

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY LW DEVELOPMENTS LTD

An Appeal Against the refusal of a planning application for:

Area 1 - New stadium with capacity for up to 2,000 spectators. 53 no. 1 bedroom apartments, 62 no. 2 bedroom apartments, 26 no. 3 bedroom houses and 22 no. 4 bedroom houses, (163 residential dwellings) highway access works, internal roads and supporting infrastructure.

Area 2 - Northern block - New facilities for Cheshunt Football Club in use classes D1, D2 and sui generis - matters relating to internal layout and appearance reserved.

Area 3 - Western block - New sports, community, leisure and commercial uses in use classes A1, A3, A4, A5, B1, D1 and D2 - matters relating to internal layout reserved.

Land at Cheshunt Football Club, Theobold's Lane, Cheshunt, Herts, EN8 8RU

PINS REFERENCE: APP/W1905/W/21/3271027

PLANNING APPLICATION REF: 07/18/0514/F

ROLAND BOLTON PROOF OF EVIDENCE:

CORE DOCUMENT: 2.12 HOUSING WINDFALL REPORT 2006 - 2018

EXAM 4G

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Housing Windfall Report

2006-2018

Borough of Broxbourne

August 2018



Contents

Background	2
Purpose of the Report	2
Methodology.....	2
Analysis of Historic Windfall Trends	3
Future impacts	5
Changes to the last Windfall projection	7
Conclusion.....	8
Monitoring.....	8
Appendix 1: Windfall completions on small sites (1-4 units) 2006-2018	9
Appendix 2: Windfall Completions on Minor Sites (5-9 units) 2006-2018	17
Appendix 3: Windfall Completions on Large Sites (10 or more units) 2006-2012	19

Background

The National Planning Policy Framework (NPPF, 'The Framework') states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The Framework states that any allowance should be realistic, and have regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends. The allowance excludes windfall development on garden land.

There is a strong track record in Broxbourne of windfall sites being delivered. The Council strongly believes that this aspect of future housing delivery should be taken into account in the housing trajectory for the Local Plan period 2018-2033.

Purpose of the Report

The purpose of this report is to form part of the evidence base for the Local Plan 2018-2033 (currently at examination), and provides a justification for the inclusion of a windfall allowance in the Council's housing trajectory. The report re-examines housing contributions since 2006 from both large and small windfall sites (excluding those on garden land) and identifies the future windfall contribution to be including the housing trajectory.

A previous windfall allowance was calculated in the 2017 Strategic Land Availability Assessment which concluded that a windfall allowance of 37 dwellings per annum could be accommodated in the Council's housing trajectory. The Council has chosen to re-examine the methodology used to calculate that figure, and provide updated evidence for a windfall allowance to be included in the Council's housing figures.

Methodology

Windfalls comprise sites that have unexpectedly become available over time, and which were not anticipated by the planning authority as part of a local plan, or Strategic Land Availability Assessment (SLAA). These sites are granted planning permission in accordance with adopted local and national policies, and contribute towards housing figures. Windfall completions and commitments can vary in size and type of development, including large sites, such as those that may arise from the closure of a large commercial unit, or much smaller projects such as a residential conversion, or a new flat built over the top of a shop.

The Framework and the Planning Practice Guidance have been used to undertake this windfall report. The report:

1. Records historic windfall completion rates;
2. Examines the results over the study period;
3. Analyses historic trends;

4. Estimates future housing delivery from windfall sites, considering:
 - Whether there is enough evidence for the inclusion of a windfall allowance in the Council’s housing trajectory;
 - whether the annual windfall completion rate is likely to increase or decrease;
 - the impact of future market conditions and possible policy changes; and

The NPPF requires that when calculating windfall allowance, consideration must be given to the Strategic Land Availability Assessment. The Council’s SLAA assesses sites capable of delivering 5 or more dwellings. As such, sites of 4 or less dwellings would not be included in the SLAA and planning permissions are therefore considered as windfall sites. Therefore, windfall sites exclude the following:

- Allocations in the Local Plan 2001-2011, or emerging Local Plan 2018-2033;
- Sites contained within the 2017 Strategic Land Availability Assessment.
- Sites contained within the 2010 Strategic Housing Land Availability Assessment.

All figures shown in this report reflect the total net completions delivered as windfall.

Analysis of Historic Windfall Trends

Past delivery rates from windfall development have been obtained using the detailed housing completion data provided by Hertfordshire County Council as part of its annual monitoring conducted on behalf of Broxbourne Borough Council. This includes information on the location and type of development, as well as the detailed planning application description. This report considers the delivery of windfall sites since 1st April 2006 to 31st March 2018, and housing completions data from this period was used as the basis of the calculations. This period has been chosen as it incorporates respective periods of stronger and weaker economic performance. The National Planning Policy Framework excludes any development in residential gardens from being counted in any windfall allowance. The following table therefore excludes the erection of new dwellings within gardens.

Table 1: Historic windfalls against overall completions

Monitoring Year	Historic Windfalls excluding Garden Land	Overall Completions
2006-2007	133	260
2007-2008	108	281
2008-2009	50	179
2009-2010	214	316
2010-2011	145	271
2011-2012	21	168
2012-2013	95	183
2013-2014	52	97

2014-2015	111	179
2015-2016	146	177
2016-2017	208	251
2017-2018	212	241
Total	1495	2574

Due to the lack of an up-to-date Local Plan since 2011, some windfall sites were much larger than those that would normally come forward as windfall, and would ordinarily have been identified in the SLAA or as site allocations in a Local Plan. Therefore relying purely on past levels of windfall to predict future supply could lead to an overestimate. With a view toward predicting future windfall rates in the Borough it is considered only sites 9 dwellings or under should be considered. As such, data has been used for **small sites** (those accommodating 4 or less units) and **minor sites** (those accommodating between 5 and 9 units). Table 2 shows historic windfall delivery rates for small and minor sites, excluding 'one-off' large scale windfall developments that could distort the final estimate. It should be noted that the SLAA does not have the scope to be able to identify all potential sites of 10 dwellings or more, for the whole of the plan period. Therefore, although these sites are not considered in the Council's estimate, 'unknown sites' also provide a further potential source of future windfalls. Appendix 1 and 2 provide a breakdown of these figures for small and minor sites respectively.

Table 2: Historic windfalls on Small (1-4 units) and Minor (5 and 9 units) sites.

Monitoring Year	Historic Windfalls on Small Sites	Historic Windfalls on Minor Sites
2006-2007	7	18
2007-2008	25	6
2008-2009	17	12
2009-2010	29	34
2010-2011	18	14
2011-2012	0	8
2012-2013	1	8
2013-2014	20	0
2014-2015	27	5
2015-2016	27	15
2016-2017	59	21
2017-2018	54	39
Total	284	180
Average	24	15

As the threshold for inclusion in Strategic Land Availability Assessment is 5 or more units, all delivery from small sites are classed as windfall. The Borough has experienced significant and consistent windfall gains from small sites since 2006. Delivery from this source is expected to continue as national planning policy and

guidance seeks to boost housing supply. At local level, policies in the adopted and emerging Local Plans promote making best use of land within the existing urban area.

It is recognised that the period of analysis has seen some changes in delivery rates. In particular this includes a drop in delivery in 2011-2012 and 2012-2013. This drop can be attributed to changes to the economy during the recession and a resulting lag effect from the drop in value and confidence in the housing market during this time. Despite this noticeable dip during the recession, windfall sites have consistently become available throughout the review period.

The evidence in table 2 shows that on average 24 units are delivered on small sites, with a further 15 units delivered on minor sites. The Council has chosen to use the same method of calculation used to calculate windfall allowance in the 2017 SLAA. This method takes the average of both small and minor windfall sites. The calculation for this is shown below.

$$\frac{(24 + 15)}{2} = 19.5$$

When rounded to the nearest whole number, this method shows an allowance of 20 units per annum is achievable.

Future impacts

Policy

Over the period of time during which this windfall allowance has been assessed there have been significant changes to national policy. The introduction of the NPPF in 2012 (updated 2018) has allowed increased flexibility provided by policies that have encouraged windfall through a variety of sources. In particular there is a more lenient stance regarding change of use from commercial to residential through the introduction of Prior Approval. This, alongside changes to Permitted Development Rights is has encouraged more landowners to pursue residential development, with the result of increasing the number of windfall completions. At the national level there have been more recent changes made to national planning policy, regulations and guidance, notably in the form of the revised National Planning Policy Framework, which have sought to boost housing supply.

Market Conditions

The time period over which past windfall trends have been assessed includes a significant period of economic depression. This is shown clearly in the analysis of past trends and has been addressed above. Windfall has begun to steadily recover since the recent dip in 2012/13, recently returning to pre-recession levels.

Therefore it can be concluded that the yearly averages calculated within this windfall paper are in fact conservative estimates and that no adjustments are necessary to allow for a change in market conditions.

Additional Windfalls from Large Sites

As noted above, so to ensure that there is no overestimate of the windfall allowance, large 'one-off' windfall completions and windfalls of 10 units or over have been excluded from the very conservative estimate of a suitable windfall allowance set out in this report. The Council does however consider it likely that windfall sites of 10 units or higher will regularly come forward based on historic delivery. Table 3 below compares windfall on the very smallest sites against the larger sites¹

Table 3: Historic windfalls, including on sites with 10 units or over.

Monitoring Year	A) Windfalls on Small Sites	B) Windfalls on Minor Sites	C) Historic Windfalls of 10 plus units	Total (A+B+C)
2006-2007	7	18	108	133
2007-2008	25	6	77	108
2008-2009	17	12	13	42
2009-2010	29	34	81	144
2010-2011	18	14	33	65
2011-2012	0	8	13	21
Total	16	15	54	

Examples of windfall units that have come forward during the above period include:

- 9-11 High Street (turnpike Court), Waltham Cross - demolition of car sales & erection of retail & 37 flats;
- The Kingfisher Public House, 94 Station Road, Broxbourne - demolition of pub & erection of 14 dwellings;
- Pardix House, Cadmore Lane, Cheshunt - demolition of offices & erection of 14 flats;
- Grove House, 281 High Street, Waltham Cross - demolition of warehouse & erection of 30 flats; and
- The Lintons, Essex Road, Hoddesdon - redevelopment to provide 22 dwellings.

¹ Larger sites units completed after 2011/12 are not be included in this table as the lack of an up-to-date local plan during this period may have artificially inflated the level of 'windfall'.

An average of 54 units per annum as shown above is not included in the Council's allowance as the rate of delivery of these sites is not considered consistent enough to ensure a consistent stream of supply. Appendix 3 provides a breakdown of the above figures. However, given that the past examples relate from redevelopment and conversion sites, which would not necessarily be identified in the SLAA, an argument could be made for a higher windfall allowance.

Changes to the last Windfall projection

The Council's last windfall projection demonstrated a windfall allowance of 37 units per annum. This figure was based on the gross completion figures and thus did not include residential losses that occurred through windfall developments. Furthermore, the figure did not exclude large 'one-off' windfall developments. The Council has revised down this figure to the above 20 units per annum based on the above evidence. This provides the Council with a conservative and realistic windfall allowance that can be used to inform the housing trajectory and five year land supply.

Conclusion

The evidence shown in this report demonstrates that based on historic windfall rates, windfall sites have consistently come available within the Borough with the exception of a dip in numbers during the recession. Failure to include an allowance for this consistent stream of supply within the housing land supply for Broxbourne would result in an under-estimate in the capacity of the Borough.

It is also considered that in the light of both national and local planning policy, windfall sites will continue to be permitted and delivered in the future. Figures show that on average, windfalls have an annual average completion rate of 20 dwellings on small and minor windfall sites across the study period. Given that it is likely that there will be some windfall developments that will provide over 9 units, a conservative windfall allowance of **20 units per annum** is considered both realistic and achievable. Windfalls for 10 units or over have not been included in the allowance.

The Council has chosen not to include a windfall allowance for development within the first three years of the five year land supply since many of the sites that come forward within this period would have been captured within the Council's trajectory as commitments. However, a full windfall allowance of 20 dwellings per annum will be made for years 4 – 15. This amounts to a total of 240 units across the plan period.

Monitoring

The level of windfall delivery will be monitored over the course of the Local Plan period alongside overall housing delivery using the above methodology. This will inform the Council if the windfall allowance of 20 units per annum is accurate.

Appendix 1: Windfall completions on small sites (1-4 units) 2006-2018

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
7/0425/05/F/GO	Conversion of 1 dwelling into 2 dwellings	Tanfield Farm, Hammondstreet Road, Waltham Cross	31/03/2007	2	1	1
7/0043/06/F/HOD	Erection of replacement dwelling	Lone Oak, Yewlands, Hoddesdon	31/03/2007	1	0	1
7/0035/04/F/HOD	Erection of replacement dwelling	White Stubbs Farm, White Stubbs Lane, Broxbourne	31/03/2007	1	1	0
7/0748/03/F/WOL	conversion of 1 dwelling into 2 flats	198 Turners Hill, Cheshunt	31/03/2007	2	1	1
7/0936/04/HF/WX	conversion of 1 flat into 2 flats	34 Foundry Gate, Waltham Cross	31/03/2007	2	1	1
7/0363/06/F/WOL	cou from annexe to flat	Burton Cottage, Burton Lane, Goffs Oak	31/03/2007	1	0	1
7/0300/05/F/HOD	erection of 2 flats	Adj Christie Court, Brewery Road, Hoddesdon	31/03/2007	2	0	2
2006-07 Total				11	4	7
07/06/1007/F	Conversion of 1 dwelling into 2 flats	14 Sterling Avenue, Waltham Cross	31/03/2008	2	1	1
07/02/1098/F	DEMOLITION OF GARAGES & ERECTION OF 2 DWELLINGS	Adj 30-32 Cherry Tree Rd, Hoddesdon	31/03/2008	2	0	2
07/01/0730/F	DEMOLITION OF SHOP & FLAT & ERECTION OF SHOP & 3 FLATS	Cake Base, 21 High Street, Cheshunt	31/03/2008	3	1	2
07/03/0038/F	ERECTION OF 2 dwellings	Adj 34 Collet Close, Cheshunt	31/03/2008	2	0	2
07/05/0267/F	Formation of 2 flats in roof space	112-122 Turners Hill, Turners Mews, Cheshunt	31/03/2008	2	0	2
07/06/1026/F	additional flat in roof space	106 Stanstead Road, Hoddesdon	31/03/2008	1	0	1
07/07/0112/F	conversion of 1 dwelling into 2 flats	19 St Cuthberts Road, Hoddesdon	31/03/2008	2	1	1
07/03/0630/F	conversion of 1 dwelling into 2 flats	42 Cecil Road, Cheshunt	31/03/2008	2	1	1
07/07/0565/F	conversion of 1 dwelling into 2 flats	82 Lammamead, Wormley	31/03/2008	2	1	1
07/07/0288/F	conversion of 1 dwelling into 2 flats	84 Lammamead, Wormley	31/03/2008	2	1	1
07/06/1083/F	conversion of butchers shop into residential	The Butchers Shop, 3 The Square, Wormley	31/03/2008	1	0	1
07/05/0850/F	conversion of ground floor from shop to 1 flat	58 Rye Road, Hoddesdon	31/03/2008	1	0	1
07/07/1193/F	guest house to 1 dwelling	Churchgate Lodge, 197 Churchgate Road, Cheshunt	31/03/2008	1	0	1
07/05/1071/F	demolition of factory & erection of 3 flats	Wirex Displays, Marston Road, Hoddesdon	31/03/2008	3	0	3
07/06/0766/F	demolition of garages & erection of 3 dwellings	Garages Adj 18 & 19-21 Foxton Road, Hoddesdon	31/03/2008	3	0	3
07/07/0830/F	erection of 2 flats	R/O 77 High Street, Hoddesdon	31/03/2008	2	0	2
2007-08 Total				31	6	25
07/05/0869/F	Conversion of 1 dwelling into 2 dwellings	141 Trinity Lane, Waltham Cross	31/03/2009	2	1	1
07/08/0862/F	Conversion of 1 dwelling into 2 dwellings	17 Gaywood Avenue, Cheshunt	31/03/2009	2	1	1
07/07/0920/F	Conversion of 1 dwelling into 2 dwellings	20 Ashbourne Road, Broxbourne	31/03/2009	2	1	1
07/08/0646/F	Conversion of 1 dwelling into 2 flats	43 Felstead Road, Waltham Cross	31/03/2009	2	1	1
07/06/0200/F	Conversion of 1 dwelling into 2 flats	8 Clayton Parade, Turners Hill, Cheshunt	31/03/2009	2	1	1
07/04/0578/F	Erection of replacement dwelling	33 Moorhurst Avenue, Goffs Oak	31/03/2009	1	1	0
07/08/0076/F	conversion of 1 dwelling into 2 flats	56 Lammamead, Wormley	31/03/2009	2	1	1
07/07/0655/F	conversion of 1 dwelling into 4 flats	1a & 3 York Road, Waltham Cross	31/03/2009	4	1	3
07/07/0190/F	conversion of 1 flat into 2 flats	12 Clayton Parade, Turners Hill, Cheshunt	31/03/2009	2	1	1
07/05/0629/F	conversion of 1 flat into 2 flats	9a Clayton Parade, Turners Hill, Cheshunt	31/03/2009	2	1	1
07/05/0344/F	conversion of 1 flat into 2 flats	Flat 19 The White House, High Street, Cheshunt	31/03/2009	2	1	1
07/05/0823/F	conversion of garage into 1 dwelling	Larch Cottage, Cock Lane, Hoddesdon	31/03/2009	1	0	1
07/03/0742/F	cou from shop to 1 flat	119 Whitley Road, Hoddesdon	31/03/2009	1	0	1
07/08/0178/F	erection of shop & 1 flat	Adj 23-25 Cheshunt Wash, Cheshunt	31/03/2009	1	0	1
07/07/0408/F	extension to provide 2 flats	1 Russells Ride, Cheshunt	31/03/2009	2	0	2

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
2008-09 Total				28	11	17
07/08/0161/F	Conversion of 1 dwelling into 2 dwellings	16 Brookfield Gardens, Cheshunt	31/03/2010	2	1	1
07/09/0090/F	Conversion of 1 dwelling into 2 dwellings	27 Castle Road, Hoddesdon	31/03/2010	2	1	1
07/08/0250/F	Conversion of 1 dwelling into 2 flats	13 Brookfield Gardens, Cheshunt	31/03/2010	2	1	1
07/08/0500/F	Conversion of 1 dwelling into 2 flats	61 Whitley Road, Hoddesdon	31/03/2010	2	1	1
07/07/0304/F	Erection of replacement dwelling	Woodside, Baas Lane, Broxbourne	31/03/2010	1	1	0
07/06/0626/F	Formation of 2 studio flats in loft space	52 King Edward Road, Waltham Cross	31/03/2010	2	0	2
07/04/0392/F	conversion of 1 dwelling into 2 flats	186 Turners Hill, Cheshunt	31/03/2010	2	1	1
07/04/1013/F	conversion of 1 dwelling into 3 flats	62 Walton Road, Hoddesdon	31/03/2010	3	1	2
07/08/0210/F	conversion of 1 flat into 2 dwellings	7 Briar Close, Cheshunt	31/03/2010	2	1	1
07/09/0147/F	conversion of garages into 1 flat	Garages At 201-205 High Road, Broxbourne	31/03/2010	1	0	1
07/04/0965/F	cou from business unit into 4 flats	52 King Edward Road, Waltham Cross	31/03/2010	4	0	4
07/05/0904/F	cou from stables into 1 dwelling	Tudor Farm, Silver Street, Goffs Oak	31/03/2010	1	0	1
07/09/0221/F	cou from vets to part existing dwelling	243 High Road, Broxbourne	31/03/2010	1	1	0
07/07/0310/F	cou of farm building to job related dwelling	Poyndon Farm, Silver Street, Goffs Oak	31/03/2010	1	0	1
07/08/0126/F	cou of ground floor from showroom to 1 flat & erection of replacement showroom at rear	The Boiler House, Burford Strret, Hoddesdon	31/03/2010	1	0	1
07/07/1084/F	demolition of hostel & erection of 3 dwellings	188-190 Great Cambridge Road, Cheshunt	31/03/2010	3	0	3
07/07/1085/F	demolition of hostel & erection of 4 dwellings	37-39 Church Lane, Cheshunt	31/03/2010	4	0	4
07/08/0398/F	demolition of outbuilding & erection of dwelling	Hoddesdon Lodge Farm, Lord Street, Hoddesdon	31/03/2010	1	0	1
07/08/0408/F	erection of 3 flats on 4th floor of 79/07 appl.	9-11 High Street, Waltham Cross	31/03/2010	3	0	3
2009-10 Total				38	9	29
07/09/0851/F	COU from office to dwelling	Office R/O The Old Maltings, Brewery Road, Hoddesdon	31/03/2011	1	0	1
07/10/0012/LDC	Certificate of lawfulness for an existing use of property known as 'Gables' in breach of the agricultural occupancy condition	Gables, Bread And Cheese Lane, Cheshunt, EN10 7QJ	31/03/2011	1	1	0
07/10/0006/F	Conversion of 1 dwelling into 2 dwellings	16 Cross Road, Waltham Cross	31/03/2011	2	1	1
07/01/0870/F	ERECTION OF REPLACEMENT DWELLING	Beresford House, Halstead Hill, Goffs Oak	31/03/2011	1	1	0
07/09/0051/F	Erection of replacement dwelling	33 Carnaby Road, Broxbourne	31/03/2011	1	1	0
07/09/0231/F	conversion of dwelling & hairdressers into 2 dwellings	149-151 Crossbrook Street, Cheshunt	31/03/2011	2	1	1
07/09/0785/F	cou from offices to 1 dwelling	73 Great Cambridge Road, Cheshunt	31/03/2011	1	0	1
07/08/0839/F	cou from pumping station to 1 dwelling	Thames Water Plc, Darnicle Hill, Cheshunt	31/03/2011	1	0	1
07/08/0902/F	cou of 1st floor from retail to 1 flat	55 High Road, Wormley	31/03/2011	1	0	1
07/07/0538/F	demolition of garages & erection of 2 dwellings	Land rear of 79A & 79B, Old Highway, Hoddesdon, EN11 0LX	31/03/2011	2	0	2
07/09/0035/F	demolition of garages & erection of 2 flats	Adj 57 King Edward Road, Waltham Cross	31/03/2011	2	0	2
07/08/0905/F	demolition of garages & erection of 3 dwellings	Land At Hogges Close, R/O 64 High Street, Hoddesdon	31/03/2011	3	0	3
07/08/0517/F	erection of extension to medical centre & 1 flat	Adj Unit 1 Stockwell Lodge Medical Village, Rosedale Way, Cheshunt	31/03/2011	1	0	1
07/09/0783/F	extension & cou of upper floors to form 3 flats	44 High Street, Hoddesdon	31/03/2011	3	0	3
07/05/0464/F	part conversion & extension to form 1 dwelling	1 Eastern Avenue, Waltham Cross	31/03/2011	1	0	1
2010-11 Total				23	5	18
2011-12 Total				0	0	0
07/11/0512/F	Change of use from B1 to 3 no. residential units including alterations to external staircase (Re-submission 07/11/0142/F)	Unit 3 The Old Maltings, Brewery Road, Hoddesdon, EN11 8HF	02/04/2013	1	0	1
2012-13 Total				1	0	1
07/11/0512/F	Change of use from B1 to 3 no. residential units including alterations to external staircase (Re-submission 07/11/0142/F)	Unit 3 The Old Maltings, Brewery Road, Hoddesdon, EN11 8HF	02/04/2013	3	0	3
07/12/0445/F	Change of use of the building from office (A2) to convert the ground floor to retail shop (A1) and first floor to flat (C3) and	241 High Street, Waltham Cross, EN8 7BE	02/04/2013	1	0	1

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
	erection of rear stair access					
07/13/0363/F	Change of use from public house (A4) to residential 3 bed dwelling (C3) with single storey rear extension and new windows to rear elevation (Re-submission 07/12/0868/F)	The Huntsman, Goose Green, Lord Street, Hoddesdon, EN11 8SN	14/06/2013	1	0	1
07/12/0787/F	Continued use of dwelling as two self contained flats (Re-submission 07/12/0145/LDC)	99 Church Lane, Cheshunt, EN8 0DU	10/07/2013	2	1	1
07/12/0772/LDC	COL for the existing use of ground floor as a self contained studio flat	7 Stoneleigh Drive, Hoddesdon, EN11 9LL	24/07/2013	1	0	1
07/10/0584/F	Supervisory dwelling for fishing lake and livery stable plus replacement stables	Manor House Farm, Church Lane, Wormley, Broxbourne, EN10 7QQ	28/07/2013	1	0	1
07/12/0617/RM	Reserved matters pursuant to outline application 07/11/0753/O to demolish existing bungalow and construction of 2 no three bed terraced houses	171 Cavell Road, Cheshunt, EN7 6JH	30/07/2013	2	1	1
07/12/0276/F	Retention of conversion of dwelling to provide self contained studio flat (Re-submission 07/12/0069/F)	7 Campine Close, Cheshunt, EN8 0UH	12/09/2013	1	0	1
07/12/0228/F	Change of use of office building to agricultural workers dwelling	The Bungalow, Limes Nursery, Hammondstreet Road, Cheshunt, Cheshunt, EN7 6PG	23/09/2013	1	0	1
07/13/0614/F	Retention of agricultural workers mobile home and erection of agricultural storage building for the storage of straw, fodder and machinery (Re-submission 07/12/0850/F)	Spring Farm Yard, Old Park Ride, Waltham Cross, EN7 5HU	04/10/2013	1	0	1
07/11/0898/F	Change of use of first floor offices into a two bedroom flat	Cheshunt Chiropractic Clinic, The Lodge, Albury Ride Cheshunt, Cheshunt, EN8 8XE	28/01/2014	1	0	1
07/12/0867/F	Construction of first floor two bed flat above shop	124A High Street, Hoddesdon, EN11 8HD	29/01/2014	1	0	1
7/0622/07/F/HOD	Erection of replacement dwelling	Spring Acre, Hailey Lane, Hoddesdon	26/02/2014	1	1	0
07/11/0827/F	New detached three bed house with two car parking spaces	adj 4 Stanstead Road, Hoddesdon, EN11 0RH	26/02/2014	1	0	1
07/12/0241/F	Retention of part of listed building and extension at ground and first floor to create 2 no two bed self contained flats including associated parking (Refer listed buildings application 07/12/0242/LB)	outbuilding, 81 High Street, Hoddesdon, EN11 8TL	26/02/2014	2	0	2
7/0294/08/F	demolition of garage & erection of dwelling	Adj 462 Hammondstreet Road, Cheshunt	26/02/2014	1	0	1
07/13/0543/F	Conversion of existing dwelling into 2 no two bed flats including the conversion of garage into habitable room	24 Eastern Avenue, Waltham Cross, EN8 7JD	05/03/2014	2	1	1
07/11/0380/F	re-siting of existing bungalow & erection of car port (re-submission 07/11/0168)	White Bungalow, St James Road, Goffs Oak, EN7 6TR	05/03/2014	1	0	1
2013-14 Total				24	4	20
07/12/0576/F	Change of use of ground floor public house (A4) to accountants office use (B1), two storey side and single storey front extension to form new two bed dwelling (Re-submission 07/12/0051/F)	Rose and Crown PH, 88 Amwell Street, Hoddesdon, EN11 8TZ	21/05/2014	1	0	1
07/12/0318/F	Erection of 2 x 3 bedroom houses and 1 x 2bedroom flat.	Land between 40 & 50, Queens Road, Waltham Cross, EN8 7HT	26/06/2014	3	0	3
07/11/0148/F	Erection of new 4 bed detached house (including demolition of existing bungalow)	Riven, Lord Street, Hoddesdon, EN11 8SL	04/07/2014	1	0	1
07/10/0918/F	Demolition of existing dwelling and erection of new 3 bed bungalow	Dell Brook, Hertford Road, Hoddesdon, EN11 9BS	11/07/2014	1	1	0
07/11/0545/F	Extension to existing building at first floor level, addition of new second floor to create 3 new one bed flats (Re-submission 07/10/0561/F)	Hill House, Eleanor Way, Waltham Cross, EN8 7SD	24/07/2014	3	0	3
07/13/0207/F	Change of use and conversion of existing offices to 3 no two bed and 1 no one bed flats with new entrance porch and addition of one new rooflight	St Cross Chambers, Upper Marsh Lane, Hoddesdon, EN11 8LQ	15/09/2014	4	0	4
07/13/0998/F	Change of use of first floor from D1 to 1 no one bed and 1 no two bed residential flats (C3) (Refer listed buildings application 07/13/0999/LB)	1st floor, Hogges Hall Dental Practice, 64 High Street, Hoddesdon, EN11 8ET	02/02/2015	2	0	2

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
07/13/0628/F	Erection of a replacement four bed dwelling	Ash Tree Cottage, Mill Lane, Broxbourne, EN10 7AZ	24/02/2015	1	1	0
07/12/0009/F	Single storey rear extension and subdivision to form 1x three bed and 1x two bed dwellings	36 Briscoe Road, Hoddesdon, EN11 9DG	24/02/2015	2	1	1
7018309	COU of 1st floor to form 2 flats & extension to shop	11-13 Burford Street, Hoddesdon	25/02/2015	2	0	2
07/12/0063/F	Demolition of existing bungalow & erection of a detached five bed dwelling	14 Carnaby Road, Broxbourne, EN10 7EG	25/02/2015	1	1	0
07/13/0586/F	Demolition of existing bungalow and erection of two semi-detached three bed dwellings	258 Goffs Lane, Goffs Oak, EN7 5QE	25/02/2015	2	1	1
07/13/0345/F	Demolition of existing dwelling and construction of new 5 bed dwelling	Hawthorn, Bread And Cheese Lane, Cheshunt, EN7 6PE	25/02/2015	1	1	0
07/12/0010/F	Erection of a two storey detached house	124 Cuffley Hill, Goffs Oak, EN7 5EY	25/02/2015	1	0	1
07/13/0541/F	Demolition of existing part vacant light industrial building and erection of a two storey block of 3 no one bed and 1 no two bed flats	23 High Street, Cheshunt, EN8 0BS	03/03/2015	4	0	4
07/13/0810/PNRES	Prior notification of change of use from offices B1 to residential C3	251 Turners Hill, Cheshunt, EN8 9DG	03/03/2015	1	0	1
07/14/0742/PNRES	Prior notification of change of use from offices B1(a) to residential C3	223F Turners, Cheshunt, EN8 9DG	06/03/2015	1	0	1
07/14/0140/F	Erection of a three bed detached dwelling (Re-submission 07/13/0992/F)	Land adjacent to The Vicarage, 8 Ogard Road, Hoddesdon, EN11 0NU	31/03/2015	1	0	1
07/13/0409/F	First floor side extension and alterations to create new two bed dwelling (Re-submission 07/12/0525/F)	102 Whitefields Road, Cheshunt, EN8 0EL	31/03/2015	1	0	1
2014-15 Total				33	6	27
07/13/0687/F	Development of 2 no. three bedroom houses including new parking spaces and associated external works (includes demolition of existing garages) Renewal of planning permission 07/10/0518/F	Land adjacent to 11 Ditchfield Road, Hoddesdon, EN11 9HU	07/04/2015	2	0	2
07/13/0695/F	Change of use of offices (B1) to 2no. one bed residential flats	70A High Street, Hoddesdon, EN11 8ET	09/04/2015	2	0	2
07/14/1039/LDC	Certificate of lawfulness for the existing use of outbuilding as an independent residential dwelling	23 Endeavour Road, Cheshunt, EN8 0LL	05/08/2015	1	0	1
07/13/0758/F	Demolition of existing dwelling and erection of replacement dwelling as detailed in planning approval 07/13/0481/F and conservation area consent 07/13/0482/CA with the addition of second floor and dormers (Refer conservation area application 07/13/0759/CA)	29 St Catherines Road, Broxbourne, EN10 7LD	01/09/2015	1	1	0
07/14/0825/F	Removal of 2nd floor mansard roof, rebuilding front wall above existing first floor wall and forming new third floor incorporating one two bed flat and external alterations	41 High Street, Hoddesdon, EN11 8TA	07/09/2015	1	0	1
07/15/1058/LDC	Certificate of lawfulness for existing use of bungalow as residential dwelling	r/o 24/26 Cuffley Hill, Goffs Oak, EN7 5EU	15/12/2015	1	0	1
07/13/0510/P4D	Prior approval for change of use of second floor offices to 2 no. one bedroom residential flats	2nd floor, 43 High Street, Hoddesdon, EN11 8TA	04/03/2016	2	0	2
07/13/0669/PNRES	Prior notification of change of use from offices B1 to residential C3 (3 flats)	2B and 3B Brocket Road, Hoddesdon, EN11 8NZ	04/03/2016	3	0	3
07/14/0398/PNRES	Prior notification of change of use of first and second floor offices B1(a) to residential C3 (4 flats)	1st & 2nd floor, 41B High Street, Hoddesdon, EN11 8TA	04/03/2016	4	0	4
07/15/0617/PNRES	Prior notification of change of use of first floor offices B1(a) to residential C3	1st floor, 43 High Street, Hoddesdon, EN11 8TA	04/03/2016	1	0	1
07/15/0859/PNRES	Prior notification of change of use of storage building ancillary to dry cleaners shop from retail (A1) to residential (C3) as bedsit studio.	101 Rye Road, Hoddesdon, EN11 0JL	04/03/2016	1	0	1
07/15/0541/F	Use of extension as single self-contained two bed dwelling house	7 Stoneleigh Drive, Hoddesdon, EN11 9LL	04/03/2016	1	0	1
07/12/0615/F	Demolition of existing dwelling and erection of two detached four bed dwellings	Mayhurst, St James Road, Goffs Oak, EN7 6TP	09/03/2016	2	1	1

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
07/14/0246/F	Demolition of existing dwelling and erection of two new five bed semi-detached dwellings (amendment to planning permissions 07/13/0588/F and 07/13/0911/NMA)	59 Churchfields, Broxbourne, EN10 7JP	09/03/2016	2	1	1
07/13/0468/P4D	prior approval for change of use of 1st floor from office to 1 2bed apartment	1st floor, 105 High Street, Waltham Cross, EN8 7AN	11/03/2016	1	0	1
07/12/0850/F	AGRICULTURAL WORKERS DWELLING TO REPLACE EXISTING STATIC CARAVAN AND AGRICULTURAL BUILDING FOR THE STORAGE OF STRAW, FODDER AND TRACTOR	Spring Farm Yard, Old Park Ride, Waltham Cross, EN7 5HU	16/03/2016	1	1	0
07/15/0196/F	Single storey side extension and conversion of existing house to create 2 no. one bedroom dwellings	13 The Chase, Goffs Oak, EN7 5PB	16/03/2016	2	1	1
07/15/0044/F	Subdivision of second floor flat to create one additional flat with external façade changes (Re-submission 07/14/0902/F)	2nd floor, Hill House, Eleanor Way, Waltham Cross, EN8 7SD	16/03/2016	2	1	1
7/0470/08/LB/WX	cou from barns to 2 dwellings	Bullscross Farm, Bulls Cross Ride, Waltham Cross	16/03/2016	2	0	2
07/15/0501/LDC	CERTIFICATE OF LAWFULNESS FOR THE EXISTING USE OF THE GARAGE AS A RESIDENTIAL DWELLING	Brackendale, St James Road, Goffs Oak, EN7 6TR	24/03/2016	1	0	1
2015-16 Total				33	6	27
07/16/0024/LDC	CERTIFICATE OF LAWFULNESS FOR THE EXISTING USE OF THE LOFT ROOM WITHIN THE GARAGE AS A SELF CONTAINED RESIDENTIAL UNIT	Colesgrove Farm, 406, Goffs Lane, Goffs Oak, EN7 5EN	07/04/2016	1	0	1
07/16/0149/LDC	CERTIFICATE OF LAWFULNESS FOR THE EXISTING USE OF THE DWELLING AS RESIDENTIAL	The Cottage, R/O Rorkes Drift, Bulls Cross Ride, Waltham Cross, EN7 5HS	19/05/2016	1	0	1
07/14/0581/P4D	Prior notification for the change of use of agricultural building to a dwelling house	barn 1, Spring Farm Barn, Old Park Ride, Waltham Cross, EN7 5HU	20/06/2016	1	0	1
07/15/0053/PNRES	Prior notification of change of use of ground, first and second floor offices B1(a) to residential C3 (3 one bed flats)	Regent Gate 6, 83 High Street, Waltham Cross, EN8 7AF	22/06/2016	3	0	3
07/16/0590/F	Conversion. of existing dwelling into 2 no. one bed flats	71 Lord Street, Hoddesdon, EN11 8NE	01/12/2016	2	1	1
07/15/0666/PNRES	Prior notification of change of use of ground floor offices B1(a) to residential C3	Riverside House, Station Road, Broxbourne, EN10 7AT	01/12/2016	1	0	1
07/14/0680/F	Change of use of number 26 from B1 use to C3 residential use for 2 no. two bed flats and conversion of number 24 to 2 no. two bed flats with associated landscaping, parking and the addition of storm porches to the front elevation	24 and 26 Cuffley Hill, Goffs Oak, EN7 5EU	06/12/2016	4	1	3
07/15/0137/PNAGR-RES	Prior approval for change of use of agricultural barn to residential unit (C3)	Burnt Farm, Burnt Farm Ride, Goffs Oak, EN7 5JA	06/12/2016	1	0	1
07/16/0738/PNAGR-RES	Prior approval for change of use of an agricultural building into two residential dwellings (C3)	Hill Cross Farm, Holy Cross Hill, Wormley, EN10 7FF	06/12/2016	2	0	2
07/15/1067/PNRES	Prior notification of change of use of first and second floor offices B1(a) to residential C3 (two bed apartment)	129 Crossbrook Street, Cheshunt, EN8 8LY	06/12/2016	1	0	1
07/14/0797/F	Two storey rear extension and conversion of existing residential dwelling into 3 no one bed studio flats and 1 no two bed flat (Re-submission 07/14/0548/F)	227B Turners Hill, Cheshunt, EN8 9DG	06/12/2016	4	1	3
07/15/1041/F	Change of use of ground floor offices to residential	66 High Street, Hoddesdon, EN11 8ET	08/12/2016	1	1	0
07/14/0475/PNRES	Prior notification of change of use from offices B1(a) to residential C3 (2 flats)	The Coach House, 6 Hogges Close, Hoddesdon, EN11 8EY	08/12/2016	2	0	2
07/16/1151/LDC	Certificate of Lawfulness for the existing use of the bungalow and the stationing of a caravan for residential purpose. and the retention of the shed, parking for two cars with associated hardstanding, boundary walls, gates, fencing, septic tank, gas tank and lighting at Plot 39 Leaside, Wharf Road	39 Leaside Wharf Road, Wormley, EN10 6HD	09/02/2017	2	2	0
07/13/0161/F	Erection of a two storey block of 2 no one bed dwellings with associated on site parking (Refer listed buildings application 07/13/0162/LB) Re-submission 07/12/0951/F	Land rear of 87 High Street, Hoddesdon, EN11 8TL	01/03/2017	2	0	2
07/13/0182/F	Part demolition and conversion of existing office building to form a two bed dwelling with a new pitched roof and associated amenity space/landscaping	R/O 60 Rye Road, Hoddesdon, EN11 0HP	01/03/2017	1	0	1

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
07/15/0539/RM	Reserved matters pursuant to outline planning permission 07/12/0903/O for residential redevelopment of 4 two bed dwellings	garages, Land adjacent to 15 Whittingstall Road, Hoddesdon, EN11 0LJ	01/03/2017	4	0	4
07/15/0244/F	Two storey rear extension over existing flat roof terrace to provide two one bed flats (Re-submission 07/14/0823/F)	109-111 High Street, Hoddesdon, EN11 8TN	01/03/2017	2	0	2
07/12/0953/F	Demolition of existing block of garages and erection of 3 no. three bed town houses (Re-submission 07/11/0955/F)	The Old Workshop, Nursery Road, Turnford, EN10 6AL	08/03/2017	3	0	3
07/12/0515/F	Demolition of existing dwelling and erection of 2 no five bed detached dwellings	The Links, Baas Hill, Broxbourne, EN10 7ET	08/03/2017	2	1	1
07/15/1022/F	Extension to ground floor flat and erection of a two bed flat with 4 no. garages under	47 St Michaels Road, Broxbourne, EN10 7JN	08/03/2017	1	0	1
07/14/0671/PNRES	Prior notification of change of use of ground, first, second and third floor offices B1(a) to residential C3 (3 two bed apartments)	3 and 4, St Cross Chambers, Upper Marsh Lane, Hoddesdon, EN11 8LQ	08/03/2017	3	0	3
07/14/0423/RM	Reserved Matters pursuant to outline planning permission 07/13/0283/O for the demolition of existing garages and erection of a 3 storey block of 3 no two bed flats and 1 no two bed maisonette with on site parking	Land next to Clyfton Close, Wormley, EN10 6NX	08/03/2017	4	0	4
07/15/0878/F	Single/first floor rear extension and conversion into two self contained houses	1 Turnford Cottages, High Road, Turnford, EN10 6AN	08/03/2017	2	1	1
07/15/0497/F	Conversion of existing 2 bedroom unit into 2 No 1 bedroom units with addition of new porch to both side elevations (Re-Submission 07/15/0215/F)	ground floor, 80 Church Lane, Cheshunt, EN8 0EA	14/03/2017	2	1	1
07/14/0494/F	Conversion of existing five bed dwelling to 2 no two bed dwellings	27 Cheshunt Wash, Cheshunt, EN8 0LW	14/03/2017	2	1	1
07/13/0093/F	Demolition of two annexes to the front of the northern half of stable block and conversion into self contained two bed residential dwelling	The Old Barn, 424 Goffs Lane, Goffs Oak, EN7 5EN	14/03/2017	1	0	1
07/15/0079/F	Erection of a two storey block of 1 no. one bed and 1 no. two bed flats	Land adjacent to 144 Windmill Lane, Cheshunt, EN8 9AE	14/03/2017	2	0	2
07/13/0333/F	Separation of coach house cottage from main house	The Old Vicarage, St James Road, Goffs Oak, EN7 6TP	14/03/2017	1	0	1
07/14/0393/F	Change of use of ground floor from retail to self contained two bed residence with single storey rear extension	39 King Edward Road, Waltham Cross, EN8 7HX	20/03/2017	1	0	1
07/16/0176/F	Construction of second floor to provide 2 no. one bed flats	23 High Street, Cheshunt, EN8 0BS	20/03/2017	2	0	2
07/16/0421/F	Conversion of existing dwelling into 2 no two bed flats and front entrance canopy	Albury Grove House, 9, Albury Grove Road, Cheshunt, EN8 8NS	20/03/2017	2	1	1
07/15/0502/F	Conversion of existing dwelling to form 2 no three bed houses (Refer 7/0862/08/F/WOL)	17 Gaywood Avenue, Cheshunt, EN8 8QE	20/03/2017	2	1	1
07/13/0081/F	demolition of garages and construction of 3 no. 2 bed houses weith associate private and public parking	site F, garages R/O Holme Close, Cheshunt, EN8 8SU	20/03/2017	3	0	3
07/14/0101/F	Conversion of existing dwelling into 1 no two bed and 1 no three bed dwellings	80 Goffs Lane, Cheshunt, EN7 5EE	31/03/2017	2	1	1
07/15/0167/F	Two storey side extension and loft conversion with rear dormer in connection with conversion of property into two four bed dwellings	13 Sterling Avenue, Waltham Cross, EN8 8DE	31/03/2017	2	1	1
07/14/1059/F	Erection of a 2.5 storey block of 5 two bed flats and carport with 1 two bed flat over	Land rear of 45-47 High Street, Cheshunt, EN8 0BS	27/03/2017	1	0	1
16-17 Total				73	14	59
07/16/0974/F	Conversion of attic void to form a 1 bedroom apartment, within an existing and newly built development	1-8 Wycliffe Close, R/O 38-40 High Street, Cheshunt, EN8 0AQ	02/04/2017	1	0	1
07/17/0169/F	Change of use of first floor from business (storage) to residential (studio flat) (Re-submission 07/17/1052/F)	23D High Street, Cheshunt, EN8 0BS	03/04/2017	1	0	1
07/16/0544/F	Two storey side and single storey rear extension, and conversion of existing HMO to 2 no. two bed and 2 no. one bed self contained units	98 Mill Lane, Cheshunt, EN8 0JT	01/06/2017	4	0	4
07/15/0689/PNAGR-RES	Prior approval for change of use of agricultural barn to 2 no residential dwellings (C3)	Old Park Farm, Bury Green Road, Waltham Cross, EN7 5HX	13/11/2017	2	0	2
07/16/0949/F	Conversion of redundant offices to 3 no residential flats with first	58E High Street, Hoddesdon, EN11 8ET	06/03/2018	3	0	3

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
	floor rear extension and loft conversion					
07/16/0465/F	New carriage drive with electric gates and first floor one bedroom flat (Re-submission 07/16/0106/F0	13 Rose Vale (Griffin Court), Hoddesdon, EN11 8NR	06/03/2018	1	0	1
07/16/0120/F	Change of use of part ground floor from hairdresser/beauty salon to residential flat (C3)	25 High Road, Broxbourne, EN10 7HX	08/03/2018	1	0	1
07/16/1288/F	Conversion of existing dwelling into 3 no. bedsit flats and 1no. one bed flat	18 Brookfield Lane East, Cheshunt, EN8 0PY	08/03/2018	4	1	3
07/17/0270/F	Conversion of existing stables to create 4 bedroom residential dwelling (Re-submission of approval 07/16/1058/F with the addition of 5no. rooflights to front elevation, replacement of existing roof with new hipped roof, alterations to internal layout and existing access reinstated)	Wyndcroft, Beaumont Road, Wormley, EN10 7QJ	08/03/2018	1	0	1
07/16/1307/HF	Demolish part of existing house and erect an attached two bed house with the addition of solar panels on the roof of the side elevation.(Re-submission 07/15/0457/F)	2 Yew Walk, Hoddesdon, EN11 8BB	08/03/2018	1	0	1
07/17/0128/F	Demolition of existing annexe and erection of a replacement one and a half storey detached bungalow	Land at Brambles, Oaklands Grove, Wormley, EN10 6DU	08/03/2018	1	0	1
07/16/0486/F	Demolition of garage and erection of a three bed detached dwelling	Land adj, 8 Sheredes Drive, Hoddesdon, EN11 8LJ	08/03/2018	1	0	1
07/13/0835/F	Erection of 2 no 3 bed houses with integral garages, 1 no 4 bed house with integral garage and 1 no 4 bed house with detached double garage (Renewal of planning permission 07/10/0493/F)	Land between 19 and 32 Doverfield, Goffs Oak, EN7 5EL	08/03/2018	4	0	4
07/16/1280/F	Partial conversion/change of use of existing barn/stable buildings with two glazed links to form two bedroom dwelling	The White House, Beaumont Road, Wormley, EN10 7QJ	08/03/2018	1	0	1
07/16/1333/F	Application for new dwelling (Re-submission 07/16/0959/F)	Spring Farm Bungalow, Old Park Ride, Waltham Cross, EN7 5HU	20/03/2018	1	0	1
07/16/1106/F	Demolition of existing garage and erection of a detached three bed dwelling	Land adj, 1 Hargreaves Avenue, Cheshunt, EN7 5BD	20/03/2018	1	0	1
07/16/0404/F	Erection of a 3 bed dwelling house with additional parking created to rear (Re-submission 07/15/1210/F)	Land adj, 8 Riverside Path, Cheshunt, EN8 9QA	20/03/2018	1	0	1
07/14/0633/F	Erection of new clubhouse including manager's flat for the Rosedale Sports Club	Rosedale Sports Club, Andrews Lane, Cheshunt, EN7 6LH	20/03/2018	1	0	1
07/17/1045/F	CHANGE OF USE OF ANNEXE INTO A SELF-CONTAINED FLAT	Annexe Salisbury Lodge, 12 Orchid Close, Goffs Oak, EN7 5NF	22/03/2018	1	0	1
07/14/0510/F	Conversion of HMO into 2 no. studio apartments and 1 no. one bed flat with rear dormer and windows to front elevation and increase the width of the crossover (Re-submission 07/13/0606/F).	upper floors, 26 King Edward Road, Waltham Cross, EN8 7HZ	22/03/2018	3	0	3
07/17/0409/F	Conversion of existing 4 bedroom house into two flats: 1 no. 2 bedroom flat at ground floor level and 1 no. 2 bedroom flat on first floor and loft levels (Re-submission 07/16/0676/F)	7 Stoneleigh Close, Waltham Cross, EN8 8AZ	22/03/2018	2	1	1
07/16/1403/F	Conversion of townhouse to 3 studio flats	100 Crossbrook Street, Cheshunt, EN8 8JH	22/03/2018	3	0	3
07/16/0317/F	Loft conversion for the construction of 1 new two bedroom flat and 1 new one bedroom flat with new dormers with juliette balconies and a rear recessed balcony, re-tiling of existing roof and insertion of three new velux type rooflights	Hampton House, 100 Crossbrook Street, Cheshunt, EN11 8JJ	22/03/2018	2	0	2
07/15/1146/F	Loft conversion to create studio flat with three side dormers (Re-submission 07/15/0674/F)	6 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF	22/03/2018	1	0	1
07/16/0085/PNRES	PRIOR NOTIFICATION OF CHANGE OF USE OF GROUND, FIRST AND SECOND FLOOR OFFICES B1(A) TO RESIDENTIAL C3 (3 ONE BED FLATS)	4 Regent Gate, 83 High Street, Waltham Cross, EN8 7AF	22/03/2018	3	0	3
07/15/0944/PNRES	Prior notification of change of use of first floor office B1(a) to residential C3 (4 flats)	1st floor (former church building), 100 Crossbrook Street, Cheshunt, EN8 8JJ	22/03/2018	4	0	4
07/17/1035/F	Single storey side and rear extension, loft conversion with rear dormer and conversion of house to form 2 self contained flats (re-submission of 07/17/0625/F)	129 Trinity Lane, Waltham Cross, EN8 7EW	22/03/2018	2	1	1
07/13/0079/F	demolition of garages and construction of 1 no. 3 bed house and 2	site C, garages off Downfield Road, Cheshunt	22/03/2018	3	0	3

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
	no. 2 bed houses					
07/13/0080/F	construction of 2 no. 2 bed houses with associated parking and public parking	site E, garages off Stewart Close, Cheshunt	27/03/2018	2	0	2
7/0214/08/F	conversion of offices, salon & 1 flat into 2 flats & erection of dwelling	Wormley House, 82 High Road, Wormley	08/03/2018	1	0	1
2017-18 Total				57	3	54

Appendix 2: Windfall Completions on Minor Sites (5-9 units) 2006-2018

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
7/0869/03/F/HOD	conversion & redevelopment of farm buildings to form 9 dwellings	White Stubbs Farm, White Stubbs Lane, Broxbourne	31/03/2007	9	0	9
7/0006/04/F/HOD	conversion of business unit to 9 flats	Unit 4 The Maltings, Brewery Road, Hoddesdon	31/03/2007	9	0	9
2006-07 Total				18	0	18
7/0476/03/F/HOD	erection of 6 dwellings	R/O Alder Close, Lilac Road, Hoddesdon	31/03/2008	6	0	6
2007-08 Total				6	0	6
07/05/0598/F	Demolition of garages & erection of 5 dwellings	R/O 149-155 Crossbrook Street, Cheshunt	31/03/2009	5	0	5
07/06/0871/F	demolition of shop/storage & erection of 7 flats	81 Rye Road, Hoddesdon	31/03/2009	7	0	7
2008-09 Total				12	0	12
07/07/0021/F	Demolition of public house with staff flat & erection of 9 dwellings & 2 retail units	262 High Street, Waltham Cross	31/03/2010	9	1	8
07/05/0811/F	snooker club to 5 flats	The Old Maltings Court, Brewery Road, Hoddesdon	31/03/2010	5	0	5
07/08/0056/F	demolition of dwelling / garages & erection of 8 flats	59 Whitley Road, Hoddesdon	31/03/2010	8	1	7
07/06/0528/F	demolition of hall & erection of 8 dwellings	Creasy Hall, Raglan Avenue, Waltham Cross	31/03/2010	8	0	8
07/08/0270/F	erection of 6 dwellings	Land At Hollybush Way, Cheshunt	31/03/2010	6	0	6
2009-10 Total				36	2	34
07/06/0531/F	demolition of hall & erection of 8 flats	Community Hall, Whitefields Road, Cheshunt	31/03/2011	8	0	8
07/07/0839/F	erection of shops & 6 flats	R/O 100-104 High Street, Hoddesdon	31/03/2011	6	0	6
2010-2011 Total				14	0	14
7/0361/07/RM/HOD	redevelopment of college campus	Hertford Regional College, High Road, Broxbourne	14/12/2011	8	0	8
2011-12 Total				8	0	8
7/0361/07/RM/HOD	redevelopment of college campus	Hertford Regional College, High Road, Broxbourne	31/03/2013	8	0	8
2012-13 Total				8	0	8
2013-14 Total				0	0	0
07/12/0824/F	New build residential apartment block accommodating 3 two bed and 2 one bed apartments upon vacant and former workshop/industrial use site (Refer conservation area consent application 07/12/0825/CA) Re-submission 07/12/0074/F	Brocket Hall, Lowfield Lane, Hoddesdon, EN11 8PD	24/02/2015	5	0	5
2014-2015 Total				5	0	5
07/12/0764/F	Conversion of offices to 6 one bed and 1 two bed apartments (Refer listed buildings application 07/12/0765/LB)	Harold House, 73 High Street, Waltham Cross, EN8 7AF	11/03/2016	7	0	7
07/12/0100/F	Erection of 8 no. three bed houses with private gardens and associated parking (Re-submission 07/11/0632/F)	Former Magistrates Court, King Arthur Court, Cheshunt, EN8 8LD	11/03/2016	8	0	8
2015-16 Total				15	0	15
07/13/0649/RM	Reserved matters pursuant to outline planning permission 07/12/0524/O for the demolition of concrete foundation posts of former clubhouse, removal of hardstanding and redevelopment of the application site to provide 96 residential units together with associated car parking, highways, landscaping and other works including new access to the site from Andrews Lane	Former Everest Sports Ground, Andrews Lane, Cheshunt, EN7 6TB	12/08/2016	6	0	6
07/15/0022/F	Development of 7 no. self contained two bed flats	Rear of 238 Eleanor Way, Waltham Cross, EN8 7SJ	20/03/2017	7	0	7
07/15/0270/PNRES	Prior notification of change of use of first and second floor offices B1(a) to residential C3 (8 flats)	1st & 2nd floors (new building), 100 Crossbrook Street, Cheshunt, EN8 8JJ	20/03/2017	8	0	8
2016-17 Total				21	0	21
07/16/0141/F	Demolition of existing youth club and erection of a 2.5 storey residential development of 4 one	Former Youth Centre, Rye Road,	06/03/2018	5	0	5

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
	bed and 1 two bed flats following outline approval 07/12/0713/O	Hoddesdon, EN11 0LH				
07/14/0561/F	Erection of 5 no three bed dwellings with associated amenity area and highway access	Pound Close Playing Fields, Stanstead Road/Rye road, Hoddesdon, EN11 0PE	06/03/2018	5	0	5
07/15/0181/F	Elevation alterations to second floor and replacement of existing roof plant with third floor extension to form 8 self-contained flats	55-59 High Road, Broxbourne, EN10 7HX	08/03/2018	8	0	8
07/15/0923/F	Addition of one floor comprising of 5 no. 2 bed flats (Re-submission 07/15/0551/F)	Eleanor House, 33-35, Eleanor Cross Road, Waltham Cross, EN8 7LF	22/03/2018	5	0	5
07/15/0538/F	Change of use from D2 (Assembly and Leisure) to C3 (Residential) to provide 3 no one bed and 2 no two bed flats	1st floor, Bridge Court, High Street, Waltham Cross, EN8 7AT	22/03/2018	5	0	5
07/15/1170/F	Retention and refurbishment of No.69 Crossbrook Street including raising the roof height and two side dormers to create 2 no. two bed apartments, construction of new 3 storey block to create 1 no. one bed and 4 no. two bed apartments with associated amenity, parking and refuse provision.	69 Crossbrook Street, Cheshunt, EN8 8LU	22/03/2018	7	1	6
07/14/1059/F	Erection of a 2.5 storey block of 5 two bed flats and carport with 1 two bed flat over	Land rear of 45-47 High Street, Cheshunt, EN8 0BS	27/03/2018	5	0	5
2017-18 Total				40	1	39

Appendix 3: Windfall Completions on Large Sites (10 or more units) 2006-2012

Permission Reference	Description	Address	Completed Date	Gain Total	Loss Total	Net Total
7/0769/01/F/WOL	Demolition of LT industrial and erection of 10 flats	R/O 35 High Street, Cheshunt	31/03/2007	10	0	10
07/0429/03/F/WOL	demolition of car showroom & erection of 19 flats	185-205 Turners Hill, Cheshunt	31/03/2007	19	0	19
7/0177/03/F/WX	Erection of 45 flats & unit for A1/A2/B1/D1 use. (14 for rent and 31 for shared ownership).	Peninsula Site, Sturlas Way, Waltham Cross	31/03/2007	45	0	45
7/0721/03/F/WX	redevelopment to provide 34 flats	Woods Yard, High Street, Waltham Cross	31/03/2007	34	0	34
06-07 Total						108
7/1050/04/F/WX	demolition of garage & erection of retail & 13 flats	Wx Petrol Station / R/O 246 High Street, Waltham Cross	31/03/2008	13	0	13
07/05/0089/F	demolition of hall & erection of 18 sheltered flats	Esdaile Hall (Former British Legion), Esdaile Lane, Hoddesdon	31/03/2008	18	0	18
07/06/0866/F	demolition of pub & erection of 14 dwellings	The Kingfisher Public House, 94 Station Road, Broxbourne	31/03/2008	14	0	14
07/04/0851/F	erection of 10 flats	Land R/O 53-59 High Street, Hoddesdon	31/03/2008	10	0	10
07/06/0042/F	redevelopment to provide 22 dwellings	The Lintons, Essex Road, Hoddesdon	31/03/2008	22	0	22
07-08 Total						77
7/0361/07/RM/HOD	redevelopment of college campus	Hertford Regional College, High Road, Broxbourne	31/03/2009	13	0	13
08-09 Total						13
7/0079/07/F/WX	demolition of car sales & erection of retail & 37 flats (4th floor on 4308/08)	9-11 High Street (turnpike Court), Waltham Cross	31/03/2010	37	0	37
07/05/0526/F	demolition of offices & erection of 14 flats	Pardix House, Cadmore Lane, Cheshunt	31/03/2010	14	0	14
07/06/0258/F	demolition of warehouse & erection of 30 flats	Grove House, 281 High Street, Waltham Cross	31/03/2010	30	0	30
09-10 Total						81
07/09/0071/F	Erection of 14 flats	Former Wx Service Station, Crossbrook Street, Cheshunt	31/03/2011	14	0	14
7/0361/07/RM/HOD	redevelopment of college campus	Hertford Regional College, High Road, Broxbourne	31/03/2011	19	0	19
10-11 Total						33
07/07/0999/F	demolition of pub & erection of 13 dwellings & shop	The Woolpack, 57-59 High Street, Cheshunt	02/03/2012	13	0	13
11-12 Total						13