

- e. provide seating and shelter at appropriate locations, which responds to micro-climate conditions, for example, provision on the sunny side of the street.
 - f. prioritise and support active modes of travel including travel pedestrian and cycle movement;
 - g. promote road safety, safer cycling and pedestrian movement around town centres and transport nodes and consider appropriate traffic-calming measures within residential areas;
 - h. incorporate appropriate safety and counter-terrorism measures to mitigate risks (e.g. anti-social behaviour) without compromising the aesthetic and functionality of streets and public spaces, particularly within crowded spaces or important civic spaces;
 - i. ensure electric vehicle charging points are located in accessible locations, avoid creating obstructions on footways and are integrated sensitively to reduce visual impact and clutter.
5. Contributions will be sought towards public realm improvements from residential developments comprising 11 or more units in the place making areas (see **policies: SS1 and PL1-11**). Contributions from non-residential uses will be assessed on a site-by-site basis, taking account of the location, nature and scale of the proposed development and the extent of public access to the site and wider public realm.



Enfield Town, public realm improvements



Dugdale Centre

EXPLANATION

- 7.52 The public realm can be defined as any space that is freely accessible and open to everyone. A Supplementary Planning Document (SPD) or any subsequent planning mechanism, defining the network and hierarchy of public realm throughout the Borough, along with design guidelines and material palettes, will be prepared to provide a more detailed illustration of how this policy should be put into practice.
- 7.53 The public realm is the key connecting element that runs through Enfield, offering a shared experience for all residents, employees and visitors. Enfield's public realm should:
- be liveable – by focussing on improving the health, wellbeing and reducing impact of noise levels for all users;
 - be inclusive – by providing a safe, convenient, legible and accessible environment for all users; and
 - be high quality by creating locally distinctiveness areas with a strong sense of place; supporting active modes of travel, creating places that encourage people to pause and spend time, fostering sustainability, featuring active frontages and natural

surveillance, and integrating defensible space to ensure privacy, incorporating planting and access to nature, providing high quality detailing and street furniture and implementing effective maintenance arrangements.

- 7.54 The design of the public realm should denote the importance of routes and spaces by following a well-defined street hierarchy, helping people to understand the structure of, and navigation of the Borough.
- 7.55 Enhancements to the public realm will be particularly focussed around town centres, conservation areas, commercial areas, civic spaces (including schools, recreation and leisure facilities), transport hubs, cycle paths, footpaths, and green and blue infrastructure, where they are most frequently experienced. The provision of high quality, attractive and functional public spaces is particularly essential for the success of higher density development.

DEVELOPMENT MANAGEMENT POLICY

DE8: DESIGN OF BUSINESS PREMISES

1. All new business premises must make efficient use of land and maximise their contribution to the urban environment. Having regard to viability and the operational requirements of the proposed use, a proposal for business premises will only be permitted where it:
 - a. facilitates movement through the retention, improvement or provision (where there are opportunities for meaningful connections) of suitably located, safe, overlooked and publicly accessible routes including those running along the edges of the site;
 - b. wherever possible, locates servicing, parking and refuse to the rear, sensitively locating and screening these areas where visible from the public realm;
 - c. positively addresses the public realm: publicly accessible and more active areas should front the public realm and be located close to the site entrance. Ground floor uses adjacent to the public realm should have high levels of visual permeability. The building itself should form the secure line wherever possible to reduce the need for other means of enclosure. Building entrances should be prominently located and clearly indicated through the architecture and/or massing of the building. The amount and location of fenestration, landscaping, means of enclosure, architectural detailing and lighting should all help to create a pleasant and safe environment for pedestrians, cyclists and vehicles at all times of the day;
 - d. clearly differentiates between public and private areas and respects any appropriate, existing building lines. In the absence of such a feature, the development should establish one;
 - e. provides inclusive access arrangements and encourages commuting via cycle and on foot, and where possible provides supporting facilities such as showers and lockers;
 - f. is flexibly designed so as to be suitable for a number of different businesses and to facilitate conversion to alternative uses, subdivision and/or amalgamation of units;
 - g. through layout, landscaping and other site features, helps to mitigate the potential for negative impacts on surrounding uses, including consideration of access arrangements for different uses within the site and wider area;
 - h. ensures that the massing and facades of buildings are made visually interesting through consideration of architectural detailing, height variation and fenestration as necessary. Consideration will need to be given to how the development will appear when viewed from the immediate surroundings and in longer views;
 - i. respects the grain, heritage and character of the surrounding area, (for example by wrapping larger buildings in smaller units to maintain activity, character and visual interest where the context is finer grained);
 - j. uses materials that are high quality and considers how, through the use of local materials and those used in surrounding buildings, a distinct character and area identity can be created, enhanced or preserved;
 - k. maximises opportunities for the inclusion of urban greening/SuDS measures and integration with existing blue and green infrastructure;
 - l. creates a good quality internal environment including provision of natural daylighting and ventilation;
 - m. does not conflict with historic land / building use where this use contributes to the character, appearance and significance of a heritage asset; and

- n. avoids and minimises harm to the significance of heritage assets (including their settings) or local character and maximises opportunities for enhancement.
- 2. Proposals involving co-location with residential uses will be supported where it:
 - a. falls outside the designation of Strategic Industrial Location (SIL), and where it involves Locally Significant Industrial Sites (LSIS), complies with **policy E3**;
 - b. minimises overlooking between residential and industrial units (e.g. using top-lighting or angled windows for employment uses along sensitive elevations) and ensures good quality amenity space for each dwelling.
 - c. incorporates measures to ensure acoustic and other environmental mitigation (such as odours, dust and vibration). This can be achieved, for example, with the introduction of winter gardens, triple glazing or mechanical ventilation into the residential buildings on effected facades; and
 - d. addresses movement, access and servicing by separating routes for different uses.
- 3. Larger proposals (e.g. with multiple buildings/ occupiers) must consider providing or improving access to walking and cycling infrastructure; sustainable public transport; green spaces/pocket parks; places to eat and drink; creche/ nursery and other ancillary facilities for employees.

EXPLANATION

- 7.56 Many people spend a large portion of their lives in areas accommodating industrial and employment uses, and as such, they should be attractive and comfortable environments that provide amenities and facilities that contribute to a good quality of life. This policy will help to secure improvements to the urban environment, create flexible, sustainable buildings, facilitate access to and through employment areas and encourage new businesses to locate to Enfield. The policy is reinforced by best practice urban design publications such as the Industrial intensification and co-location Study (Mayor of London, 2020) and Practice Note on Industrial Intensification (Mayor of London, 2018). The rationale for promoting a higher quality environment is supported by evidence contained in the Enfield Characterisation Study (2011). The criteria within the above policy will be applied to all development proposals for industrial and commercial purposes.
- 7.57 The highest standards of design will be sought in areas where a higher quality environment is necessary, including within regeneration areas and commercial centres, adjacent to open spaces or waterways; in the transition zone with other uses; or along public routes connecting people and facilities.



Troubadour, Meridian Water Studios

DEVELOPMENT MANAGEMENT POLICY

DE9: SHOPFRONTS AND ADVERTISEMENT

1. Development involving the creation of new, or alterations to existing non-residential ground floor frontages and shop fronts outside of SIL and LSIS will only be supported where:
 - a. the frontage maintains visual interest and does not have a detrimental impact on the street scene;
 - b. the frontage respects the rhythm, style, materiality and proportions of the building(s) or group of buildings of which they form part of (including the upper floors), avoiding damage to existing pilasters, capitals and other significant features, and where possible reinstating lost features important to the character of the street or building;
 - c. separate access to the upper floors of the building is maintained.
 - d. any security shutters proposed are internally mounted, located behind the fascia and visually permeable;
 - e. it does not create an excessively deep fascia zones (except where it would respect the original character of adjoining premises);
 - f. the street number is displayed within the frontage;
 - g. no more than 10% of the glazed area is obscured, and a window display is included and maintained at all times. Window displays should be lit at night using dedicated energy efficient fittings; and
 - h. new and redeveloped shopfronts established on corner sites will be expected to address both elevations to help activate the public realm and contribute to natural surveillance.
2. Advertisements must be of an appropriate size and type in relation to the premises and to the street scene:
 - a. Adverts should not become visually dominant, nor lead to visual clutter;
 - b. Advertisements should not normally extend above the ground floor;
 - c. Fascia boards must be of a height and depth consistent with the traditional proportions of the building;
 - d. Advertisements should not normally project forward of the building line unless this is part of an established and positive character; and
 - e. Internally illuminated signs, box fascias or projecting box signs will not be supported in conservation areas or where they negatively impact designated or non-designated heritage assets. They will also be refused elsewhere in the Borough unless the proposal is: of limited height; recessed into the fascia area (not projecting forward from the building façade); contained between flanking pilasters; or where the proposed advertisement type is a positive feature of the building upon which it is proposed. Internal illumination of the entire sign will rarely be acceptable. Externally illuminated fascias, halo lighting and bracketed sign boards may offer an acceptable alternative.
3. Within conservation areas and for other designated and non-designated heritage assets, the size, siting and illumination of new advertisements must conserve or enhance the heritage asset and protect the special characteristics and overall visual amenity of the heritage asset and its setting. Opportunities should be taken to replace existing advertising signage where it is of a design, location or materials that cause harm to the heritage asset or its setting.
4. Historic shopfronts and/or surviving details must be retained.
5. The local planning authority will consult Highways England on the road safety aspects of advertisements proposed alongside the Strategic Road Network (SRN). Advertisements that are deemed to be detrimental to the safety of the SRN by virtue of their location, size and/or illumination will be refused.

EXPLANATION

- 7.58 To ensure shopfronts are attractive, secure and characterised by high-quality design, this policy requires that new shopfronts and related alterations respect the scale, character, materials and features of the buildings of which they form part and of the surrounding context.
- 7.59 The term “ground floor frontages” refers to all non-residential development outside designated industrial areas. The majority of these developments are those offering services to the public that are traditionally integrated within the street and located in town or local centres. However, these policies also apply to business premises located away from such centres. Ground floor frontages are defined as any ground floor element of a building that directly abuts the public realm.
- 7.60 The attractiveness of individual shops and other business premises concentrated within Enfield’s town centres is of great importance to the vitality of existing shopping streets and the overall perception of the Borough. Applicants are encouraged to draw inspiration from surrounding buildings, similar buildings elsewhere, historic records (e.g. photographs) and any remaining architectural features to develop an appropriate shopfront and advertisement designs³⁸.
- 7.61 Larger businesses sometimes occupy adjacent buildings, which may be of a similar age and character or may have been built at different periods. In either case, it is rarely appropriate to attempt to visually unite historically separate shop units. Separate vertical sub-divisions should be maintained. In cases where these subdivisions have been removed in the past, they should be reinstated as part of proposals for new shop fronts. Similarly, where adjoining buildings have different floor heights, ceiling heights or building lines, it is almost never appropriate to impose uniform alignments of fascias, either in elevation or in plan.
- 7.62 In the right context, advertisements can enhance the appearance and vitality of an area. However, where they are poorly designed or located and where too many signs have been installed, they can cause considerable damage to visual amenity by cluttering the built environment and detracting from the quality of the area.
- 7.63 Internally illuminated projecting box-signs often create unnecessary visual obstruction in the street scene, appearing awkward during daytime and distracting at night. In many cases, bracketed signboards that are externally illuminated as appropriate can serve as an acceptable alternative. However, just like any signage, particular care should be taken to ensure that no architectural features are not damaged during the installation of any sign.
- 7.64 The recent tendency of installing disproportionately deep fascias will be resisted, notwithstanding the existence of any deep fascias on adjoining premises. Every effort will be made to secure the reinstatement of fascias according to the traditional proportions of the buildings to which they are fitted.
- 7.65 The requirement to light window displays at night and include visually permeable, internally mounted shutters reflects the need to maintain safety and reduce the fear of crime within centres outside of business hours. It is necessary to limit the degree to which glazed areas are obscured (i.e. items fixed directly to the glazing which prevent visual permeability) to maintain both visual amenity and safety through protecting active frontages. This requirement will normally be implemented through a planning condition as part of a planning consent.
- 7.66 Shop fronts should use a consistent palette of materials and consider their relationship with the neighbouring shop fronts to create a cohesive aesthetic along the shopping street or place, thereby enhancing the public realm.
- 7.67 Access to upper floors of buildings must always be maintained to preserve the adaptability of the building. In cases where separate access to different uses on upper floors does not exist, efforts will be made to secure its provision through negotiation when examining new shop front proposals, encouraging access to these via main routes and street frontages to encourage continuous activity.
- 7.68 Fascias, like shop fronts, should be divided in accordance with the architectural pattern and traditional divisions of the buildings on which they are fixed. Burglar alarms should be positioned in the least obtrusive location possible preferably immediately above the fascia) and any associated wiring should be run within the building or otherwise concealed.

³⁸ Including archive images held in the borough’s Local Studies Library and Archive

DEVELOPMENT MANAGEMENT POLICY

DE10: CONSERVING AND ENHANCING HERITAGE ASSETS

1. Proposals affecting a heritage asset, including through development within its setting, must be informed by an analysis of significance which identifies:
 - a. significance of heritage assets affected by proposals;
 - b. contribution made by their setting;
 - c. extent of the impact of the proposal on the significance of any heritage assets affected (including the contribution of their setting); and
 - d. steps taken to avoid or minimise harm.

The level of detail should be proportionate to both the significance of the heritage asset(s) affected and the scale of development. Planning applications with insufficient information will not be validated.
2. Great weight will be given to the conservation of heritage asset and consideration of harm will be weighed against all other material considerations.
3. Enfield will support development which:
 - a. aligns with the aims and objectives of the Heritage Strategy, Conservation Area Character Appraisals and Management Plans;
 - b. demonstrates an understanding of context and significance;
 - c. conserves and enhances the significance of heritage assets
 - d. secures the optimum viable use of a heritage asset which is consistent its conservation;
 - e. makes a positive contribution to local character and distinctiveness;
 - f. provides sufficient information on detailing and materiality to demonstrate a high-quality intervention which responds to local characteristics and architectural detailing
 - g. reflects the historic character, use, scale, grain and appearance of an area;
 - h. responds to the setting of heritage assets in a positive manner which conserves and enhances those elements of setting which make a positive contribution to significance.
4. Development proposals which seek to improve the energy efficiency of a heritage asset or introduce alternative energy sources will be required to:
 - a. adopt a ‘whole house approach’
 - b. take into account the construction of the building
 - c. identify alterations which are suitable, well integrated, and sustainable;
 - d. demonstrate that proposals have been informed by a detailed understanding of the significance of the heritage asset
 - e. minimise and clearly justify any residual harm
 - f. explain how and when the intervention can be reversed.
5. Development which causes harm to heritage asset will be resisted and will require clear and convincing justification.. Additional harm to a heritage asset on the Heritage at risk Register must be exceptional.
6. Substantial harm, total loss of significance or demolition of a heritage asset must be exceptional. Where demolition is proposed, it should be demonstrated that all options for retention, repair and re-use have been fully explored including those options which may not realise the highest economic viability of the asset.

7. Proposal within, or affecting the setting of, a Registered Park and Garden should:
 - a. align with the objectives of the relevant Management Plans;
 - b. demonstrate a clear understanding of the history, design character and significance of the landscape and its setting. This should include an analysis of phasing, topography, planting/arboriculture, vistas/views, garden buildings, statuary, railings, surfacing and lost features.
 - c. realise opportunities to enhance RPGs on the Heritage at Risk Register in collaboration with Historic England and other relevant stakeholders with the aim to remove entries from the Heritage at Risk Register;
 - d. retain and enhance their significance and not prejudice future restoration
 - e. protect significant views within, from and towards RPGs; and
 - f. ensure the restoration of the RPG following temporary limited interventions such as events
 - g. make section 106 contributions to secure heritage benefits within the RPG

where harm cannot be minimised or otherwise mitigated.

8. Where a development has the potential to impact archaeological remains, developers should submit with their planning application an Archaeological Desk Based Assessment and potentially an evaluation report in order to assess the significance of the archaeological resource. Desk Based Assessments should identify opportunities for community participation and improving public understanding.
9. Archaeological remains of national significance should be preserved in situ. Where a proposal affects archaeological remains of regional or local significance, developers should mitigate harm as appropriate in relation to the significance of the remains and record evidence to be deposited with the Greater London Historic Environment Record and the local archive.
10. Planning contributions will be sought towards Conservation Area Appraisal and Management Plans from developments comprising 50 or more residential units within or impacting a Conservation Area. Contributions

from non-residential schemes will be assessed on a site-by-site basis, taking account of the location, nature and scale of the proposed development and extent of public accessibility to the site.

11. Proposals affecting heritage assets secure opportunities to conserve, enhance or better reveal heritage significance through Section 106 agreements where harm cannot be minimised or otherwise mitigated.



Myddleton House

EXPLANATION

Preparing an application

7.69 Development proposals that have the potential to impact the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect. Developing proposals before assessing their significance can lead to abortive work, increased costs and delays. Therefore, it is strongly encouraged to engage early before formally submitting an application.

7.70 In situations, where development may affect a heritage asset or its setting, applicants are encouraged to use design and construction professionals with appropriate heritage expertise. Where structural interventions are required, additional weight will be given to plans authored by a CARE Registered Engineer (or similar accredited professional) or subjected to their peer review.

7.71 The plans and supporting information submitted must provide sufficient detail for the impacts on the historic environment to be assessed. Typically, outline planning applications will not normally be considered appropriate for developments which may affect a heritage asset or its setting and

reliance on conditions to demonstrate acceptability will be resisted.

7.72 It is important to note that many heritage assets may remain undiscovered or lack official recognition. Developing a comprehensive understanding of the context and engaging with the Council will allow for these assets to be identified at an early stage.

7.73 Applications should demonstrate how proposals are consistent with relevant character appraisals, management plans and good practice guidance.

Development

7.74 Heritage assets constitute an irreplaceable component of the Borough's unique character and identity. There is a strong presumption against granting planning permission that could cause harm to a heritage asset. The Council will apply a weighted or tilted balancing exercise, giving the conservation of heritage assets considerable importance and weight against other considerations.

7.75 The enhancement of a heritage asset can take many forms, including, but not limited to restoration, repair, removal of inappropriate development, increased accessibility, improved visibility, increased educational value, conversion to a more appropriate use or enhancing the asset's setting. Rarely will there be no opportunity for enhancement.

7.76 Harm may arise from works to a heritage asset or from development within its setting. In situations where there appears to be a conflict between the proposed development and the conservation of a heritage asset, the Council will consider whether the development's benefits could be achieved in a less harmful way, before proceeding to weigh benefits against any harm.

7.77 Conservation is an ever-evolving practice and not all previous developments may be consistent with current best practices or national / local policies. The Council will support development which seeks to address previous interventions which have had a negative impact upon the character, appearance or significance of a heritage asset or its setting.

7.78 Where the significance of a heritage asset has been compromised in the past by development that was unsympathetic to the asset or its setting, consideration will be given to the cumulative impact of incremental harm. Where harmful development has already occurred, the Council will not support development which repeats or reinforces previous harmful development.

7.79 The Council will not support developments which have a detrimental impact upon the character, appearance and significance of a heritage asset listed on the Heritage at Risk Register. Cumulative harm to these fragile assets must be exceptional.

Setting and Views

- 7.80 The term ‘setting’ of a heritage asset can be defined as the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 7.81 It is important to note that the lack of visibility from the public realm does not equate to a lack of harm. The built environment is experienced in the round and consideration must be given to the impact upon views of heritage assets from private land as well as from within the public realm.
- 7.82 The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Responding to Climate Change

- 7.83 In 2019 Enfield Council declared a climate emergency. As part of the declaration, holistic approaches to improving the energy efficiency of traditional buildings will be supported. Assessments should demonstrate a clear understanding of construction, location, environment, historic significance, services, and occupant behaviour. Applicants are also encouraged to consider the existing embodied carbon within the fabric of traditional buildings; the carbon required to implement the proposed intervention; the carbon payback period; and alternative options for realising a similar carbon reduction. Harmful interventions should, where possible, be reversible.
- 7.84 Where development proposals include the demolition in whole or part of a heritage asset, it is important to recognise the carbon embodied within the existing structure and include this in a whole life assessment of the buildings carbon emission.

Archaeology

- 7.85 Development should improve understanding and awareness of the archaeology within the Borough, while maximising opportunities for community engagement and participation.

- 7.86 Depending on the significance of the asset and the nature of the works proposed, there may be the need for a Written Scheme of Investigation to ensure appropriate investigations are carried out before, during and after implementation. This scheme is designed to ensure that information about the asset is recorded and disseminated appropriately, and it is more likely to be required where assets with multiple layers of historic fabric are affected and/or the proposals involve significant loss thereof. The extent and complexity of the scheme should be proportionate to the importance of the asset and the potential impact of the proposal.
- 7.87 In some instances it may be necessary to document buildings, or parts of buildings, which will be lost as a result of demolition, alterations, or neglect in accordance with Historic England’s guidance.

Access

- 7.88 Historic buildings and landscapes are often perceived as barriers to participation. In most cases, heritage assets are capable of some access enhancements without harm to the significance of the asset. Applicants should undertake access audits of heritage assets at the earliest opportunity to identify enhancements that are consistent with the significance of the asset and with guidance provided by Historic England.

DEVELOPMENT MANAGEMENT POLICY

DE11 : LANDSCAPE DESIGN

1. Proposals will be expected to take account of the quality, distinctiveness and the sensitivity of the Borough's Areas of Special Character and other areas of landscape character (including the river valleys of Salmons, Turkey and Pymmes Brooks) and restore, conserve and enhance:
 - a. the landscape character and distinctiveness of the area, including its biodiversity and heritage/cultural value and tranquillity;
 - b. the distinctive setting and identity of settlements (beyond the urban area) and buildings and the wider landscape, including strategic and local views;
 - c. the visual quality of the rural-urban fringe, marking a clear distinction between the urban edge and wider countryside;
 - d. the historic pattern of woodland, forests, trees, field boundaries, vegetation and other distinctive landscape features;
 - e. the special qualities of the historic landscapes, rivers, waterways, wetlands, lakes and ponds, and their surroundings; and
 - f. the topography of the area, including sensitive skylines, ridgelines and geological features.
2. Where impacts are likely to be significant, an assessment of the potential impact of the proposed development on the Borough's landscape (as defined in the Characterisation Study) will be required, taking account of its time-depth, scale, massing, design, height, form, layout and orientation and the measures to mitigate or minimise any adverse impacts (e.g. cumulative).
3. All developments will be expected to provide a high quality, comprehensive hard and soft landscape scheme that:
 - a. includes links to the wider blue-green infrastructure network;
 - b. retain existing landscape features (e.g. garden buildings/structures, historic layout, trees, shrubs, hedges) which contribute positively to the setting and character and historic significance of the area;
 - c. provides sustainable drainage systems and designs that facilitate floodplain compensation and preservation of flood flow routes, where appropriate;
 - d. includes generous tree, shrub and hedgerow planting consisting of appropriate species and nursery stock in the context of location, role and prominence of the landscape feature, and to provide year-round interest;
 - e. incorporate suitable wildlife habitats, including micro-habitats
 - f. create new areas of landscape planting which are visually attractive, safe and easily accessible, using local styles and materials, where possible or recreate areas of lost or eroded historic landscape character;
 - g. contextually appropriate, robust and low maintenance surfacing materials within public areas, including more attractive finishes (including block paving) in key focal spaces and lightly trafficked carriageways; and
 - h. a long-term management strategy with clear responsibilities and regimes to maintain the upkeep of all external areas.

EXPLANATION

7.89 Enfield’s landscape and topography includes a variety of elements, ranging from farmland and woodland ridges like Enfield Chase in the west, to open parklands like Trent Park, landscaped gardens like Forty Hall, river valleys like the Lee in the east. This diverse landscape reflects its important position between urban London and rural Hertfordshire. Detailed information of the characteristic traits of the Borough’s landscape can be found in various sources, including the Enfield Area of Special Character review, Enfield Characterisation Study, Heritage Strategy and conservation area management plans.

7.90 Development proposals will be required to assess the proposed impact on the Borough’s landscape preferably through a comprehensive design and access statement. This assessment should demonstrate how the need to respect the character and appearance of the Borough’s landscape, including its valued features like woodlands, farmlands, public parks and historic landscapes, has been taken into consideration. Development should aim to retain positive features and views, and should explore opportunities for improving the landscape’s character.

7.91 Landscaping should be an integral part of any development scheme, and it should be addressed early in the planning process. Detailed landscaping plans should be approved before any works commences on site. New planting becomes particularly important for development sites that border the countryside, helping to soften the transition between the urban and rural areas.



Lee Valley

DEVELOPMENT MANAGEMENT POLICY

DE12: CIVIC AND PUBLIC DEVELOPMENTS

- 1. Development involving the construction of civic buildings, institutions and other buildings providing services to the public will be supported where it:
 - a. faces onto the street/public realm (including all main entrances) and includes an active frontage (windows and doors that provide a visual connection and provide activity);
 - b. is designed to provide a landmark appropriate to the importance and setting of the function, aiding legibility of the wider area;
 - c. builds flexibility into its design and layout to provide adaptable spaces that can be used to meet current and future needs and facilitates ancillary/alternative uses (e.g. community uses for parts of schools);
 - d. is designed to be naturally lit and ventilated to provide a comfortable environment that encourages social interaction (e.g. use of high ceilings in communal spaces);
 - e. communicates the importance and function of the building through architectural cues and appropriate and attractive signage, which is integrated into the built fabric;
 - f. positively addresses the public realm through means of enclosure, landscaping, street furniture and the location and design of parking and servicing (car parking should be located at the rear of the building, where possible);
 - g. puts inclusive access arrangements in place so that all users can move freely throughout the site; and
 - h. maximises opportunities for the inclusion of urban greening, biophilic design principles and integrates/engages with existing blue and green infrastructure where possible.
 - i. Respects the heritage of an area and responds to local character and distinctiveness
2. Large-scale civic developments (especially those occupying more than one building) must consider whether public access through the site is necessary to facilitate movement within the area. In this instance, way-finding infrastructure may also be required.

Design and Character

EXPLANATION

- 7.92 This policy should be read alongside policy SC2. Civic and public buildings and institutions are defined as any building that provides public services, or to which the public has a high degree of access. These can include, but are not limited to, police and fire stations; educational and health care facilities, leisure and cultural venues; community halls and gathering spaces; administrative centres and government buildings. By their very nature, these buildings tend to stand out from surrounding uses and act as prominent landmarks.
- 7.93 This policy seeks to ensure that new public buildings of civic importance or extensions or alterations to existing civic buildings and spaces achieve the very best standards of design. It should enhance the surrounding public realm, fostering a sense of identity and civic pride, while championing urban greening and the principles of sustainable design.
- 7.94 In some instances, larger institutions can inadvertently create a barrier to movement, especially when security measures are implemented to limit access to the site. Measures complying with part 2 of the policy, such as the creation of internal streets, can maintain security while preserving or creating public routes along desire lines. The term 'public access' includes internal routes and circulation, serving purposes like parking, drop-off provision and other points of access and egress.

DEVELOPMENT MANAGEMENT POLICY

DE13: HOUSING STANDARDS AND DESIGN

1. New residential development will only be supported if it:
 - a. is appropriately located, taking into account the nature of the surrounding area, land uses, access to local amenities, and any proposed mitigation measures;
 - b. is of an appropriate scale, bulk and massing;
 - c. protects the amenity of occupiers of existing and proposed homes in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance, having regard to best practice, including Building Research Establishment (BRE) guidance on daylight and sunlight;
 - d. meets or exceeds the minimum internal space standards set out in the London Plan (and its successors) having regard for the need to use land efficiently;
 - e. provides a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the Mayor of London’s Housing Supplementary Planning Guidance, Building Regulations, BRE Home Quality Mark and other best practice guidance documents;
 - f. meets standards in local and the Mayor of London’s guidance relating to accessible housing. Ten per cent of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations). The building as a whole should be designed to be accessible for wheelchair users. All buildings with wheelchair or adaptable housing at above ground floor must include two lifts providing access to those units. Circulation spaces and lifts must be designed to comfortably accommodate buggies and wheelchairs, including waiting areas adjacent to lifts;
 - g. provides adequate access, parking, cycle parking and refuse storage in line with other policies in the development plan, but which do not, by reason of design or location, adversely affect the quality of the street scene;
 - h. ensures that hardstandings do not dominate or cause harm to the character or appearance of the property or street, and are permeable wherever possible;
 - i. ensures that boundary treatments do not dominate or cause harm to the character or appearance of the property or street and maintain visibility splays. In the case of front boundary treatments, the height should not normally exceed 1m;
 - j. is attractive and well designed with no visible external difference between tenures within a local area;
 - k. ensures that habitable rooms (of both new and existing properties) have at least one window where the distance to unobscured windows and/or unscreened private external amenity space of neighbouring residential occupiers is at least 18m, unless it can be demonstrated that this would not result in housing with inadequate daylight/sunlight or privacy for the proposed or existing development.
 - The distance should be measured via a 45 degree line from the edge of windows.
 - This standard does not apply to new windows in the same development that are positioned on facades on an internal corner of a building, e.g. on two adjacent sides of a courtyard).

- This does not apply to the relationship of windows to neighbouring ground floor gardens, where views up to windows will be expected, or landscaped podiums where a visual connection between homes and the amenity space is beneficial.
 - The relative angles of windows (and potential loss of privacy) will be considered where proposals seek to reduce this distance.
 - Habitable room windows fronting a public or communal areas on the same level must have a minimum 1.5m of “defensive space” in front of them. This would normally take the form of private amenity space or planting.
2. Even where it meets BRE guidance on daylight and sunlight, no part of a proposed development should have elements above ground floor that are likely to cause significant visual obstruction within 11 metres (horizontally) of an existing residential window serving a habitable room (drawing a 45 degree line from the edges of the existing window). This standard does not apply to parts of proposals that follow an established building line (e.g. the rear walls of existing houses).
3. New residential development above ground floor must be set back from the edge of existing amenity space by a minimum of 1.5 metres for every total storey of new development proposed, irrespective of daylight and sunlight implications. i.e. beginning with 3 metres for 2-storey development. This standard does not apply to parts of proposals that follow an established building line (e.g. the rear walls of existing houses).
4. Side and rear facing windows overlooking adjacent sites (at a distance of less than 11m) will not be permitted above ground floor unless:
- a. they are necessary to achieve positive surveillance (such as the overlooking of side alleys, streets); or
 - b. they do not result in an adverse degree of overlooking and loss of privacy to existing occupiers; and
 - c. it can be demonstrated that their inclusion will not preclude development of a similar form on the adjacent site.
5. Consideration may be given to the use of high-level windows or obscured glazing, obscured view/angled windows, use of level changes, staggered windows that achieve the above objectives.

EXPLANATION

7.95 This policy will secure the implementation of high quality, sustainable development, that has regard for and enhances local character, addresses the existing and future needs of residents, and protects the residential amenity of neighbouring properties.

7.96 The policy brings together several best practice standards set out in the London Plan Guidance, Building Research Establishment, National Design Guide and National Model Design Code, and describes how this guidance applies in Enfield. Application of many of the principles set out will be context-specific. Where possible, a standard has been derived as follows:

7.97 Front boundary treatments are limited to 1m, to continue to prevent the proliferation of very large, out of character and oppressive front boundary treatments, which damage the relationship of the property with the street as described in Enfield's Characterisation study (2011).

7.98 Distancing between developments serves a number of purposes: it helps to maintain a sense of privacy; prevents new development from being perceived as oppressive and/or overbearing; and ensures that all occupants have adequate access to

daylight and sunlight. The standards for residential extensions are set out in Policy DE15 and should accord with the above standards. The policy cannot cover every possible scenario, and it is accepted that certain building forms, site constraints and architectural techniques may mean the aims of the policy can be achieved with different standards. However, such cases are likely to be an exception and will need a clear and convincing justification.

7.99 The common used standard of 18m between habitable room windows is used across London (see London Plan Housing SPG standard 28 and para 2.3.36) and provides clarity for developers. A 45-degree line from the edge of the window is used, because an investigation of typical arrangements shows this sufficiently limits sight lines into habitable rooms. The standard does not apply across internal corners of the same development because this would severely limit development, and in this scenario, all residents will be aware of the relationship when choosing whether to occupy a property.

7.100 The 1.5m "defensive space" in front of habitable rooms originates from best practice established in the Urban Design Compendium (English Partnerships, 2000). Similar standards are missing from later guidance documents, but

the principle of privacy remains (see London Plan Housing SPG standard 28 and para 2.3.36. Also implied as a necessary code in the National Model Design Code Fig. 19). It is helpful to reintroduce clarity on what is required. Allowing approach to the window severely damages privacy and results in curtains and shutters being closed, damaging active surveillance of the street.

7.101 Part 2 protects outlook. It is sometimes possible to meet BRE standards for daylight and sunlight but cause oppressive visual intrusion. Part 2 ensures this will not be the case. Similarly, Part 3 protects the enjoyment of amenity spaces (for example, building a 2-storey wall along a garden boundary would cause unacceptable and oppressive enclosure of the existing space).

7.102 Side-facing windows could cause unacceptable loss of privacy to adjacent occupiers if built close to the boundary. Similar to separation distances between habitable rooms, a baseline standard is required to prevent this. 11m has historically, and successfully, been established in Enfield as the standard.

7.103 The policy cannot cover every possible scenario, and it is accepted that certain building forms, site constraints and architectural techniques may mean the aims of the policy can be achieved with different standards. However, such cases are likely to be an exception and will need a clear and convincing justification.

DEVELOPMENT MANAGEMENT POLICY

DE14: EXTERNAL AMENITY STANDARDS

1. New development must provide good quality, external private amenity space that is not significantly overlooked by existing development and meets or exceeds the following minimum standards:

2. All amenity space contributing to the minimum standard must:
 - a. be a minimum of 1.5 metres wide and be provided in one contiguous area. Additional amenity space does not have to meet this requirement; and
 - b. have level access from the dwelling it serves.
3. All private ground floor amenity space, which is the primary source of amenity for a home, must be located at the rear or side of the building (the latter being acceptable if this is adequately screened from publicly accessible areas without the need for occupiers to erect personalised screens).
4. Private amenity space should achieve good levels of sunlight in line with BRE guidance.

5. In addition to private amenity space, developments containing homes with two or more bedrooms must either have larger private amenity spaces or have access to a communal amenity space (either at ground floor or as a podium courtyard/roof terrace) that:
 - a. is not accessible to the public;
 - b. is of a suitable size and containing facilities and landscaping suitable to the number and type of units it serves. As a minimum, this should allow space for external dining, soft landscaping, areas for relaxation and play;
 - c. is overlooked by windows and/or balconies of the development it serves;
 - d. is directly accessed from communal circulation cores (and each individual dwelling on the same level where possible);
 - e. is accessible to wheelchair users and other disabled people; and
 - f. has suitable management arrangements in place.

Table 7.2: Minimum external amenity space

MAXIMUM INTENDED OCCUPIERS	MINIMUM EXTERNAL AMENITY SPACE
1	5sqm
2	5sqm
3	6sqm
4	7sqm
5	8sqm
6	9sqm
6+	9sqm+1sqm for each potential additional occupier

EXPLANATION

7.104 Amenity spaces associated with housing provides opportunities for recreational activities, exercise, sports, biodiversity, socialising, and engaging in interests such as gardening and food growing. Having access to multi-functional amenity space can enhance the 'liveability' and overall enjoyment of people's homes.

7.105 Private amenity space refers to open space that are exclusively accessible to the resident/residents of the dwelling. This does not include spaces used for purposes like access roads, driveways, garages/car ports, parking spaces, outdoor storage or landscaped areas primarily meant for providing a setting for the development, such as front gardens.

7.106 A minimum standard of provision is necessary to ensure that any amenity space provided is functional. It is acknowledged that including private amenity spaces as part of flatted developments may present different challenges than housing schemes due to the higher numbers of units which are accommodated and distributed across different storeys on the site. However, both types of development must provide access to good quality amenity space through a combination of private and communal areas.

7.107 The overall quality and design of amenity spaces are also important for their effective functionality. Elements such as screening to facilitate privacy, accessibility, and adequate sunlight to extend their usage, along with proper management arrangements, contribute to creating inviting spaces that encourage leisure and relaxation.

7.108 In areas subjected to excessive noise or air pollution, the consideration of winter gardens as an alternative to external balconies for amenity space may be deemed more appropriate, provided it aligns with acceptable design and access to natural light.

7.109 The standards for private amenity space do not take into account the potential for loss of amenity space resulting from permitted development extensions. In these circumstances the Council may remove permitted development rights to ensure that the minimum standard of amenity space is retained.

7.110 The minimum requirement will not represent an acceptable standard of provision on all sites, as there will be cases where new developments are expected to provide more amenity space. For instance, when the development is located within an area identified as deficient in open spaces or play areas, or where amenity space makes a greater contribution towards setting and the character of areas, having regard to Conservation Area Appraisals and Management Plans and other aspects of the evidence base.

7.111 In the Design and Access Statement, the development should demonstrate how the design of the amenity space accords with best practice.



Roof terrace

DEVELOPMENT MANAGEMENT POLICY

DE15: RESIDENTIAL EXTENSIONS

1. Extensions

- a. Proposed extensions will only be permitted where:
 - i. the impacts on the amenities of the original building and its neighbouring properties are limited and acceptable;
 - ii. adequate amenity space and the satisfactory access to existing garages or garage/parking spaces is retained; and
 - iii. there is no adverse visual impact upon local character including designated and non-designated heritage assets.
- b. Single storey extensions:
 - i. should not usually exceed 3 metres in depth beyond the original rear wall in the case of terraced and semi detached properties, or 4 metres for detached dwellings except where the extension is to achieve common alignment with its neighbours
 - ii. for proposals in excess of the above, the extension should not breach a 45 degree line drawn from the edge of the nearest window of any adjacent property, unless other site

circumstances (such as topography, orientation or a high degree separation between properties) would convincingly justify a more flexible approach..

- iii. in the case of a flat roof, the single storey extension should not exceed a height of 3 metres from ground level when measured to the eaves, with an allowance of up to 3.5 metres (total height) to the top of a parapet wall.
 - iv. for pitched roofs the extension should not exceed 4 metres in height when measured from the ridge and 3 metres at the eaves.
- c. Extensions above ground floor must:
- i. not exceed a line taken at 45-degrees from the edge of the nearest window (above ground floor) of any of the adjacent properties;
 - ii. where appropriate, secure a common alignment of rear extensions; and
 - iii. not be highly visible from the public realm if this adversely impacts on the character of the area.

2. Side extensions

- a. Extensions to the side of existing residential properties will only be permitted where:
 - i. they do not result in the creation of a continuous façade of properties or ‘terracing effect’ which is out of character with the locality. In all cases a minimum distance of 1 metre from the boundary with adjoining property should be maintained, unless this would be out of character with the context. A greater distance may be required depending on the size and nature of the residential plots, local character, and to prevent adverse impacts on the streetscene and residential amenity;

3. Extensions for corner plots

- a. On a corner plot, both side and rear extensions should maintain an acceptable distance from the back edge of the pavement on both streets. This will be assessed having regard to the following:
 - i. the need to maintain a relationship with the established building line and views to the properties along the side street;

- ii. the character of the local area;
- iii. the bulk/dominance of the structure along the street frontage and its desired subordination in relation to the original dwelling;
- iv. the need for adequate visibility splays; and
- v. the need to preserve the lateral separation between dwellings where this makes a positive contribution to local character

4. Roof extensions

- a. Roof extensions to residential properties will only be permitted where they are:
 - i. of an appropriate size and location within the roof plane and, in the case of roof dormers, are visually subordinate, inset from the eaves, ridge and edges of the roof as well as any existing features such as valley gutters and chimneys (insets should normally be a minimum of 500-750mm, depending on the size of the roof);
 - ii. in keeping with the character and materiality of the property, and not dominant when viewed from the surrounding area;

- iii. locating rooflights roofslopes not visible from the highway with their placement, size and number being considered so as to relate to the style, proportions and arrangement of the lower elevation and the prevailing roofscape of the locality.

- b. Roof extensions to the side of a property must not disrupt the character or balance of the property or a pair or group of properties of which the dwelling forms a part.

- c. Roof dormers on front facing roofs will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.

- d. Placement of rainwater goods, soil pipes and other services/vents should not be to the aesthetic detriment of the property or roofscape.

- e. Proposals for flat roof dormers within a conservation area, or setting of a listed building, will be refused.

5. Outbuildings

- a. Outbuildings to residential properties will only be permitted where:
 - i. the building is ancillary to the use as a residential dwelling;

- ii. the design has regard to topography (e.g. the additional impact that an elevated position might have);
- iii. it does not project forward of the front building line; and
- iv. it maintains an adequate distance from the dwelling and is of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties.

- b. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with other policies in this plan.

6. Alterations

- a. Where permitted development rights have been withdrawn to safeguard the character and appearance of a Conservation Area, permission for alterations will only be permitted where:
 - i. They align with Conservation Area Management Proposals
 - ii. Respect the key characteristics of the Conservation Area with regard to details and materiality
 - iii. Provide sufficient information to demonstrate regard for local character
 - iv. Do not cause cumulative harm.

EXPLANATION

- 7.112 Extensions to residential properties offer an efficient and, in challenging housing markets, often a more affordable and practical solution for adapting to household changes. However, it is important to acknowledge that extensions may disrupt the established pattern and form of development, potentially impacting residential amenity. There should be no chamfering of edges to avoid the policy requirements. While a well-designed extension with a single stepped wall may be acceptable, it is essential to ensure that any step should be of a reasonable length and that the overall aesthetic is not compromised at the expense of maximising extension depth.
- 7.113 Side extensions, especially those developed in close proximity to the side boundaries adjoining neighbouring properties, can create a ‘terracing’ effect. In such cases, semi-detached or detached properties become attached via extensions to those adjoining properties. In many cases, this would be out of keeping with the character of the locality and therefore a clear separation between the built form needs to be maintained.
- 7.114 As a minimum, there should be a one metre separation from the side boundary. However, in situations where this would result in a very large extension due to the size and nature of the residential plot, a greater distance may be required. The determination of the degree of separation should consider the impacts on the street scene and residential amenity (in terms of privacy, outlook, daylight, and sunlight). Developers should also consider the need for appropriate access for ongoing maintenance purposes.
- 7.115 Corner or end of terrace properties occupy prominent places along multiple street frontages. It is crucial to maintain their relationship with both streets and ensure active frontages on both sides. When designing side and rear extensions for these properties, it is important to consider the overall appearance of the whole building and the group of buildings of which they form a part in mind. Generally, extensions should be subordinate to the original dwelling and not overly dominant in the street scene. Exceptions may be considered where an extension can be designed to create a frontage that turns the corner and addresses both streets, subject to the area’s character.
- 7.116 Roof and side extensions, due to their visibility, can have a more discernible impact on the streetscene. Uniformity in architectural treatments, such as roof lines, and the rhythm of building widths are key to maintaining a continuity of character across parts of Enfield. Side facing dormers, in particular, can result in awkward development forms and disrupt the balance of rows of terraced or semi-detached houses, especially where roof treatments are mirrored.
- 7.117 In cases where a property is located within a conservation area or the setting of a listed building, it is uncommon for flat roof dormers to be considered appropriate. When proposing new dormers, they should respect the prevailing character and appearance of the roofscape and not contribute to additional or cumulative harm. It is essential to recognise that the lack of visibility from the public realm does not equate to a lack of harm. Therefore, consideration will be given to the impact upon all types of views at varying scales. The placement and design of dormers should be visually subordinate to the roofslope and relate to the style, proportions and arrangement of the lower elevation. Where a dormer has the potential to cause harm to a heritage asset, a greater level of detail will be required at planning application stage to ensure a high-quality intervention.
- 7.118 Outbuildings can provide spaces for activities ancillary to the residential dwelling, such as space for a study, gym, playroom or summer house. The scale of the outbuilding will be expected to be in proportion to its ancillary function, ensuring it remains subordinate within the site.
- 7.119 Extensions have the potential to increase flood risk. While the specific requirements are not repeated here, applicants should refer to **policy SE7** on managing flood risk for detailed guidance.
- 7.120 To protect particularly important features within Conservation Areas, an Article 4 Direction may be issued. Where planning permission is required for certain works planning applications must preserve and enhance these features in accordance with the Conservation Area Management Proposals. These proposals have been developed to address key issues and vulnerabilities effectively.