

Mr Joseph Aggar  
Principal Planning Officer  
Planning Department  
London Borough of Enfield  
Civic Centre  
Silver Street  
Enfield  
EN1 3XA

Your Reference: 22/01395/FUL  
Our Reference: 103023

**Verve Planning**

info@verveplanning.com  
www.verveplanning.com

Reg no. 11491335

18 December 2023

Dear Mr Aggar,

**Discharge of condition 10 of planning permission reference 22/01395/FUL for the change of use of 6 Dryden Road, Enfield, EN1 2PP from former care homes (Class C2) to nursery (Class E(f)) with associated car, cycle parking and landscaping works.**

On behalf of Bright Horizons UK Ltd, please find attached a revised application for the discharge of condition 10 of the above planning permission. This requires details of the location of the buggy store to be agreed with the Council.

This resubmission follows the refusal of application ref 23/02350/CND. Officers were concerned that the design, siting and height of the timber buggy store proposed under that application would cause harm to the character and appearance of the Bush Hill Park Conservation Area.

Bright Horizons requires buggy store facilities to encourage parents to use sustainable modes of travel (as opposed to dropping off by car) in order to achieve the objectives and targets of the nursery travel plan which has been agreed by the council under discharge of condition application ref 23/02420/CND. Furthermore, the buggy store needs to be located in an accessible position on site to enable its efficient use by parents without causing any security issues. It is not possible to store the buggy store in any area which is used for outdoor play by children for safety reasons.

Notwithstanding the above, Bright Horizons, has given careful consideration to the concerns raised by officers in the previous application and is now proposing to install a low-rise metal buggy box shelter in an existing opening between the front of the building and the tree and shrub planting in the front garden area.



*Image of proposed buggy store*

The proposed buggy store would be painted black and would have clear polycarbonate roof and side panels. It would measure 4.06m long x 1.2 m deep x 1.2 m high thereby ensuring that it would sit well below the height of the existing boundary fence and would be further screened by the mature tree planting in the front garden of the adjoining property, No 8 Dryden Road - please see photo below:



*Siting of buggy store to be screened by existing and proposed planting and the existing boundary screening to the east.*

Additional planting is also proposed around the new ancillary building to enhance the existing planting as per the soft landscaping details approved by the Council on 1 September 2023 under application ref 23/02196/CND pursuant to condition 15 of planning permission ref 22/01395/FUL.

Overall, we consider that the character and appearance of the conservation area would be preserved.



During recent email exchange with officers, it was confirmed that this low-rise buggy store was considered to be the best option presented.

We trust that the enclosed buggy store details are now considered to be satisfactory and that condition 10 of planning permission ref 22/01395/FUL can be discharged. If any further details or clarifications are required, please get in touch before a decision is made.

Yours sincerely

A handwritten signature in black ink that reads "Tania Tindale". The signature is written in a cursive style with a horizontal line above the first name.

Tania Tindale

Enc: As referred to above  
CC: Philippa Westly – Bright Horizons UK Ltd