

# PLANNING GRANTED



Mr Joe Haines  
33 Margaret Street  
London  
W1G 0JD

Please reply to: Sean Gallagher

Email: [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk)  
My ref: 19/03748/FUL  
Date: 26 June 2020

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:** The Goat 250 High Street Enfield EN3 4HB  
**REFERENCE:** 19/03748/FUL  
**PROPOSAL:** Demolition of rear extensions and erection of a 3-storey block of 9 self-contained flats comprising (5 x 1-bed, 2 x 2-bed, 2 x 3-bed) together with reconfiguration of public house and single-storey side/rear extension to provide a function room with associated parking at rear.

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

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.


Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans including plans(s):

E/002-2  
E/099-5  
E/100-5  
E/101-5  
E/102-5  
E/103-5  
E/310-4  
E/311-4  
E/312-4  
E/313-4  
E/410-1

**IMPORTANT** – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to [www.enfield.gov.uk/connected](http://www.enfield.gov.uk/connected)

Sarah Cary  
Executive Director Place  
Enfield Council  
Civic Centre, Silver Street  
Enfield EN1 3XY  
[www.enfield.gov.uk](http://www.enfield.gov.uk)

 If you need this document in another language or format contact the service using the details above.

E/411-1  
D/100-4  
P/000-4  
P/050-3  
P/099-8  
P/100-12  
P/101-12  
P/102-12  
P/103-11  
P/120-12  
P/121-11  
P/122-11  
P/123-12  
P/301-3  
P/310-7  
P/311-7  
P/312-7  
P/320-9  
P/321-9  
P/322-9  
P/323-9  
P/401-5  
P/411-1  
P/420-5  
P/421-5  
P/422-5

Design & Access Statement: 10/2019

Planning Statement: 10/2019

Heritage Statement: 07/2019

Transport Statement: 08/2019

SuDS Report: 01/2020

Response to SuDS Comments: 03/2020

Environmental Noise Survey and Acoustic Design Statement Report: 08/2019

Ventilation Statement: 03/2020

Daylight and Sunlight Assessment: 07/2019

Energy Statement: 02/2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The development shall not commence until details of the external appearance of the development, including physical samples of the materials to be used for external surfaces of buildings and other 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 before it is occupied.

Reason: To ensure an appearance which complies with Development Plan Policies.

4 Prior to occupation of the development, a Verification Report demonstrating that the approved drainage / SuDS measures set out in the Response to SuDS Comments, 4th March 2020, 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 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 a chartered engineer (if appropriate)

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 in accordance with Policy CP28 of the Core Strategy, DMD 61, and Policies 5.12 & 5.13 of the London Plan and the NPPF.

5 The development shall not commence until details of the surfacing materials to be used within the development, including a clearly demarcated (for peds and vehicles) shared surface provision within the car park, have been submitted to and approved in writing by the Local Planning Authority. The surfacing shall be carried out in accordance with the approved detail before the development is occupied or use commences.

Reason: To ensure appropriate turning space is provided but not at the expense of the pedestrian access.

6 The development shall not commence until details of how drainage from the hardstanding will be prevented from discharging towards the public highway e.g. provision of a soakaway, or permeable paving. The surfacing and drainage measures shall be carried out in accordance with the approved detail before the development is occupied unless otherwise agreed with the Local Planning Authority.

Reason: In order to maintain satisfactory integrity of road highway surfaces and to protect the safety of the public highway.

7 The development shall not commence until details of the passive electric charging points, required on all five spaces, have been submitted to and approved by the Local Planning Authority. The points shall be installed in accordance with the approved detail before the development is occupied.

Reason: To ensure the development meets London Plan standards.

8 The development shall not commence until details of refuse storage facilities to be provided within the development have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of amenity.

9 The development shall not commence until details of facilities and methodology for cleaning the wheels of construction vehicles leaving the site have been submitted to and approved in writing by the Local Planning Authority. The approved facilities and methodology shall be provided prior to the commencement of site works and shall be used and maintained during the construction period.

Reason: To prevent the transfer of site material onto the public highway in the interests of safety and amenity

10 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a) photographic condition survey of public carriageways, verges and footways in the vicinity of the site;
- b) map showing routeing of demolition and construction vehicles to/from the site;
- b) access arrangements to the site;
- c) wheel cleaning methodology and facilities;
- d) contractors/staff/visitors parking;
- e) the estimated number and type of vehicles per day/week;
- f) details of any vehicle holding area;
- g) details of the vehicle call up procedure;
- h) details of any changes to on-street waiting and loading restrictions that will be required;
- i) details of measures to protect pedestrians and other highway users from construction activities on the highway;
- j) Coordination with other development projects in the vicinity;
- k) Details of measures and training to reduce the danger posed to cyclists by HGVs, including membership of the Freight Operators Recognition Scheme or an approved equivalent;
- l) Work programme and/or timescale for each phase of the demolition, excavation and construction works; and
- m) Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.
- n) A report confirming how dust and emissions shall be controlled during construction in accordance with the Mayor of London's supplementary planning guidance 'The Control of Dust and Emissions During Construction and Demolition'

The development shall be carried out in accordance with the approved Construction Traffic

Management Plan.

Reason: To ensure construction does not lead to damage of the nearby public road network and to minimise disruption to the neighbouring properties.

11 The development shall not be occupied until the existing vehicular access has been reinstated at the expense of the applicant. This condition should be read in conjunction with the Informative also attached to the permission.

Reason: In the interests of street scene.

12 No development shall take place until an acoustic report has been submitted to and approved by the Local Planning Authority. The report must set out the sound level generated from all mechanical plants and state the noise control measures to be employed to ensure the noise from the system does not exceed a level of 5dBA below the typical measured background noise level measured as L(A)90 15 minutes during operational hours, at the façade of the nearest residential property.

Reason: To protect the local amenity from noise and disturbance

13 No development shall take place until details of an alternative ventilation system have been submitted to and approved by the Local Planning Authority. The ventilation method shall ensure that the internal noise levels stated in BS8233:2014 and the L(AF) max levels set-out in the World Health Organisation Guidelines for Community Noise, are met with the ventilation system in operation.

Reason: To protect the local amenity from noise and disturbance

14 The development shall be carried out in accordance with the measures identified in the hereby approved Energy Statement and shall provide for no less than a 35% reduction on the total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2013 utilising photovoltaic technologies as the primary energy source.

Prior to installation details of the photovoltaic technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- a. The resulting specification and operational details;
  - b. A management plan and maintenance strategy/schedule for the operation of the technologies;
- and

The photovoltaics, shall be installed and operational prior to the first occupation of the development and retained thereafter.

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 Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

15 The development shall be carried out in accordance with the Water Calculation Compliance Summary, which demonstrates reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than 105 litres per person per day. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan (2016).

16 Following the practical completion of works a final Energy Performance Certificate with associated Building Regulations Compliance Report shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

17 Construction of the development shall not commence until a landscaping plan for the site and details of all hardstanding is submitted to and approved by the Local Planning Authority.

Reason: In order to maintain satisfactory appearance of the development and to protect the amenity of the public highway.

18 The development shall not commence until details of trees, shrubs and grass to be planted on the site have been submitted to and approved in writing by the Local Planning Authority. The details shall provide adequate screening for residential privacy, while complementing the overall design of the building and the façade. The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To provide satisfactory appearance and adequate privacy for future occupants.

19 The glazing serving the side facing windows of approved Flats 4 and 5 of the development indicated on drawing No P320-9 shall be fixed shut and in obscured glass with an equivalent obscuration as level 3 on the Pilkington Obscuration Range. The glazing shall not be altered without the approval in writing of the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of adjoining and neighbouring properties

20 Prior to the first occupation of the residential units hereby approved the applicant shall enter into a unilateral undertaking legal agreement to restrict the provision of new parking permits to future residents.

Reason: To ensure retain parking capacity in the adjoining roads and prevent under provision of parking to local residents.

Dated: 26 June 2020

Authorised on behalf of:

Mr A Higham  
Head of Development Management  
Development Management,  
London Borough Enfield,  
PO Box 53, Civic Centre,  
Silver Street, Enfield,  
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer  
[sean.gallagher@enfield.gov.uk](mailto:sean.gallagher@enfield.gov.uk).

**List of plans and documents referred to in this Notice:**

<b>Title/Number</b>	<b>Version</b>	<b>TYPE</b>
P/000-4		Revised plans
P/050-3		Revised plans
P/099-8		Revised plans
P/100-12		Revised plans
P/101-12		Revised plans
P/102-12		Revised plans
P/103-11		Revised plans
P/120-12		Revised plans
P/121-11		Revised plans
P/122-11		Revised plans
P/123-12		Revised plans
P/301-3		Revised plans
P/310-7		Revised plans
P/311-7		Revised plans

P/312-7 P/320-9 P/321-9 P/322-9 P/323-9 P/401-5 P/411-1 P/420-5 P/421-5 P/422-5 E/002-2 E/099-5 E/100-5 E/101-5 E/102-5 E/103-5 E/310-4 E/311-4 E/312-4 E/313-4 E/410-1 E/411-1 D/100-4 Design & Access Statement:10/2019 Planning Statement: 10/2019 Heritage Statement: 07/2019 Transport Statement: 08/2019 SuDS Report: 01/2020 Response to SuDS Comments: 03/2020 Environmental Noise Survey and Acoustic Design Statement Report: 08/2019 Ventilation Statement: 03/2020 Daylight and Sunlight Assessment: 07/2019 Energy Statement: 02/2020		Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Revised plans Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Drawing Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information Supporting Information
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**Additional Information**

**Notes**

1. In accordance with the Town and Country (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008, any conditions attached to this permission that require discharge by the Local Planning Authority will be **subject to a fee**. A schedule of fees charged is available on the Planning page of the Council's website at: <https://new.enfield.gov.uk/services/planning/applying-for-planning-permission/overview-of-planning-applications/>



2. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.
3. This decision does not purport to convey any approval or consent which may be required under any bye-laws or under any enactment other than the Town and Country Planning Act 1990.
4. This decision does not convey any approval or consent under the **Building Regulations** which may be required before starting the development hereby granted permission. Advice on whether an application under the Building Regulations is required is available from the Council's Building Control Service on our website at [www.enfield.gov.uk](http://www.enfield.gov.uk) or by emailing Building Control at [building.control@enfield.gov.uk](mailto:building.control@enfield.gov.uk).

### **Rights of Applicants Aggrieved by Decision of Local Planning Authority**

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal ([www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs))). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at [planning.decisions@enfield.gov.uk](mailto:planning.decisions@enfield.gov.uk).**
2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - 28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.

- 28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
  4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.