

PLANNING GRANTED



Mr James Hodgkins
Third Floor Suite
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD

Please reply to: Ms Sharon Davidson
Email: Development.control@enfield.gov.uk
My ref: 23/00874/VAR
Date: 3 October 2024

Dear Sir/Madam

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

LOCATION: Blocks A-H And Solar House 282 -288 Chase Road London N14 6HA
REFERENCE: 23/00874/VAR
PROPOSAL: Variation of condition 01 of 20/03914/PRJ to allow the completion date to be extended from 3 years to 6 years.

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 Development under Class O is permitted subject to the condition that it must be completed within a period of 6 years starting with the prior approval date of 5th May 2021.

Reason: To comply with the provisions of Schedule 2, Part 2, Class O of the GPDO and S.51 of the Planning & Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans referred to within the schedule to this decision notice.

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

3 Prior to first occupation for the permitted use of the development, full details of the 20 Electric Vehicle Charging points and 10 additional passive points for future use shall be submitted to and approved in writing by the Local Planning Authority.

Brett Leahy
Director, Planning & Growth
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

www.enfield.gov.uk

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

The development shall be implemented in full accordance with the details approved by this condition and thereafter be retained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with Policy T6.1 of the London Plan.

4 The development shall not commence until details of the siting and design of the secure / covered long stay cycle parking spaces and short stay 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 adequate bicycle parking is available and easily accessible on site and to promote sustainable modes of transport in accordance with Policy T5 (B) of the London Plan, Policy CP25 of the Enfield Core Strategy (2010), Policies DMD45 and DMD47 of the Enfield Development Management Document (2014).

5 The development shall not commence until details of refuse storage facilities including bins' dimensions and access for the recycling of waste to be provided to each block within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: To ensure adequate refuse facilities are available and easily accessible on site in accordance with Table 3.2 (iv) of the London Plan, Policy CP22 of the Enfield Core Strategy (2010), and Policies DMD47 and DMD57 of the Enfield Development Management Document (2014).

6 The development shall not commence until a Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The details shall be based on the retrofit of source control SuDS measures as follows:

Rain gardens/planters across the site where feasible (with a minimum provision of 6 rain gardens and/or planters located to the rear of Solar House). The details submitted shall include specific locations, sizes and cross sections and confirmation of how the features will be maintained following occupation of the units.

Reason: To enhance the sustainable management of water, minimise flood risk, and minimise discharge of surface water outside of the curtilage of the property in accordance with Policy CP28 of the Core Strategy, DMD Policy 61, and Policy SI 13 of the London Plan and the NPPF.

7 Notwithstanding the approved drawings, occupation of the ground floor units of Blocks A, D, E, F and G/H shall not commence until external door and canopy changes have been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out

new external details and changes, including new external doors to blocks A, D, E, F and G/H. External changes shall be carried out in accordance with the approved scheme and retained thereafter.

Reason: To ensure adequate access and daylight to residential units.

8 The occupation of the development shall not commence until a scheme to deal with the contamination of the site including an 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. 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 occupation of development.

Reason: To avoid risk to public health and the environment

Dated: 3 October 2024

Under the provisions of S106 of the Town and Country Planning Act 1990, this decision is subject to the terms of a Unilateral Undertaking (Deed of Variation) dated 3 October 2024.

Authorised on behalf of:

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

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

List of plans and documents referred to in this Notice:

Title / Number	Version
EXISTING ELEVATION B, BLOCK D, DWG NO.06 REV A EXISTING ELEVATION A, BLOCK D, DWG NO.05 REV A EXISTING ELEVATION C, BLOCK E, DWG NO.07 REV A EXISTING ELEVATION A, BLOCK E, DWG NO.05 REV A EXISTING ELEVATION B, BLOCK E, DWG NO.06 REV A EXISTING ELEVATION D & SECTION AA, BLOCK E, DWG NO.08 REV A EXISTING ELEVATION A, BLOCK F, DWG NO.05 REV A EXISTING ELEVATION A, BLOCK GH, DWG NO.08 REV A	

EXISTING ELEVATION B, BLOCK F, DWG NO.06 REV A EXISTING ELEVATION C, BLOCK F, DWG NO.07 REV A EXISTING ELEVATION D, BLOCK F, DWG NO.08 REV A EXISTING ELEVATION B, BLOCK G/H, DWG NO.09 REV A EXISTING ELEVATION C, BLOCK GH, DWG NO.10 REV A EXISTING ELEVATION D, BLOCK G/H, DWG NO.11 REV A EXISTING SECTION AA, BLOCK A, DWG NO.09 REV A EXISTING SECTION AA, BLOCK BC, DWG NO.12 REV EXISTING SECTION AA, BLOCK D, DWG NO.09 REV A PROPOSED SITE PLAN, DWG NO.03 REV A3 PROPOSED BASEMENT PLAN, SOLAR HOUSE, DWG NO.10 REV A2 PROPOSED GROUND FLOOR PLAN, SOLAR HOUSE, DWG NO.05 REV A PROPOSED GROUND FLOOR PLAN, BLOCK A, DWG NO.10 REV A2 PROPOSED BASEMENT GROUND FLOOR PLAN, BLOCK E, DWG NO.09 REV A2 PROPOSED BASEMENT GROUND FLOOR PLAN, BLOCK F PROPOSED GROUND FLOOR PLAN - BLOCK G/H, DWG NO.05 REV A2 PROPOSED FIRST FLOOR PLAN, BLOCK A, DWG NO.11 REV A PROPOSED FIRST FLOOR PLAN, BLOCK G/H, DWG NO.06 REV A PROPOSED FIRST FLOOR PLAN, BLOCK F, DWG NO.11 REV A PROPOSED FIRST FLOOR PLAN, BLOCK E, DWG NO.10 REV A PROPOSED FIRST FLOOR PLAN, SOLAR HOUSE, DWG NO.06 REV A PROPOSED SECOND FLOOR PLAN, SOLAR HOUSE, DWG NO.07 REV A PROPOSED SECOND FLOOR PLAN, BLOCK A, DWG NO.12 REV A1 PROPOSED SECOND FLOOR PLAN, BLOCK B/C, DWG NO.07 REV A PROPOSED SECOND FLOOR PLAN, BLOCK D, DWG NO.12 REV A PROPOSED SECOND FLOOR PLAN, BLOCK E, DWG NO.11 REV A PROPOSED SECOND FLOOR PLAN, BLOCK F, DWG NO.07 REV A PROPOSED SECOND FLOOR PLAN, BLOCK G/H, DWG NO.07 REV A Flood Risk Report by RPS Health, Safety & Environment Ref: Hlec45384/002r dated November 2016, Hydrogeological Review and Groundwater Risk Assessment by Walsh Associates dated April 2020 Environmental Risk Assessment by RPS Health, Safety &	
--	--

Environment Ref.Hlec45384/001r dated November Noise Assessment by Cundall Ref. 1013826-Rpt-As0001 Rev A dated 02/11/2016 Highways Response Note by Icen Projects dated September 2016 Daylight Assessment by Point 2 Surveyors Ltd Version Rel10 Draft 1, Dated February 2021 PROPOSED GROUND FLOOR PLAN BLOCK A, REV A2, DWG NO.10 PROPOSED SITE PLAN SHOWING REFUSE, RECYCLING & CYCLE STORAGE, DWG NO.01 REV A3 EXISTING SITE PLAN, DWG NO. 08 REV A EXISTING SITE PLAN SHOWING REFUSE & RECYCLING STORAGE, DWG NO.03 REV A EXISTING BASEMENT PLAN, SOLAR HOUSE, DWG NO.01 REV A1 EXISTING GROUND FLOOR PLAN, SOLAR HOUSE, DWG NO.02 REV A EXISTING GROUND FLOOR PLAN, BLOCK A, DWG NO.01 REV A1 EXISTING GROUND FLOOR PLAN, BLOCK B/C, DWG NO.01 REV A EXISTING GROUND FLOOR PLAN, BLOCK D, DWG NO.01 REV A EXISTING GROUND, BASEMENT & SITE PLAN BLOCK E, DWG NO.01 REV A1 EXISTING GROUND FLOOR PLAN, BLOCK F, DWG NO.01 REV A EXISTING GROUND FLOOR PLAN, BLOCK G/H, DWG NO.01 REV A1 EXISTING FIRST FLOOR PLAN, SOLAR HOUSE, DWG NO.03 REV A EXISTING FIRST FLOOR PLAN, BLOCK B/C, DWG NO.02 REV A EXISTING FIRST FLOOR PLAN, BLOCK E, DWG NO.02 REV A EXISTING FIRST FLOOR PLAN, BLOCK F, DWG NO.02 REV A EXISTING FIRST FLOOR PLAN, BLOCK G/H, DWG NO.02 REV A EXISTING SECOND FLOOR PLAN, SOLAR HOUSE, DWG NO.04 REV A EXISTING SECOND FLOOR PLAN, BLOCK A, DWG NO.03 REV A EXISTING SECOND FLOOR PLAN, BLOCK B/C, DWG NO.03 REV A EXISTING SECOND FLOOR PLAN, BLOCK D, DWG NO.03 REV A EXISTING SECOND FLOOR PLAN, BLOCK E, DWG NO.03 REV A EXISTING SECOND FLOOR PLAN, BLOCK F, DWG NO.03	
---	--

REV A EXISTING SECOND FLOOR PLAN, BLOCK G/H EXISTING ROOF PLAN, BLOCK E, DWG NO.04 REV A EXISTING ROOF PLAN, SOLAR HOUSE, DWG NO.06 REV A EXISTING ROOF PLAN, BLOCK A, DWG NO.04 REV EXISTING ROOF PLAN, BLOCK B/C, DWG NO.04 REV A EXISTING ROOF PLAN, BLOCK D, DWG NO.04 REV A EXISTING ROOF PLAN, BLOCK F, DWG NO.04 REV A EXISTING ELEVATION A, SOLAR HOUSE, DWG NO.09 REV A EXISTING ELEVATION B, SOLAR HOUSE, DWG NO.10 REV A EXISTING ELEVATION C, SOLAR HOUSE, DWG NO.11 REV A EXISTING ELEVATION C, BLOCK A, DWG NO.07 REV A EXISTING ELEVATION D, SOLAR HOUSE, DWG NO.12 REV A EXISTING ELEVATION A, BLOCK A, DWG NO.05 REV A EXISTING ELEVATION B, BLOCK A, DWG NO.06 REV A EXISTING ELEVATION D, BLOCK A, DWG NO.08 REV A EXISTING ELEVATION A, BLOCK BC, DWG NO.08 REV A EXISTING ELEVATION B, BLOCK BC, DWG NO.09 REV A EXISTING ELEVATION C, BLOCK BC, DWG NO.10 REV A EXISTING ELEVATION D, BLOCK BC, DWG NO.11 REV A EXISTING ELEVATION D, BLOCK D, DWG NO.08 REV A EXISTING ELEVATION C, BLOCK D, DWG NO.07 REV A	
---	--

Rights of Applicants Aggrieved by Decision of Local Planning Authority

NOTE(S)

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

NEXT STEPS:

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

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

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

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

APPEAL GUIDANCE:

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

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

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

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

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

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

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

PURCHASE NOTICES:

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