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Planning Department
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Planning Portal Reference: PP-12944433

Dear Sir/Madam

Full Planning Application for the installation of railings, gates and associated soft landscaping at 116 Cockfosters Road, Barnet EN4 0DR

1. On behalf of Chase New Homes ("the Applicant"), we are instructed to prepare and submit a full planning application for the installation of railings, gates and associated soft landscaping around the site boundary of 116 Cockfosters Road ("the Site").

Introduction and Background

2. An application for a similar scheme was refused in June 2023 (LPA ref: 23/01105/FUL). This application seeks to address the reasons for refusal, details of which are set out below:

"01. The proposed development, in the absence of an adequate arboricultural report, has failed to demonstrate that the proposal would retain and protect trees of visual amenity and biodiversity value on the adjacent public footways, contrary to Section 15 of the National Planning Policy Framework (2021), Policies G6 and G7 of the London Plan (2021), CP34 and CP36 of the Enfield Core Strategy (2010), DMD37, DMD79, DMD 80 and DMD81 of the Enfield Development Management Documents (2014) and the British Standard for Trees in relation to design, demolition and construction (BS 5837:2012).

Steven Barker

Director

MA (Cantab) MA MRTPI

Liz Fitzgerald

Director (Managing)

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02. *The proposed development, by reason of the siting, height and lack of screening, would represent a visually obstructive and discordant forms of development which would detract from the open character and setting of the street scene. This proposal is therefore contrary to Policy CP30 of Enfield Core Strategy (2010), Policies DMD8, DMD37 and DMD 81 of the Enfield Development Management Document (2014)".*

3. The Site benefits from planning permission for its development into residential apartments. The proposed scheme would provide an element of separation between public and private realm, whilst preventing users of the nearby Cockfosters underground station from unauthorised parking.

Site Context

4. The London suburb of Cockfosters is situated at the northern end of the Piccadilly tube line, making it a convenient location for commuters in particular to travel into central London. It is defined as a 'large local centre' within the Enfield Core Strategy and is characterised by its greenery and openness.
5. The Site itself is set back to the east of Cockfosters Road and immediately south of the tube station. Formerly comprising office blocks, building work has begun for the demolition and/or conversion of the Site to provide residential units.
6. A small brick wall and intermittent hedgerow, along with temporary construction fencing currently separates the Site from the public footpath. Images 1 and 2 below show the boundary prior to the erection of fencing.



Image 1: Google Streetview image (2021) looking east towards the site



Image 2: Google Streetview image (2021) looking north west from the Site boundary

The Proposals

7. The proposed development comprises:

"The installation of railings, access gate and associated soft landscaping"

8. The previous application was refused on the basis that the railings would present a visually obtrusive and discordant form of development, detracting from the open character and setting of the street scene.
9. The Local Planning Authority (LPA) also raised concerns with regard to the retention of the existing trees in the absence of an arboricultural report.
10. To overcome these issues, the application to which this Planning Statement relates is supported by an Arboricultural Impact Assessment and Method Statement (AIA & MS). It identifies the hedgerow to be removed and replaced with evergreen 'instant hedging'. None of the trees that exist at the Site are proposed to be removed, and the AIA & MS provides details as to how they will be protected during the construction phase.

Relevant Planning Policy

11. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for development to be determined in accordance with the development plan, unless material considerations indicate otherwise. For the purposes of this application, the relevant Development Plan documents comprise the following:
 - London Plan 2021
 - Enfield Core Strategy 2010
 - Development Management Document 2014
12. From these documents, the following are considered to be the most relevant policies against which to assess the proposed development:

London Plan 2021

- D4 Delivering good design
- G4 Open space
- G6 Biodiversity

Core Strategy 2010

- CP 34 Parks, playing fields and other open spaces
- CP 36 Biodiversity

Development Management Document 2014

- DMD 37 Achieving High Quality and Design-Led Development
- DMD 79 Ecological Enhancements
- DMD 80 Trees on Development Sites
- DMD 81 Landscaping

Other Material Considerations

National Policy

13. The National Planning Policy Framework (NPPF) was first published in 2012 and last updated in 2023. It is to be read as a whole and is underpinned by the aim of achieving development that is economically, socially and environmentally sustainable. The following chapters are of particular relevance to this proposal:
 - Chapter 8: Promoting healthy and safe communities
 - Chapter 12: Achieving well-designed and beautiful places

Planning Analysis

14. A visible boundary in the form of a small wall and hedgerow already exists at the Site as a way of demarcating and separating it from the public realm. The proposed development simply seeks to reinforce this separation – partly through the railings but mostly through the addition of gates at the vehicular access point – given that the Site is now subject to residential development whereby a higher level of privacy should be afforded to its occupants.
15. Chapter 8, Paragraph 101 of the NPPF supports development that promotes public safety and accounts for wider security requirements through addressing natural hazards, particularly where a large number of people are expected to congregate. The Site is directly adjacent to Cockfosters tube station, where footfall is particularly high. Unauthorised parking could also become an issue without the proposed separation. It is therefore considered that the installation of gates for this development is appropriate and is supported by Paragraph 101.
16. Although the separation would be more noticeable than it is currently, visual permeability would still be achieved and maintained by virtue of the design and intervisibility of the railings.
17. One of the criticisms raised by Officers of the previously refused application was the lack of proposed screening, leading to a *"visually obtrusive and discordant form of development"*.
18. Whilst only partial hedgerow exists at the Site boundary currently, the proposed scheme offers the planting of 'instant hedging' around the entirety of the boundary. It would therefore provide an element of screening from the railings and enhance the existing landscape, street scene and biodiversity value in compliance with Core Strategy policies CP 34 and CP 36; Development Management Document policies DMD 79 and DMD 81; and London Plan policy G6.
19. Furthermore, an AIA & MS accompanies the application which provides further detail regarding the proposed hedging, identifies trees of visual amenity and biodiversity value to be retained and outlines the measures to be taken for the protection of these trees during construction.
20. The proposed development is therefore in accordance with relevant local and national policy, specifically DMD 80 of the Local Plan which requires all

development to retain and protect trees of amenity and biodiversity value, and comply with good practice, guidelines and legislation for the retention and protection of trees.

Summary and Conclusions

21. This application follows a refusal of a similar scheme for the installation of railings and a gated vehicular access to the residential development of the Site, along with additional soft landscaping.
22. The proposed scheme is considered necessary to provide an additional measure of safety to the future occupants of the development, and to provide a clear separation between public and private amenity.
23. This Statement outlines how the scheme complies with and is supported by relevant local and national policy. We therefore respectfully request that planning permission is granted. Please do not hesitate to get in touch if any clarification is required.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Holly Butrimas-Gair', written over a faint, circular, scribbled background.

Holly Butrimas-Gair
Assistant Planner