

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 3 August 2021

Report of
Head of Planning

Contact Officer:
Andy Higham
Claire Williams
Alex Johnson
Tel No: 020 8132 0865

Ward:
Bush Hill Park

Ref: 20/01895/FUL

Category: Minor Dwellings

LOCATION: Bush Hill Park Bowls Tennis And Social Club, Abbey Road, Enfield, EN1 2QP

PROPOSAL: Redevelopment of the site including removal of existing tennis courts, sub-division of site and erection of two new buildings comprising of 4 self-contained flats in each building, together with parking, refuse storage and associated works.

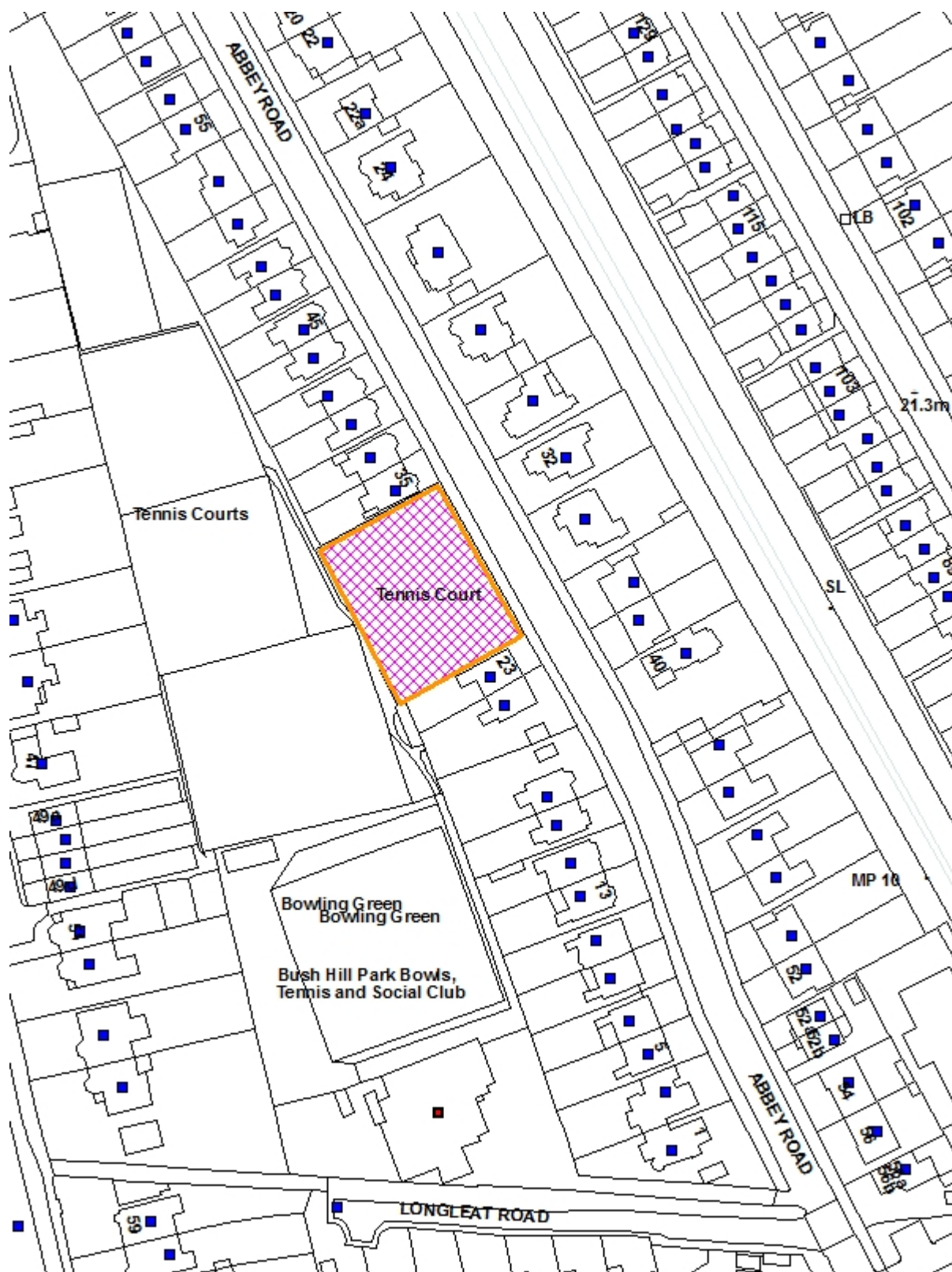
Applicant Name & Address:
Mr Davidian
2DD
Bush Hill Park Bowls
Tennis And Social Club
Abbey Road
Enfield
EN1 2QP

Agent Name & Address:
Mr Michael Koutra
MSK Design Ltd
230 High Street
Barnet
EN5 5TD

RECOMMENDATION

That subject to the completion of a S106 legal agreement, the Head of Development Management / Planning Decisions Manager be authorised to Grant conditional planning permission.

Ref: 20/01895/FUL LOCATION: Bush Hill Park Bowls Tennis And Social Club , Abbey Road, Enfield, EN1 2QP



1.0 Note for Members

- 1.1 Although a planning application of this nature can be determined under delegated authority, Councillor De Silva has requested that it come before the Planning Committee for determination.
- 1.2 This application was considered by the Planning Committee on 22 June 2021. After a discussion, the application was deferred by Members in order to obtain more information regarding the justification for the loss of the tennis courts. There was also a request for improved visuals to better understand the relationship of the development to the street scene.

Loss of the Tennis Courts

- 1.3 Following the previous meeting of Planning Committee, the Applicant has provided a supporting statement justifying the loss of the tennis courts and setting out how the income will be used to support the work of the Club.
- 1.4 There are 10 tennis courts at present, 5 of which are un-used and of these 5, two are proposed to be released to facilitate this development. The statement outlines that the five courts that are in use require refurbishment and improvement including floodlighting. It is also stated that these existing courts require regular maintenance and watering, particularly during the summer months. These costs together with the funds to improve the existing facilities are not available and to compete with other clubs (and there are 6 in the wider proximity) that have more modern infrastructure, additional income streams have to be identified.
- 1.5 With the exception of last year, there has been a decline in membership, the tennis club had 345 members in 2016, 245 in 2017, 265 in 2018, 280 in 2019 and 330 in 2020, which is largely attributed to an uptake in sports in the covid pandemic.
- 1.6 The statement also provides a letter from the tennis club itself. The letter goes on to state that there has been a lack of income for a while, which has been a problem for the club even before the COVID19 pandemic which has further exacerbated financial concerns. The letter goes on to advise that from funds generated from the sale of the land . £120,000 will be used to resurface three existing courts and £18,000 will be used for floodlights for 2 courts, both of which will increase their availability.
- 1.7 The statement also advises of other works needed at the club which the income from the development comprising of re-decoration of buildings, re-roofing the clubhouse, replacement of the existing boiler system, upgrading toilets, showers and changing facilities, upgrading the bar area, modernizing fire alarm systems, resurfacing access road and parking areas and improved lighting.
- 1.8 The letter adds '*The area of land we wish to sell was originally two shale courts, these have only had sporadic use in the last 5 years and were only playable for 6 months of the year and during the playing season require considerable maintenance and watering constantly during drought periods. This is not a modern or popular surface and is not of any use for coaching our now active junior and mini coaching. The sale of this land will enable to club to bring the remaining courts up to the required standard and also provide us with additional capital to improve and expand club facilities on other areas of the club. We have the ability to provide additional sports facilities to the northern area of the Club which has been unused for some considerable time*'. It is also advised that the club has sought to seek investment through donations, for which attempts have to date been unsuccessful.

- 1.9 The club has also had to take out two loans, one from the Lawn Tennis Association (LTA) for the resurfacing of two asphalt courts and an also a bounce back loan as a result of the COVID19 pandemic to pay for the floodlight replacement that was needed. The club advise that if the proposal does not gain approval that they will run out of funds in a short period of time which may lead to the eventual closure of the club. This could lead to the sale of the land for future residential development.
- 1.10 In light of the information submitted officers are satisfied that sufficient evidence has been submitted to on balance justify the loss of the tennis courts.
- 1.11 It is however recommended that a s106 agreement is entered into to ensure the improvements to the courts and other infrastructure identified in the Applicants supporting letter.

Detailed Design Drawings and CGIs

- 1.12 We have received additional detailed design drawings and CGIs which are considered to assist in demonstrating the acceptability of the proposal, particularly regarding the design and heritage merits of the proposal.

Response to Comments of the Bush Hill Park Conservation Area Study Group

- 1.13 In consultation officers have carefully noted the comments of the study group (BPCASG) who have objected to the proposal mainly due to the design and heritage concerns. In response to these concerns, officers maintain that whilst the proposal is for 8 flats the development has been carefully designed to read as dwellings when viewed from the streetscene. Officers welcome revisions that have been made to the proposal which enable the development to be sympathetic and in keeping with the positive and established character of the conservation area. Careful consideration has been given to ensuring a satisfactory standard of external appearance is delivered and have recommended conditions be imposed for all external materials as well as restrictions on the front elevations not having external clutter such as meter boxes to ensure no erosion of design quality.

Conclusion

- 1.14 Having regard to the additional information provided, and the original report presented to the committee on 22 June 2021, it is considered that the proposals remain acceptable and planning permission should be granted subject to conditions.
- 1.15 Note - The planning application is reported to Planning Committee following a request from Councillor De Silva for this proposal to be considered by Members.

2. Executive Summary

- 2.1 The report seeks approval to a scheme involving the subdivision of the application site to provide x8 residential units of accommodation. The proposal would result in the loss of

several of the existing tennis courts currently on site. In addition the proposal also seeks to provide associated amenity space, cycle parking, landscaping and refuse storage.

2.2 The reasons for recommending approval are:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of new housing stock within the borough;
- ii) The development would provide make efficient use of a small site in delivering additional housing
- iii) The proposal has on balance provided justification for the loss of the existing tennis courts that are proposed to be developed on.
- iv) The development would not harm the character and appearance of the Bush Hill Park Conservation Area
- v) The proposal offers a policy compliant standard of accommodation for future occupants
- vi) The development would not result in any harmful impacts upon neighbouring amenity
- vii) The proposal would not give rise to any significantly harmful transportation impacts in the locality

3.0 Recommendation

3.1 That, the Head of Development Management / the Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions:

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Construction Management Plan
4. Details of Materials – Brickwork, Windows and Doors and all other external materials
5. All new brickwork shall be constructed in Flemish bond with queen closers and permanently maintained as such
6. All new tiles shall be clay plain tiles and thereafter permanently maintained as such
7. All external joinery, windows and doors shall be of painted timber and thereafter so maintained
8. Additional drawings that show details of proposed new windows, doors, brick detailing and external joinery, by section and elevation at a scales of 1:20, 1:10, 1:5 and 1:1
9. At the time of works, the new casement windows shall be in painted timber, flush meeting within the frames, with matching joinery for opening and fixed casements, and without trickle vents or surface mounted glazing bars
10. No electricity, internet, gas or water meter boxes shall be fixed to the external fabric of the building.
11. All service intakes – including but not limited to electrical, telephone, internet – to dwellings, apart from gas, shall be run internally and not visible on the exterior.
12. Details of soft landscaping
13. Energy Performance Certificate to be submitted
14. Full Details of Waste and Recycling Storage
15. Full Details of Cycle Parking

16. Details of Ecological Enhancements
17. Details of Suds Strategy
18. Details of Potable Water
19. Non Mobile Road Machinery
20. Stage 1 Written Scheme of Archaeological Investigation
21. Boundary Treatments
22. External Lighting
23. Details of Surfacing Materials
24. Details of amenity space
25. Obscure glaze and top level opening only for side windows

4. Site and Surroundings

- 4.1 The site, measuring 0.108ha, is located between 23 and 35 Abbey Road, and currently contains a pair of disused tennis courts and backs onto additional tennis courts and the Bush Hill Park Bowls and Tennis Club. A wire fence separates the tennis courts and street, with access via a lockable gate.
- 4.2 The site is enclosed by a two-storey rear wall on the boundary of the east elevation, a part single, part two-storey flank wall and single storey boundary wall on the north elevation and a single storey boundary wall on the west elevation. The site shares a party wall with the adjoining property, 5 Parker Street, on the southern elevation. The southern elevation also has a two-storey flank wall which extends past the rear building line of 5 Parker Street.
- 4.3 The street is predominantly made up of detached and semi-detached dwellings of various historical styles including Tudor or mock-Tudor, Arts & Crafts, Edwardian, Victorian and post-war housing. At the junction with Longleat Road there are more recent additions including Azalea court Care Home and a three-storey block of flats.
- 4.4 The application site is located within the Bush Hill Park Conservation Area, the character appraisal for the area identifies the site as open space, adjacent dwellings either side are recognised as making a positive contribution to the conservation area.
- 4.5 The application site is designated as an archaeological priority area and also as local open space.

5. Proposal

- 5.1 The proposal is for the sub-division of the application site to remove two disused tennis courts and provide two buildings consisting of 8 residential units. More specifically the proposal comprises:
 - Removal of existing tennis courts;
 - Construction of two new buildings with 4 self-contained flats in each building comprising 4 x 3 bed and 4 x 2 bed units
 - Associated soft landscaping and amenity space.
 - Provision of cycle parking spaces and waste storage.

- 5.2 The proposal is not seeking any works to the remainder of the adjacent site comprising the Bush Hill Park Tennis and Social Club and would continue to run in a similar fashion as to its existing services that the club provides.
- 5.3 The proposal was originally submitted as one terrace block comprising of 9 residential units. The proposal also sought to provide off street parking and the building was positioned forward of the front building line of adjacent dwellings. The proposal has been revised as follows:
- Removal of car parking spaces and the provision of front gardens.
 - Separating the terrace block into two buildings comprising 4 flats in each building.
 - Re-positioning of the buildings to be in line with adjacent properties.
 - Reduction of one residential unit.
 - Revisions to the roof extensions

6. Relevant Planning History

- 6.1 16/00276/TCA - Works to Oak Tree in Bush Hill Park Conservation Area. Crown reduction by one quarter– Granted
- 6.2 15/04629/FUL - Single storey extension to provide entrance, access ramp and canopy involving demolition of existing entrance porch.– Granted with conditions

7. Consultation

Public Response:

- 7.1 Consultation letters were sent to 59 neighbouring properties and a press advert was placed in the local newspaper. Site notices were also placed near the application site. A total of 103 comments in objection was received in the first round of consultation relating to the points below. Following revisions to parking and design neighbours were re-consulted twice on the proposal.
- Impacts upon parking
 - Dislike of the design of the proposal
 - Harm to the character and appearance of the conservation area
 - Loss of sporting infrastructure
 - Impact on neighbouring amenity
 - People like the area how it is and question need for housing in this area
 - Proposal is only for financial gain of developer

In addition, an objection was received from the ward councillor, Cllr Clare De Silva. She comments that although it is understood that the club needs to develop the land there are

concerns that the proposed flats are not compatible with the properties nearby. There is also a shortage of family-sized houses rather than small flats. The original application for four semi-detached houses would have been much more in keeping with the look and feel of the area and a closer match to our Borough-wide housing needs.

7.2 Officer response to neighbour comments as follows:

1. The matters relating to the principle of development, design and impact upon the conservation area and parking impacts are considered in the report below.
2. The potential financial gains associated with the project are not a material planning consideration.

External Consultees:

7.3 *Sport England:*

Sport England are concerned that the development would result in the loss of two tennis courts, especially since the Council's Playing Pitch Strategy (PPS) seeks for these courts to be improved/resurfaced, however it does understand that the funds from the sale would be used to improve the other facilities at the site, as indicated by the Lawn Tennis Association (LTA). These improvements appear to align with some recommendations of the PPS. It is also noted that the LTA do not object to the loss of the tennis courts. In light of this, Sport England considers that while the loss of the tennis courts would not meet Sport England's 'Protect' planning objective, the reinvestment of the funds to improve the rest of the site aligns with the spirit of Sport England's 'Enhance' planning objective. On the basis any potential adverse noise implications are mitigated.

7.4 *Historic England (GLAAS):*

Following the submission of a desktop archaeological assessment, no objection was raised subject to a condition for a written scheme of investigation prior to the commencement of works.

Internal Consultees:

7.5 *Transportation:* No objections on the revised proposal subject to a condition for full details of cycle parking.

7.6 *Environmental Health:* No objections advised that dust emissions will need to be controlled through a condition for a construction management plan in accordance with The London Plan 'The Control of Dust and Emissions During Construction and Demolition' SPG.

Advised that although there is a tennis club behind it is not considered that playing tennis is a hugely noisy activity and will not negatively impact on the amenity of the residential properties internally.

7.8 *Heritage Officer:* No objection subject to conditions for material samples, brick bond used to be Flemish, tiles used to be clay, all external fenestrations to be painted timber, details of landscaping, boundary treatments and external lighting to be submitted prior to above ground works. Also advised conditions needed to prevent external meter boxes and servicing intakes to be run internally to preserve and enhance the character and appearance of the Bush Hill Park Conservation Area.

7.9 Planning Policy: Following submission of evidence to demonstrate need to release tennis courts for development, advised that on balance this was acceptable and no objection was raised.

8. Relevant Policies

8.1 London Plan (2021)

Policy GG1 – Building Strong and Inclusive Communities
Policy GG2 – Making the Best Use of Land
Policy GG3 – Creating a Healthy City
Policy GG4 – Delivering the Homes Londoners Need
Policy H1 – Increasing Housing Supply
Policy H2 – Small Sites
Policy D1 – London’s Form, Character and Capacity for Growth
Policy D2 – Infrastructure Requirements for Sustainable Densities
Policy D4 – Delivering Good Design
Policy D5 – Inclusive Design
Policy D6 – Housing Quality and Standards
Policy D8 – Public Realm
Policy D11 – Safety, Security and Resilience to Emergency
Policy D12 – Fire Safety
Policy D14 – Noise
Policy HC1 – Heritage Conservation and Growth
Policy S5 – Sports and Recreation Facilities
Policy G4 – Open Space
Policy G5 – Urban Greening
Policy G6 – Biodiversity and Access to Nature
Policy S11 – Improving Air Quality
Policy S12 – Minimising Greenhouse Emissions
Policy S14 – Managing Heat Risk
Policy S112 – Flood Risk Management
Policy S113 – Sustainable Drainage
Policy T1 – Strategic Approach to Transport
Policy T4 – Assessing and Mitigating Transport Impacts
Policy T5 – Cycling
Policy T6 – Car Parking
Policy T7 – Deliveries, Servicing and Construction

8.2 Core Strategy (2010)

CP2	Housing Supply and Locations for New Homes
CP3	Affordable Housing
CP4	Housing Quality
CP5	Housing Types
CP9	Supporting community cohesion
CP11	Recreation, Leisure, Culture and Arts
CP21	Delivering Sustainable Water Supply, Drainage And Sewerage Infrastructure
CP22	Delivering Sustainable Waste Management
CP24	The Road Network
CP25	Pedestrians And Cyclists
CP28	Managing Flood Risk Through Development
CP30	Maintaining and improving the quality of the built and open environment

CP31	Built Landscape and Heritage
CP32	Pollution
CP34	Parks, Playing Fields and Other Open Spaces
CP36	Biodiversity

8.3 Development Management Document (2014)

DMD3	Providing a Mix of Different Sized Homes
DMD6	Residential Character
DMD8	General Standards for New Residential Development
DMD9	Amenity Space
DMD10	Distancing
DMD 37	Achieving high quality and design-led development
DMD44	Conserving and Enhancing Heritage Assets
DMD 45	Parking standards and layout
DMD 46	Vehicle crossovers and dropped kerbs
DMD 47	Access, new roads and servicing
DMD 48	Transport assessments
DMD 57	Responsible sourcing of materials, waste minimisation and green procurement
DMD 58	Water efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD60	Assessing Flood Risk
DMD61	Managing Surface Water
DMD 65	Air quality
DMD 66	Land contamination and instability
DMD 68	Noise
DMD70	Water Quality
DMD71	Open Space
DMD74	Playing Pitches
DMD81	Landscaping

8.4 Enfield Draft New Local Plan

- 8.4.1 Work on a New Enfield Local Plan has commenced so the Council can proactively plan for appropriate sustainable growth, in line with the Mayor of London's "good growth" agenda, up to 2041. The Enfield New Local Plan will establish the planning framework that can take the Council beyond projected levels of growth alongside key infrastructure investment.
- 8.4.2 The Council consulted on Enfield Towards a New Local Plan 2036 "Issues and Options" (Regulation 18) (December 2018) in 2018/19. This document represented a direction of travel and the draft policies within it will be shaped through feedback from key stakeholders. Nevertheless, it is worth noting the growth strategy identifies New Southgate and Upper Lea Valley Opportunity Area as a potential option for a key location for growth. The draft Local Plan states that the Council will work with the Mayor to bring forward the OAPF.
- 8.4.3 The Council is in the process of preparing a draft Local Plan (Regulation 18) and consultation will commence on 21st June. This draft will include site allocations and a number of place based policies, with a particular focus on growth areas such as Meridian Water. It is anticipated that following this consultation a final draft plan (Regulation 19) will be published in 2022, with submission to the Secretary of State for examination in public anticipated during 2023 and adoption in 2023/24.
- 8.4.4 As the emerging Local Plan progresses through the plan-making process the draft policies within it will gain increasing weight but at this stage it has relatively little weight in the decision-making process.

8.5 Other relevant policy and guidance

- National Planning Policy Framework (NPPF) 2019 (revised)
- National Planning Practice Guidance (NPPG) 2019
- Enfield Characterisation Study
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- London Plan The Control of Dust and Emissions During Construction and Demolition SPG
- Bush Hill Park Conservation Area Character Appraisal
- Bush Hill Park Conservation Area Management Proposals
- Enfield Climate Action Plan (2020)
- Enfield Intermediate Housing Policy (2020)
- (2012) GLA: Shaping Neighbourhoods: Character and Context SPG
- (2014) GLA: London Sustainable Design and Construction SPG (2014)
- GLA: Accessible London: Achieving an Inclusive Environment SPG (2014)
- GLA: Housing SPG (2016)
- Healthy Streets for London (2017)
- Manual for Streets 1 & 2, Inclusive Mobility (2005)
- National Design Guide (2019)
- Enfield Playing Pitch Strategy (April 2018 – March 2023)

8.6 Other Material Considerations

Housing Delivery Test and Presumption in Favour of Sustainable Development

- 8.6.1 The National Planning Policy Framework sets out at Para 11 a presumption in favour of sustainable development. For decision taking this means: “(c) approving development proposals that accord with an up-to date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (7), granting permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (6); or (ii) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 8.6.2 Footnote (7) referenced here advises “This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years.”
- 8.6.3 The Council’s recent housing delivery has been below our increasing housing targets. This has translated into the Council being required to prepare a Housing Action Plan in 2019 and more recently being placed in the “presumption in favour of sustainable development category” by the Government through its Housing Delivery Test.
- 8.6.4 The Housing Delivery Test (HDT) is an annual measurement of housing delivery introduced by the government through the National Planning Policy Framework (NPPF). It measures the performance of local authorities by comparing the completion of net additional homes in the previous three years to the housing targets adopted by local authorities for that period.
- 8.6.5 Local authorities that fail to meet 95% of their housing targets need to prepare a Housing Action Plan to assess the causes of under delivery and identify actions to increase delivery in

future years. Local authorities failing to meet 85% of their housing targets are required to add 20% to their five-year supply of deliverable housing sites targets by moving forward that 20% from later stages of the Local Plan period. Local authorities failing to meet 75% of their housing targets in the preceding 3 years are placed in a category of “presumption in favour of sustainable development.

- 8.6.6 In 2018, Enfield met 85% of its housing targets delivering 2,003 homes against a target of 2,355 homes over the preceding three years (2015/16, 2016/17, 2017/18). In 2019 we met 77% of the 2,394 homes target for the three-year period delivering 1,839 homes. In 2020 Enfield delivered 56% of the 2,328 homes target and we now fall into the “presumption in favour of sustainable development” category.
- 8.6.7 This is referred to as the “tilted balance” and the National Planning Policy Framework (NPPF) states that for decision-taking this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole – which also includes the Development Plan. Under the NPPF paragraph 11(d) the most important development plan policies for the application are deemed to be ‘out of date’. However, the fact that a policy is considered out of date does not mean it can be disregarded, but it means that less weight can be applied to it, and applications for new homes should be considered with more weight (tilted) by planning committee. The level of weight given is a matter of planning judgement and the statutory test continues to apply, that the decision should be, as section 38(6) of the Planning and Compulsory Purchase Act 2004 requires, in accordance with the development plan unless material considerations indicate otherwise.

9 Assessment

9.1 The main issues arising from this proposal for Members to consider are:

1. Principle of the Development;
2. Design and Heritage Considerations
3. Impact upon Neighbouring Amenity
4. Unit Mix;
5. Quality of Accommodation
6. Transport
7. Refuse, Waste and Recycling;
8. SuDS;
9. Archaeology and;
10. Community Infrastructure Levy.

Principle of Development

Loss of Existing Tennis Courts

- 9.2 The proposal would result in the loss of two existing tennis courts currently used by the Bush Hill Park Tennis and Social Club to accommodate the proposed sub-division and development of the application site to provide 8 residential units of accommodation.
- 9.3 With regard to the loss of sporting infrastructure Policy S5 of the London Plan provides guidance and advises when sport facilities are lost of the following:

Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

- 1) *an assessment has been undertaken which clearly shows the sports*

and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or

2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

3) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use

9.4 In addition, Policy CP11 of the Council's Core Strategy advises in relation to the loss of leisure facilities that the Council resists 'The loss of existing recreation, leisure, heritage, culture and arts facilities, unless it can be demonstrated that they are no longer required or will be provided elsewhere'. Policy DMD71 (Open Space) is also considered to be of relevance given that the application site is designated as local open space and advises of the following.

'Development involving the loss of other open space will be resisted unless:

a. Replacement open space can be re-provided in the same locality and of better quality to support the delivery of the Council's adopted Parks and Open Spaces Strategy; or

b. It has been demonstrated through the submission of an assessment that the open space in question is surplus to requirements.

9.5 Policy DMD74 (Sports Pitches) is also considered to be of relevance which seeks to retain existing sports pitches and courts and does not support the loss of sports pitches in the borough.

9.6 The Council's Playing Pitch Strategy recognises the importance of good quality tennis facilities which are generally found in clubs and the importance of maintaining tennis facilities across the borough. The Council's Playing Pitch Strategy (PPS) indicates that the two tennis courts should be converted to a porous tarmac surface which suggests that the courts are currently of limited benefit to the tennis club and tennis in the locality due to the condition of the surface. It also stresses that the other courts at the tennis club should also be resurfaced or rebuilt.

9.7 In support of the proposal the application has been accompanied by a statement, the statement outlines that 5 of the 10 courts on both the application site and the adjacent site are disused at present, 2 of which are proposed to be lost as a result of this proposal. The statement also advises that the 5 courts still in use are proposed to be upgraded. It is also stated that the two courts proposed to be developed on have been used sporadically over the past 5 years, are only able to be used 6 months of the year and require constant maintenance and watering.

9.8 With regard to membership the statement outlines that since 2016 numbers of membership have generally been declining with last year being somewhat of an anomaly which is largely credited with people taking up recreational sport due to the COVID19 pandemic. The club has seen interest from players of a competitive nature, mainly due to the proposed plans for infrastructure improvements to other courts that will remain. The statement goes on to advise that without the release of the land for development these improvements to remaining courts will not be able to take place.

9.9 Officers have also carefully considered the comments of Sport England in consultation and note that whilst it is not ideal for the loss of the two existing tennis courts it is noted that the Lawn Tennis Association (LTA) have not objected. It is also noted the improvements to the remaining facilities would meet Sport England's enhance principles. The LTA have also

advised that the two courts that would be lost cannot be used in winter due to their condition and that they are generally not heavily used by the club. They have also indicated that the club are seeking to use the funds generated from the sale of the two tennis courts to resurface the tarmac tennis courts.

- 9.10 Sport England is aware that the LTA have liaised with the club to discuss other potential funding options to change the surface of the two courts but due to other priorities, including installing new sports lighting, the conclusion was that the club could not afford to take up a LTA loan and the only solution to them was to dispose some land.
- 9.11 In light of the above, officers on balance consider that sufficient evidence has been submitted to justify the loss of the two courts and furthermore it is noted that given improvements will be undertaken to the remaining infrastructure on the adjacent site, officers therefore consider that the proposal is acceptable in this regard.

Proposed Residential Development

- 9.12 As previously stated the proposal is seeking to provide 8 residential units on site. Other than the Bush Hill Park Tennis and Social Club the surrounding area is vastly residential in character.
- 9.13 In terms of land use, London Plan Policy H1 recognises the pressing need for new homes in London and to provide a real choice of affordable housing for Londoners. At a local level policy CP2 of the Enfield Core Strategy outlines the need to deliver additional housing stock for Enfield residents to meet housing targets at a local and national level.
- 9.14 With regard to the number of units on site, officers have carefully considered paragraph 117 of the NPPF which advises 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'. Officers have also carefully considered the number of units proposed relative to the site and its surrounding context.
- 9.15 In light of this, and subject to other material planning considerations being considered acceptable, it is considered that the proposal would make an efficient use of the application site. Due regard has also been had to policy H2 of the London Plan which recognises the role of small sites in delivering housing across London.
- 9.16 Therefore the principle of development is supported in this instance.

Design and Heritage Considerations

- 9.17 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 9.18 London Plan Policy D1 has regard to local character and states in its overall strategic aim that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D8 of the London plan outlines a similar aim and seeks for proposals in public places to be secure and easy to understand and maintain. Policy D4 of the London Plan sets out regional requirements in regard to architecture and states that development should incorporate the highest quality materials and design appropriate to its context.

- 9.19 With regard to heritage assets (in this case conservation areas) Policy CP31 of the Core Strategy and Policy DMD44 of the Development Management Document recognise the importance of preserving and enhancing heritage assets in the borough.
- 9.20 Policy HC1 of the London plan advises '*Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process*'.

Legibility / Character

- 9.21 The existing site is referred to in the Bush Hill Park Conservation Area Character Appraisal as originally being part of a golf club '*The Bush Hill Park Golf Club was started in 1895 and had its first club house in Queen Anne's Gardens, roughly on the site of no 12. No house of any kind then stood between the clubhouse and Bury Street to the south. The clubhouse was eventually moved to the west to become the pavilion of the tennis club that is now called Enfield Chase, close to St Stephen's Church*'.
- 9.22 The appraisal goes on to advise that '*Within the core, there are two large areas of open green space, Enfield cricket ground and the Bush Hill Park Bowls, Tennis and Social Club. The cricket club, which was established in c 1856, is situated at the extreme north of the area, beyond a large block of modern flats, which acts as a visual stop to the view north along Wellington Road. The presence of the cricket ground, nevertheless, helps to create a sense of spaciousness when approaching the Conservation Area from the north, along Lincoln Road. The bowls and tennis club is tucked away in a central triangle of land behind Longleat, Wellington and Abbey Roads. Although largely hidden by houses, the club has had a significant impact on the atmosphere of the area for nearly a century. Other than the floodlighting equipment, it still retains an Edwardian ambience that influences the properties bounding the site. The clubhouse itself has been little altered over the years and is well maintained*'.
- 9.23 The properties on the street comprise of established semi-detached two storey pairs of dwellings with a regular pattern and rhythm, a key characteristic of the properties on the street are front gardens typically comprising of privet hedging.
- 9.24 There were initial concerns relating to the design, namely the architectural approach, the front gardens being dominated by car parking and waste storage, the positioning of the development in relation to adjoining properties, the detailing and the design of the roof extensions which were previously flat roof dormers. Following revisions to the proposal and consideration by the urban design officer and conservation officer, these issues are felt to be addressed and no objections are raised subject to appropriate conditions being attached to any permission.
- 9.25 The proposed development whilst comprising 8 flats, has been carefully designed to ensure that the proposal reads from the streetscene and public realm as family dwellings. The development has also been carefully designed and revised to provide soft landscaping in the front garden which would be in keeping with the established pattern of development in the conservation area and the street.
- 9.26 The dwellings immediately either side of the application site are designated in the Conservation Area character appraisal as making a positive contribution to the conservation area. The revisions are therefore welcome revisions made to the proposal to replicate architectural detailing of these properties to complement the character and appearance of the locality. Moreover, the infilling of this gap is considered appropriate both in terms of the

setting and appearance of the Conservation Area and the form and rhythm of the street scene. The division of the block into renders this approach acceptable

Height, Bulk and Massing

- 9.27 The proposed development comprises of two blocks comprising 4 self-contained flats within each building that read as a pair of semi-detached dwellings. The buildings are two storey with a roof level that contains habitable floorspace. The development sits comfortably with adjacent dwellings on the street in terms of their height and building lines and would offer an acceptable height and alignment. It is considered therefore that the development would be in keeping with the local character. The proposal seeks to provide gable end roof forms that read consistently along the streetscene.
- 9.28 In order to accommodate accommodation in the loft level the proposal is seeking to provide rear dormer windows which have been amended during the application process. The proposed dormer windows are hipped in nature and due to their set in distances from the roof ridges, eaves and edges, achieve a suitable degree of subservience to the main roof face. Subject to a condition ensuring the dormer windows utilise matching materials to the main units this element of the proposal is considered acceptable from a design perspective.

Appearance

- 9.29 The proposed building is proposed to be a predominantly brick built development. The quality of the materials will be secured through an above ground works condition to ensure that the proposed brickwork is suitable in terms of tone and texture. It is also considered necessary to also impose a condition requiring the brick bond to be Flemish in order to preserve and enhance the character and appearance of the Bush Hill Park Conservation Area.
- 9.30 The development will also include new windows and balconies: these are considered to have an acceptable appearance in relation to the new buildings and the surrounding locality. To ensure that the proposed balconies and windows are of an acceptable design, it is considered necessary to impose a condition requiring that prior to above ground works conditions requiring submission of specifications of balconies, windows and window reveals to ensure a satisfactory standard of external appearance, are submitted for approval.
- 9.31 Officers have carefully considered the impacts that external clutter can cause. The development has been amended to provide refuse and recycling storage as well as cycle parking away from the front of the development. In addition, conditions will be imposed to ensure external meter boxes and servicing intakes run internally to ensure that the development has a clean appearance without any external clutter to the proposed development
- 9.32. Officers also consider it necessary to impose a condition requiring windows to be painted timber and for details of doors and windows to ensure a satisfactory standard of external appearance that would preserve and enhance the Bush Hill Park Conservation Area.

Summary of Design and Appearance

- 9.33 Overall, it is considered the proposal has been carefully designed to be sympathetic to the character and appearance of the conservation area. The proposal is considered to be a well-designed development that represents a marked improvement on the existing tennis courts and would be in keeping with the character and appearance of the surrounding area.
- 9.34 In light of this context, it is considered that the proposed development would result in less than substantial harm to the character and appearance of the Bush Hill Park conservation area which is offset by the public benefits associated with the provision of new homes and the

investment in the remaining tennis club facilities.

Impact on Neighbouring Amenity

- 9.35 Policies DMD 6 and 8 ensure that residential developments do not prejudice the amenities enjoyed by the occupiers of neighbouring residential properties in terms of privacy, overlooking and general sense of encroachment. The principles contained in this policy have been applied in this case given the relationship to residential properties. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity.

Overlooking / Privacy

- 9.36 Clearly, the impacts of the increased built form and nature of the development upon neighbouring properties, particularly adjacent to the application site of which the properties are residential in nature, is a material consideration.
- 9.37 The proposal has been amended since initially submitted to sit more in line with adjoining properties particularly at the upper floor levels and it is considered the relationship to these neighbouring properties is acceptable and will not lead to a loss of light or outlook.
- 9.38 It is noted that the proposal would provide side windows, however, given the relationship to the neighbouring properties on either side, there would be no adverse effect on residential amenity. Furthermore, a condition will be attached to obscure glaze and ensure that openable elements are set at more than 1.7 metres above the floor levels of the rooms the side windows at upper floor levels.
- 9.39 To the rear of the application site are tennis courts that will be retained by the club and as such there are not considered to be any harmful privacy impacts as a result of the proposed development.

Noise

- 9.40 In relation to the proposed 8 residential units in the development, it is acknowledged that there would be an increase in noise when considered against the existing site context. Due regard has been given to the fact that the site is located in an established residential setting for which the proposed development would be commensurate with and the increase in activity within the existing street context, is not considered to cause harm sufficient to warrant refusal.
- 9.41 Sport England's comments are noted in terms of ensuring that the developer mitigates any potential unacceptable noise that might be experienced by the residents within the proposed flats. It is also pertinent to note that no objections in relation to noise has been raised by the Council's Environmental Health officer. Due regard has been had to the impact of the adjacent tennis courts upon future occupants, the environmental health officer has advised that tennis is a low intensity noise activity and unlikely to result in any marked harm upon neighbouring residential amenity.
- 9.42 It is acknowledged that there would be noise impacts upon properties in the locality during demolition and construction phases of the development, however these would be temporary in nature. To prevent any harmful noise and pollution impacts it is considered necessary to impose a condition requiring the submission and approval of a demolition and construction management plan to prevent any harmful impacts during these phases of the development. Subject to this condition the proposal is considered acceptable in relation to its noise impacts associated with the proposal.

Daylight/Sunlight Impacts

- 9.43 Consideration has been given to the potential daylight and sunlight impacts arising from the proposal. It is noted that the proposed development sits in line with the front building lines of adjacent properties and as such it is maintained that no harmful daylight impacts would arise from this element of the proposal. The proposed development would protrude 4m beyond the rear elevation of adjoining dwellings at ground floor level, officers have carefully considered these impacts. It is noted that the proposed blocks are detached and set away from adjoining properties on each side by 2.1m which to some extent buffers the impacts of the development upon these neighbours. There would be no intrusion into a 45 degree line when taken from the neighbouring properties. There would also be no intrusion into the 30 degree line when taken at the first floor level from both of the adjacent properties.

Summary

- 9.44 It is concluded that the proposal would result in an increase in the number of units in the locality. However it is maintained that the proposed development has been carefully designed to offset unacceptable amenity impacts on surrounding neighbouring residential amenity. In light of the above the proposal is considered acceptable in terms of residential amenity as stated.

Quality of Accommodation

- 9.45 The London plan outlines the importance of delivering high standards of internal accommodation that meet the needs of occupants within policy D6 and that these must be of the highest standard both internally and externally. At a national level the DCLG space standards outlines minimum internal floorspace standards that all new residential dwellings must accord with. The Core Strategy states within policy CP4 states that *'High quality design and sustainability will be required for all new homes. New housing developments should take account of the design and construction policies and sustainable design and construction guidance set out in the London Plan'*. The supporting London Plan Housing SPG provides detailed guidance on furniture arrangements, internal daylight/sunlight and circulation, amongst other considerations. The table below makes an assessment of each of the proposed residential units.

Unit	Floorspace Required (sqm)	Floorspace Proposed (sqm)	Complies?
A 2b4p1s	70	90	Yes
B 3b5p2s	93	129	Yes
C 2b4p1s	70	90	Yes
D 3b5p2s	93	129	Yes
E 2b4p1s	70	90	Yes
F 3b5p2s	93	129	Yes
G 2b4p1s	70	90	Yes
H 3b5p2s	93	129	Yes

- 9.46 As shown in the table above it is noted that each of the units exceed with the minimum floorspace standards. Furthermore, it is noted that each of the units would offer a good functional, internal layout with all units being dual aspect that can accommodate practical furniture layouts in line with standard 25 of the London Plan Housing SPG.
- 9.47 In relation to private amenity space standards, officers have carefully considered the requirements of policy DMD9 and standards 26 and 27 of the London Plan Housing SPG. Each of the units would be provided with acceptable provisions of amenity space in the form of gardens in accordance with policy requirements, furthermore the development provides each unit with dedicated private amenity space. Officers note that the residential units offer an acceptable standard of accommodation that would adequately meet the needs of future occupants in relation to internal layout, ventilation, circulation and internal daylight/sunlight.
- 9.48 The proposed plans also demonstrate that the units can accommodate practical furniture and storage layouts.
- 9.49 For the reasons stated above the proposed units are considered to offer an acceptable standard of accommodation that accords with the relevant development plan policy guidance.

Unit Mix

- 9.50 In relation to delivering a balanced mix of housing Policy H10 of the London Plan seeks to provide a balanced mix of housing types that meet the needs of Londoners today. Policy DMD3 of the Development Management Document re-iterates a similar objective and seeks for Enfield to have a mix of homes that meet needs of the Strategic Housing Market Assessment 2015 which seeks for a balance between smaller unit types and family sized dwellings.
- 9.51 The proposed mix comprises of the following dwelling types
- x4 2 bed units
 - x4 3 bed units
- 9.52 Officers consider that the proposal given its quantum, location and character of the locality officers a policy compliant unit mix that would contribute to the council's strategic housing market assessment (SHMA). Therefore, the proposed unit mix is considered acceptable.

Transportation Impacts

- 9.53 Policy DMD45 relates to car parking, cycle provision and parking design. Policy DMD 47 states that new development proposals will need to demonstrate that enough space for servicing, circulation and access to, from and through the site is provided. All developments must be fully accessible to pedestrians and cyclists and assist with general permeability within an area. London Plan policy T6, DMD policy 45 (Parking Standards and Layout) and 47 (Access, New Roads and Servicing) states that operational parking for maintenance, servicing and deliveries is required to enable a development to function.
- 9.54 The Public Transport Accessibility Level (PTAL) of the site is 1b which indicates that there is poor access to frequent public transport services. The proposal does not seek to provide any off street parking for cars and seeks to utilise on street parking.

Car Parking

- 9.56 Following comments that the original approach proposed for off street parking was

unacceptable due to the extent of originally proposed hardstanding in design and heritage terms, the application has now been revised and there is no off street parking proposed. In support of this approach, a parking survey has been undertaken between the hours of 0030-0530 on two separate weekday nights in line with the Lambeth Methodology for parking surveys.

- 9.57 The survey finds that the stress for parking in the vicinity is at a highest level of 24% which demonstrates that parking availability is adequate when considered against the guidance outlined in the Lambeth Methodology which advises that 80% indicates a stress on parking availability. In light of this when considered against the low PTAL of the application site and comments from the Council's transportation officer who raised no objection to a car free proposal in this location. It is considered therefore that the approach to utilise on street parking is in this instance considered acceptable.

Cycle Parking

- 9.58 In terms of cycle parking, the proposal seeks to provide cycle parking in each of the private gardens, whilst based on the information submitted, is deemed an acceptable approach. It is considered that full details be submitted through a condition to ensure that cycle parking is secure, weatherproof and accessible, as well as ensuring the design is in keeping with the character and appearance of the Bush Hill Park Conservation Area.

Refuse, Waste and Recycling

- 9.59 Policy SI7 of the London Plan requires suitable waste and recycling storage facilities in all new developments whilst Core Policy 22 supports the provision of a sufficient, well-located waste management facility and requires all new developments to provide on-site waste treatment, storage and collection throughout the lifetime of the development.
- 9.60 Meanwhile Policy DMD 57 notes that all new developments should make provision for waste storage, sorting and recycling, and adequate access for waste collection.
- 9.61 With regards to the new development, its waste management arrangements will be undertaken in the form of collection from the proposed front gardens. Whilst this is broadly acceptable, officers consider it necessary to impose a condition requiring the submission and approval of full waste storage details to ensure that the development can deliver policy compliant waste and recycling storage arrangements of the development.
- 9.62 Given the above the application is considered acceptable in terms of refuse, waste and recycling.

Sustainable Drainage

- 9.63 London Plan policies SI12 and SI13 require the consideration of the effects of development on flood risk and sustainable drainage respectively. Core Policy 28 ("Managing flood risk through development") confirms the Council's approach to flood risk, inclusive of the requirement for SuDS in all developments. Policy DMD59 ("Avoiding and reducing flood risk") confirms that new development must avoid and reduce the risk of flooding, and not increase the risks elsewhere and that planning permission will only be granted for proposals which have addressed all sources of flood risk and would not be subject to, or result in unacceptable levels of flood risk on site or increase the level of flood risk to third parties.
- 9.64 DMD61 ("Managing surface water") requires the submission of a drainage strategy that incorporates an appropriate SuDS scheme and appropriate greenfield runoff rates.

- 9.65 The site is not located in a flood risk area. However, a sustainable drainage strategy is required for the scheme and this will be secured through a pre-commencement condition.

Biodiversity and Landscaping

- 9.66 Policy 36 of the Core Strategy seeks to 'protect, enhance, restore or add to biodiversity interests within the Borough'. This is reaffirmed in the DMD Policies 78 to 81. London Plan Policy GG2, G6 and G14 require development to protect and enhance designated nature conservation sites and local spaces, secure net biodiversity gains where possible and incorporate urban greening. Developments resulting in the creation of 100m² of floorspace or one net dwelling or more should provide on-site ecological enhancements having regard to feasibility and viability. Policy DMD79 seeks the provision of on-site ecological enhancements.
- 9.67 The National Planning Policy Framework (NPPF) recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including the establishing of coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should therefore be encouraged.
- 9.68 The application site is situated on shale tennis courts, though it is noted that the site is located near green space. As a result, the site has little biodiversity or ecological value at present.
- 9.69 Through landscaping, it is considered there would be a biodiversity enhancement as part of an overall landscaping scheme which is recommended to be conditioned. Subject to a condition requiring biodiversity enhancements on site the proposal is considered acceptable.
- 9.70 London Plan Policy 5.10 promotes urban greening and multifunctional green infrastructure to help reduce effects of climate change and Policy 7.21 seeks to protect important trees and secure additional planting. London Plan Policy G5 supports urban greening and introduces the concept of an Urban Greening Factor and Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run-off.
- 9.71 The proposed development will include areas of landscaping to the front of the site, gardens to the rear and a green roof to the flat roof of the ground floor projection.
- 9.72 Several conditions would be attached to any grant of planning permission to ensure that the local environment is enhanced through appropriate landscaping.

Archaeology

- 9.73 The application site is located within an area of archaeological interest. Following initial comments from GLAAS the applicant has provided a desktop based initial archaeological assessment. This has been reviewed subsequently by GLAAS who have raised no objections subject to a condition for the submission of a written scheme of investigation.

10. CIL

- 10.1 CIL would be calculated in accordance with the Mayor's adopted Community Infrastructure Levy Charging Schedule 2012 and Enfield's adopted Community Infrastructure Levy

Charging Schedule 2016. The payments would be chargeable on implementation of the development. Using the Council's CIL calculator a breakdown is shown below:

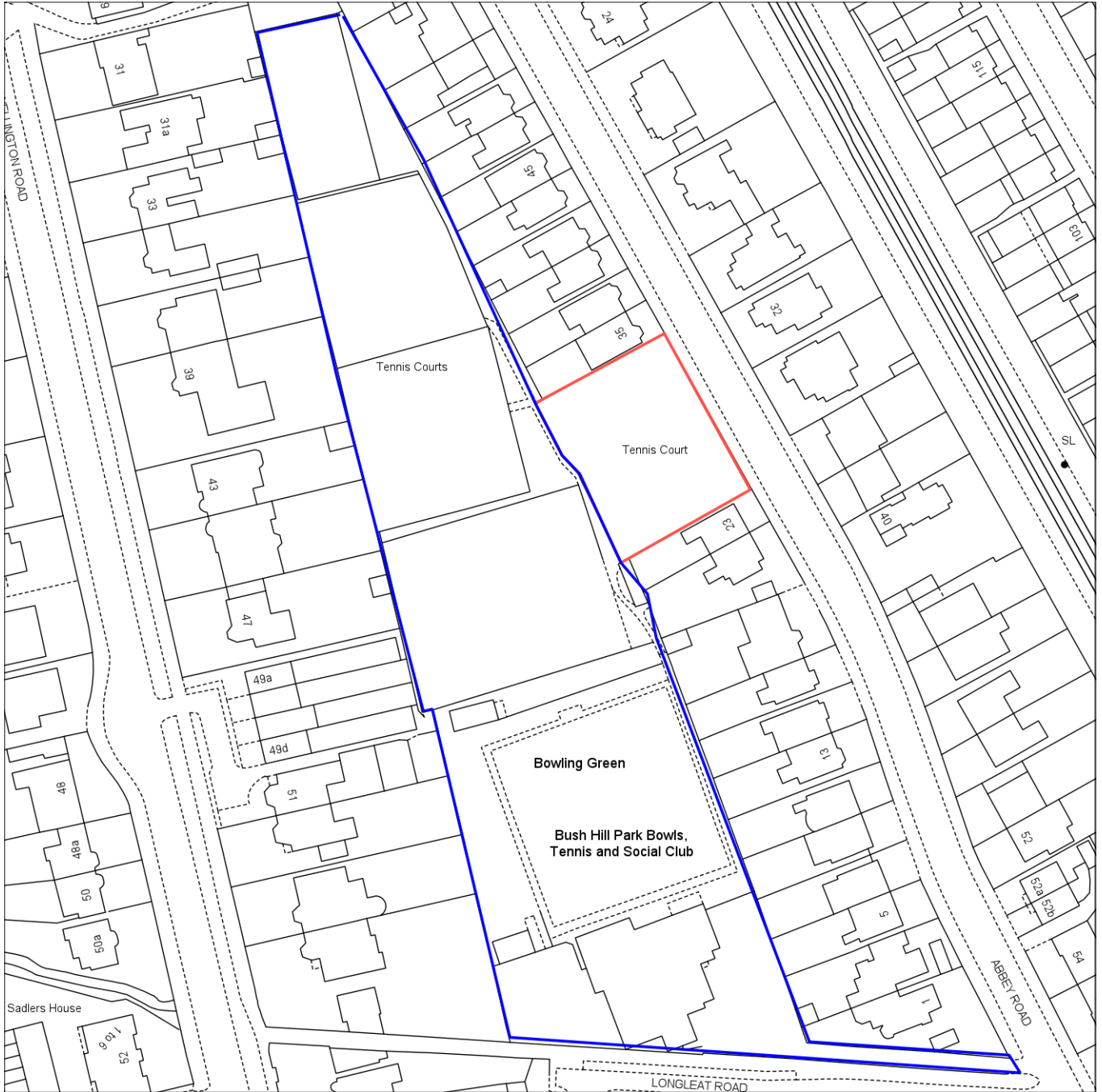
Enfield CIL: £129,648.00

Mayoral CIL: £53,037.82

Total CIL: £182,685.82

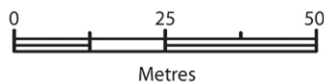
11. Conclusion

- 11.1 The proposed redevelopment of the application site is welcomed in principle, and the application has been considered with regard to the National Planning Policy Framework (NPPF) and its presumption in favour of sustainable development.
- 11.2 It is recognised the development does involve a change in the current appearance of the street scene, but the proposed redevelopment is considered to make efficient use of a small site to make a contribution to overall housing stock in Enfield. The proposal has provided adequate information to on balance justify the loss of the existing tennis courts that will be developed on. Th
- 11.3 The proposal is considered acceptable in terms of land use, when considered against the surrounding context and location. The proposal is also considered acceptable in terms of design and heritage, neighbour amenity impact, transport impact, biodiversity and ecological enhancements. This is subject to conditions.
- 11.4 This is supported further by the presumption in favour of supporting sustainable development as it is considered there are no material considerations which outweigh the benefit of approving this permission.
- 11.5 This report shows that the benefits of the proposed development have been given due consideration and are sufficient enough to outweigh any perceived harm. In this respect the benefits are summarised again as follows:
- The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of supporting and securing sustainable growth and delivery of new housing stock within the borough;
 - The development would provide make efficient use of a small site in delivering additional housing
 - The proposal has on balance provided justification for the loss of the existing tennis courts that are proposed to be developed on.
 - The development would not harm the character and appearance of the Bush Hill Park Conservation Area
 - The proposal offers a policy compliant standard of accommodation for future occupants
 - The development would not result in any harmful impacts upon neighbouring amenity
 - The proposal would not give rise to any significantly harmful transportation impacts in the locality.
- 11.6 Having regard also to the mitigation secured by the recommended conditions, it is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted subject to conditions.



Bush Hill Park Bows Tennis And Social Club, Abbey Road, Enfield

Scale 1:1250



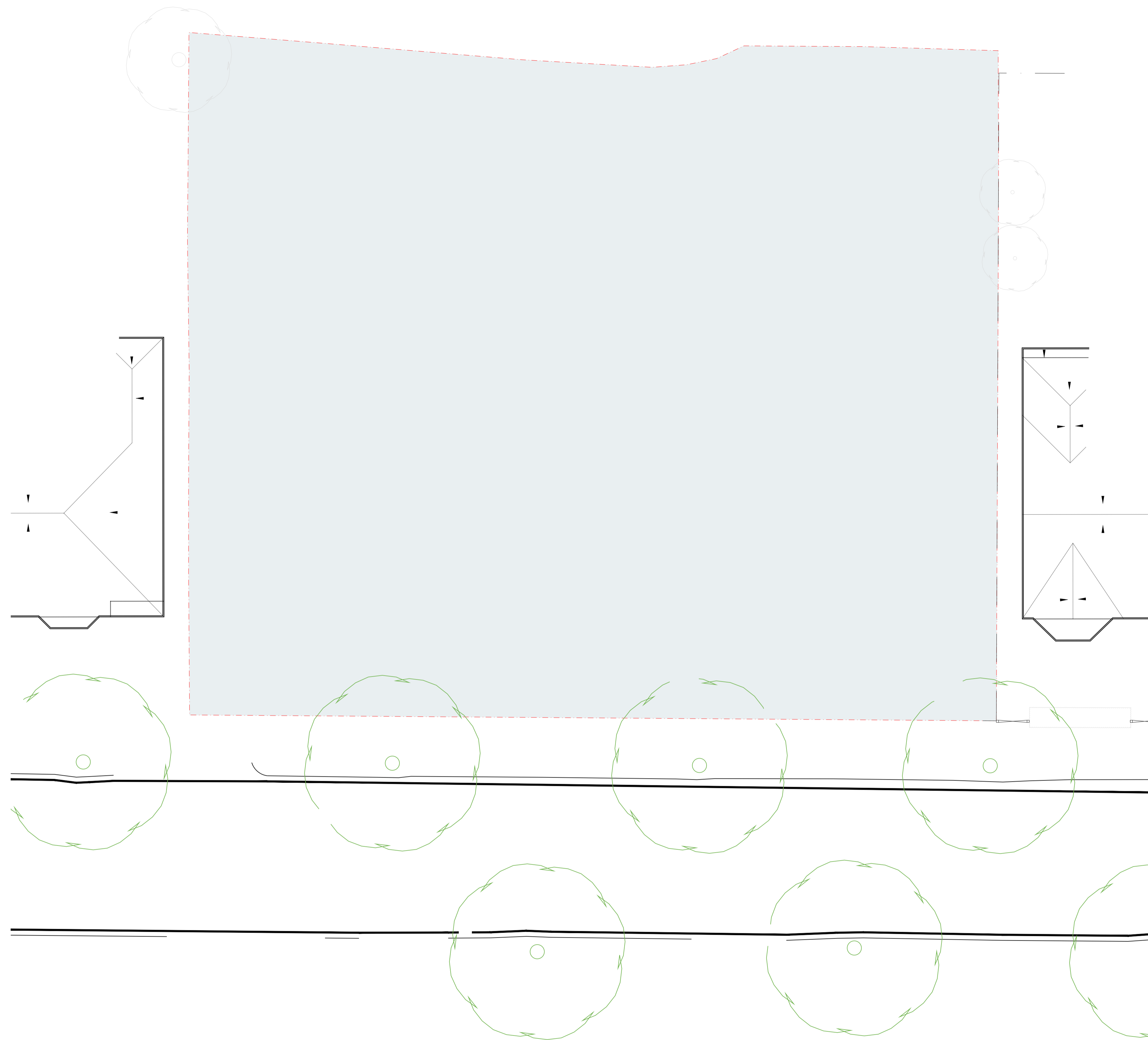
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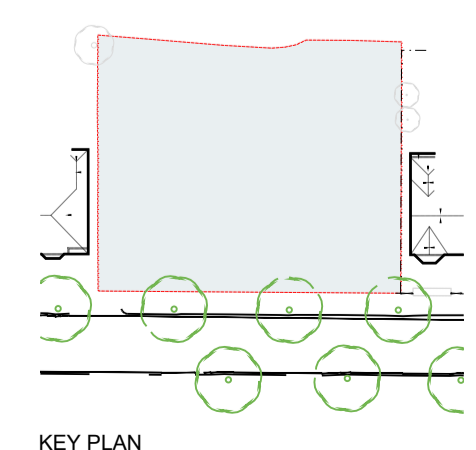
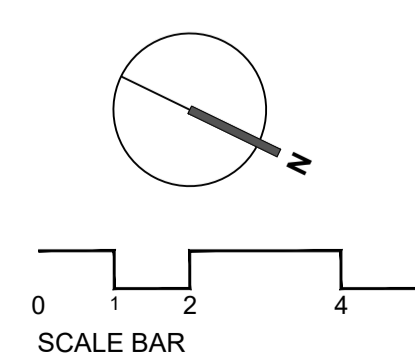
Date Of Issue: 22 July 2020
Supplied By: Getmapping
Supplier Plan Id: 240580_1250
OS License Number: 100030848
Applicant: Michael Koutra
Application Reference: Bush Hill Park Tennis Courts



1 EXISTING
 PL-000 SITE PLAN
 SCALE@A1 1:100 SCALE@A3 1:200

REVISIONS NO.	DATE	CHANGES	BY

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 230 HIGH STREET
 BARNET, LONDON
 EN5 5TD
 020 3962 4480
 www.mskdesign.co.uk
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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF
CLIENT	DDDDDD Ltd	
DRAWING TITLE	Planning Existing Site Plan	REV.
DATE		DWG. NO.
SCALE@A1	1:100	DRAWN BY AR
SCALE@A3	1:200	CHECKED BY MK

PL-000

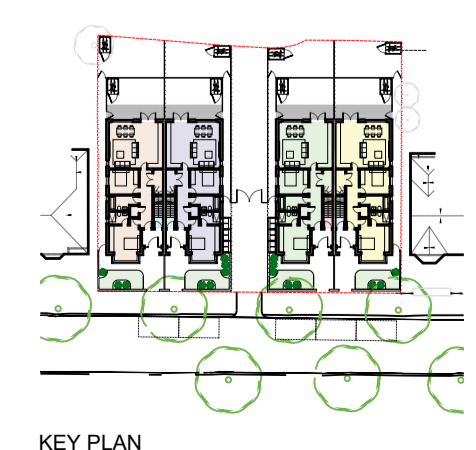
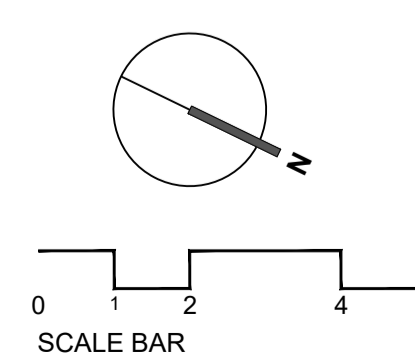
**BUSH HILL PARK
BOWLS AND TENNIS CLUB**



1 PROPOSED
PL-001 SITE PLAN
SCALE@A1 1:100 SCALE@A3 1:200

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info@mskdesign.co.uk
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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning		
	Proposed		
DRAWING TITLE	Site Plan		
DATE	29.03.2021		
SCALE@A1	1:100	DRAWN BY	MK
SCALE@A3	1:200	CHECKED BY	

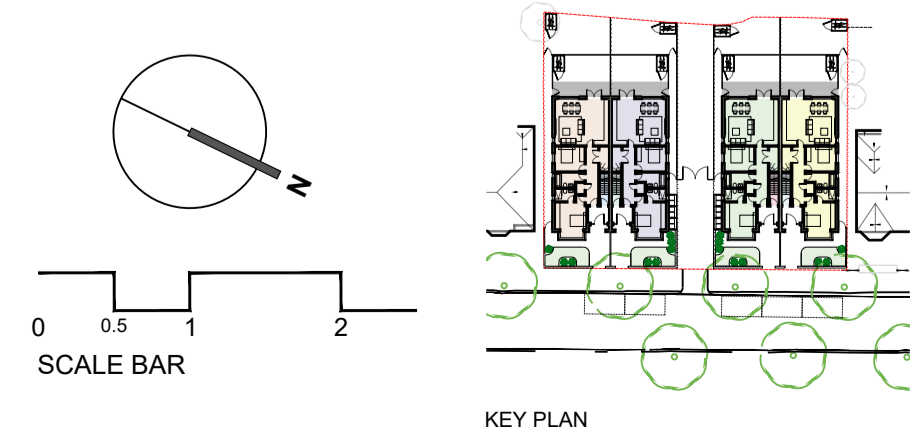
REV. **D**
DWG. NO. **PL-001**



1 PROPOSED
 PL-002 GROUND FLOOR PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

NO.	DATE	CHANGES	BY

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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning Proposed		
DRAWING TITLE	Ground Floor Plan		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

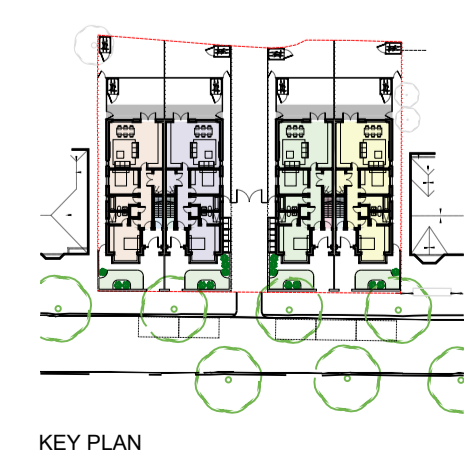
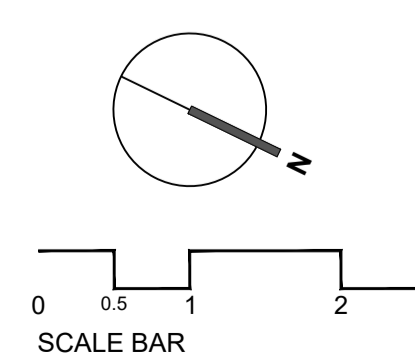
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 DWG. NO.
PL-002



1 PROPOSED
 PL-003 FIRST FLOOR PLAN
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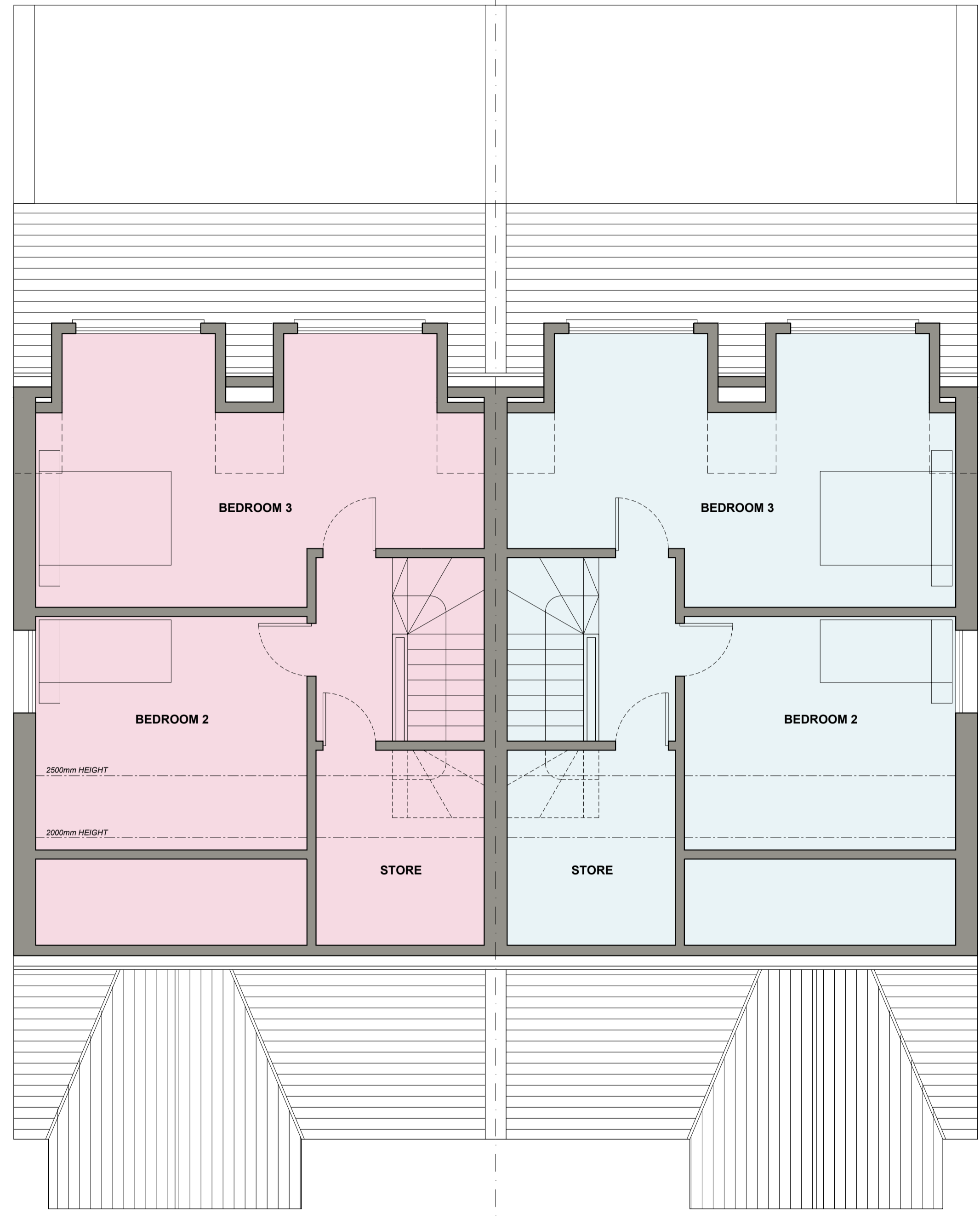
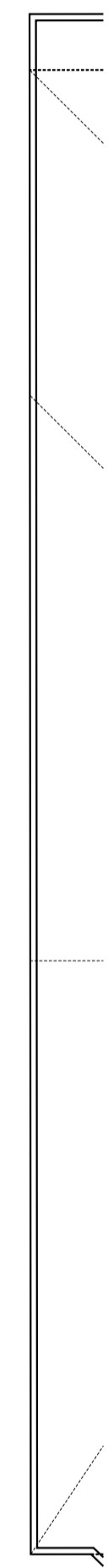
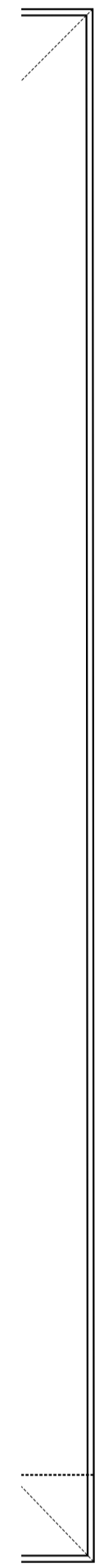


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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning Proposed		
DRAWING TITLE	First Floor Plan		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

REV. **D**
 DWG. NO. **PL-003**

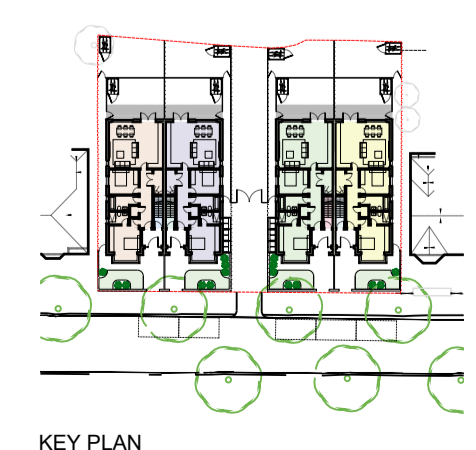
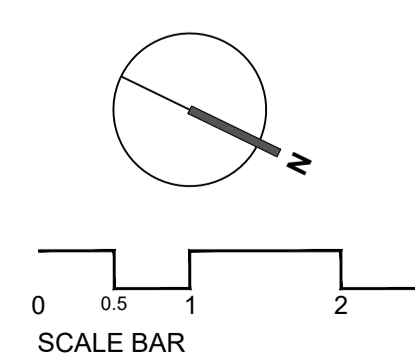


1 PROPOSED
 PL-004 SECOND FLOOR PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

FLOOR AREA NOTE:
 BEDROOM 2 HAS A PARTIALLY SLOPING CEILING. 9m² OF FLOOR AREA TO BEDROOM 2 HAS A CEILING HEIGHT OF 2.5m, WHICH EXCEEDS THE MINIMUM REQUIREMENTS FOR A SINGLE BEDROOM.

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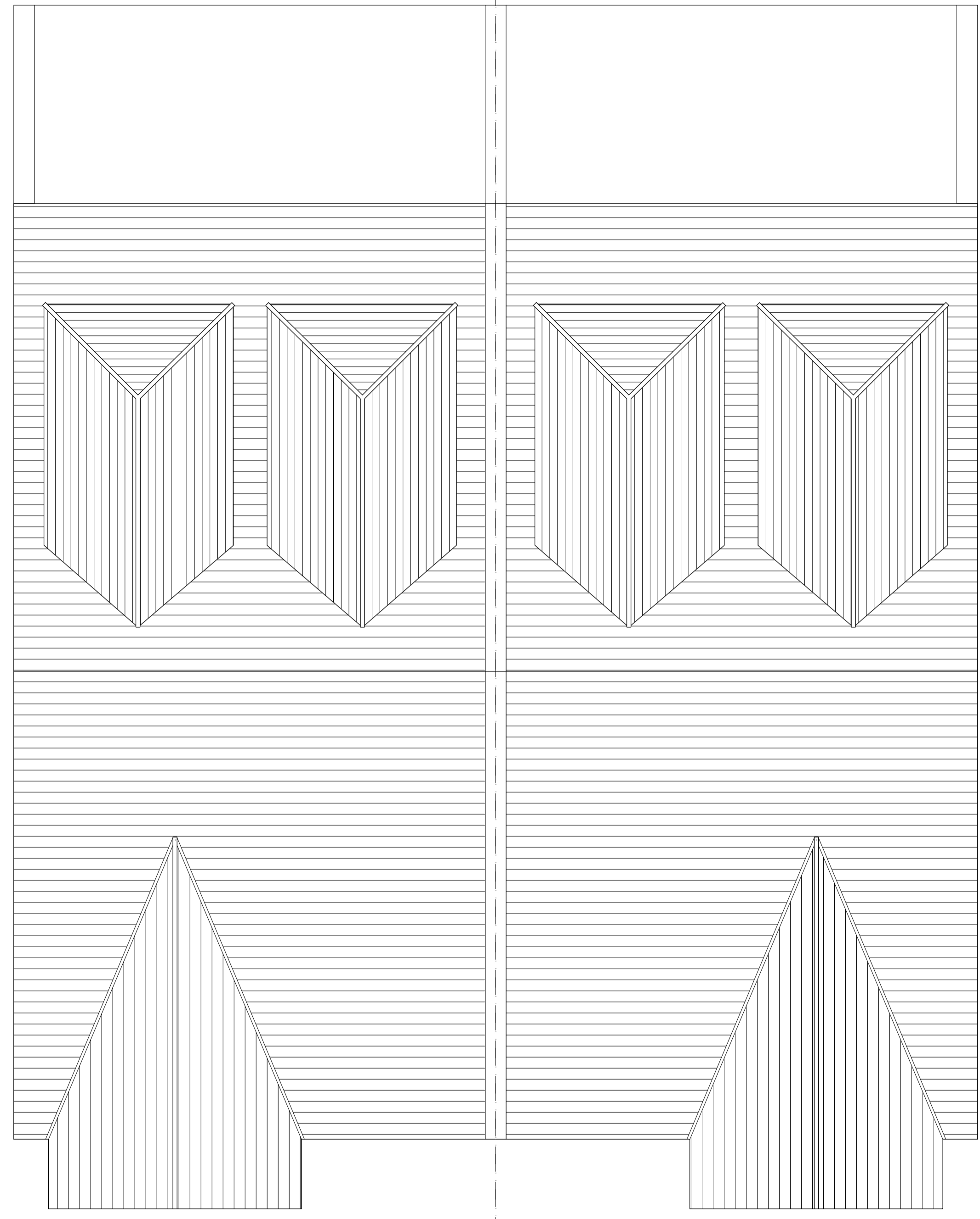
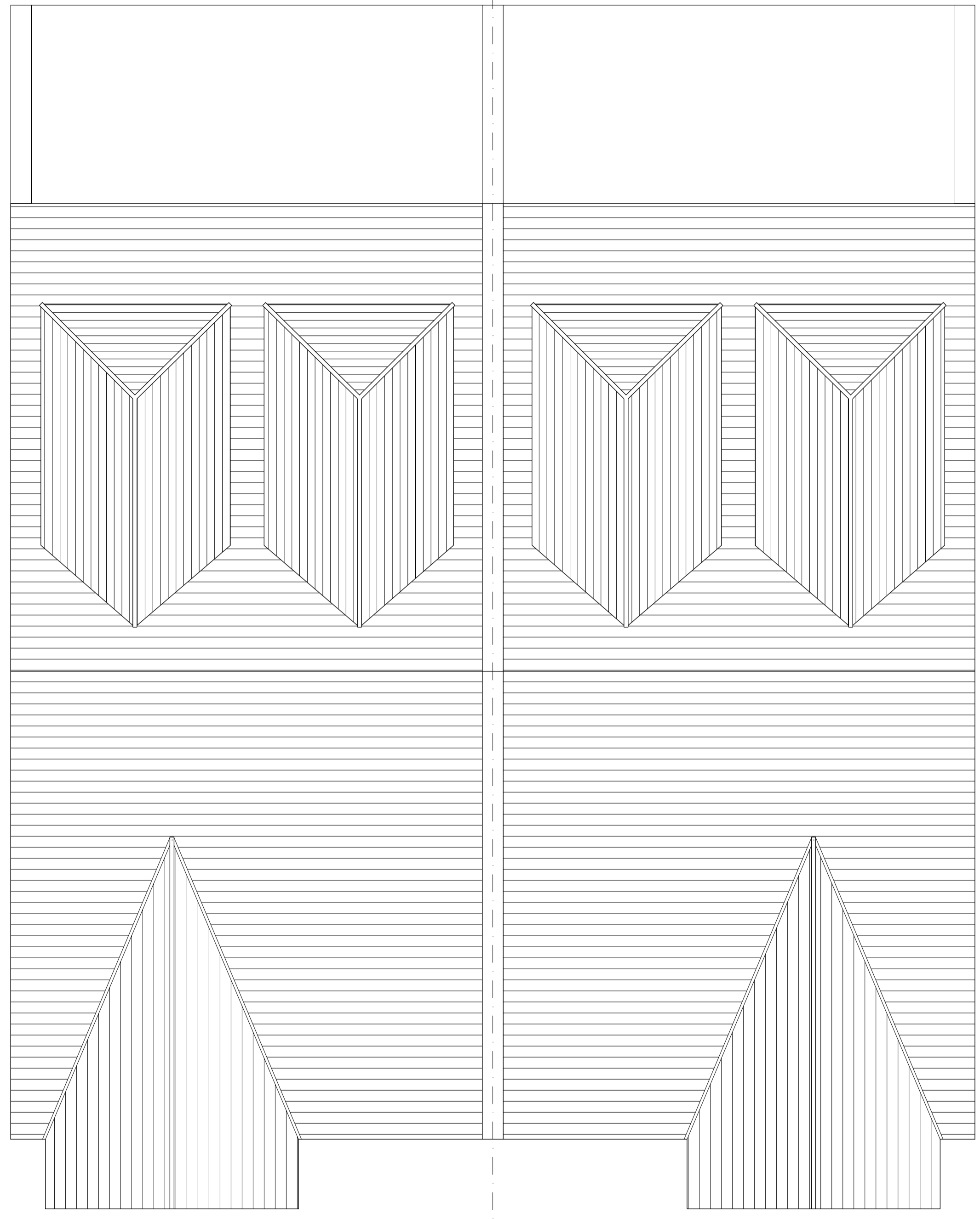
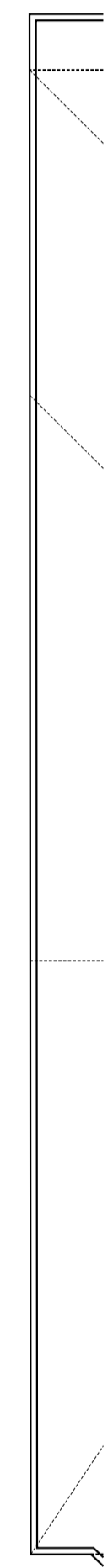
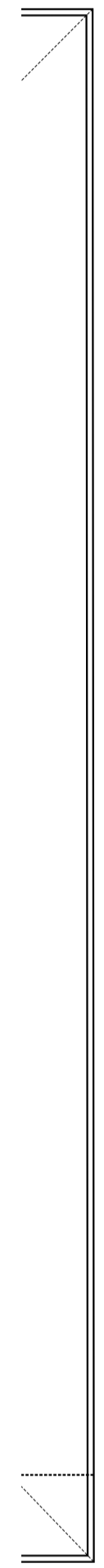


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 BARNET, LONDON
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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning		
	Proposed		
DRAWING TITLE	Second Floor Plan		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

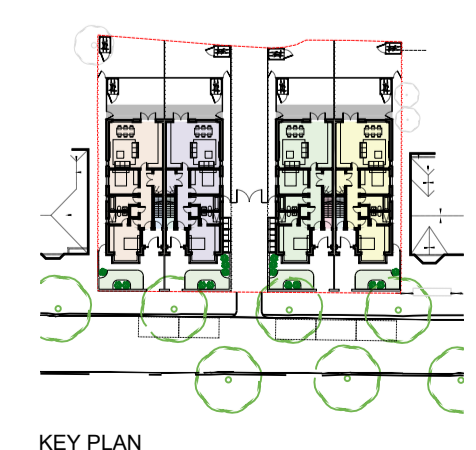
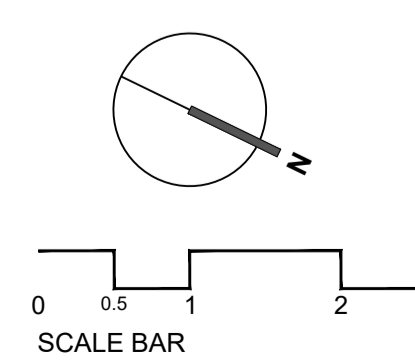
REV. **D**
 DWG. NO. **PL-004**



1 PROPOSED
 PL-005 ROOF PLAN
 SCALE@A1 1:50 SCALE@A3 1:100

REVISIONS NO.	DATE	CHANGES	BY

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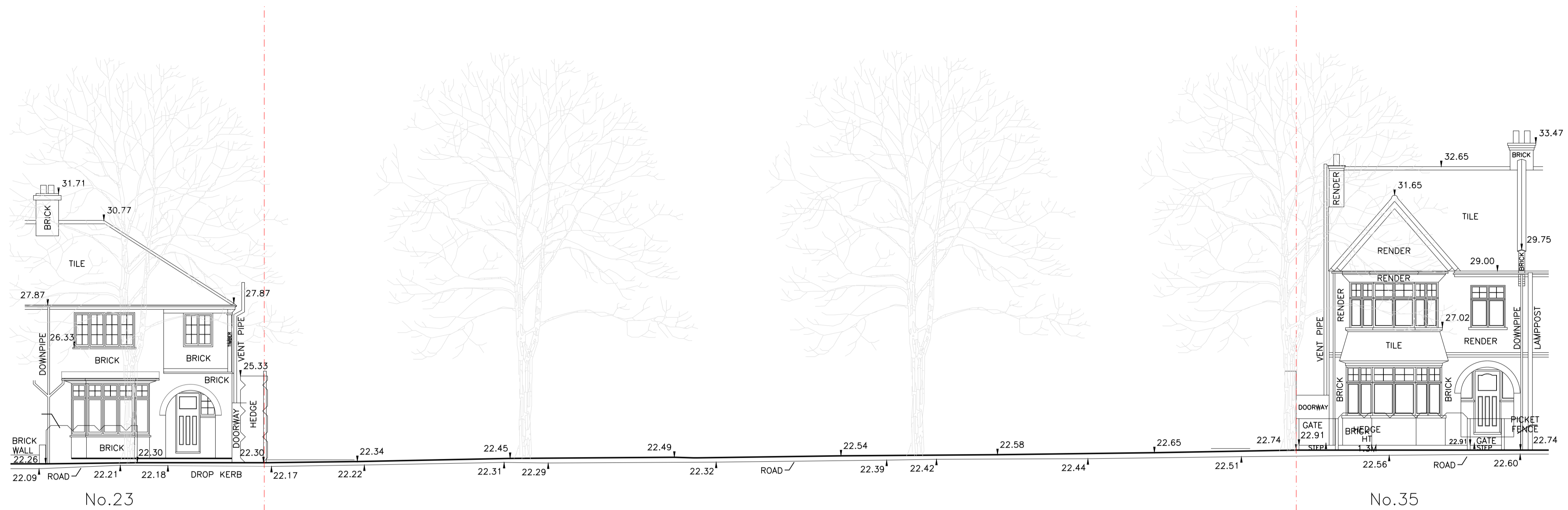


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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
DRAWING TITLE	Planning Proposed Roof Plan		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

REV. **D**
 DWG. NO. **PL-005**



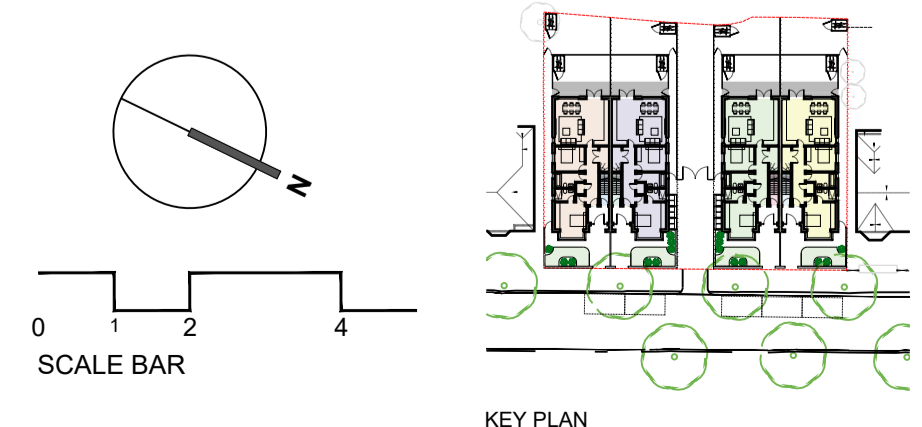
1 EXISTING STREET ELEVATION
 PL-006 SCALE@A1 1:100 SCALE@A3 1:200



2 PROPOSED STREET ELEVATION
 PL-006 SCALE@A1 1:100 SCALE@A3 1:200

NO.	DATE	CHANGES	BY

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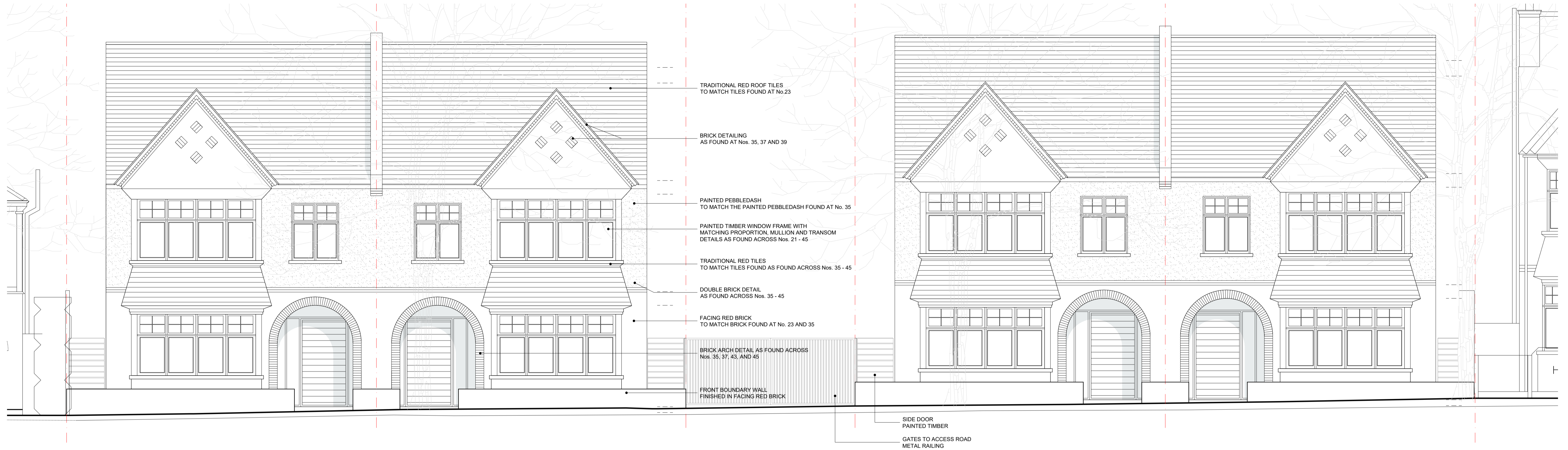


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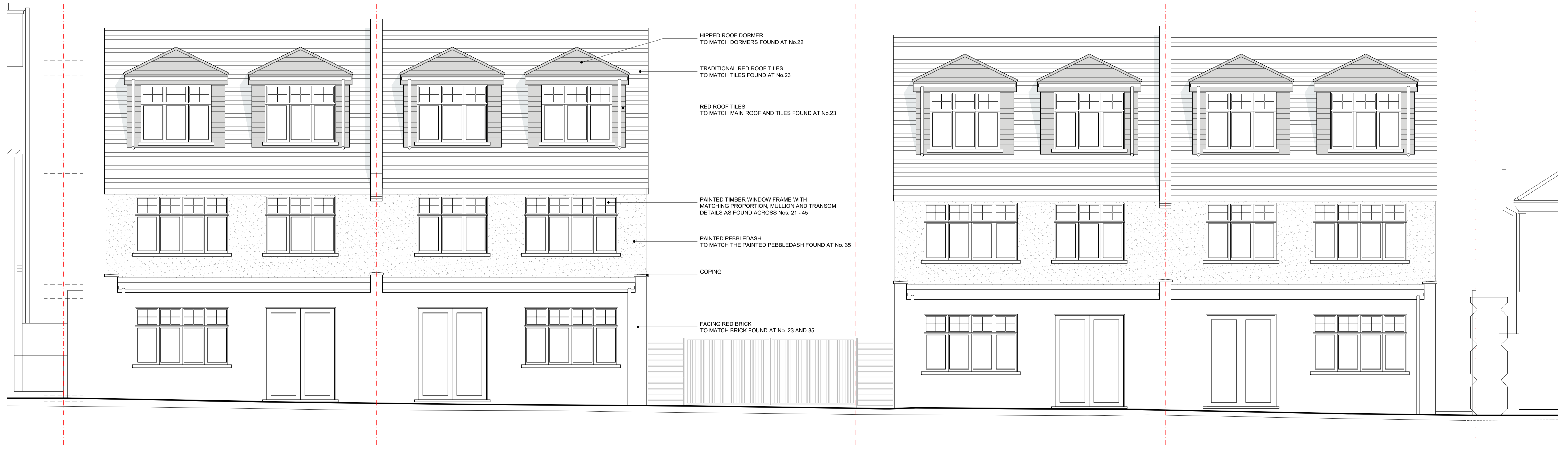


PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
DRAWING TITLE	Planning Existing and Proposed Street Elevations		
DATE	29.03.2021		
SCALE@A1	1:100	DRAWN BY	MK
SCALE@A3	1:200	CHECKED BY	

REV.
E
 DWG. NO.
PL-006



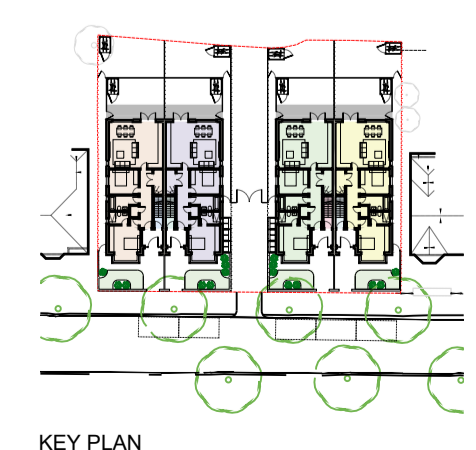
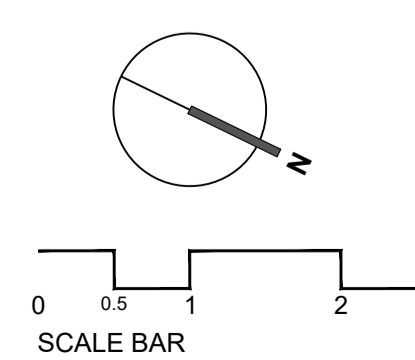
1 PROPOSED FRONT ELEVATION
PL-007 SCALE@A1 1:100 SCALE@A3 1:200



2 PROPOSED REAR ELEVATION
PL-007 SCALE@A1 1:100 SCALE@A3 1:200

REVISIONS NO.	DATE	CHANGES	BY

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 EN5 5TD
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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning Proposed		
DRAWING TITLE	Elevations		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

REV. **D**
 DWG. NO. **PL-007**



1 PROPOSED
SIDE 1 ELEVATION
PL-008 SCALE@A1 1:100 SCALE@A3 1:200

- TRADITIONAL RED ROOF TILES
TO MATCH TILES FOUND AT No.23
- RED ROOF TILES
TO MATCH MAIN ROOF AND TILES FOUND AT No.23
- PAINTED TIMBER WINDOW FRAME WITH MATCHING
PROPORTIONS AS FOUND ACROSS Nos. 21 - 45
- PAINTED PEBBLEDASH
TO MATCH THE PAINTED PEBBLEDASH FOUND AT No. 35
- COPING
- DOUBLE BRICK DETAIL
AS FOUND ACROSS Nos. 35 - 45
- FACING RED BRICK
TO MATCH BRICK FOUND AT No. 23 AND 35

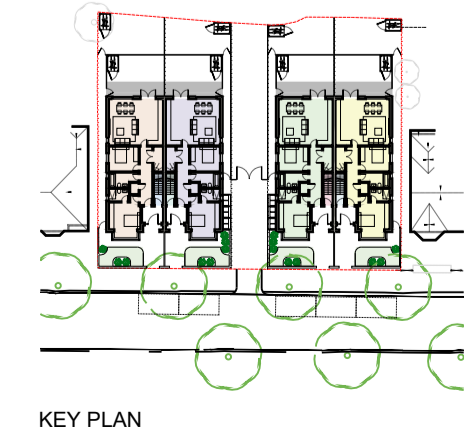
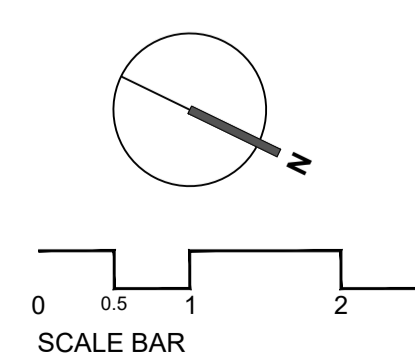


2 PROPOSED
SIDE 2 ELEVATION
PL-008 SCALE@A1 1:100 SCALE@A3 1:200

- TRADITIONAL RED ROOF TILES
TO MATCH TILES FOUND AT No.23
- PAINTED PEBBLEDASH
TO MATCH THE PAINTED PEBBLEDASH FOUND AT No. 35
- PAINTED TIMBER WINDOW FRAME WITH
MATCHING PROPORTION, MULLION AND TRANSOM
DETAILS AS FOUND ACROSS Nos. 21 - 45
- TRADITIONAL RED TILES
TO MATCH TILES FOUND AS FOUND ACROSS Nos. 35 - 45
- DOUBLE BRICK DETAIL
AS FOUND ACROSS Nos. 35 - 45
- FACING RED BRICK
TO MATCH BRICK FOUND AT No. 23 AND 35
- FRONT BOUNDARY WALL
FINISHED IN FACING RED BRICK

REVISIONS			
NO.	DATE	CHANGES	BY

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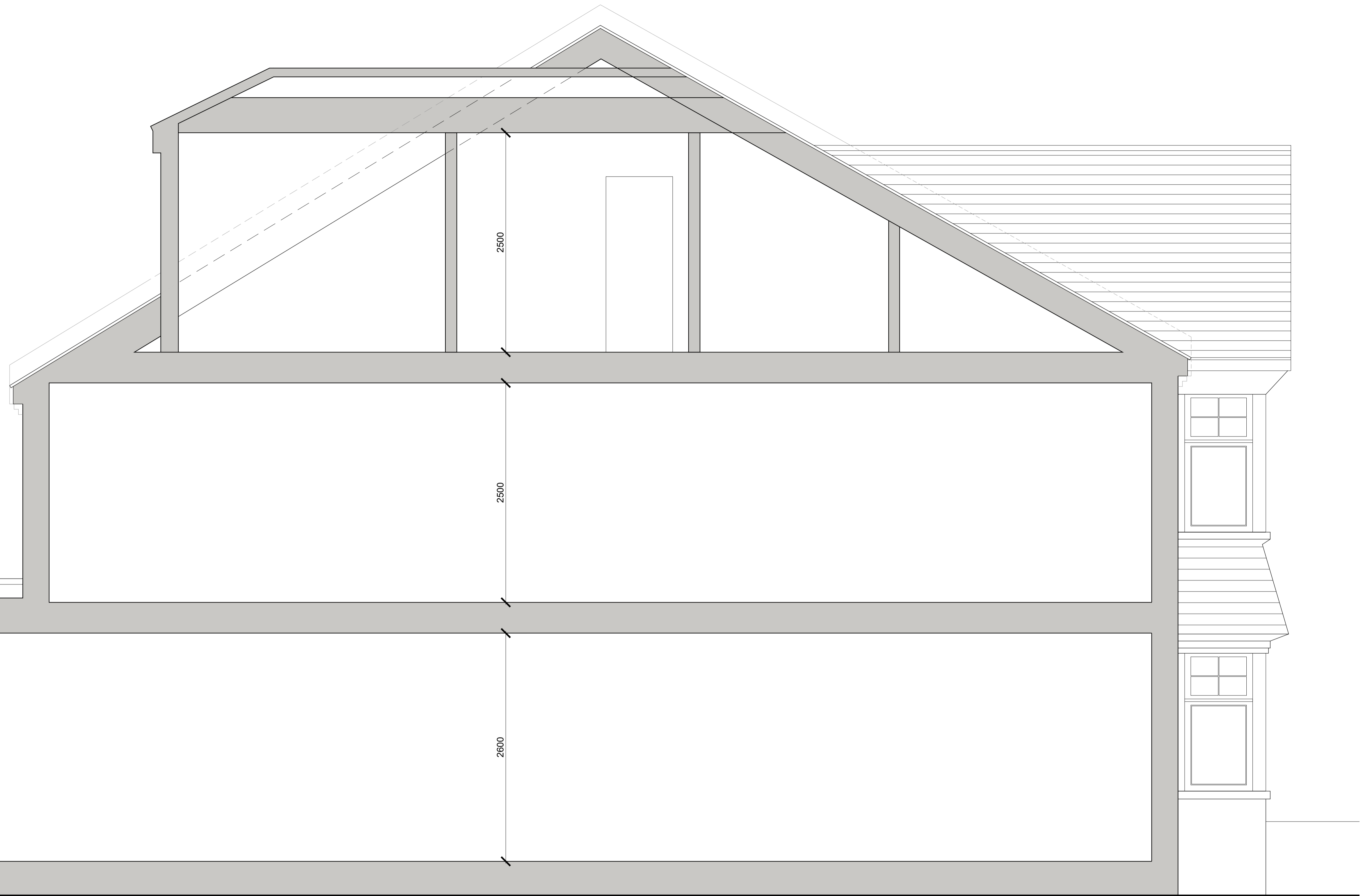
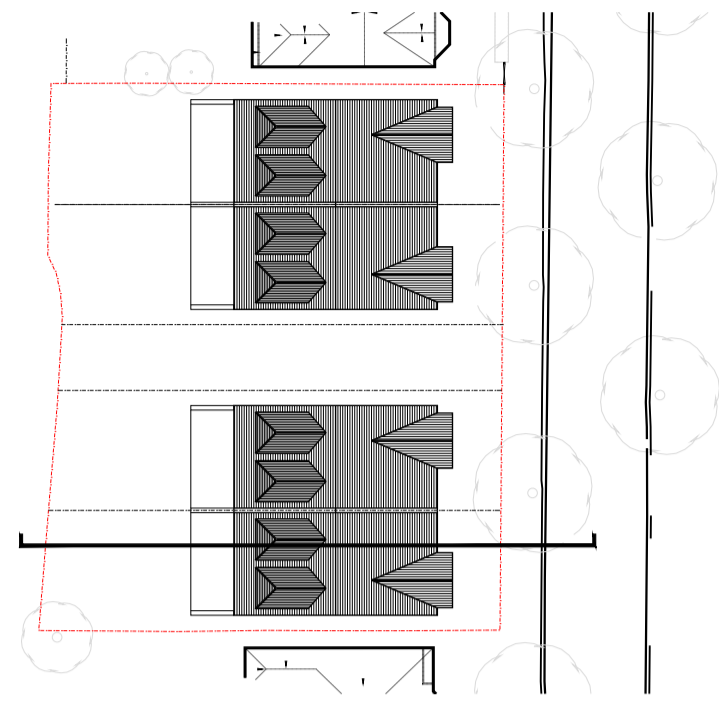


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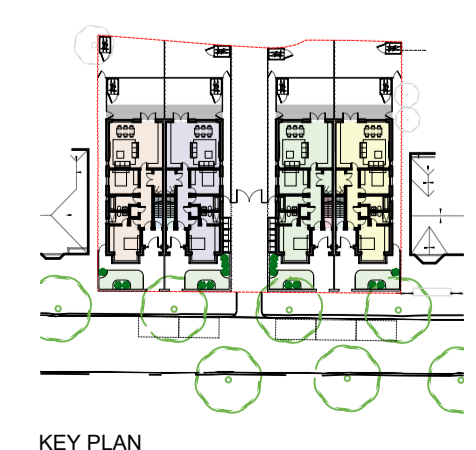
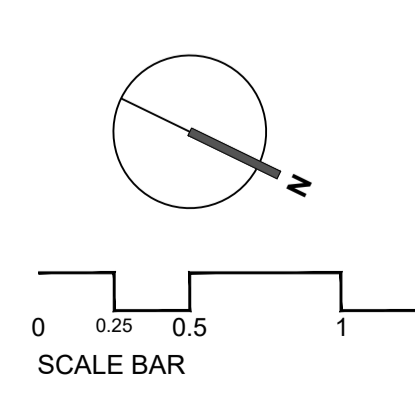
PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
DRAWING TITLE	Planning Proposed Elevations		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	

REV.
D
 DWG. NO.
PL-008



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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
DRAWING TITLE	Planning Proposed Section		
DATE	29.03.2021		
SCALE@A1	1:25	DRAWN BY	AR
SCALE@A3	1:50	CHECKED BY	MK

REV. **B**
 DWG. NO. **PL-009**



THE PROPOSED CROSSOVER AND STREET TREES

THE PROPOSED CROSSOVER FOR THE NEW SERVICE ACCESS TO THE BUSH HILL PARK TENNIS CLUB WILL BE INSTALLED IN ACCORDANCE WITH THE HIGHWAYS REGULATIONS, WHICH ADDRESS CONSIDERATIONS FOR CARS IN THE PUBLIC HIGHWAY, PEDESTRIANS AND TREES.

THE PROPOSED CROSSOVER IS LOCATED 2970mm TO THE NEAREST TREE, THIS IS UNDERSTOOD TO BE SIGNIFICANTLY IN EXCESS OF THE HIGHWAYS MINIMUM DISTANCE REQUIREMENTS TO PROTECT TREES.



1 PROPOSED
DETAIL AT NEW VEHICLE CROSSOVER
PL-010 SCALE@A1 1:50 SCALE@A3 1:100

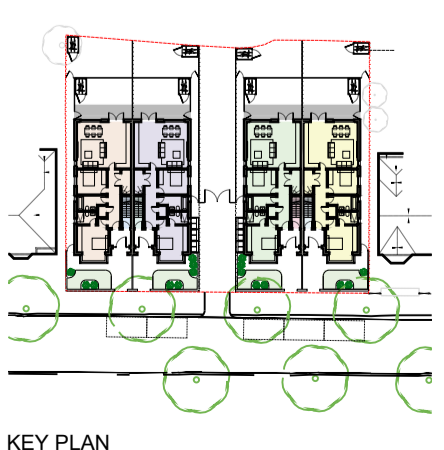
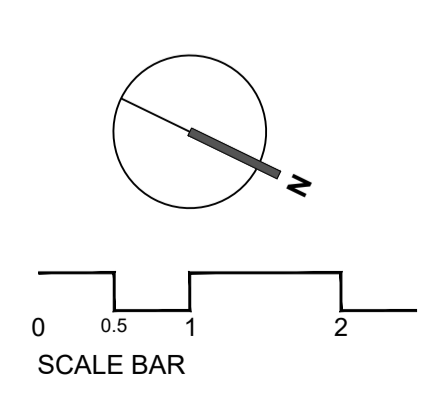
REVISIONS NO.	DATE	CHANGES	BY

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PROJECT	Bush Hill Park Tennis Club, Abbey Road	PROJECT REF	
CLIENT	DDDDDD Ltd		
	Planning		
	Proposed		REV.
DRAWING TITLE	Vehicle Crossover		
DATE	29.03.2021		
SCALE@A1	1:50	DRAWN BY	MK
SCALE@A3	1:100	CHECKED BY	
		DWG. NO.	PL-010