

# PLANNING APPROVAL



Ref: P12-00924PLA

Anthony White,  
Michael Sparks Associates  
Michael Sparks Associates  
11 Plato Place  
St Dionis Road  
London  
United Kingdom  
SW6 4TU

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:** COMMERCIAL PREMISES, STOCKINGSWATER LANE, ENFIELD,  
EN3 7PH

**REFERENCE:** P12-00924PLA

**PROPOSAL:** Extension to north and east elevation of existing B1(c), B2 and B8 building, with associated loading bays.

**ENFIELD COUNCIL**, as the Local Planning Authority, **GIVE YOU NOTICE** that the application, as described above, is **GRANTED**, subject to the following **CONDITION(S)**:-

1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

2. The development permitted by this planning permission shall be carried out in accordance with the approved Stockingswater Lane, Enfield, Flood Risk Assessment (FRA) for Evander Properties Limited, Final version, RCEF19375-001 R Rev 1, March 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 chance in any year critical storm, taking the effects of climate change into account, so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site.

Finished floor levels are set no lower than 300mm above the 1 in 100 chance in any year flood level, taking the effects of climate changes into account. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in

writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site. To ensure that the development and its users remain safe from flooding.

3. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
  1. A preliminary risk assessment which has identified:  
all previous uses potential contaminants associated with those uses  
a conceptual model of the site indicating sources, pathways and receptors  
potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason To protect groundwater. The site overlies Source Protection Zone 2 and given the previous land use history, the potential for contamination is high. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason To protect groundwater and ensure that the site has been remediated to a satisfactory standard.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason To ensure that the site no longer poses a risk to ground or surface water.

6. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason To ensure any risk to groundwater.

7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason Piling or any other foundation designs using penetrative methods can result in risks to groundwater by creating preferential pathways. It should be demonstrated that any proposed piling will not result in contamination of groundwater.

8. Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with British Waterways. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development.

Reason: To protect the character and appearance of the surrounding area.

9. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

10. No development shall take place until Construction Management Plan, written in accordance with the 'London Best Practice Guidance: The control of dust and emissions from construction and demolition' detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the local planning authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To ensure that the development does not result in pollution or impact upon public health.

11. The development shall not commence until a scheme to deal with the contamination of the site including an intrusive investigation and assessment of the extent of contamination and the measure to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority as recommended in the contamination report submitted with the application. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written warranty by the appointed specialist to confirm implementation prior to the commencement of development

Reason: To ensure that the development does not result in pollution or impact upon public health.

12. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the

principles as set out in the Technical Guidance to the National Planning Policy Framework. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

13. The development shall not commence until details of a full ecological report carried out by a suitably qualified ecologist. The study should assess the ecological value of the site and contain a clear undertaking to positively enhance the ecology of the site, including measures to secure native planting, enhanced landscaping, the protection existing ecological features and measure to address habitat requirements for priority species outlined by the Biodiversity Action Plan. The study shall also set out a plan for the continued management and maintenance of the site and 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.  
The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan.

14. Prior to the commencement of development, a detailed scheme of details of the proposed ecological and sustainability improvements, highlighted on drawing No.30426/PL/105A shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping area to the north east corner shall be accompanied by a detailed landscaping scheme and shall include the following details:

- a. a revised Access Statement detailing routes through the landscape and the facilities it provides;
- b. an ecological report detailing how the landscaping scheme maximises the ecological value of the site;
- c. existing and proposed underground services and their relationship to both

hard and soft landscaping;

d. proposed trees: their location, species and size;

e. soft plantings: including grass and turf areas, shrub and herbaceous areas;

f. topographical survey: including earthworks, ground finishes, top soiling with both conserved and imported topsoil(s), levels, drainage and fall in drain types;

g. enclosures: including types, dimensions and treatments of walls, fences, screen walls, barriers, rails, retaining walls and hedges;

h. hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, furniture, steps and if applicable synthetic surfaces; and

i. any other landscaping feature(s) forming part of the scheme.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

All living wall installations in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The details submitted shall set out a plan for the continued management and maintenance of the site and any planting which dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with new planting in accordance with the approved details or an approved alternative and to the satisfaction of the Local Planning Authority.

The green roofs shall not be used for any recreational purpose and access shall only be for the purposes of the maintenance and repair or means of emergency escape. Details shall include full ongoing management plan and maintenance strategy/schedule for the green/brown roof to be approved in writing by the Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure that the proposal has due regard to and complies with the Biodiversity and principles of the energy hierarchy and objectives of Core Policy 20 of the Core Strategy, Policies 5.2 and 5.3 of the London Plan

15. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and

shall provide for no less than 25% total CO2 emissions arising from the operation of a development and its services over Part L of Building Regs 2010. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter. Following practical completion of works a final Energy Performance Certificate 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.

16. The renewable energy technologies ( list renewables as detailed within the ' Energy Strategy ' shall be installed and operational prior to the first occupation of the development. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:

- i) The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
- ii) A management plan and maintenance strategy/schedule for the operation of the technologies;
- iii) (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary);
- iv) (if applicable) A noise assessment and air-quality assessment regarding the operation of the technology; and
- v) (if applicable) In the case of ground source heat pumps and ground source cooling confirmation that the system shall be a 'closed loop' system and shall not tap or utilise ground water / aquifer.

Should, following further assessment, the approved renewable energy option be found to be no-longer suitable:

A revised scheme of renewable energy provision shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site, the details shall also include a response to sub-points a) to e) above. The final agreed scheme shall be installed and operation prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such 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.

17. Evidence confirming that the development achieves a BREEAM 2011 Industrial rating of no less than 'Very Good' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:

i) a design stage assessment, conducted by an accredited Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,

ii) a post construction assessment, conducted by an accredited Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

iii) The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

18. The development shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the requirements of MAT1, MAT2 and MAT3 of the Code for Sustainable Homes and/or relevant BREEAM standard. The Plan must also include strategies to secure local procurement and employment opportunities. Wherever possible, this should include targets and a process for the implementation of this plan through the development process.

The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy CP22



and CP23 of the Core Strategy and Policy 5.3 of the London Plan.

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

- i) Target benchmarks for resource efficiency set in accordance with best practice
- ii) Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
- iii) Procedures for minimising hazardous waste
- iv) Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
- v) Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

20. Prior to the commencement of the development hereby permitted, a travel plan shall be submitted to and approved in writing by the local planning authority. The travel plan, as submitted, shall follow the current 'Travel Plan Development Control Guidance' issued by TfL and will include:

- (1) Targets for sustainable travel arrangements
- (2) Effective measures for the ongoing monitoring of the travel plan.
- (3) A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of the development.
- (4) Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.'

Reason: In the interests of increasing trips made by sustainable modes of transport and reducing the number of single occupancy vehicular trips

21. 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.

### **Reasons for Granting**

1. The proposed warehouse building, by reason of its siting, scale and design would not detract from the character and appearance of this Strategic Industrial Location, nor would it impact upon residential amenity, in accordance with Policy CP30 of the Enfield Plan Core Strategy and (II)GD3 of the Unitary Development Plan.
2. The proposed development provides sufficient parking for the new unit and thus does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways having regard to Policies (II)GD6 of the Unitary Development Plan, CP24 of the Enfield Plan Core Strategy, 6.13 of the London Plan and the National Planning Policy Framework.
3. The proposed development due to its design pays adequate regard to the principles of environmental sustainability including adapting to and mitigating for the impact of climate change. This is compliant with Policies CP20, CP21, CP22, CP28, CP29, CP32 & CP36 of the Core Strategy, London Plan Policies 5.2, 5.3, 5.11, 5.12, 5.13, 5.14, 5.15, 5.18, 7.19 & 7.24 as well as The National Planning Policy Framework.

Dated: 3rd September 2012

Authorised on behalf of:

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

### **Additional Information**

## Notes

- (i) 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:  
  
[http://www.enfield.gov.uk/downloads/download/459/planning\\_fees\\_and\\_charges](http://www.enfield.gov.uk/downloads/download/459/planning_fees_and_charges)
- (i) Your attention is particularly drawn to the Schedule attached to this notice which sets out the rights of applicants who are aggrieved by decisions of the Local Planning Authority.
- (ii) 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.
- (iii) 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).

## **SCHEDULE**

### **List of approved plans referred to in Condition 1 of this Notice:**

30426-PL-100 B  
30426-PL-101 A  
30426-PL-102 A  
30426-PL-103  
30426-PL-104  
30426/PL/105A  
4564/07I  
A statement on noise  
Air Quality Assessment  
Arborcultural Implication Study  
Archaeological Desk Based Assessment  
Design and access statement  
Ecological Assessment  
Energy Statement  
Flood Risk Assessment  
Groundsure Report  
Lighting Report  
Phase 1 Geo Environmental Assessment  
Planning statement/report & summery  
Pre-Assessment Report  
Rapid Heath Impact Assessment  
Site waste management plan  
Transport Assessment

### **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 The Planning Inspectorate, 3/02 Kite 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.

1. 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).
  
2. 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.
  
3. 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.