floor Plan
1237_012 - Existing Second Floor Plan
1237_013 - Existing Roof Plan
1237_049 - Proposed Basement Floor Plan
1237_050 - Proposed Ground Floor Plan
1237_051 - Proposed First Floor Plan
1237_052 - Proposed Second Floor Plan
1237_053 - Proposed Roof Plan
1237_100 - Existing Front Elevation
1237_101 - Existing Rear Elevation
1237_102 - Existing South East Elevation
1237_103 - Existing North West Section
1237_150 - Proposed Front Elevation
1237_151 - Proposed Rear Elevation
1237_152 - Proposed South East Elevation
1237_153 - Proposed North West Section
1237_160 - Proposed Garden Room Elevation
Design and Access Statement
Arboriculture Report
Basement Impact Assessment.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to Arboricultural Report

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please refer to Arboricultural Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/01357/PREHER

Date (must be pre-application submission)

19/06/2023

Details of the pre-application advice received

In the pre-app scheme the existing picket fence was shown replaced with a brick wall. This was not supported and therefore we have retained the existing fence in the amended proposal.

The volume of the pre-app two storey side extension was deemed too great, and it has therefore been decreased significantly in width.

The rear extension was shown in line with a neighbouring extension at pre-app stage. This was deemed too large, and we have therefore reduced it's length by 3 metres and lowered the ridge to align to the neighbours extension.

Proposed heritage style Roof lights were supported as long as they face the rear of the property.

Reinstatement of original window conditions was supported.

Basement floor is supported with the addition of a Basement Impact Assessment which has now been provided.

No objection was made to the proposed garden room.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Mark

Surname

Smyth

Declaration Date

07/12/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mark Smyth

Date

11/12/2023