

NOTICE OF DETAILS DISAPPROVED



Mr Max Plotnek
31 Howden Road
London
SE25 4AS

Please reply to: Dino Ustic

Email: Development.control@enfield.gov.uk
My ref: 23/01581/CND
Date: 3 August 2023

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: 42 Beech Hill Barnet EN4 0JP
REFERENCE: 23/01581/CND
PROPOSAL: Details pursuant to ref: 22/00735/FUL for written scheme of investigation (3) external finishing materials (4) method statement (8) surfacing materials (14) landscaping (15) und levels (18) energy statement (20) sustainable drainage strategy (21) flood risk assessment (22) construction management plan (23) in respect of the demolition of the existing single storey side, with single storey side extension with a basement extension to the existing lodge house with new access and associated landscaping.


ENFIELD COUNCIL, as the Local Planning Authority, GIVE YOU NOTICE that the details, as described above, are **DISAPPROVED**, for the following reason(s):-

01. The details submitted pursuant to planning permission ref: 22/00735/FUL for external finishing materials (4) method statement (8), landscaping (15) and sustainable drainage strategy (21) are considered unacceptable and are insufficient to discharge the conditions. As such the details are disapproved.

Dated: 3 August 2023

Brett Leahy
Director, Planning & Growth
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

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

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer
dino.ustic@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
Drw No: Existing Site Plan rev 1		Drawing
Drw No: Proposed Site Plan rev 1		Drawing
Drw No: Lodge Treatment Strategy rev 1		Drawing
Drw No: Lodge Typical Details I rev 3		Drawing
Drw No: Lodge Typical Details III rev 2		Drawing
Drw No: Lodge Typical Details IV rev 2		Drawing
Drw No: Lodge Typical Details V rev 2		Drawing
Drw No: Lodge Typical Details II rev 3		Drawing
Cover Letter by MJP planning 17 May 2023		Additional Information
Letter by Evergreen & Gorgeous		Additional Information
Report S817-J1-IA-1 by John Cromars Arboricultural Company Ltd		Additional Information
Arboricultural Plan (unnamed)		Additional Information
DFA document for planning condition 4 (pages 1-12)		Additional Information
DFA document for planning condition 14 (pages 1-5)		Additional Information
Historic Building Record by Kerr Paker Associates Ltd February 2023		Additional Information
Notes		Additional Information
Proposed Planting Schedule		Additional Information
GroundWater Flooding and Basement Assessment by Giorgio Economides		Additional Information
Energy Statement by Achieve Green Rev 1 12 April 2023		

Notes

1. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission, he may appeal to the Secretary of State for the environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the The Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2

The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (<https://www.gov.uk/appeal-planning-inspectorate>). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.co.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order.

2. If permission to develop land is refused, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.