

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 25<sup>th</sup> September 2012

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
Andy Higham Tel: 020 8379 3848  
Misbah Uddin Tel: 020 8379 3849

**Ward:** Chase

**Application Number :** P12-01581PLA

**Category:** Householder  
Developments

**LOCATION:** 151, LINWOOD CRESCENT, ENFIELD, EN1 4US

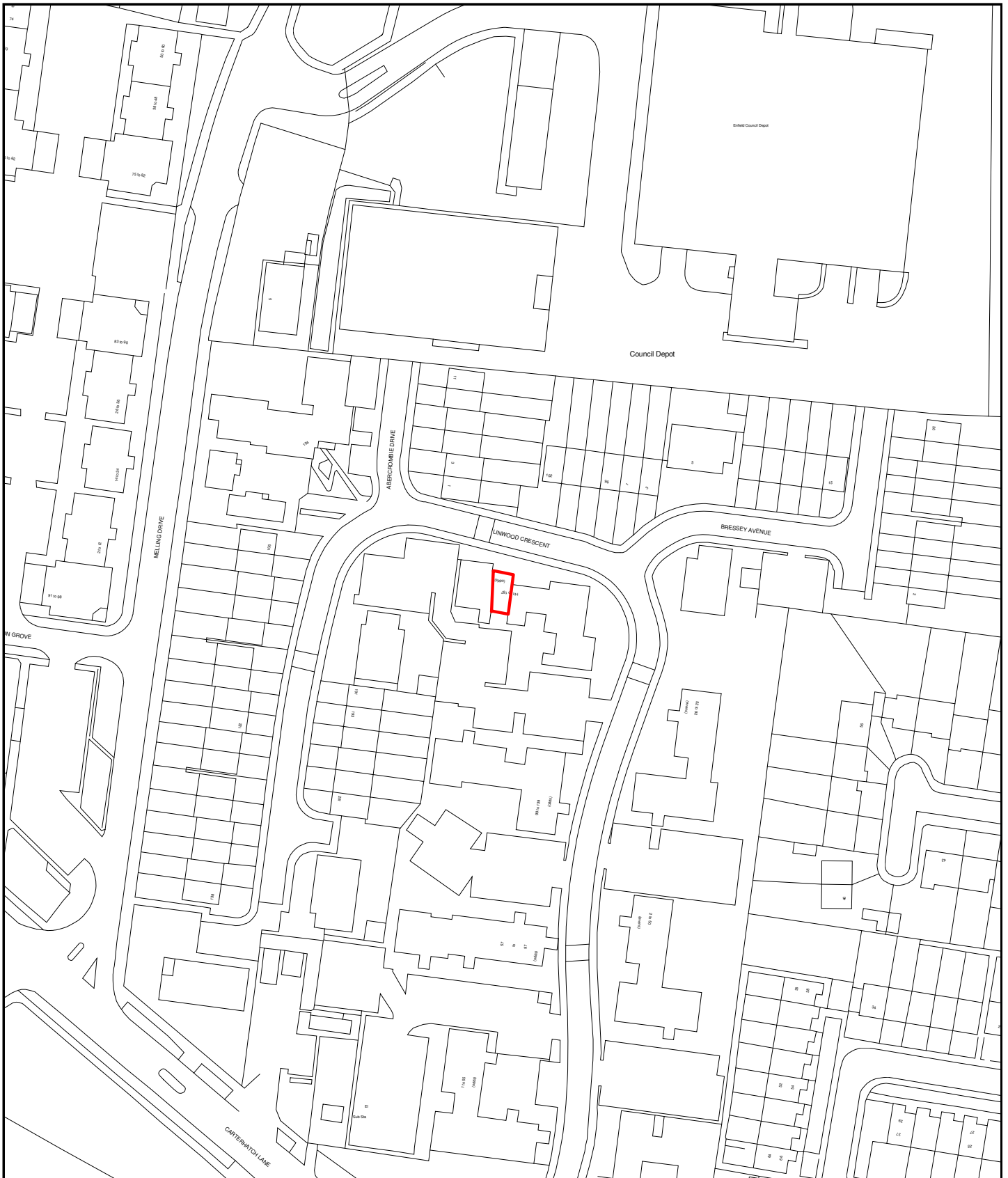
**PROPOSAL:** Replacement UPVC windows to front and rear elevations of first floor flat.

**Applicant Name & Address:**  
Luke James  
151, LINWOOD CRESCENT,  
ENFIELD,  
EN1 4US

**Agent Name & Address:**

**RECOMMENDATION:**

In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 09:01

Date of plot: 12/09/2012

## **1. Site and Surroundings**

- 1.1 The property is situated at the southern side of Linwood Crescent and form part of a block of flats. It has two windows to the front and two to the rear elevation. The surrounding area is pre-dominantly residential in character.

## **2. Proposal**

- 2.1 Permission is sought to replace the existing wooden windows to the front and rear elevation of the flat with upvc. There is no increase in the size of the window openings which will reflect will be similar in design to the existing windows in the surrounding area.

## **3. Relevant Planning Decisions**

- 3.1 None

## **4. Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 Traffic and Transportation, Environment Agency and Environmental health raise no objection

### 4.2 Public

- 4.2.1 Consultation letters were sent to 24 neighbouring properties. Notice was also displayed at the site. No comments were received

## **5. Relevant Policy**

### 5.1 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

### 5.2 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

### 5.3 London Plan

7.1 Building London's Neighbourhoods and communities  
7.4 Local character  
7.6 Architecture

### 5.4 Other Relevant Policy

National Planning Policy Framework

## **6. Analysis**

### 6.1 Impact on Character of Surrounding Area

6.1.1 The proposed alterations are for two windows to the front elevation and two windows to the rear elevation. The design of the windows will be very similar to the existing windows in the neighbouring flats. As such the proposed windows will be in keeping with the character of the surrounding area. Therefore although the windows are being replaced in isolation and not part of a more comprehensive programme, it is considered that the works would not detract from the character and appearance of the surrounding area or the subject building, nor would it impact upon the residential amenities of neighbouring properties.

## 6.2 Impact on Neighbouring Residential Properties

6.2.1 The proposal works would not involve any harmful impact on the amenities of neighbouring occupiers.

## 6.3 Highways and Parking

6.3.1 The proposal works would not involve any impact on parking or the functioning of the highway.

## 7. **Conclusion**

7.1 The proposed installation of white UPVC windows to all elevations of the block, by virtue of their design, siting and relationship with their surroundings, would not cause undue harm to the character and appearance of the subject building or wider surrounding area and would not impact upon the residential amenities of neighbouring occupants, in accordance with Policies (II)GD3 of the Unitary Development Plan, CP30 of the Enfield Plan Core Strategy, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

## 8. **Recommendation**

8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions.

1. C60 Approved Plans
2. C08 Materials to Match
3. C51A Time Limited Permission





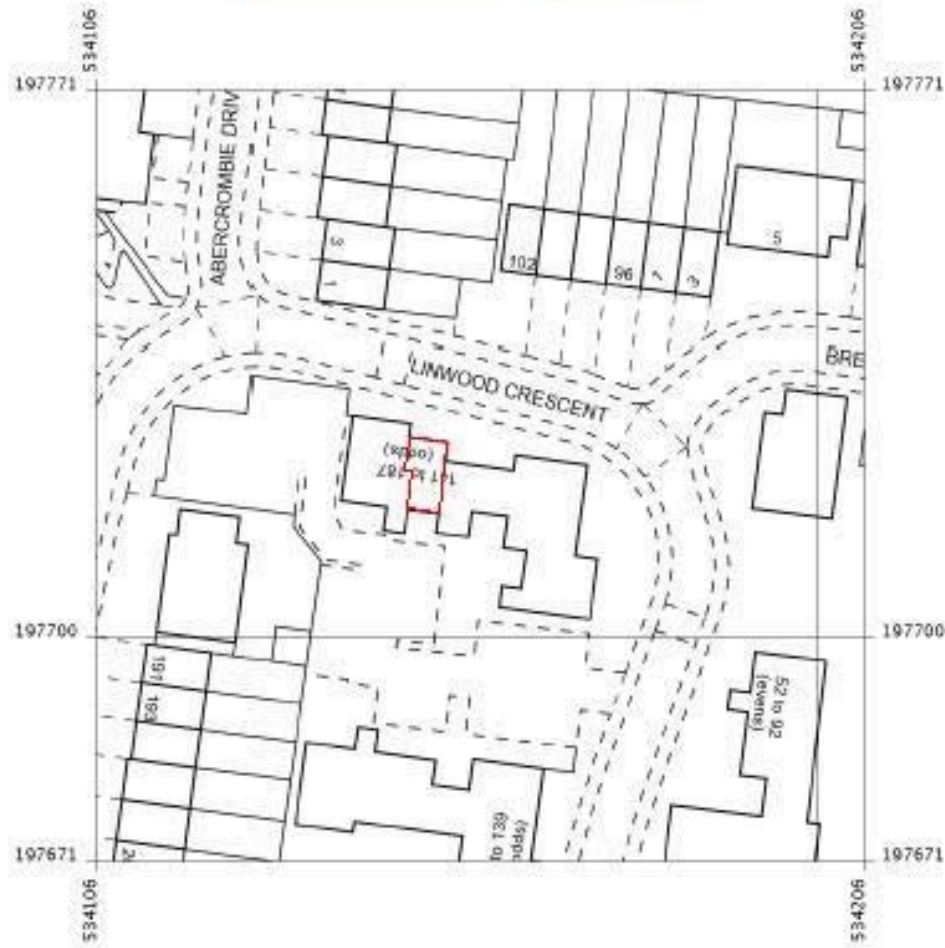








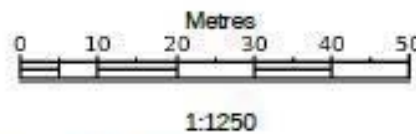
BANKHAM  
01 385 3322  
ALARM



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**151 LINWOOD CRESCENT**  
**ENFIELD**  
**EN1 4US**

Supplied by: **Stanfords**  
 Reference: OI434526  
 Centre coordinates: 534156 197721