

PLANNING GRANTED



Mr Neil Wells
21 Soho Square
London
W1D 3QP

Please reply to: Mrs Josleen Ray
Email: Development.control@enfield.gov.uk
My ref: 24/03918/VAR
Date: 28 April 2026


Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Upton Road And Raynham Road London N18 2LJ
REFERENCE: 24/03918/VAR
PROPOSAL: Material amendment to 21/04271/RE4 and relevant conditions comprising the following:
Removal of the Beck House slab and associated ground works on Upton Road and construction of residential dwellings (Use Class C3) and flexible commercial floorspace (Use Class E), and the change of use of ancillary garages to part of lower ground floor of Scott House (Use Class C3) to provide community hall (Use Class F2(b)), ancillary management office (Use Class C3), along with associated means of access and highways works; car and cycle parking; hard and soft landscaping; play space and public, communal, and private realm; refuse storage; ancillary plant and structures; and works to Scott House to create new access at lower ground and ground floor levels.
- Including 135 homes (an addition 1 home); of which 100% affordable by unit (the number of affordable homes will increase from 92 to 135).
- Building height ranging from 2 to 6 storeys. Heights revised to a maximum of six storeys. A reduction in height from the 2022 Permission.
- Layout composition remains unchanged from the approved scheme.
- Simplified floorplans and standardised block shapes and dimensions.
- New nursery.
- New central community square.
- Rationalisation of the Scott House entrance at lower ground floor level with accessible and attractive access.

Karen Page Head of Planning and Building Control
Enfield Council
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- This Section 73 application does not propose any changes to the approved main works to Scott House. Main works to Scott House are as outlined in the original approved scheme for Upton & Raynham Estate, reference: 21/04271/RE4.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **GRANTED** subject to the following condition(s):-

1 Completion of the S106 Agreement before commencement of the development

No development shall take place on any part of the Site (save for operations consisting of site clearance, archaeological investigations, investigations for assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements Phase 1 and Phase 1A works), unless and until all parties with (1) a legal interest to the extent it may enable them to carry out any part of the development in the relevant part of the Site and (2) a legal locus to enter a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) have entered into such a planning obligation (unless otherwise agreed by the Local Planning Authority) in accordance with and substantially in the form of, the draft agreement appended to this decision notice ("Shadow S106").

Reason: The Council would have refused the planning application in the absence of the section 106 agreement and at the time of this permission being issued the applicant was not able to bind the legal interests in the development site under the section 106 agreement. Development must not commence on any part of the Site until the legal interests in that part are bound under the section 106 agreement and the obligations are enforceable.

INF: For the avoidance of doubt Phase 1 and Phase 1A works are those as consented under applications 24/04000/CND and 25/00945/CND and shown on drawing no - 3736A-LB-00-XX-DR-A-102010 Rev P3 labelled Site Phasing Plan - Phase 1 and drawing number 3736A-LB-00-XX-DR-A-102012 Rev P2 and labelled Site Phasing Plan - Phase 1a.

2 Compliance with S106 Obligations

No development shall take place on any part of the Site (save for operations consisting of site clearance, archaeological investigations, investigations for assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements, Phase 1 and 1A works) without fully complying with all the obligations, covenants, restrictions, terms and conditions (together "Obligations") in the Shadow S106, as if the party carrying out the development was a party to a planning obligation in the same form of the Shadow S106. Provided that this condition does not apply to any part of the site that the party has an interest in, and that party has entered into a planning obligation pursuant to Condition 1.

Reason: to bind the Council under the obligations as set out in the shadow section 106 agreement to make the development acceptable and to mitigate the impacts of the development. The obligations set out in the shadow 106 are reasonable and necessary to make the development acceptable in planning terms and to ensure compliance with the provisions of the Development Plan.

INF: For the avoidance of doubt Phase 1 and Phase 1A works are those as consented under applications 24/04000/CND and 25/00945/CND and shown on drawing no - 3736A-LB-00-XX-DR-A-102010 Rev P3 labelled Site Phasing Plan - Phase 1 and drawing number 3736A-LB-00-XX-DR-A-102012 Rev P2 and labelled Site Phasing Plan - Phase 1a.

3 Removed

4 Approved Plans

The development hereby permitted shall be carried out in accordance with the approved drawings and information:

Drawings :

3736 - LB - 00 - XX - DR - A - 101000 Rev P2

3736A - LB - 00 - GF - DR - A - 110001 Rev P11

3736A - LB - 00 - XX - DR - A - 102000 Rev P2

3736-LB-00-XX-DP-A-103000 Rev P1 - Existing Scott House plans

3736-LB-00-G1-DP-A-120001 P3

3736-LB-00-XX-DE-A-130006 P2

Scott House Corbel Detail (unnumbered)

3736A - LB - 00 - G1 - DP - A - 120001 Rev P9

3736A - LB - 00 - GF - DP - A - 120002 Rev P13

3736A - LB - 00 - GF - DP - A - 120003 Rev P12

3736A - LB - 00 - 01 - DP - A - 120004 Rev P11

3736A - LB - 00 - 01 - DP - A - 120005 Rev P10

3736A - LB - 00 - 02 - DP - A - 120006 Rev P10

3736A - LB - 00 - 02 - DP - A - 120007 Rev P9

3736A - LB - 00 - 03 - DP - A - 120008 Rev P9

3736A - LB - 00 - 03 - DP - A - 120009 Rev P9

3736A - LB - 00 - 04 - DP - A - 120010 Rev P9

3736A - LB - 00 - 04 - DP - A - 120011 Rev P9

3736A - LB - 00 - 05 - DP - A - 120012 Rev P9

3736A - LB - 00 - 05 - DP - A - 120013 Rev P9

3736A - LB - 00 - 06 - DP - A - 120014 Rev P9

3736A - LB - 00 - 06 - DP - A - 120015 Rev P9

3736A - LB - 00 - XX - DE - A - 130000 Rev P9

3736A - LB - 00 - XX - DE - A - 130001 Rev P10

3736A - LB - 00 - XX - DE - A - 130002 Rev P8

3736A - LB - 00 - XX - DE - A - 130003 Rev P10
3736A - LB - 00 - XX - DE - A - 130004 Rev P9
3736A - LB - 00 - XX - DE - A - 130005 Rev P11

3736A - LB - 00 - XX - DS - A - 140000 Rev P5
3736A - LB - 00 - XX - DS - A - 140001 Rev P5

3736A - LB - 00 - XX - DE - A - 115000 Rev P5
3736A - LB - 00 - XX - DE - A - 115001 Rev P5
3736A - LB - 00 - XX - DR - A - 158000 Rev P3
24-054_Raynham Rd_Landscape Plan_241114.dwg dated 15-11-2024
24-054_Raynham Rd_Planting Plan Update_241114.dwg Version 03 dated 15/11/24

Documentation:

3736A-Residential Accommodation Schedule
Acoustic Screen Design Brief dated 20-11-2024 (Okra Landscape)
Circular Economy Statement dated December 2024 (HTA)
Daylight & Sunlight Assessment (Internal and External) & Overshadowing dated November 2024 (Waterslade)
Design and Access Statement Rev A dated December 2024 (Levitt Bernstein)
Design and Access Statement - Landscape dated 15-11-2024 (OKRA)
Ecology Assessment Report Addendum dated December 2024 (reference 330511183 by Stantec)
Energy Assessment/Overheating Assessment November 2024 by Stantec (reference: 1183-STN-ZZ-XX-RP-N-000003)
Environmental Sound Survey Report dated November 2024 by Stantec (330511183)
Equality Impact Assessment 30/11/21
Outline Fire Safety Strategy dated 15 November 2024 Issue P01 (Ashton Fire)
Flood Risk and Drainage Statement of Conformity dated 13 November 2024 (Stantec TN-C-001)
Habitats Regulation Assessment dated November 2024 by Greengage (551842pwNov24FV03_Full_HRA)
Rapid Health Impact Assessment Addendum dated November 2024 (Stantec ref: 241111)
Heritage Statement dated October 2021
Planning Statement (incl. Affordable Housing Statement) Rev A dated November 2024
Pre- Construction Site Waste Management Plan dated November 2024
Sustainability Statement dated November 2024
Transport Assessment (Healthy Streets) dated December 2024 (Lime Transport ref 24053d2b 05/12/24)
Whole Life-Cycle Carbon Assessment V2 dated November 2024 (Stantec ref: 330511183)
Wind Microclimate Technical Memorandum dated 2024-11-08 by RWDI (2508068)
Reason: For the avoidance of doubt and in the interests of proper planning.

5 Maximum residential units/ housing mix:

No more than 135 residential units shall be constructed on the site and in the following mix:

47 x 1B2P; 7 x 2B3P; 26 x 2B4P; 15 x 3B4P; 25 x 3B5P; 7 x 3B6P; 8 x 4B7P.

Reason: For the avoidance of doubt and because highway and other impacts have been assessed based on the above quantum of development.

6 Maximum quantum of Class E floorspace

No more than 135sq.m (GIA) square metres of Class E floorspace shall be constructed on the application site.

Reason: For the avoidance of doubt and because highway and other impacts have been assessed based on the above quantum of development.

7 Restriction on PD changes of use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the commercial space identified on drawing ref. 3736-LB-00-GF-DP-A-120003-P11 shall only be used for purposes within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and for no other purpose.

Reason: The impacts of the development have been assessed in the context of Class E uses and uses outside this use class could have different and potentially adverse impacts that have not been assessed or mitigated. Ensures the delivery of commercial floorspace that beneficially contributes to the character and amenities of the area.

8 No fixing of plant and equipment to external facades other than in accordance with approved plans

No plant or equipment shall be affixed to any external face of a building or added to the roof of a building; and no roller shutters or roller shutter housing shall be fixed to the external face of the buildings.

Reason: In the interest of amenity and to ensure a satisfactory external appearance.

9 Restriction on commercial operating hours

That the commercial (Class E) units identified on drawing ref. 3736-LB-00-GF-DP- A-120003 Rev P11 shall not be open to the public outside the hours of 0800 to 2300 hours daily, unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities of neighbouring residential.

10 Accessible housing/Wheelchair user dwellings (Minimum number of M4(3))

a. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015).

b. Residential units hereby approved shall comply with Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 in accordance with drawings as listed below

c. Residential units hereby approved shall comply with Part M4 (1) 'visitable dwellings' of the Building Regulations 2015 in accordance with drawings as listed below

3736-LB-00-GF-DP-A-120002-P13
3736-LB-00-GF-DP-A-120003-P12
3736-LB-00-01-DP-A-120004-P11
3736-LB-00-01-DP-A-120005-P10
3736-LB-00-02-DP-A-120006-P10
3736-LB-00-02-DP-A-120007-P9
3736-LB-00-03-DP-A-120008-P9
3736-LB-00-03-DP-A-120009-P9
3736-LB-00-04-DP-A-120010-P9
3736-LB-00-04-DP-A-120011-P9
3736-LB-00-05-DP-A-120012-P9
3736-LB-00-05-DP-A-120013-P9
3736-LB-00-06-DP-A-120014-P9
3736-LB-00-06-DP-A-120015-P9

Reason: To ensure adaptable and accessible homes.

11 Acoustic report for mechanical plant

Prior to commencement of Phase 2 of development, an acoustic report written in line with the methodology in BS4142:2014+A1 2019, shall be submitted to and approved by the Local Planning Authority. The report must set out the sound level generated from the mechanical plant and state the noise control measures to be employed to ensure the noise from the combined plant does not exceed a level of 5dBA below typical background noise levels at the façade of the nearest or most noise affected residential property during operational hours.

The development shall be carried out in accordance with the approved details.

INF: For the avoidance of doubt, Phase 2 of the development is shown on drawing 3736A-LB-00-XX-DR-A-102011 Rev P2 approved under application 24/04000/CND.

Reason: To protect the local amenity from noise and disturbance

12 Compliance with Fire Strategy

The development hereby permitted shall be built out in strict accordance with the Outline Fire Safety Strategy Issue P01 (dated 15 November 2024), prepared by Ashton

Fire. A revised Fire Statement shall be submitted to and approved in writing by the Local Planning Authority should any further assessment be carried out, if necessary, where modifications occur.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users.

13 Tree Protection Plan and Arboricultural Method Statement

Prior to the commencement each phase of the development hereby approved (including demolition, site clearance and all preparatory work) a scheme for the protection of the retained trees in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. This will comprise an Arboricultural Method Statement (AMS) Tree Protection Plan(s) (TPP). Specific issues to be addressed within the AMS and illustrated on the TPP shall include, but will not necessarily be limited to, the following:

- a) Location and installation of services/ utilities/ drainage;
- b) Methods of demolition within the Root Protection Area (RPA as defined in BS5837: 2012) of the retained trees;
- c) Details of construction within the RPA or that may impact on the retained trees;
- d) A full specification for the installation of boundary treatment works;
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them;
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses;
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
- h) A specification for scaffolding and ground protection within tree protection zones;
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
- k) Boundary treatments within the RPA;
- l) Methodology and detailed assessment of root pruning;
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist;
- n) Reporting of inspection and supervision;

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

14 No works to trees and shrubs within bird nesting season

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed.

15 Detailed drawings for landscaping, public realm, play equipment and highway works

Prior to the commencement of any superstructure works, the following details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

a. Open space and play provision

- Detailed designs of the play spaces included in the Play Strategy dated November 2024 (within Landscape DAS)
- Details of surface materials and planting in each of the play spaces
- Details of children's play equipment, including structures or play elements, identified within the Play Strategy

b. Landscaping and planting

- Final selection of plant species identified in the Upton and Raynham Road Landscape Proposals Landscape Proposals Design & Access Statement (November 2024) and Drawing 24-054_Landscape Plan and Drawing 24-054_Planting Plan
- Written specifications for operations associated with plant and grass establishment, and maintenance that are compliant with best practise;
- details of how the Landscaping Strategy conforms with the Drainage Strategy;
- details of paving and hard surfacing materials
- details of street furniture, including seating, planters, bollards
- details of design measures to deter seating above the retaining wall adjacent to Scott House in the Green Link play area
- details of boundary treatments, including fencing materials, edging, planters and privacy screens

c. Highway works

- Drawings and details of all highway works, including dropped kerb and tactile surfacing at the junction of Raynham Avenue and Raynham Road

The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

Trees must be planted in accordance with drawing 24-054_Planting Plan. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: To ensure that the development provides a high quality public realm and that the suitable and accessible landscape and play areas are provided future and existing occupiers whilst also ensuring the ecological value of the site is enhanced post development.

16 Details of external materials/sample panels

a) Prior to the commencement of any superstructure works, the following details shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- i. a schedule of manufacturers' technical information
- ii. External facing materials and glazing, including sample board(s) of all cladding materials for each Block, including brickbond and choice of mortar;
- iii. External rainwater goods, where permitted on the approved drawings;
- iv. Typical sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills and balconies (including fixing details); and
- v. Sectional and elevational drawings at 1:20 (where considered relevant) of junctions between different external materials, balconies, parapets to roofs, roof terraces, photovoltaic arrays, roofs of cores, entrance areas, doors and where buildings meet the ground;
- vi) Typical details of all balconies;
- vii) Roof details including parapets;
- viii) All external metalwork including handrails;
- ix) Details of any external bin storage facilities; and
- x) Finished floor levels of the ground floor of the building in relation to the adjacent existing and proposed levels

(b) The sample board(s) required in (a) above shall be made available on site for consideration by the Local Planning Authority and approved sample board(s) shall be retained on site for the duration of the construction of the Block to which they relate.

(c) The Development shall thereafter be carried out solely in accordance with the approved details in respect of that phase.

Reason: To ensure a satisfactory external appearance.

17 Green Roofs details

Prior to the commencement of superstructures works full details of the green roofs to be provided shall be submitted to and approved in writing by the Local Planning Authority. The details will include at least the following:

- a. Specifications including substrate depth and planting plans;
- b. Final locations and details of roof coverage;
- c. Biodiversity details; and
- d. The relationship of green roofs with PV arrays (as relevant).
- e Maintenance plans/schedules

The green roofs shall be provided prior to the occupation of the development and maintained at all times after and be in accordance with the approved drainage strategy.

Reason: To comply with London Plan Policies G1 and G5.

18 Lighting

Prior to the commencement of landscaping works full details of any external lighting and any other light sources, such as those from communal areas, that may create external light spill shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the external lighting in respect of that phase has been completed in accordance with the approved details. The external lighting shall thereafter be maintained and retained as approved.

Reason: To protect the amenity of local residents and future occupants of the development from undue light spillage and to ensure there are no detrimental biodiversity impacts arising as a result of the development.

19 Cycle parking including Accessible long stay cycle parking and Commercial cycle parking

Overall cycle provision

Prior to commencement of Phase 2, details of the siting and design all cycle parking facilities, in line with Chapter 8 of the London Cycling Design Standards, shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in accordance with the approved details and thereafter permanently retained for cycle parking.

Accessible long-stay parking

Prior to occupation, details shall be submitted confirming how long stay Sheffield Stands will be prioritised for use by children, older people and disabled residents.

Commercial cycle parking

Prior to commencement of Phase 2 works, details should be submitted demonstrating that the long stay commercial bicycle parking will be secured and covered.

The cycle parking shall be provided in accordance with the approved details prior to occupation.

Reason: To comply with Policy T5 of the London Plan.

20 Removed.

21 Electrical vehicle charging points

Prior to the commencement of superstructure works details of siting, type and design of plugs, the energy sources and the strategy/management plan of supplying and maintaining the electric charging points to be provided in accordance with London Plan standards; minimum 20% of new spaces to be provided with active electric charging points with passive provision for all remaining new spaces, shall be provided to the Local Planning Authority for approval in writing.

Where electric vehicle charging points are provided on-street, physical infrastructure should not negatively affect pedestrian amenity and should ideally be located off the footway. Where charging points are located on the footway, it must remain accessible to all those using it including disabled people.

All electric charging points shall be installed in accordance with the approved details prior to occupation of any of the units and permanently maintained and retained.

Reason: To comply with London Plan Policy T6.

22 Car parking management plan

Prior to occupation of any residential unit a car parking management plan shall be submitted to and approved in writing by the Local Planning Authority. This will demonstrate how the Owner will allocate, provide and manage car parking provision, which will include:

- a. A car park plan with clearly marked out spaces for residents, loading, unloading, visitors, accessible parking bays and parking bays for Car Clubs (as appropriate);
- b. Details of measures ensuring the Scott House parking areas (adjoining the building at lower ground level) are accessible to and available only for use by Scott House residents;
- c. Contact details (telephone number, email, name) of a person/company responsible for managing of car parking;
- d. Proposed parking controls to keep clear the turning areas for delivery/service vehicles;
- e. Proposals for management of the risk of overspill parking
- f. Details of parking allocation, enforcement, fees, maintenance and management; and

Parking spaces within communal car parking facilities should be leased and not sold.

Reason: To ensure an appropriate level of car parking is provided for the relevant units and to understand clearly the management strategy regards parking on site, to be convenient and accessible for future residents and users.

23 Delivery and servicing plan

Prior to first occupation a Delivery and Servicing Plan shall be submitted to and approved by the Local Planning Authority. The Plan should include:

- a. Vehicle types, expected frequencies, loading / unloading locations;
- b. Reconcile peak network periods with typical delivery times;
- c. Links to the Travel Plan (to be agreed under the Shadow S106) and Car Park Management Plan (to be agreed under condition 18) as appropriate; and
- d. Access routes.

The development shall then be carried out in accordance with the approved Full Delivery and Service Plan.

Reason: In order to ensure that deliveries and servicing of the site is managed effectively so as to minimise impact upon the road network and to safeguard the amenities of the occupiers of residential properties and in the interests of road safety.

24 NRMM emissions compliance

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: In the interests of good air quality.

25 Secured by Design accreditation

Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Reason: In the interest of creating safer, secure, sustainable communities.

26 Secured by Design certification

Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: In the interest of creating safer, secure, sustainable communities.

27 Secured by Design commercial certification

The Commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interest of creating safer, secure, sustainable communities.

28 SuDS details

Notwithstanding the details set out in the submitted Flood Risk and Drainage Statement of Conformity dated 13 November 2024, prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and must conform with the Landscaping Strategy. The details shall include:

- a) Information on how greenfield runoff rates will be achieved for up to a 1 in 10-year storm event, and thereafter discharge unrestricted to the Pymmes Brook
- b) Including consideration of further above ground SuDS measures as part of the design [particularly in the western side of the development], information on how the London Plan Drainage Hierarchy has been followed by maximising above ground storage in green infrastructure features for the primary attenuation requirements of the site, with below ground storage only being utilised for supplementary storage only where necessary
- c) Information on how the principles of the SuDS management train has been followed by providing a number of treatment phases corresponding to the pollution potential of the site. This must include details of source control SuDS measures such as green roofs and/or rain gardens and/or permeable paving with the aim of treating 100% of the runoff generated from hardstanding areas
- d) Overland flow routes for exceedance events, demonstrating that the system is designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact
- e) Management Plan for Future Maintenance
- f) Levels, sizing, cross sections and specifications for all SuDS features

The SuDS measures shall be implemented in accordance with the approved details.

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development.

29 Flood Risk Technical Note

Notwithstanding the information provided in the Flood Risk and Drainage Statement of Conformity dated 13 November 2024, Phase 2 shall not commence until a Flood Risk Technical Note is submitted to and approved in writing by the Local Planning Authority. The information must include:

- o Understanding of finished floor levels of all buildings across the site with respect to the 1 in 100 year plus climate change flood levels
- o A Flood Warning and Evacuation Plan, including details of flood evacuation routes available for any affected buildings within the redline boundary which are either dry or in the "very low hazard level" (as defined by the Hazard table from the Research and Development Technical Report FD2320) for the 1 in 100 year plus climate change event. Given the defended nature of the site, the Plan should also consider provision of safe refuge areas. These details must include flood level, timings, and ground levels.
- o Details of flood resistant and resilient measures that are employed where appropriate
- o Flood waters must be directed offsite with minimum impact on the development and neighbouring developments

Reason: To minimise flood risk.

30 SuDS verification

Prior to occupation of the development, a Verification Report demonstrating that the approved flood risk management and SuDS measures for that phase have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- o As built drawings of the sustainable drainage systems and flood risk management features including level information (if appropriate)
- o Photographs of the completed sustainable drainage systems
- o Any relevant certificates from manufacturers/ suppliers of any drainage features
- o A confirmation statement of the above signed by the site manager (or similar)

Reason: To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development.

31 Levels

The development shall not commence until plans detailing the existing and proposed ground levels including the levels of any proposed buildings, roads and/or hard surfaced areas have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that levels have regard to the level of surrounding development, gradients and surface water drainage.

INF: For the avoidance of doubt levels have been discharged for Phase 1 and Phase 1A but remain outstanding for Phase 2.

32 Construction Logistics Plan

Prior to the Commencement of each Phase of development a detailed Construction and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a. photographic condition survey of public carriageways, verges and footways in the immediate vicinity of the site;
 - b. Works programme;
 - c. Trip generation associated with the construction project, swept path analysis and identification of any works needed to the public highway;
 - d. Routeing - primary and secondary designated routes to show how vehicles will keep to main routes and comply with the London Lorry Control Scheme;
 - e. Delivery scheduling;
 - f. Use of holding areas and vehicle call up;
 - g. Permit schemes and access;
 - h. Parking, loading and unloading arrangements;
 - i. Traffic management;
 - j. Details of contractor FORS membership.
 - k. Measures to reduce Work Related Road Risk.
 - l. Consideration of use of alternative modes of transport (water freight/rail);
 - m. CLP management including contact details for the person responsible for ensuring compliance with the Plan during construction;
 - n. Provision of wheel cleaning facilities;
 - o. Details of any temporary construction access;
 - p. Demonstration of consideration of local community facility operations, including Raynham Primary School, Angel Community Centre and the Edmonton Islamic Centre;
 - q. a Dust Management Plan (DMP), based on an Air Quality and Dust Risk Assessment (AQDRA) written in accordance with The Control of Dust and Emissions during Construction and Demolition SPG 2014. The DMP will need to detail the measures to reduce the impacts during the construction phase.
- During each construction phase of the proposed development, PM10 continuous monitoring shall be carried out on site. Parameters to be monitored, duration, locations and monitoring techniques must be approved in writing by the London Borough of Enfield prior to commencement of monitoring.

Development shall be undertaken in accordance with the approved Construction Logistics Plan.

Reason: In order to ensure that the impact of the development on the surrounding transport network is sufficiently assessed and where necessary appropriately mitigated.

33 Construction Environmental Management Plan Biodiversity

Prior to the commencement of each phase (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP):

Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity.

34 Site Waste Management Plan

The development of each phase shall not commence until, a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should demonstrate as a minimum:

- a. How the promotion of a more circular economy has been undertaken, which improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible;
- b. How waste minimisation and waste prevention has been encouraged through the reuse of materials and using fewer resources in the production and distribution of products;
- c. How the development contributes toward ensuring the minimising of biodegradable or recyclable waste to landfill and meets or exceeds the municipal waste recycling target of 65 per cent;
- d. How the development performs regards re-use and recycling rates for construction, demolition and excavation waste; and
- e. How performance of all of the above will be monitored and reported.

Reason: to encourage the sustainable management of waste, to ensure acceptable living conditions for future occupiers in the interests of visual amenity.

35 Water efficiency

Each dwelling (Use Class C3) hereby approved shall be designed to meet a target of 105 litres or less per head per day.

Reason: in order to protect and conserve water supplied and resources.

36 Updated Energy Statement

a) Notwithstanding the submitted information, prior to the commencement of the development hereby permitted, an updated Energy Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Energy Statement shall follow the energy hierarchy in the London Plan and be calculated through the Part L 2021 of the Building Regulations methodology SAP 10.2.

b) The development shall be fully implemented in accordance with the approved details under part a) of this condition prior to the first occupation of development.

c) Following the practical completion of the development, an updated Energy Statement shall be submitted to and approved in writing by the Local Planning Authority, reflecting the measures taken in practice in Be Lean, Be Clean and Be Green stages of the Energy hierarchy to reduce carbon emitted from the operation of a development and its services, as committed to in the design stage, and the New Development Carbon Compensation to be paid for the remaining emissions for the relevant phase.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by renewable energy are met in accordance with Policies DMD51-54 of the Development Management Document (2014), Policy SI 2 of the New London Plan 2021 and Policy SE2-SE4 of the emerging Enfield Local Plan 2019-2041

37 Energy strategy and verification

BE SEEN

a) Prior to each Building being occupied, the Owner shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the

-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

b) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (<https://www.london.gov.uk/what-we->

do/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.

c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: In the interest of sustainable development and to ensure that CO2 emission reduction targets are met in accordance with Policies DMD51-54 of the Development Management Document (2014), Policy SI 2 of the New London Plan 2021 and Policy SE2-SE4 of the emerging Enfield Local Plan 2019-2041

38 Whole Life-cycle Carbon

Prior to commencement of Phase 2, an updated version of the Whole Life Carbon Assessment hereby approved at each of the following stages of development:

- a) Prior to commencement of any work on site including all works of deconstruction and demolition.
- b) Prior to commencement of any construction works.
- c) Within 3 months of first occupation of the development.

Where the updated assessment submitted pursuant to (a) or (b) above identifies that changes to the design, procurement or delivery of the approved development will result in an increase in embodied carbon (A1-A5) above the benchmarks established by the application stage Whole Life Carbon assessment, you must identify measures that will ensure that the additional carbon footprint of the development will be minimized.

The development shall be carried out in accordance with the approved details.

INF: For the avoidance of doubt, Phase 2 of the development is shown on drawing 3736A-LB-00-XX-DR-A-102011 Rev P2 approved under application 24/04000/CND.

Reason: To ensure the development minimises carbon emissions throughout its whole life cycle in accordance with Policy SI2 in the London Plan 2021, Policy and the guidance set out in the Mayor of London's guidance 'Whole Life-Cycle Carbon Assessments' (March 2022).

39 Circular Economy post completion report

(a) Prior to commencement of any construction works, a Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(b) Prior to occupation, a report shall be submitted to and approved in writing by the Local Planning Authority evidencing how the Circular Economy Goals and Commitments in the pre-construction Circular Economy Statement have been satisfied.

Reason: To ensure the development is resource efficient and maintains products and materials at their highest use for as long as possible in accordance with Policy S17 in the London Plan 2021, and the guidance set out in the Mayor of London's guidance 'Circular Economy Statements' (March 2022).

40 Urban Greening Factor

The development shall accord strictly with the details approved within the hereby approved Ecology Assessment Report Addendum dated December 2024 and shall achieve an UGF score of at least 0.4 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure compliance with London Plan Policy G5.

41 Biodiversity enhancements

Prior to the construction of superstructure, full details of biodiversity enhancements, to include plans showing locations and elevations of a minimum of twenty integrated bird and bat boxes, tiles or bricks on and around the new buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall be installed as approved and prior to occupation.

Reason: To incorporate biodiversity in and around developments.

42 Prior to the commencement of Phase 2 of the development the following documents, as necessary, must be submitted in writing and approved by the Local Planning Authority:

1. A Desk Study including a preliminary risk assessment which identifies:

- All previous uses;
- Potential contaminants associated with those uses;
- A conceptual site model indicating sources, pathways and receptors; and
- Potentially unacceptable risks arising from contamination at the site.

2. Should the desk study identify the need, a Site Investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The results of the site investigation to be summarised via a generic or detailed quantitative risk assessment with conclusions and recommendations for clear actions, where required.

3. If required, a Remedial Options Appraisal and/ or Remediation Strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken.

4. Where remediation is required, prior to occupation

i) a Verification Plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete to a satisfactory standard; and

ii) A Monitoring and Maintenance Plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

iii) the development in the relevant Phase shall not be occupied until a post completion remediation Verification Report for that Phase, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the Local Planning Authority demonstrating that the site remediation criteria have been met.

Reason: To ensure that contaminated land is properly treated and made safe safeguard the health and safety of the future occupants in accordance with policy 2.1.8 of the London Plan (2016) and CP32 of the Enfield Core Strategy (2010).

43 Previously unidentified contamination

If during a particular phase of development contamination that has not previously been identified or unexpected is found to be present in a particular area of that Phase of development, then no further development in that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted an updated addendum remediation strategy specifically for the previously unidentified contamination to the Local Planning Authority detailing how it shall be dealt with and obtained written approval from the Local Planning Authority. The addendum remediation strategy shall be implemented as approved.

Reason: To safeguard groundwater quality and human health in accordance with policy 2.1.8 of the London Plan (2016) and CP32 of the Enfield Core Strategy (2010).

44 Archaeology

No demolition (or removal of the Beck House ground floor slab), below-ground works or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

INF: For the avoidance of doubt, a Stage 1 WSI for the whole site has been approved under application 25/01321/CND.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to

and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To safeguard the archaeological interest on this site.

45 Restriction on construction within 5m of water main

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

46 Water network capacity

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

47 Requirement for piling method statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

48 Acoustic screen

Development shall not commence on superstructure works until such time as details of the acoustic screen between Blocks E1 and E2 and identified on drawing ref 3736-LB-00-GF-DP-A-120003-P11 have been submitted to and approved in writing by the LPA. Details shall include the design and elevational appearance pursuant to the parameters established in the Environmental Sound Survey Report (Stantec, November 2024) and in Acoustic Screen Design Brief dated 20-11-2024 and demonstrate that the acoustic environment in the public realm is improved to reduce noise to an acceptable level. The acoustic screen shall be installed in accordance with the approved details prior to occupation of any residential unit hereby approved.

Reason: To ensure that the noise environment within the public realm within the application site is appropriate for its proposed use and the design of the screen is in keeping with the character and appearance of the area.

49 Gating of Block D communal courtyard

Removed.

50 Gating of communal courtyards

That the communal gardens for Block D and communal courtyard contained by Blocks E2, G1, G2, G3, I and H will be secured by lockable gates as indicated in in Design & Access Statement - S73 Amendments dated November 2024 and shown on Drawing 24-054_Landscape Plan. The gates shall be locked as a minimum between the hours of 2000 hours and 0700 hours daily. These courtyards shall be provided prior to the occupation of the relevant block.

Reason: In the interests of safety and security of residents.

51 Building Heights

The development hereby permitted shall comprise new buildings ranging from 3 to 6 storeys.

Reason: To ensure the development is provided in accordance with the approved and assessed scheme

52 Maximum residential units

The development hereby approved shall comprise 135 residential homes.

Reason: To ensure the development is provided in accordance with the approved and assessed scheme

53 Non-residential floorspace

The development hereby permitted shall comprise the following uses and floorspaces:

Use Approved Floorspace:

Flexible commercial floorspace (Use Class E) Up to 135sqm (GIA)

Community use (Use Class F2(b)) Up to 70sqm (GIA)

Ancillary residential (Use Class C3) 41sqm (GIA)

Reason: To ensure the development is provided in accordance with the approved and assessed scheme

54 Site wide phasing strategy

Prior to the commencement (other than demolition, land remediation or Site Preparation Works) a Site Wide Phasing Strategy shall be submitted to the Local Planning Authority. The Site Wide Phasing Strategy shall identify:

- i The location of the phases of development
- ii The buildings, access arrangements and parking facilities to be included in each phase; and
- iii The proposed areas of public realm and landscaping to be included in each phase.

The Development shall be carried out in accordance with the phasing plan or such revised phasing plan as may be submitted to the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and is required to be pre-commencement to ensure a coordinated approach to the delivery of the development and the discharge of relevant conditions.

INF: The site-wide phasing strategy has been submitted and discharged under applications 24/04000/CND and 25/00945/CND and this condition is therefore considered to be discharged.

55 Wind mitigation details to west side of Scott House

Notwithstanding the details shown on the approved plans, the hereby permitted development shall not progress beyond ground floor slab level, until revised details of wind mitigation to the west side of Scott House and any proposed seating at ground level situated in areas with standing conditions (Figure 9 of Wind Microclimate Technical Memorandum dated 2024-11-08), have first been submitted to the Local Planning Authority and approved in writing. The revised details shall include:

- a) details of measures to ensure no adverse wind conditions;
- b) hard and soft landscaping details;

The development shall be carried out in accordance with the approved details and prior to first use of the new open space adjacent to the west of Scott House and shall be retained as such thereafter.

Reason: To ensure that the development achieves safe, comfortable and attractive amenity spaces

56 Nursery amenity provision details

Prior to any Class E space being used as a nursery (Block E2) including any external play space forming part of the nursery, full details of the location, size and accessibility of the external space shall be submitted for approval to the Local Planning Authority. This shall include details of design, materials and target group. This amenity space as approved shall be completed and provided no later than the first occupation of the nursery.

Reason: to ensure sufficient infrastructure and early years provision

57 Overheating

a) Notwithstanding the submitted information, prior to the commencement of any phase containing residential dwellings within the development hereby permitted, an updated Overheating Assessment including the complete results table shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be fully implemented in accordance with the approved details under part a) of this condition prior to the first occupation of development in each respective phase and maintained thereafter.

Reason: To ensure that suitable living conditions are achieved within the development and that the buildings do not overheat, in accordance with policy S14 of the London Plan (2021).

58 Mechanical Ventilation

The development shall not be occupied until a scheme for mechanical ventilation of the properties at the site has been submitted to and approved by the Local Planning Authority to ensure that residents can address overheating at night without the need to open windows. The approved ventilation shall be provided prior to occupation of the relevant units.

Reason: To ensure that suitable living conditions are achieved within the development and that the buildings do not overheat, in accordance with policy S14 of the London Plan (2021).

Dated: 28 April 2026

Authorised on behalf of:
Karen Page
Head of Planning and Building Control
Housing, Regeneration and Development Department
Enfield Council
PO Box 53, Civic Centre
Silver Street, Enfield
EN1 3XE

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

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
Please see Condition 4		

Additional Information

- 1 For the avoidance of doubt the phases referred to in this decision notice are those agreed through discharge of condition 54 under references 24/04000/CND and 25/00945/CND
- 2 Details of conditions already discharged (by phase):

Phase 1 – Implementation (Demolition of Garages)

Condition Number	Description	Application Reference	Decision Notice Issued
13	Tree Protection Plan	24/04002/CND	22/01/2025
29	Flood Risk Technical Note	24/04254/CND	11/02/2025

31	Existing and Proposed Ground Levels	24/04066/CND	04/02/2025
32	Construction Logistics Plan	24/04342/CND	07/03/2025
33	Construction Environmental Management Plan	24/04338/CND	07/03/2025
34	Site Waste Management	24/04343/CND	07/03/2025
44	Written Scheme of Investigation (WSI)	24/04339/CND	11/02/2025
54	Phasing Plan	24/04000/CND	22/01/2025

Phase 1A – Enabling Works

Condition Number	Description	Application Reference	Decision Notice Issued
13	Tree Protection Plan	25/01266/CND	07/07/2025
32	Construction Logistics Plan	25/01267/CND	06/06/2025
33	Construction Environmental Management Plan	25/01268/CND	28/05/2025
34	Site Waste Management	25/01269/CND	28/05/2025
42	Contaminated Land Remediation Strategy	25/01270/CND	30/05/2025
44	Written Scheme of Investigation (WSI)	25/01321/CND	28/05/2025
54	Phasing Plan	25/00945/CND	23/04/2025

NOTE(S)

1. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out at the end of this notice.
2. This decision does not purport to convey any approval or consent which may be required under Building Regulations or any other statutory purpose.
3. Obtaining consent for development is the first stage and you may need to apply to the Council for additional matters. Your attention is drawn to the next steps information provided below.

NEXT STEPS:

Conditions attached to this notice which require approval by the Local Planning Authority will need to be submitted on a form available at www.planningportal.co.uk/planning/planning-applications/consent-types/approval-discharge-of-conditions.

Discharge of conditions applications are generally subject to a fee.

If your proposal is liable for the Community Infrastructure Levy (CIL) you will need to submit Form 2: Assumption of Liability and CIL Form 6: Commencement Notice to CIL@enfield.gov.uk. Forms are available at: www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms

For more information about making a Building Regulations application, please contact Enfield Council Building Control Team by email building.control@enfield.gov.uk, or see our website at Building control | Enfield Council

If this permission relates to developing a new property, you will need to apply to Street and building naming and numbering. Further details on how to apply can be found at <https://www.enfield.gov.uk/services/planning/street-naming-and-numbering>

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision

- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from <https://www.gov.uk/appeal-planning-decision> or by contacting 03034445000. The appeal must be sent to PINS. A copy must also be sent to the Council at planning.appeals@enfield.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990