

Planning Statement

56a Church Hill, Enfield, N21 1JA



London



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Executive Summary

A planning application has been submitted to Enfield Council in respect of our client's proposal for the creation of a dwelling on an infill site at 56a Church Hill.

Planning Potential has been working alongside architects Atelier Ochre Architects to carefully develop the proposal. The general approach taken by the project team has been to design a scheme that is contemporary, yet sympathetic to the character of the site and heritage assets and also to neighbouring properties in the surrounding area, ensuring that residential amenity is protected.

The three-bed dwelling is intended to read as a single storey mass, split into three volumes so it intertwines with the landscape and trees. It will be partially screened by boundary treatments and set back from the roadside so it's only readable in glimpsed views. The proposal has been carefully articulated with the important historical context in mind to sensitively respect the setting of Winchmore Hill Conservation Area the adjacent Grade II St Paul's Church.

Whilst the proposals do require the removal of four TPO trees, the woodland canopy protected by the woodland TPO will remain largely intact, the proposed removals will not have a significant detrimental impact on visual amenity or biodiversity and the proposals will involve the planting of 21 trees which will more than compensate for their loss and will contribute to the character and appearance of the site and conservation area.

Overall, it is considered the scheme would deliver the following benefits:

- Provision of a new family dwelling to contribute to the Council's need;
- Making efficient use of an infill and small site;
- Creation of an energy efficient building incorporating low carbon technology with a 57.5% reduction in CO2 emissions over Buildings Regs Part L 2022;
- High quality and bespoke architecture using sustainable construction methods and materials; and
- Promotion of biodiversity and wildlife through new substantial tree planting, landscaping and green roof proposals.

The application is submitted following constructive pre-application discussions with Enfield Council in November 2023 (Ref - 23/02007/PREAPP), where it was stated that the principle of development is accepted at the site subject to further assurance on the protection of trees. The project team have also proactively engaged with the adjacent neighbours in respect of the proposals to give them the opportunity to provide their views in the spirit of building a positive neighbourly relationship. The response received has been positive with regards to the design, however, again further reassurance on the protection of trees would be required to support an application.

The scheme is supported by architectural drawings and a full suite of documents including the Design and Access Statement, Arboricultural Impact Assessment, Ecology Statement, Daylight and Sunlight Assessment, Transport Note, CMP, Landscaping Scheme, Energy Statement, Heritage Statement and together with this Planning Statement, the Statements will set out how the proposals are acceptable and in accordance with the Local Development Plan.

1. Introduction

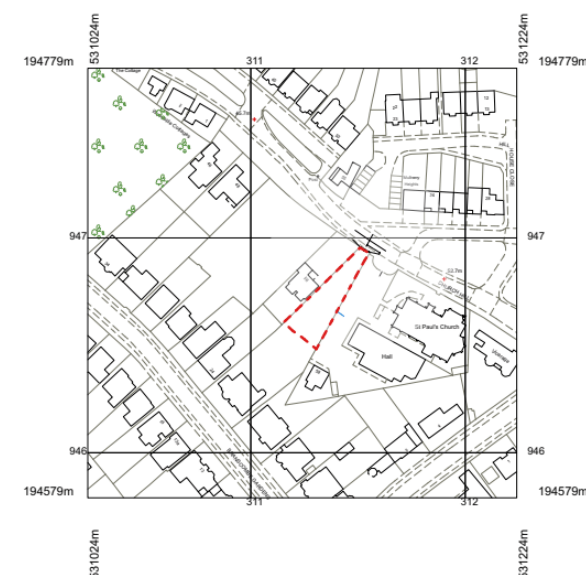
- 1.1. This application submission has been prepared on behalf of our clients in respect of their proposals for a new sympathetic and bespoke dwelling on an infill site at 56a Church Hill.
- 1.2. The general approach taken by the project team has been to design a scheme that is respectful to the important historic and landscape assets and sympathetic to neighbouring properties in the surrounding area. The proposal has been designed by Atelier Ochre Architects with the clients in mind who desire a well-designed home. Atelier Ochre's approach strives to build responsibly and with the proper use of natural materials. Their studio's entire approach is centred on contemporary and environmentally friendly design. The end result is a simple and elegant home.
- 1.3. The Planning Statement request provides a comprehensive assessment of the proposals and is driven by the ambition to create a bespoke high-quality dwelling whilst ensuring that the proposals carefully consider their neighbour's amenity and character and appearance of the heritage assets. In this respect, the proposals are considered to preserve the surrounding conservation area and heritage assets and are thus in accordance with the Local Development Plan.
- 1.4. Within the surrounding area, there are a few examples demonstrating precedent for the form of development that is being proposed and Atelier Ochre Architects has sought to draw inspiration from the surrounding character and precedent of the area to bring forward these proposals.
- 1.5. The proposals are supported by a full suite of documents including the Design and Access Statement, Arboricultural Impact Assessment, Ecology Statement, Daylight and Sunlight Assessment, Transport Note, CMP, Landscaping Scheme, Energy Statement, Heritage Statement and Planning Statement, and a number of plans both outlining and justifying the proposals in full.

2. Site Context and Planning History

Site Context

- 2.1. The application site is a defined but undeveloped plot located within an established residential area within the London Borough of Enfield (LBE). The site is a triangular plot towards the Winchmore Hill end of Church Hill.
- 2.2. The site fronts onto Church Hill, containing several TPO trees as well as substantially overgrown planting.
- 2.3. The plot is defined by the existing boundary treatments including the church's boundary wall. There is an existing vehicle crossover from Church Hill. Church Hill is a single carriageway road facilitating two-way traffic flow.
- 2.4. The application site is within PTAL 2 location and Winchmore Hill Station is a 450m walk to the southeast of the site and Southgate Underground is 1.6km to the south west of the site. There is no parking on both sides of the road in the vicinity.
- 2.5. The surrounding area is residential in character consisting of a range of residencies, but principally large 2-storey detached dwellinghouses.

Figure 2.1 – Site Location Plan



Source: Atelier Ochre Architects

- 2.6. The site is noted to be located within the Winchmore Hill & Vicars Moor Lane Conservation Area which was designated as a conservation area in 1968 and extended in 1974.
- 2.7. The Winchmore Hill Green Conservation Area covers the historic village centre, now encircled by an extensive residential suburb except to the west, which borders Grovelands Park. The overriding character of the conservation area is one of suburbia, with the majority of buildings in the area consisting of large, detached houses, or blocks of flats. The area is characterised by a large amount of greenery with well-planted front gardens and streetscape landscaping acting to screen elements of buildings and views around the conservation area.
- 2.8. The site neighbours the Grade II listed St Paul's Church to the east, which is a noted landmark within the Winchmore Hill Green Conservation Area, dominating the central part of Church Hill due to its elevated location, which as a result means it can be viewed from various points along the road. In addition to St Paul's Church, there are several listed buildings within the immediate area of the conservation area, the closest of which are Grade II listed Woodside Cottages to the west along Church Hill as well as Grade II listed Winchmore Hill Quaker Meeting House to the northeast.

Planning History

Site Specific

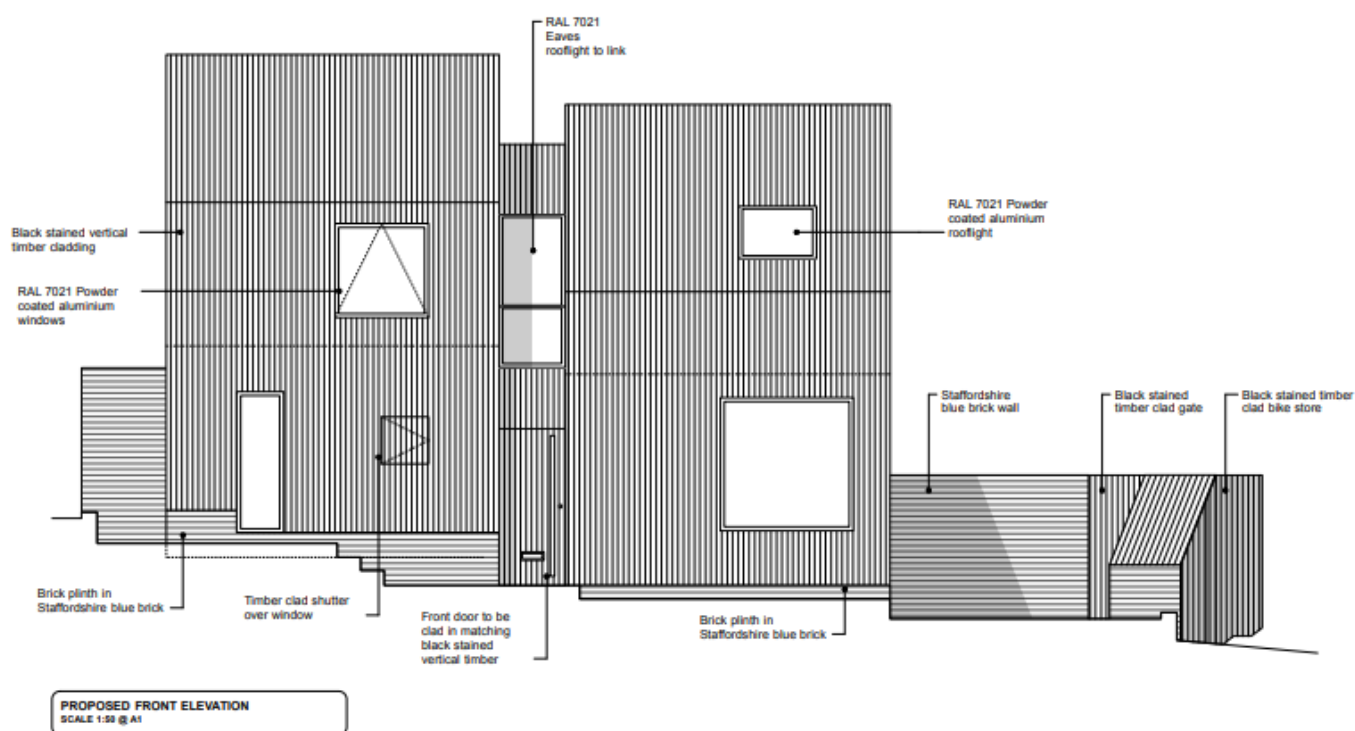
- 2.9. A search of LBE's online planning register identified limited recent planning history for the site, with those identified relating to the works to the various trees in the site which are covered by a Tree Protection Order (TPO).
- 2.10. Prior to this there were the following applications submitted at the site -
- **TP/03/0508** - '*Erection of a 3-Bed detached house*' - Submitted March 2003. The application was appealed on grounds of non-determination but was dismissed in October 2003. The appeal decision is not available online.
- 2.11. During the determination of this application, another application was submitted in June 2003 for similar proposals.
- 2.12. **TP/03/1026** - '*Erection of a 3-Bed detached house.*' The application was refused in August 2003 for several reasons, the main one being the proposed new dwelling was of a size and in a location where it would result in an intrusive and discordant addition to the street scene and character of the Winchmore Hill Green Conservation Area.
- 2.13. As stated, these are the only identified planning histories of particular relevance. Other applications on site relate to works on the existing trees on site which have also been refused:
- **15/01099/TPO** - Work to Oak tree covered by TPO order no1- fell and replace with new oak tree. - 22 Branscombe Gardens London N21 3BN – Refused in May 2015– Appeal Dismissed.
 - **21/02278/TPO** - Works to 2x oak trees covered by LBE ORDER (NO 1) 1966- fell to ground level. - Land Adjacent To 56 Church Hill London N21 1JA – Refused August 2021.

Neighbouring Precedent

Creation of Dwellinghouse(s)

- 2.14. This pre-application seeks planning advice for the creation of a sympathetically designed dwellinghouse on site. The proposals are unlike the previous scheme as they have been dramatically scaled back both in terms of the height and massing and they have been designed with the landscape and historic setting of the site in mind. The proposals are bespoke and represent a contextual response to the character and appearance of this historic woodland site.
- 2.15. The principle for the creation of a new residential dwelling within the Winchmore Hill Green Conservation Area is one which has been accepted provided that the proposals are of an acceptable high-quality design to make a contribution to the character of the conservation area.
- 2.16. The following precedents are noted:
- The Cottage Church Hill London N21 1JA -
17/03651/FUL - '*Subdivision of site and erection of a detached 2-storey 2-bed single family dwelling house at side with vehicular access via Church Hill*' - Approved in April 2020
- 2.17. Principal considerations of the development related to the acceptability of the scheme in terms of its impact on the setting of existing heritage assets and the conservation area, as well as the impact of trees on the site and the quality of the proposed dwellings. These represent very similar considerations for the pre-application proposals.

Figure 2.2 – Proposed Elevations 17/03651/FUL)



Source: LBE Planning Register

- 2.18. In terms of the principle of development, the new dwelling was welcomed, with the development of the site forming a logical continuation of the street in keeping with the existing development pattern of the surrounding area. The proposal was considered to optimise the site whilst also achieving a balance in terms of its plot relationship and occupation.
- 2.19. In terms of design of the scheme, the surrounding area of the site was stated to have some noteworthy aesthetical values and has a well-balanced character of different architectural eras, open green pastures, verdant surrounds, mature woodlands and thick/dense vegetation and foliage.
- 2.20. The scheme was carefully designed to contribute positively to the Conservation Area and enhances the overall architectural quality of Church Hill and Woodside Cottages. As such, the proposal was supported by the Conservation Officer stating that the *'proposed design comprises a bespoke and contextual response to the woodland site, which draws on the local vernacular of the surrounding semi-rural woodland hamlet, without being a pastiche of the neighbouring trio of Grade II Listed timber-clad cottages.'*
- 2.21. The proposed scheme was considered to be acceptable with no undue adverse impacts on the surrounding development assessed.
- 2.22. The proposals were the result of extensive pre-application advice between officers and the architects. As a whole, the proposal was considered to make an effective use of a previously vacant and unused site, adopting a proactive approach through consultations to achieve a contemporary and positive outcome within a sensitive area. As such the scheme was approved in April 2020.
- 2.23. Another example of a similar development within the surrounding context is identified at Land Between St Paul's Vicarage And 6 Denleigh Gardens Church Hill London N21 1JA (Ref: 16/03819/FUL) which was approved March 2017 for:
- 'Erection of 2-storey 4 bed single family dwelling with associated access, parking, amenity space off Denleigh Gardens and new boundary wall together with creation of a new access and parking for the existing house.'*

Figure 2.3 – Proposed Elevations 16/03819/FUL



Source: LBE Planning Register

- 2.24. Originally forming part of St Paul’s Vicarage, the application represents another development of an unused and overgrown plot within the Conservation Area to create an attractive 2 ½ storey dwellinghouse. The site is located again within the Conservation Area and is adjacent to the Grade II listed St Paul’s Church and represents appropriate development in this historical context.

3. Pre-Application Feedback and Community Engagement

Pre-Application

- 3.1. The application is submitted following constructive pre-application discussions with Enfield Council in November 2023 (Ref - 23/02007/PREAPP).
- 3.2. A summary of the pre-application feedback and how we have responded can be found in the following table.

Matter	Pre-application feedback	Response
Principle of Development	Overall, it is considered that the proposed redevelopment of the site to create one additional dwelling is considered acceptable in heritage terms subject to an appropriate design, however further resolution is required regarding the siting and layout and its implications to protected trees. This matter would need to be resolved with any forthcoming applications.	Agreed, further justification found in Arboricultural Impact Assessment on impact to trees.
Design	<p>The proposals to redevelop the site with a high-quality modern design are supported in heritage terms, however the siting and layout would need to be considered carefully to resolve any tree objections.</p> <p>A proposed street elevation would also be useful with any future submissions to confirm the relationships between no. 56 and St Paul’s Church.</p> <p>Further details are also required with regards to the enclosure of the site – any gates need to be set back a minimum of 5m from the rear of the footway and the means of enclosure must not have an adverse effect on visibility (both highway and pedestrian).</p>	<p>Agreed, further justification regarding layout found in DAS and Arboricultural Impact Assessment.</p> <p>A proposed street elevation has been prepared and is submitted in support of this application.</p> <p>Gates have been removed from the design to improve visibility.</p>
Heritage	<p>With regard to heritage matters, it is considered that the current scheme has responded to the previous concerns, and proposes a low modern design, which would not interfere with the strong verticality of the church. The site itself is a ‘wedge’ shape, with a narrow access point and the building has been sited in three sections with a logical building line. This could be an excellent opportunity for an exceptional, high quality, modern design in this area.</p> <p>The heritage officer has the following observations:</p> <ul style="list-style-type: none"> -The wildflower green roof: This must be carefully thought through. While acceptable in principle, there will be no scope for any roof clutter to be added at a later date – vents, air conditioning units etc. -The proposed stone facades and parapets must be actual stone, not any sort of imitation. A sample panel will be required on site. A sample panel of the proposed metal 	<p>Noted the positive comments with regards to the design.</p> <p>The roofs will be green and minimal vents and extract are proposed as shown on the application drawings.</p> <p>The specification of the proposed materials is provided with the application and a sample panel can be arranged on site for viewing.</p> <p>A Landscape Management Plan has been prepared to demonstrate how planting will be successful.</p> <p>The refuse store will sit away from the curtilage listed wall.</p>

	<p>for the metal facades will also need to be provided.</p> <ul style="list-style-type: none"> -There must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run. -Full details of all materials proposed should be provided at application stage. It will not be appropriate to condition these. -The refuse storage will sit between the proposed building and the curtilage listed wall. Details of any impact to the wall must be provided. 	
Refuse	<p>The number and location of the proposed bin area appears to comply with LB Enfield waste collection guidance, noting bins would be sited on the property and could be collected by the refuse collection vehicle within a walking distance of 10m. If these distances exceed those recommended above, then alternative refuse storage areas should be explored.</p>	<p>In terms of the bin store, it would be slightly over than 10m away from the road, but the bins would be taken out on bin day.</p>
Living Conditions	<p>Further information needs to be provided with respect of bedroom floorspace and whether it meets standards.</p> <p>The floorspace and layout of the proposed dwelling alongside private amenity space appears acceptable.</p>	<p>Further information has been provided in the DAS to demonstrate that the bedroom floorspace will meet the standards.</p>
Impact on Neighbouring Residents	<p>A key consideration is the relationship of the proposed development to neighbouring properties. These include the rear elevation of properties located at Branscombe Gardens, including the use of their private rear amenity space. It appears that distancing standards would meet minimum standards of at least 25 metres, which are deemed acceptable.</p> <p>A further consideration is the relationship to the adjacent two storey detached dwelling, no. 56 Church Hill to the north. However, given its siting, scale, design and separation from the common boundary, it is not considered that the proposed single storey dwelling would give rise to an unacceptable loss of sunlight/daylight or outlook, having regard to policy DMD8 of the DMD.</p> <p>It is noted that the ground levels vary across the site (front to rear) and that ground levels fall from east to west along Church Hill whereby, no. 56 Church Hill is set at a lower level than application site, however St Paul's Church is set at a higher level. A proposed street elevation would be helpful with any future submission to fully assess the impact to the amenities of no. 56 regarding the potential for overlooking.</p>	<p>The proposals will have a minimal impact upon the surrounding amenity due to the fact that the building is single storey and screened by trees and boundary treatments.</p> <p>Whilst the side-to-side distance of 11m has not been met, in terms of privacy, there are no windows looking directly into habitable rooms, in particular to the neighbouring property at No.56. Furthermore, boundary treatments and vegetation will also work towards screening any views between neighbouring properties.</p> <p>A supporting daylight / sunlight assessment has demonstrated that there is no adverse impacts on surrounding residential buildings as a result of these proposals.</p> <p>A proposed street elevation has been prepared and is submitted in support of this application as requested to demonstrate no harmful overlooking issues.</p>
Trees	<p>The Tree officer agrees with the information contained within the submitted report regarding tree condition and would therefore not object to the removal of these</p>	<p>To respond to the Tree Officer comments an additional meeting was undertaken where the comments were discussed in detail.</p>

	<p>particular trees to accommodate a suitable development.</p> <p>However, there are concerns regarding construction, which is proposed very near to all the retained trees and is likely to damage these trees and present post-development pressure.</p> <p>In particular, T5 would be damaged by the cumulative effect of the construction of hard surfacing, a retaining wall, the building, and the installation of services. Additionally, trees T9, T10, T11, T12 and T14 would be adversely affected by the cumulative effect of the construction of the dwelling, surfacing, less favourable growing environment arising and post development pressures which are likely as a consequence.</p> <p>As such an objection has been raised on these grounds, however, there is no objection to the principle of the construction of a dwelling to the north-east of T9 subject to the simplification of the site access to reduce the impact on T5.</p>	<p>It was agreed that the Arboricultural Impact Assessment would be updated to confirm level changes not going to be reduced and that trees can tolerate the services and hardstanding and construction of the dwelling. It also needed to be confirmed that water, structures and vegetation is not going to impact trees.</p> <p>Our Tree Consultant confirmed they would work with the Engineer to ensure the trees were protected during construction of the house. It was confirmed that the environment of the trees would be improved before development happens, improve base point. The screw piles have been located so that they won't damage tree, trial holes have been undertaken. We also provide detailed sections of trees T5, T9, T10 to show how they will be protected.</p>
Landscaping	<p>Landscape Plan</p> <p>More native trees, remove trees that are removing.</p> <p>Landscape Management Plan</p> <p>There must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run.</p>	<p>This has been updated to show just native trees and the removal of trees we are removing.</p> <p>A Landscape Management Plan has been prepared to show how planting will be successful.</p>
SuDS	<p>Greenfield runoff rates need to be complied with and the proposals must maximise the use of SuDS in accordance to the London Plan Drainage Hierarchy.</p> <p>This means that source control SuDS measures such as green roofs, rain gardens and permeable paving must be used extensively across the site.</p>	<p>A SuDS Strategy has been prepared which sets out greenfield runoff rates and show how SUDS maximised wherever possible including green roofs, landscaping and permeable paving.</p>
Transport	<p>Initial concern about visibility splays, and car parking blocking access to cycle store.</p>	<p>To respond to the comments a follow up meeting with the Highways Officer was undertaken.</p> <p>It was confirmed the car resting space has been moved to not block the bin and bike store.</p> <p>We've demonstrated that there is a clear 1.2m wide path leading to the cycle parking and door to the cycle parking has minimum 1.2m wide minimum opening width.</p> <p>Further the gate has been removed, to improve pedestrian and vehicle visibility.</p>
Sustainability	<p>An Energy Statement required having regard to policies CP4 and CP20 of the Core Strategy and DMD50 and DMD51 of the Development Management Document.</p>	<p>An Energy Statement has been prepared which demonstrates how the proposals comply with policy.</p>
Archaeology	<p>Additionally, any forthcoming application would consider the impact of the proposed</p>	<p>We contacted GLAAS and they confirmed that an archaeological desk based was</p>

	<p>scheme upon below ground archaeological remains. I would therefore encourage you to engage directly with the Greater London Archaeological Advisory Service prior to submitting any planning applications.</p>	<p>carried out at the adjacent site in 2000 which concluded that the overall low potential and low significance of remains that may be present meant that the proposed development is unlikely to have an adverse archaeological impact. No further assessment or conditions are therefore necessary.</p>
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Statement Of Community Involvement

- 3.3. As part of the pre-application process, Communications Potential undertook a consultation exercise on behalf of the applicant. This consultation exercise was designed to allow immediate neighbours the opportunity to view the proposals, ask questions, and provide comment.
- 3.4. The Statement of Community Involvement section provides an overview of the activities undertaken, the feedback received, and a team response to key issues raised.

Consultation Activity

- 3.5. Consultation was undertaken by arranging a neighbour meeting. Immediate neighbours, those that back onto and those that have a view of the front of site, were invited to attend a meeting where Communications Potential and Atelier Ochre the architects were present. The meeting was designed to be informal, with attendees sat around a table where the plans were presented and discussed.
- 3.6. The meeting was held at the neighbouring church hall, on Tuesday 5th March 2024 at 6:30pm-7:30pm. A letter inviting residents to the meeting was sent via post to:
 - 55 Church Hill
 - 56 Church Hill
 - 20 Branscombe Gardens
 - 22 Branscombe Gardens
 - 24 Branscombe Gardens
 - 26 Branscombe Gardens
 - 24A Hill House Close
 - 24 Hill House Close
 - St Paul's Church
- 3.7. In addition, the meeting invitation was also extended to the councillors representing Winchmore Hill ward. Neither councillors could attend the meeting. Councillor Lee Chamberlain declared that due to his role on the Planning Committee he could not be involved with discussions, which the team respected. Councillor Maria Alexandrou requested to see a copy of the proposals, which was shared by Communications Potential electronically.
- 3.8. Owing to availability, the resident at the neighbouring property of 56 Church Hill requested to meet the team on a different date. The team was happy to oblige, with a representative from Communications Potential and Atelier Ochre meeting with the owner of No.56 and her family on the evening of Thursday 29th February 2024.
- 3.9. At the planned neighbour meeting on Tuesday 5th March, a total of 7 residents attended, representing four neighbouring properties and St Paul's Church.
- 3.10. At both meetings the team ran through the proposals, with large copies of the plans and illustrative images available. Following the meeting, Communications Potential provided digital copies of the plans to those that requested them, with some also haven taken hardcopies on the day.

Neighbour Feedback

- 3.11. At both meetings, Communications Potential recorded feedback and points raised during the discussion. The below table provides a high-level overview of key themes that were raised, with the team's response.
- 3.12. It is notable that at both meetings, residents acknowledged their appreciation of being invited to view the proposals before a planning application has been submitted.
- 3.13. Several residents acknowledged the improved approach to this proposal compared to historic attempts to get permission on the site. Most notably, they highlighted the low-rise and high-quality design features.

Concern Raised	Team Response
Neighbours believe that the trees that are now deemed to be in decline were previously tampered with.	<p>The current owner has not undertaken any works on the site beyond laying a new boundary fence (which required a concrete base) and clearing rubble on the site. Upon the instigation of the works to the fence, representatives from Enfield Council attended the site to ensure that no works were being undertaken that would affect the trees, with a follow-up meeting made after the fence work was completed. The Council attendee confirmed they were satisfied with the work being done.</p> <p>From the outset the proposed new home has been designed so that all existing high value trees could be retained and incorporated to create a feature. Following a survey of the trees, the findings of which were agreed to by the Council's own tree officer, it was found that three of the mature trees are in a state of decline and poor health, which could be attributed to their age. Consequently, the decision was taken that it would be safer to remove these trees.</p>
Appreciate the design approach that focuses on the trees but would like reassurance that the building will not impact the tree roots.	<p>The design of the building has been specifically centred around the position of the trees, incorporating them as a feature of the property. The proposed construction method, involving screw piles and a cassette system, will also help minimise any potential impact on the existing trees.</p> <p>The proposal has been designed to ensure the root protection area of the trees are maintained.</p>
There is a history of building movement in the area due to the type of soil.	Noted. We are currently undertaking ground investigations to understand the depth at which the screw piles will need to be placed. This method of construction is a tried and tested approach and provides a strong foundation.
Need to ensure that the building will not have a detrimental impact on wildlife.	The proposals have been specifically designed to incorporate nature. For example, the introduction of green roofs will provide a new ecological habitat, and existing trees (excluding the three aforementioned) and growth will be retained.
Concerned about the impact on the conservation area and that this may set a precedent.	The proposals have been designed to take into consideration the conservation area setting, as well as the site's relationship with the neighbouring Grade II* Listed church. This is a unique infill site and therefore to be judged on its own unique setting and will not result in a precedent for across the conservation area. During the pre-application discussions with the council there were no concerns raised about the potential impact on the conservation area.
Concerned that the design poses a security risk with people potentially able to jump onto the new building's roof from the higher elevation of the neighbouring church car park.	The distance between the neighbouring church site boundary wall and the new building towards the rear of the site where the levels increase is substantial enough to mitigate any risk from a security perspective.

4. Planning Policy Summary

Brief Policy Overview

4.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.

National Planning Policy Framework

4.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2023), supported by the National Planning Practice Guidance.

Development Plan Policies

4.3. For the purpose of any area in Greater London the development plan is:

- The London Plan (2021) which sets out the spatial development strategy for the city; and
- The Development Plan documents for LBE Council which have been adopted or approved. For LBE, this comprises Enfield Core Strategy (November 2010), Development Management Document (November 2014), and Planning Policies Map (September 2019).

4.4. It should be noted that LBE have commenced work on their new Local Plan, holding Regulation 18 consultation in September 2021. Since this point, there have been many delays. It was due to go to full Council on 6 March, but the meeting was deferred to 19 March. It was decided that the draft Local Plan would go to formal regulation 19 stage statutory consultation on 28 March. Whilst the Emerging Plan is a material consideration, only limited weight can be given to the plan prior to Examination and Modifications stages.

Supplementary Guidance

4.5. Supplementary guidance is used to support statutory development plans, not as an alternative. It cannot be used to make new policies. Statements made in supplementary guidance carry less weight than those in the development plan but may be material considerations. Relevant SPDs for LBE comprise:

- Enfield Heritage Strategy SPD (July 2019)
- S106 SPD (November 2016)

4.6. Given the site's location within Winchmore Hill Green Conservation Area, the Conservation Area Appraisal has also been reviewed.

4.7. A full policy overview can be found at **Appendix 1**.

5. Planning Considerations

Principle of Development

- 5.1. The site is located in a predominantly residential area, characterised by single dwellings on individual plots and so the principle of development is considered acceptable. The proposal includes the development of this infill site to provide a family 3 bed dwelling where there is a need for family dwellings in the Borough. The development of small sites such as this make a contribution towards meeting the Council's housing need and so should be welcomed.
- 5.2. Although the host plot used to form part of the garden of No.22 Branscombe Gardens, it has its own access to the public highway and there are already houses along this road, so it makes logical sense to continue the existing street pattern on Church Hill Frontage. It is considered the development contributes positively to the area, by providing a new bespoke high-quality dwelling and planting new trees and landscaping.
- 5.3. As set out in the DAS, a density analysis has been undertaken which demonstrates the proposal has the same density of 30% as many other plots, however due to the single storey nature, the overall % is generally half that of other 2 storey properties.
- 5.4. The original plot is of sufficient size to allow for additional dwellings which meet policy standards including space standards, amenity space and maintain privacy and meet standards for daylight and sunlight to not adversely impact residential amenity. It is therefore considered it complies with Policy DMD 7 and 8 of the Local Plan.
- 5.5. The pre-app confirmed in November 2023, that the proposed redevelopment of the site to create one additional dwelling is considered acceptable in heritage terms subject to an appropriate design, however further resolution is required regarding the siting and layout and its implications to protected trees.

Design

- 5.6. The development has been designed to be discreet with limited visibility from outside the site having a de minimis impact upon the surrounding streetscape. The proposals have been designed to follow the form of the existing pattern of development in line with DMD 6 of the Local Plan.
- 5.7. Full details of the design evolution are provided in the DAS prepared by Atelier Ochre, but to summarise, celebrating the historical connections, the form of the proposed building comprises a series of stone walls, orientated parallel to the existing masonry boundary wall. The flank walls are connected in contrasting material in both colour and physical properties to form 3 volumes linked by delicate glazed connections. The massing and material palette will contribute to an innovative and irregular development that is contemporary in nature.
- 5.8. The solid stone walls enclosing the structure, reference the robust character of the church and its boundary walls including the stone piers and buttress details. Elevations fronting the street and the rear would be clad in a minimal dark metal, with glazed links between volumes to reduce massing, allowing the development to visually fall back into the foliage of the trees and planting. The iron metal railings and gates reflect the historical boundary treatment of the Church. Finally, A wildflower green roof on each volume helps to soften any visibility of the roof and will green the site and its edge. Overall, it is considered the proposals fully comply with Policy DMD37 in achieving high quality and design led development which respects the surrounding context.
- 5.9. Indeed, the pre-app in November 2023 confirmed that the proposals redevelop the site with a high-quality modern design are supported in heritage terms, however the siting and layout would need to be considered carefully to resolve any tree objections. In order to respond to this further justification regarding the layout and structures is found within the DAS and Arboricultural Impact Assessment.
- 5.10. Further details were requested with regards to the enclosure of the site, and it was raised that any gates need to be set back a minimum of 5m from the rear of the footway and the means of enclosure must not have an adverse effect on visibility (both highway and pedestrian). In order to improve the highway and pedestrian visibility, the gates have been removed from the design.
- 5.11. A proposed street elevation was also requested to confirm the relationships between no. 56 and St Paul's Church and this has been provided with the application.



Heritage

- 5.12. The main heritage assets of consideration are the impacts on the Winchmore Hill Conservation Area and the impacts on the setting of St Paul's Church. Full consideration is provided in the accompanying Heritage Statement prepared by Heritage Potential accompanying this Planning Statement.
- 5.13. The three-bed dwelling is intended to read as a single storey mass, and it will be partially screened by boundary treatments and set back from the roadside so it's only readable in glimpsed views. The massing arrangement continues to allow for trees and landscaping within the plot and a green and verdant character to be read from Church Hill, which a positive characteristic of the conservation area. The proposal has been carefully articulated with the important context in mind to sensitively respect the historic setting of Winchmore Hill Conservation Area the adjacent Grade II St Paul's Church.
- 5.14. The material palette contributes to an innovative and irregular development that is contemporary in nature to not compete with the nearby church to conserve the asset in a manner appropriate to its significance.
- 5.15. The Heritage Statement concludes that the proposals could positively enhance the historic and architectural character of the conservation area and constitutes a sensitive addition with the much-altered immediate setting of St Paul's Church and the Conservation Area. The design direction is considered to be heritage led and would avoid conflict with Policy DMD 27 and 44 which seeks to conserve and enhance the special interest, significance and setting of heritage assets.
- 5.16. The Heritage Officer confirmed in the pre-app in November 2023 that with regard to heritage matters, it is considered that the current scheme has responded to the previous concerns, and proposes a low modern design, which would not interfere with the strong verticality of the church. The site itself is a 'wedge' shape, with a narrow access point and the building has been cited in three sections with a logical building line. This could be an excellent opportunity for an exceptional, high quality, modern design in this area.
- 5.17. The Heritage Officer also made the following observations, and a response is provided in italics below:
- The wildflower green roof: This must be carefully thought through. While acceptable in principle, there will be no scope for any roof clutter to be added at a later date – vents, air conditioning units etc. Response - *The roofs will be green and minimal vents and extract are proposed as shown on the application drawings.*
 - The proposed stone facades and parapets must be actual stone, not any sort of imitation. A sample panel will be required on site. A sample panel of the proposed metal for the metal facades will also need to be provided. Response - *The specification of the proposed materials is provided with the application and a sample panel can be arranged on site for viewing.*
 - There must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run. Response - *A Landscape Management Plan has been prepared to demonstrate how planting will be successful.*

- Full details of all materials proposed should be provided at application stage. It will not be appropriate to condition these. Response – *The specification of the proposed materials is provided with the application and a sample panel can be arranged on site for viewing.*
- The refuse storage will sit between the proposed building and the curtilage listed wall. Details of any impact to the wall must be provided. Response - *The refuse store will sit away from the curtilage listed wall.*

Residential Amenity

- 5.18. The proposals will have a minimal impact upon the surrounding amenity due to the fact that the building is single storey and screened by trees and boundary treatments.
- 5.19. Whilst the side-to-side distance of 11m has not been met, in terms of privacy, there are no windows looking directly into habitable rooms, in particular to the neighbouring property at No.56. Furthermore, boundary treatments and vegetation will also work towards screening any views between neighbouring properties.
- 5.20. The pre-app in November 2023 confirmed that a key consideration is the relationship of the proposed development to neighbouring properties. These include the rear elevation of properties located at Branscombe Gardens, including the use of their private rear amenity space. It appears that distancing standards would meet minimum standards of at least 25 metres, which are deemed acceptable.
- 5.21. A daylight and sunlight report of neighbouring properties has been prepared which demonstrates that all neighbouring windows pass the relevant BRE daylight and sunlight tests, and the development also passes the BRE overshadowing to gardens and open spaces test.
- 5.22. Indeed, the pre-app confirmed that given its siting, scale, design and separation from the common boundary, it is not considered that the proposed single storey dwelling would give rise to an unacceptable loss of sunlight/daylight or outlook, having regard to policy DMD8 of the DMD.
- 5.23. The pre-app also noted that the ground levels vary across the site (front to rear) and that ground levels fall from east to west along Church Hill whereby, no. 56 Church Hill is set at a lower level than application site, however St Paul's Church is set at a higher level. A proposed street elevation would be helpful with any future submission to fully assess the impact to the amenities of no. 56 regarding the potential for overlooking.
- 5.24. To respond to this, a proposed street elevation has been prepared and is submitted in support of this application as requested to demonstrate no harmful overlooking issues.
- 5.25. A draft Construction Management Plan has been prepared which sets out how the proposals can come forward to protect residential amenity through the construction period. The proposal is therefore not considered to harm the existing living conditions of neighbours.

Highways and Parking

- 5.26. RGP have been instructed to provide transport planning and highways advice in relation to the new development and have prepared a Transport Note to accompany the pre-application submission.
- 5.27. Under the proposals, access to the site would continue to be afforded from the existing vehicle crossover location on Church Hill. Visibility splays in both directions from the site access have been prepared which demonstrates that all approaching vehicles are fully visible in both directions of at least 43 metres.
- 5.28. The proposed dwelling would include a single car parking space contained on site, plus appropriate bin and cycle storage in line with policy requirements of Policy DMD8.
- 5.29. The London Plan states that three-bedroom dwellings in PTAL 2 locations in outer borough locations should provide a maximum of 1 car parking space per dwelling. Further, given there is no parking on street on Church Hill, this is considered acceptable in line with Policy DMD45.
- 5.30. We received comments from the Highways Officer in November 2023 who raised concerns about visibility splays and the car parking blocking access to the cycle store.

- 5.31. To respond to this a follow up meeting with the Highways Officer was undertaken and it was confirmed that the car resting space would be moved to not block the bin and bike store.
- 5.32. We also demonstrated that there is a clear 1.2m wide path leading to the cycle parking and door to the cycle parking has minimum 1.2m wide minimum opening width. Further the gate has been removed, to improve pedestrian and vehicle visibility. It was confirmed that the Highways Officer was content with the changes made.

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Trees

- 5.33. An Arboricultural Implications Report has been undertaken by Simon Jones Associates which sets the impacts of the proposals on the existing trees on site. Most of the trees will be protected on site except for the removal of four trees.
- 5.34. The English oak (Tree 7) and cherry laurel (Tree 8) which needs to be removed are Class C trees. Tree 7 is in significant decline and condition deteriorated since previous applications to remove it were refused by the Council. The removal of this tree is to favour the continued growth and development of the more dominant and healthier tree no.9 and is considered good practice by the SJA trees. Similarly, the removal of tree 13 to favour trees nos. 9, 12 and 14 would also be considered good practice. The other two trees (6 and 13) that need to be removed are moribund so need to be felled for arboricultural management reasons.
- 5.35. It is concluded that the removal of the trees will not have a discernible impact on visual amenity or biodiversity and the main arboricultural features of the site are to be retained. The proposed removals will have only a very minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.
- 5.36. By way of mitigation for the loss of the trees, the proposals incorporate considerable replacement tree planting and landscaping including the planting of 23 trees. This is shown on the Landscape General Arrangement Plan prepared by Enplan. This will improve

the age class balance of trees on site, enhance the local landscape and re-establish a framework for the ongoing and long-term character of the site and its canopy connectivity to the wider landscape.

- 5.37. The incursions into the Root Protection Areas of trees to be retained have been thoroughly assessed and considered in detail during the design phase. They are all minor, and subject to implementation of the measures recommended on the Tree Protection Plan, no significant or long-term damage to the root systems or rooting environments of retained trees will occur.
- 5.38. Whilst the proposals do require the removal of four TPO trees, the LPA's policy resisting all development that involve the removal of TPO trees is an unreasonably high bar, in any event, the woodland canopy protected by the woodland TPO will remain largely intact, the proposed removals will not have a significant detrimental impact on visual amenity or biodiversity and the proposals will involve substantial tree planting which will more than compensate for their loss, which will contribute to the character and appearance of the site and conservation area and therefore comply with Policy DMD 80, 27 and 44.
- 5.39. We received tree comments as part of the pre-application process in November 2023. It was confirmed that the Tree Officer agreed with the information contained within the submitted report regarding tree condition and would therefore would not object to the removal of these particular trees to accommodate a suitable development.
- 5.40. However, there were concerns regarding construction, which is proposed very near to all the retained trees and is likely to damage these trees and present post-development pressure. In particular, T5 would be damaged by the cumulative effect of the construction of hard surfacing, a retaining wall, the building, and the installation of services. Additionally, trees T9, T10, T11, T12 and T14 would be adversely affected by the cumulative effect of the construction of the dwelling, surfacing, less favourable growing environment arising and post development pressures which are likely as a consequence. As such an objection has been raised on these grounds, however, there is no objection to the principle of the construction of a dwelling to the north-east of T9 subject to the simplification of the site access to reduce the impact on T5.
- 5.41. To respond to the Tree Officer comments an additional meeting was undertaken where the comments were discussed in detail. It was agreed that the Arboricultural Impact Assessment would be updated to confirm level changes not going to be reduced and that trees can tolerate the services and hardstanding and construction of the dwelling. It was also confirmed that water, structures and vegetation is not going to impact trees.
- 5.42. Our Tree Consultant has been working with the Engineer to ensure the trees are protected during construction of the house. It has been confirmed that the environment of the trees would be improved before development happens, and the base point will be improved. The screw piles have been located so that they won't damage tree and trial holes have been undertaken. We have also provided detailed sections of trees T5, T9, T10 to show how they will be protected.
- 5.43. We therefore consider the tree concerns have been addressed and the report robustly demonstrate how the existing trees will be protected during the construction of the house.

Landscaping

- 5.44. The proposals aim to provide good quality private amenity space which will exceed the standards. The landscaped space includes timber decking and planting and will not be significantly overlooked by surrounding development as can be seen in the Landscape Plan prepared by Enplan. The proposed development has been designed to accord with Policy DMD 9 Amenity Space.
- 5.45. During the pre-app we received comments on our landscape plan that more native trees needed to be planted and that we needed to remove trees that were being removed. It was requested that there must be a clear demonstration of how the planting will be successful and how this will be maintained in the long run. To respond to the comments received the landscape plan has been updated to show just native trees and the removal of trees we are removing. A Landscape Management Plan has been prepared to show how planting will be successful.

Drainage

- 5.46. The entire plot is retained as permeable, encouraging water from each building volume to flow down locally to the soil below uninterrupted; floating terraces with mesh covering, and the driveway has permeable surfacing. Furthermore, the green roof provides wildflowers and water attenuation to slow any water runoff.
- 5.47. During the pre-app feedback was received on drainage and it was confirmed that the greenfield runoff rates need to be complied with and the proposals must maximise the use of SuDS in accordance with the London Plan Drainage Hierarchy. This means that source

control SuDS measures such as green roofs, rain planters, gravel strips and permeable paving must be used extensively across the site.

- 5.48. A SuDS Strategy has been prepared which sets out greenfield runoff rates and show how SUDS maximised wherever possible including green roofs, landscaping and permeable paving.

Ecology and Biodiversity

- 5.49. Cherryfield Ecology were instructed to undertake an Ecology Appraisal for the site. The results were that no protected species or evidence of protected species were found on site and the site provides negligible potential for badgers and GCN. The site provides low potential for reptiles and roosting bats and scattered trees provide moderate potential for breeding birds.
- 5.50. No further surveys were recommended except prior to development one of the oak trees to be retained on site needs to be checked for bats.
- 5.51. Recommendations were made for biodiversity enhancements including bat, bird and insect boxes, hedgehog highways, incorporation of hedgerows and reptile habitat enhancement and indeed these will be taken on board as the scheme develops.

Energy and Sustainability

- 5.52. The proposals have been designed to reduce energy demand and ensure carbon dioxide and other greenhouse gas emissions are reduced.
- 5.53. As the Energy Statement sets out, the design of the development will incorporate energy efficient building fabric and services in addition to low carbon technology including the following:
- Thermal specification in line with Part L notional U values
 - A design which limits air permeability, targeting 4.00
 - Energy saving building services including low energy lighting and advance heating controls
 - Air Source Heat Pumps
- 5.54. This results in a 72% CO₂ reduction using the GLA spreadsheet and SAP 10 carbon factors and is also designed to comply with the Part L1 2021 Building Regulation which includes a 57.5% reduction in CO₂ emissions.
- 5.55. A Technical Note has been prepared by Webb Yates Engineers which demonstrates that as far as possible a passive design approach will be adopted using the form and fabric of the building to optimise environmental comfort and minimise energy use. Passive ventilation through openings and combined mechanical extract will ensure there is a good provision of fresh air throughout the property to allow ventilation and avoid overheating.
- 5.56. Furthermore, the design of the building is high quality and bespoke architecture using sustainable construction methods and materials. Detail is provided in the BlockBuild brochure provided with the pre-application submission. This demonstrates the proposals are compliant with Policy DMD49.

6. Conclusions

- 6.1. A planning application has been submitted to EDC in respect of our client's proposals for a sympathetic new family on an infill site on Church Hill.
- 6.2. The approach taken by the project team has been to design a scheme that is sympathetic and complementary to the character and neighbouring properties in the surrounding area. The proposal has been designed with our clients in mind who are in need of a well-designed family home but also bearing in mind the context.
- 6.3. Overall, the scheme is considered and respects the important tree and landscape setting, considers separation distances and daylight and sunlight to protect nearby residential amenity, whilst also ensuring the proposal will make an overall positive heritage contribution to the conservation area.
- 6.4. Overall, it is considered the scheme would deliver the following benefits:
- Provision of a new family dwelling to contribute to the Council's need;
 - Making efficient use of an infill and small site;
 - Creation of an energy efficient building incorporating low carbon technology with a 57.5% reduction in CO2 emissions over Buildings Regs Part L 2022;
 - High quality and bespoke architecture using sustainable construction methods and materials; and
 - Promotion of biodiversity and wildlife through new substantial tree planting, landscaping and green roof proposals.

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- 6.5. The statement demonstrates that the development proposals are acceptable as presented and therefore in accordance with the Local Development Plan.

Appendix 1: Planning Policy Review

The key National, Regional and Local policy that should be considered as part of any planning application submitted is noted below.

National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied.

Decision-making

Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of the preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the Framework.

Delivering a wide choice of quality homes

In respect of housing, the NPPF aims to significantly boost the supply of housing, and in that respect, housing applications should be considered and developed without unnecessary delay paragraph 59.

Making effective use of land

Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving well-designed and beautiful places

Paragraph 131 states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Conserving and enhancing the historic environment

Paragraph 200 sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 203 identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Importantly, the NPPF states at Paragraph 186 that the Local Planning Authorities (LPAs) should approach design-taking in a positive and creative way. Decision makers at every level should seek to approve applications for sustainable development where possible.

Regional Planning Policy

London Plan (2021)

The London Plan is the strategic plan for London.

Policy D1 London's form, character and capacity for growth highlights the importance in defining an area's character in order to understand its capacity for growth.

Policy D3 Optimising site capacity through the design-led approach states that development must make the best use of land by following a design-led approach that optimises the capacity of sites. Developments should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance, and shape, with due regard to existing and emerging street hierarchy, building types and proportions. The developments deliver appropriate outlook, privacy and amenity and achieve indoor and outdoor environments that are comfortable and inviting for people to use.

Proposals must respond to the existing character of a place by identifying the valued characteristic, enhance and utilise the heritage assets and architectural features that contribute towards the local character. Developments must be of high quality, with architecture that pays

attention to detail and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.

Policy D6 Housing quality and standards outlines that housing developments should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts. The design of a development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing, and maximising the usability of outside amenity space.

Policy D14 Noise states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential or other, development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life and mitigate and minimise the existing and potential adverse impacts of noise on, from, within as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.

Policy H9 Ensuring the best use of stock promotes the use of existing housing stock to reduce the number of vacant and under-occupied dwellings.

Policy H10 Housing size mix outlines the factors applicants and decision-makers should have regard to when considering the appropriate mix of unit sizes. It also outlines the general stance on the conversion, sub-division and amalgamation of existing stock.

Policy HC1 Heritage conservation and growth seeks to protect and preserve heritage assets. The maximum car parking standards set out in Policy T6.1 Residential Parking should be applied to development proposals and used to set local standards within Development Plans.

Policy T6 Car parking states that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

Policy T6.1 Residential parking sets out the parking standards for new residential development.

Local Planning Policy

Enfield Core Strategy 2010 – 2025 (November 2010)

Core Policy 4 Housing Quality states that new housing should be of high quality design and sustainability, taking account of the design and construction policies and sustainable design and construction guidance set out in the London Plan. Policy says that new homes should be built to Lifetime Homes standards.

Core Policy 20 Sustainable Energy Use and Energy Infrastructure stipulates the Council will require all new developments to address the causes and impacts of climate change by minimising energy; supplying energy efficiently, and using energy generated from renewable sources in line with London Plan and national policy.

Core Policy 31 Built and Landscape Heritage outlines that the Council will implement and regional policies and work with partners to pro-actively preserve and enhance all of the Borough's heritage assets.

Enfield Development Management Document November 2014

Policy DMD6 Residential Character stipulates proposals must be of the same scale and form to the existing pattern of development. High quality design and standard of accommodation should be achieved in line with the London Plan and Policy DMD 8 'General Standards for New Residential Development'.

Policy DMD 7 Development of Garden Land states the Council seeks to protect and enhance the positive contribution gardens make to the character of the Borough. Development on garden land will only be permitted if all of the following criteria are met: Development does not harm character of the area;

- Increased density is appropriate taking into account site context;
- The original plot is of sufficient size to allow for additional dwellings which meet policy standards;
- The individual plot size, orientation and layout is appropriate where development of such would not adversely impact residential amenity;
- Adequate amount of garden space is retained within both plots; and
- The proposal would provide access to a public highway

Policy DMD8 General Standards for New Residential Development new residential development will only be permitted if all relevant criteria are met. **List is not exhaustive** but key criteria are:

- New residential development will only be permitted if all of the following relevant criteria are met;
- Of an appropriate scale, bulk and massing;

- Preserve amenity in terms of daylight, sunlight, outlook, overlooking, noise and disturbance;
- Meet or exceed minimum space standards in the London Plan and London Housing Design Guide;
- Provide a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the London Housing Design Guide;
- Provide high quality amenity space as part of the development in line with DMD 9 'Amenity Space'; and
- Provide adequate access, parking and refuse storage which do not, by reason of design or form, adversely affect the quality of the street scene

Policy DMD 9 Amenity Space outlines that new development must provide good quality private amenity space that is not significantly overlooked by surrounding development and meets or exceeds stipulated minimum within the DMD.

Policy DMD10 Distancing outlines that 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. Side to Side Distance – 11m. Distance between rear facing windows (1-2 Storeys) – 22m

Policy DMD37 Achieving High Quality and Design-Led Development states that development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused. Development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design: Character, Continuity and Enclosure; Quality of Public Realm; Ease of Movement; Legibility; Adaptability and Durability; and Diversity

Policy DMD38 Design Process requires application to be accompanied by a Design and Access Statement (DAS) that clearly documents design evolution and rationale behind the proposal or otherwise they will not be accepted. DAS should meet national requirements including site analysis of constraints and opportunities, explanation of how the design addresses such opportunities and constraints, and direct reference to how the design proposal complies with relevant planning policy and guidance.

Policy DMD44 Conserving and Enhancing Heritage Assets stipulates that applications for development which fail to conserve and enhance (6) the special interest, significance or setting of a heritage asset will be refused. Design, materials and detailing of development affecting heritage assets or their setting should conserve the asset in a manner appropriate to its significance. All applications affecting heritage assets or their setting should include a Heritage Statement

Policy DMD 45 Parking Standards and Layout car parking proposals will be considered against the standards set out in the London Plan and: The scale and nature of the development; The public transport accessibility (PTAL) of the site; Existing parking pressures in the locality.

Policy DMD49 – Sustainable Design and Construction all planning applications must be accompanied by a Sustainable Design and Construction Statement

Policy DMD50 Environmental Assessment Methods requires developers to demonstrate compliance with targets relating to the relevant adopted environmental assessment methods. New build minor residential development will be required to achieve Code Level 4 (or equivalent rating if this scheme is updated) where it is technically feasible and economically viable to do so.

Policy DMD51 Energy Efficiency Standards requires all development to demonstrate how the proposal minimises energy related CO₂ emissions in accordance with stipulated energy hierarchy.

Policy DMD53 Low and Zero Carbon Technology the Council will encourage minor application to seek further carbon dioxide reductions through the provision and use of on-site renewable energy generation and use of low and zero carbon technologies.

Policy DMD54 Allowable Solutions where developers can not demonstrate the attainment of targets specified in Policy DMD 51 'Energy Efficient Standards' due to technical feasibility or economic viability issues, the Council will seek a financial contribution to off-set the identified short fall.

Policy DMD56 Heating and Cooling states all new development will be required to demonstrate how the scheme has been designed to control and manage heat gain and reduce the reliance on mechanical cooling, subject to technical and economic feasibility and other relevant planning considerations.

Policy DMD57 Responsible Sourcing of Materials, Waste Minimisation and Green Procurement relates primarily to major development however goes on to state that all new development should make appropriate provision for waste storage, sorting and recycling and allow

adequate access for waste collection, as well as encouraging non-west related development to provide on-site solutions for treating/managing waste generated by the development.

Policy DMD58 Water Efficiency outlines Council's objective for water efficiency as set out in the London Plan. All new development will be required to maximise its water efficiency, subject to technical and economic feasibility and other relevant planning considerations. New residential development will be required to achieve a minimum water use of under 105 litres per person per day.

Policy DMD79 Ecological Enhancements states developments resulting in the creation of 100m² of floorspace or one net dwelling or more should provide on-site ecological enhancements having regard to feasibility and viability.

Policy DMD80 Trees on Development Sites all development including: subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided. All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees.

Policy DMD81 Landscaping stated proposed development must provide high-quality landscaping that enhances the local environment. Included landscaping should look to add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.

Other Material Considerations

Winchmore Hill & Vicars Moor Lane Conservation Area Character Appraisal (February 2015)

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings. Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

The purpose of the document is to describe the historic and architectural character and appearance of the area to assist applicants in making successful application and to aid decision makers in assessing planning applications. This will be achieved through the document identifying the positive features which should be conserved, as well as negative features which indicate opportunities for future enhancements.