

PD Checklist



Date: 26/02/2024

Job No: 1357.02

Job Name: Grovebury Court, Enfield, N14 4JR

1. Introduction

This application is for the erection of a one storey extension on top of the existing three storey building for 5 x new self-contained flats (5 x 1 beds) submitted on behalf of our Client, Grovebury Southgate Ltd to the LB of Enfield for determination.

The application comprises:

- Application drawings, prepared by Brooks Murray Architects [list attached Annex 1]
- Daylight & Sunlight Report prepared by Waldrams Ltd
- Transport Report prepared by TTP Consulting

2. Site and Surrounds Description

The application site is in the London Borough of Enfield located to the west side of Chase Road and is accessed via Grovebury Court.

Grovebury Court is a residential estate comprising two separate buildings, this application refers to the L shaped 3 storey brick building fronting Chase Road. The flat roof building to the west does not form part of this application.

The wider site allows for vehicle access, parking, bin storage and attractive soft landscaping.

The site is not located in a conservation area, nor sits adjacent to any listed building. The site lies in Flood Zone 1.

3. Planning History

Relevant applications have been made nearby:

- REF:21/04160/PRA – Grovebury Court, Building A - The construction of one additional storey of residential floorspace immediately above the top floor of the principal part of the building, providing a total of 5 new Flats...plus 8 new cycle parking spaces – Approved under appeal REF:APP/Q5300/W/22/3302732
- REF:21/04161 – Grovebury Court, Building B - The construction of one additional storey to provide a total of 6 new flats.
- REF: 20/01200/FUL – Garages to the rear of Grovebury Court – Redevelopment of garages to create 4 x 3 storey dwelling houses with associated parking.

4. Permitted Development

A. Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the existing topmost residential storey on a building which is a purpose-built, detached block of flats, together with any or all —

(a)engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;	This requirement is met.
(b)works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;	This requirement is met.
(c)works for the construction of appropriate and safe access and egress to the new and existing dwellinghouses, including means of escape from fire, via additional external doors or external staircases;	This requirement is met.
(d)works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.	This requirement is met.

Development not permitted

A.1. Development is not permitted by Class A if—

(a)the permission to use any building as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule;	This requirement is met.
(b)the building is less than 3 storeys in height including ground;	The host building meets this requirement
(c)the building was constructed before 1st July 1948, or after 5th March 2018;	The host building meets this requirement
(d)the additional storeys are constructed other than on the principal part of the building;	This requirement is met.
(e)the floor to ceiling height of any additional storey is	This requirement is met. The floor to

<p>(i) more than 3 metres in height; or (ii) more than the floor to ceiling height of any of the existing storeys, whichever is the lesser, where such heights are measured internally;</p>	<p>ceiling height is 2.4m and not above the height of any of the existing floors.</p>
<p>(f) the new dwellinghouses are not flats; Each proposed unit is a separate and self-contained space with each provided with the facilities required for day-to-day private domestic existence [Gravesham BC v SoS for the Environment (1982) 47P & C.R. 142</p>	<p>This requirement is met.</p>
<p>(g) the overall height of the roof of the extended building would be greater than 7 metres higher than the highest part of the existing roof (not including existing plant);</p>	<p>This requirement is met.</p>
<p>(h) the extended building (not including plant) would be greater than 30 metres in height;</p>	<p>This requirement is met.</p>
<p>(i) development under Class A.(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;</p>	<p>Not relevant to this application</p>
<p>(j) development under Class A.(a) would consist of engineering operations other than works within the existing curtilage of the building to— (i) strengthen existing walls; (ii) strengthen existing foundations; or (iii) install or replace water, drainage, electricity, gas or other services;</p>	<p>Not relevant to this application</p>
<p>(k) in the case of Class A.(b) development there is no existing plant on the building;</p>	<p>This requirement is met.</p>
<p>(l) in the case of Class A.(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the new building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;</p>	<p>This requirement is met.</p>
<p>(m) development under Class A.(c) would extend beyond the curtilage of the existing building;</p>	<p>Not relevant to this application</p>
<p>(n) development under Class A.(d) would (i) extend beyond the curtilage of the existing building; (ii) be situated on land forward of a wall forming the principal elevation of the existing building; or (iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building;</p>	<p>This requirement is met.</p>

<p>(o)the land or site on which the building is located, is or forms part of</p> <p>(i)article 2(3) land;</p> <p>(ii)a site of special scientific interest;</p> <p>(iii)a listed building or land within its curtilage;</p> <p>(iv)a scheduled monument or land within its curtilage;</p> <p>(v)a safety hazard area;</p> <p>(vi)a military explosives storage area; or</p> <p>(vii)land within 3 kilometres of the perimeter of an aerodrome.</p>	<p>Not relevant to this application</p>
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4.1. Where any development under Class A is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to assess;

<p>(a)transport and highways impacts of the development;</p>	<p>See Transport Report by TTP Consulting</p>
<p>(b)air traffic and defence asset impacts of the development;</p>	<p>No relevant infrastructure is identified within 3km of the site.</p>
<p>(c)contamination risks in relation to the building;</p>	<p>It is considered that there is a low contamination risk as the proposals are above ground and the use will remain residential.</p>
<p>(d)flooding risks in relation to the building;</p>	<p>The site is located in Flood Zone 1 and is less than 1 hectare</p>
<p>(e)the external appearance of the building;</p> <p>The proposed development has been designed to ensure that it remains in keeping with the existing properties in the immediate surrounding area and is sensitive to the existing building below. It is proposed to extend the building by one floor with a mansard roof extension.</p>	<p>See adjacent text and Design Statement submitted.</p>

The additional floor will not result in an overly tall or dominant building on the neighbouring buildings or street scene.	
(f)the provision of adequate natural light in all habitable rooms of the new dwellinghouses;	See the daylight and sunlight study by Waldrams Ltd, submitted with this application.
(g)impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light; and	The application is accompanied by a BRE Assessment which shows that there are no issues with either daylight/sunlight to adjoining properties or within the proposed units.
(h)whether because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012(1) issued by the Secretary of State,	Not relevant to this application

5 Procedure for applications for prior approval under Part 20

(1) The following provisions apply where under this Part, a developer is required to make an application to a local planning authority for prior approval.

(2) The application must be accompanied by

(a)a written description of the proposed development, which, in relation to development proposed under Class A, must include details of any dwellinghouse and other works proposed under paragraphs A.(a) to (d);	See Para 1 of this written statement
(b)a plan which is drawn to an identified scale and shows the direction of North indicating the site and showing the proposed development;	See Drawings attached
(c)floor plans which are drawn to an identified scale and show the direction of North indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building;	Shown on the attached drawings
(d)a written statement specifying the number of new dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the building immediately prior to development;	See paragraph 1 of this Statement

(e) a list of all addresses of the flats within the existing block of flats;	See the On-line form
(f) the developer's contact address;	See the On-line form
(g) the developer's email address if the developer is content to receive communications electronically; and	Not relevant to this application
(h) where sub-paragraph (6) requires the Environment Agency(2) to be consulted, a site-specific flood risk assessment,	Not relevant to this application

together with any fee required to be paid.

6 Conclusion

In summary, the Development Proposal seeks additional accommodation within one new floor above the existing residential block of flats, and the above assessment demonstrates that it complies with the Criteria provided at Class A of Part 20 of the GPDO 2015.

Annex 1

List of Submitted Drawings:

- 1357.02.001 – Site Location Plan
- 1357.02.002 – Block Plan
- 1357.02.010 – Existing Ground Floor Plan
- 1357.02.011 – Existing First Floor Plan
- 1357.02.012 – Existing Second Floor Plan
- 1357.02.013 – Existing Loft Plan
- 1357.02.014 – Existing Roof Plan
- 1357.02.020 – Existing East Elevation (Front)
- 1357.02.021 – Existing West Elevation (Rear)
- 1357.02.022 – Existing North Elevation (Side)
- 1357.02.023 – Existing South Elevation (Side)
- 1357.02.030 – Existing Section AA
- 1357.02.100 – Proposed Ground Floor Plan
- 1357.02.101 – Proposed First Floor Plan
- 1357.02.102 – Proposed Second Floor Plan
- 1357.02.103 – Proposed Third Floor Plan
- 1357.02.104 – Proposed Roof Plan
- 1357.02.105 – Proposed Bikes and Bins
- 1357.02.200 – Proposed East Elevation (Front)
- 1357.02.201 – Proposed West Elevation (Rear)
- 1357.02.202 – Proposed North Elevation (Side)
- 1357.02.203 – Proposed South Elevation (Side)
- 1357.02.300 – Proposed Section AA