

PLANNING REFUSAL



Holly Mitchell
Lower Ground Floor
25 Charlotte Street
London
W1T 2ND

Please reply to: Evie Learman
Email: planning.decisions@enfield.gov.uk
My ref: 19/01941/FUL
Date: 15 September 2020

Dear Sir/Madam

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

LOCATION: Southgate Office Village 286 Chase Road London N14 6HF
REFERENCE: 19/01941/FUL
PROPOSAL: Demolition of existing office buildings and erection of buildings between 2 to 17 storeys high comprising offices (use class B1), 216 residential units (use class C3) and dual use cafe (use class A3 / B1) together with access, basement car park and Energy Centre, cycle parking, landscaping and associated works.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **REFUSED** for the following reason(s):-

01. The proposed development, due to its height, bulk and massing would result in an intrusive and incongruous form of development which fails to integrate satisfactorily with its surroundings. The height of the proposed towers in particular is excessive in this location and would result in an inappropriately visually prominent form of development that would be out of context and unduly dominant. The development would be detrimental to and in contrast to the prevailing character and appearance of the area and would be contrary to Policies 3.5, 7.4, 7.6 and 7.7 of the London Plan, Policy D3 & 4 of the draft London Plan (Intend to Publish), Policies CP4 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD37 and DMD 43 of the Development Management Document.

02. The proposed development, notwithstanding the viability information provided, fails to provide an appropriate amount and mix of affordable housing in terms of the split between social rental and intermediate housing having regard to the requirements of Policy CP3 of the Council's adopted local plan. The development of this site would therefore fail to contribute appropriately to the supply of affordable housing in the borough, contrary to the Policies 3.10, 3.11 and 3.12 of the London Plan 2016, Policies CP3 of the Core Strategy 2010 and Policy DMD1 of the Development Management Document 2014.

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

Sarah Cary
Executive Director Place
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.

03. The proposed development, due to its height, bulk and massing would result in an intrusive, incongruous and visually prominent form of development that would cause less than substantial harm to the setting of the adjoining heritage assets with insufficient public benefits provided by the development to outweigh this harm. Harm would specifically be caused to the setting of the Grade II* listed Southgate Underground Station and the setting of the Southgate Circus Conservation Area. The development therefore is considered to be contrary to Policies CP5 and CP30 of the Core Strategy, Policies DMD6, DMD8, DMD10, DMD37 and DMD38 of the Development Management Document, London Plan Policies 3.4, 7.4, 7.6 & 7.8, and Policies D3 and D9 of the draft London Plan (Intend to Publish) as well as the NPPF.

04. The proposed development due to its height, bulk and massing, would give rise to conditions prejudicial to the amenities of the adjacent and nearby residential properties due to the visual intrusion, sense of enclosure and overlooking caused. This would be contrary Policies DMD8, DMD10, DMD37 and DMD43 of the Development Management Document, London Plan Policies 3.5, 7.6, 7.8 and Policies D3 & HC1 of the draft London Plan (Intend to Publish)

Dated: 15 September 2020

Authorised on behalf of:

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

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

List of plans and documents referred to in this Notice:

Title/Number	Version	TYPE
Location plan		Drawing
16-173 - Southgate - D-32 - Park Road - East Elevation Rev A		Drawing
16-173 - Southgate - D-30- South Block - South Elevation - Rev A		Drawing
16-173 - Southgate - D-29 - South Block- North Elevation (Internal Street) -Rev A		Drawing
16-173 - Southgate - D-28- North Block- South Elevation (Internal Street)		Drawing

16-173 - Southgate - D-27 - North Block - North Elevation - Rev A	Drawing
16-173 - Southgate - D-26 - Section DD - Rev A	Drawing
16-173 - Southgate - D-25- Section CC - Rev A	Drawing
16-173 - Southgate - D-24 - Section BB - Rev A	Drawing
16-173 - Southgate - D-23 - Section AA - Rev A	Drawing
16-173 - Southgate - D-22 - Roof Plan	Drawing
16-173 - Southgate - D-21 - Seventeenth Floor Plan	Drawing
16-173 - Southgate - D-20 - Sixteenth Floor Plan	Drawing
16-173 - Southgate - D-19 - Fifteenth Floor Plan	Drawing
16-173 - Southgate - D-18 - Fourteenth Floor Plan	Drawing
16-173 - Southgate - D-17 - Thirteenth Floor Plan	Drawing
16-173 - Southgate - D-16 - Twelfth Floor Plan	Drawing
16-173 - Southgate - D-15 - Eleventh Floor Plan	Drawing
16-173 - Southgate - D-14 - Tenth Floor Plan	Drawing
16-173 - Southgate - D-13 - Ninth Floor Plan	Drawing
16-173 - Southgate - D-12 - Eighth Floor Plan	Drawing
16-173 - Southgate - D-11 - Seventh Floor Plan	Drawing
16-173 - Southgate - D-10 - Sixth Floor Plan	Drawing
16-173 - Southgate - D-09 - Fifth Floor Plan	Drawing
16-173 - Southgate - D-08 - Fourth Floor Plan	Drawing
16-173 - Southgate - D-07 - Third Floor Plan	Drawing
16-173 - Southgate - D-06 - Second Floor Plan - Rev A	Drawing
16-173 - Southgate - D-05 - First Floor Plan - Rev A	Drawing
16-173 - Southgate - D-04 - Ground Floor Plan - Rev A	Drawing
16-173 - Southgate - D-03 - Basement Plan - Rev A	Drawing
16-173 - Southgate - D-02 - Existing site plan	Drawing
16-173 - Southgate - D-01 - Site Location Plan	Drawing
16-173 - Southgate - Fire Brigade Access Strategy -Residential-LR	Drawing
16-173 - Southgate - Fire Brigade Access Strategy - Commercial-LR	Drawing
Existing drawings Block SH	Drawing
Existing drawings Block GH	Supporting Information
Existing drawings Block E	Supporting Information
Existing drawings Block D	Supporting Information
Existing drawings Block A	Supporting Information
Existing plans Block F	Supporting Information
Existing plans Block BC	Supporting Information
Overshadowing Report version R8 DRAFT2 by Point dated February 2020	Supporting Information
Viability Assessment Reports (May and September 2019)	Supporting Information
Planning Letter, prepared by Simply Planning dated 01 October 2019	Supporting Information
Heritage Statement	Supporting Information

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority 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 special circumstances which excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at **least 10 days before submitting the appeal**. Further details are on GOV.UK.

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).

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.

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.