

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 25th September 2012

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R. Reilly Tel: 020 8379 3062

Ward: Edmonton
Green

Application Number : P12-01715PLA

Category: Other Development

LOCATION: Edmonton Green , BRIDGE PARADE, BRIDGE ROAD, LONDON, N9
0NN

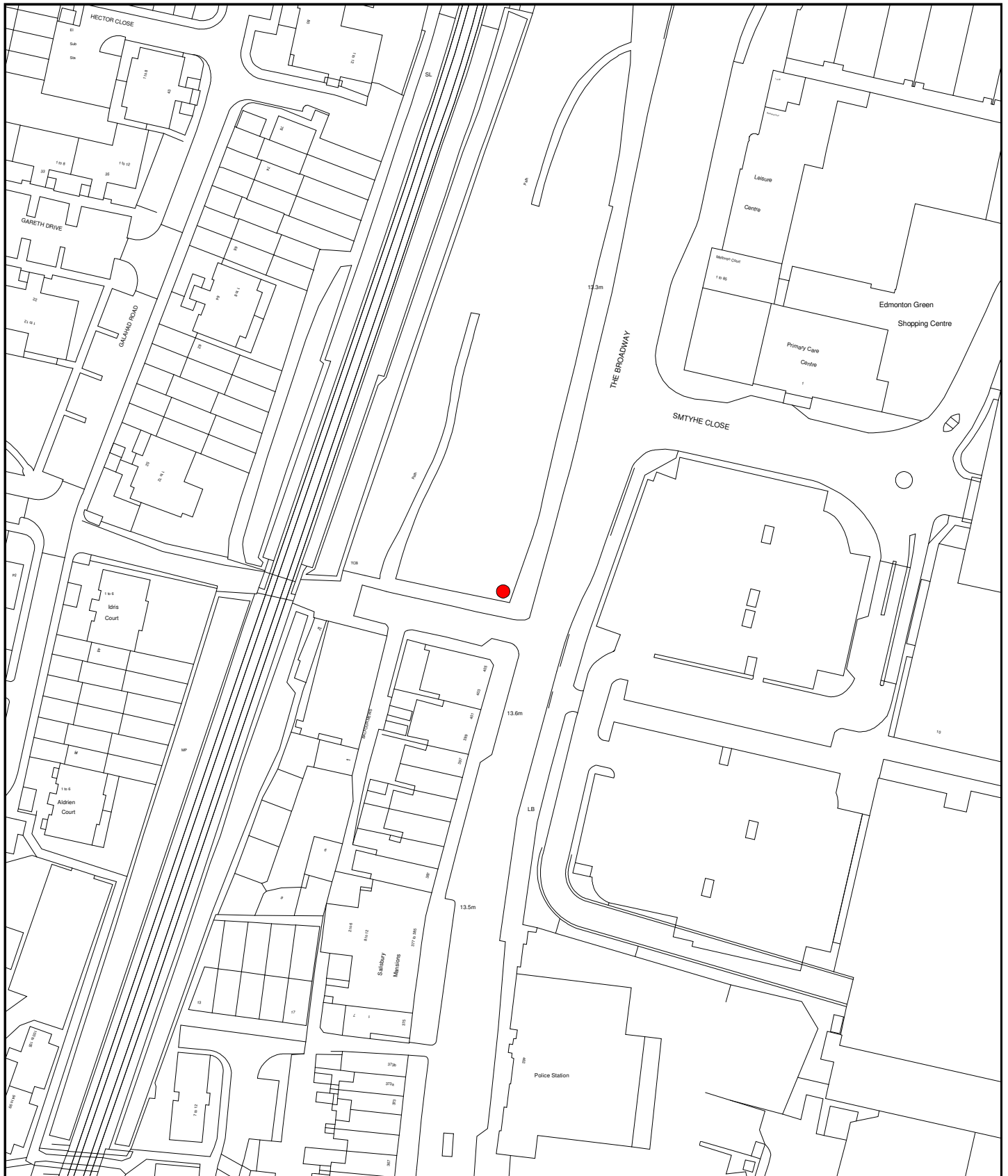
PROPOSAL: Installation of free standing clock to public green.

Applicant Name & Address:
Fiona Crehan,
Regeneration, Leisure and Culture
London Borough of Enfield,
Civic Centre,
Silver Street,
Enfield,
EN1 3XA

Agent Name & Address:

RECOMMENDATION:

That in accordance with Town and Country Planning (General) Regulations, planning permission be deemed to **GRANTED** subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 09:35

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The application site is at Edmonton Green at the corner of Bridge Road, Fore Street and the Broadway and comprises green public space. It adjoins the railway line and is also opposite the new Asda store on Fore Street. The site is located in the Church Street Conservation Area.
- 1.2 The surrounding area is predominantly mixed in nature with commercial units at the ground floor and residential units over the upper floor levels. The new Asda store development is directly opposite the site and further North is the area around Edmonton Green is more heavily developed.

2. Proposal

- 2.1 Permission is sought for the erection of a free standing clock in the South East corner of the green space at the junction of Bridge Road and Fore Street. It involves the re-siting of the refurbished historic Edmonton Town Hall Clock on a bespoke new structure.
- 2.2 The proposed clock would be approximately 5 metres high with a rectangular steel frame painted black to match other surrounding street furniture. It is proposed that the clock would be secured to the steel frame with concealed stainless steel bolt fixings. The clock faces would be protected by square transparent perspex. The clock would be fully operational and fitted with electric drive and illumination.
- 2.3 It is proposed to position the free-standing clock approximately 2 metres from the rear of the footway from Bridge Parade next to the existing street furniture.

3. Relevant Planning Decisions

- 3.1 None Relevant

4. Consultations

4.1 Statutory and Non Statutory Consultees

4.1.1 Conservation Officer:

No objections. Concerns raised about the initial design of the proposed clock have now been resolved.

4.1.2 Community Safety:

No objections to the scheme as the central section below the clock will now be in filled, which should prevent the possibility of youths climbing the clock. Advised the clock should be attached securely to the clock to prevent theft.

4.2 Public

Consultation letters were sent to 6 neighbouring properties. In addition, notice was displayed at the site and published in the local press. No comments were received.

5. Relevant Planning Policies

5.1 Local Plan – Core Strategy

- CP11: Recreation, Leisure, Culture and Arts.
- CP30: Maintaining and improving the quality of the built environment.
- CP31: Built and Landscape Heritage

5.2 Saved UDP Policies

- (II)GD3 Aesthetics and functional design
- (II)C23 Street Furniture
- (II)C28 Use of hard or soft landscaping in Conservation Areas

5.3 The London Plan

- Policy 7.4 Local character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

5.4 Other Relevant Policy

- National Planning Policy Framework
- Church Street/Fore Street Conservation Area Character Appraisal

6. Analysis

- 6.1 The principle issues for consideration under this application are the design and appearance of the proposal and its impact on the character of the Conservation Area and Community Safety.

6.2 Design and Impact on the Character of the Conservation Area.

- 6.2.1 Policy (II) GD3 of the UDP aims to ensure that high standards of design are taken into consideration, in all developments. In addition Policy 7.4 of the London Plan states that development should have regard to the form, function and structure of an area.
- 6.2.2 In terms of Conservation policy, Policy (II) C23 advises on the co-ordinated management and the design and siting of street and other public furniture, whilst Policy (II) C29 advises on appropriate developments or uses in areas of hard and soft landscaping and that their character and setting are protected. These policies are further supported by the objectives outlined in Policy CP31 of the Local Plan and Policy 7.8 of the London Plan.
- 6.2.3 The application proposes a freestanding clock that would be located approximately two metres from the back of the footway on west side of Fore Street at the corner of Bridge Road with Fore Street. It would be approximately 5 metres high with a width of approximately 1.45 metres. The clock to be used would be the original clock that was retained from the old Edmonton Town Hall. The clock would be positioned on top of the proposed steel stand that would be of a height of 3.55 metres.

- 6.2.4 It is proposed that the clock would be secured to the steel frame with concealed stainless steel bolt fixings. The clock faces would be protected by square transparent perspex. The clock would be fully operational and fitted with electric drive and illumination. It would be finished with sprayed black paint to match in with other street furniture in the area.
- 6.2.5 Due to its position within the Conservation Area, the Conservation Officer concludes that the principle of the clock is acceptable from a Conservation perspective. Although there were initial reservations regarding the relationship between the clock and the stand, amended proposals have been submitted that have improved the relationship, with further infilling of the middle section above the lower inscription. It is now considered that these amendments significantly improve the look and appearance of the proposed structure and better reflect its original form and setting on the old town hall
- 6.2.6 Although the proposed clock would be located on a prominent corner location and would have a very visual presence it would not detract from the character and appearance of the street. In addition the proposed materials and black painted finish would match the material finish of other street furniture in the area. Overall therefore, from the perspective of design and visual appearance the proposed freestanding clock is considered acceptable.
- 6.2.7 The clock would also be illuminated operated by a sensor system during hours of darkness. Overall, due to the distinct function of the proposal as a street clock, it is considered this element of the scheme is considered acceptable. Although in certain circumstances illumination of signs and advertisements in Conservation Areas can be an issue of concern, it is considered in this case the proposal is not of a significant enough scale to cause detrimental lighting issues that would pose undue impacts on the Conservation Area.
- 6.2.8 Overall the design, scale and appearance of the freestanding clock is considered acceptable having regard to policies (II) GD3 of the UDP and CP30 of the Local Plan and Conservation policies (II) C23 and (II) C29 of the UDP and CP31 of the Local Plan.

6.3 Community Safety

- 6.3.1 Initially there were concerns raised in relation to the proposed form of the structure and potential for youths to climb the steel frame. However, as the central section is now to be in filled, this will significantly reduce the likelihood of people being able to climb the structure.
- 6.3.2 In addition it was advised that the clock should be securely fixed to the structure in a manner that restricts theft and that the structure and finishing materials should allow for graffiti to be easily removed.
- 6.3.3 From assessing the submitted information it appears that the steel structure and perspex screening would allow for relatively easy removal of graffiti should it be required. In addition from assessing the submitted information it conveys that the clock would securely fixed to the structure.

6.3.4 Overall from the perspective of community safety, although there is always the potential for vandalism it is considered that the proposed structure poses no significant concerns from the perspective of community safety.

6.4 Highway Safety

6.4.1 Although the clock tower would be positioned on the corner of Bridge Road and Fore Street, its siting back from the edge of the highway means that it would not prejudice sight lines or therefore, issues of highway safety.

7. **Conclusion**

7.1 Having regard to the above, it is considered that the proposed freestanding clock is acceptable in principle as it would not have an adverse impact to the character and setting of the street scene and surrounding conservation area as a whole. In addition it is considered the proposal would provide an attractive piece of street furniture whilst also re-introducing a sense history and culture via the re-introduction of the Old Town Hall clock to the area. The proposal is considered acceptable for the following reason:

1. The proposed freestanding clock by virtue of its size, scale, siting and design would not adversely impact upon the character and appearance of the street scene and Church Street/Fore Street Conservation Area as a whole having regard to Policies (II) GD3 and (II) C23 of the Unitary Development Plan and CP30 and CP31 of the Local Plan as well as guidance outlined under Policy 7.4, 7.6 and 7.8 of the London Plan.

8. **Recommendation**

8.1 That in accordance with Town and Country Planning (General) Regulations, planning permission be deemed to GRANTED subject to the following conditions:

:

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.

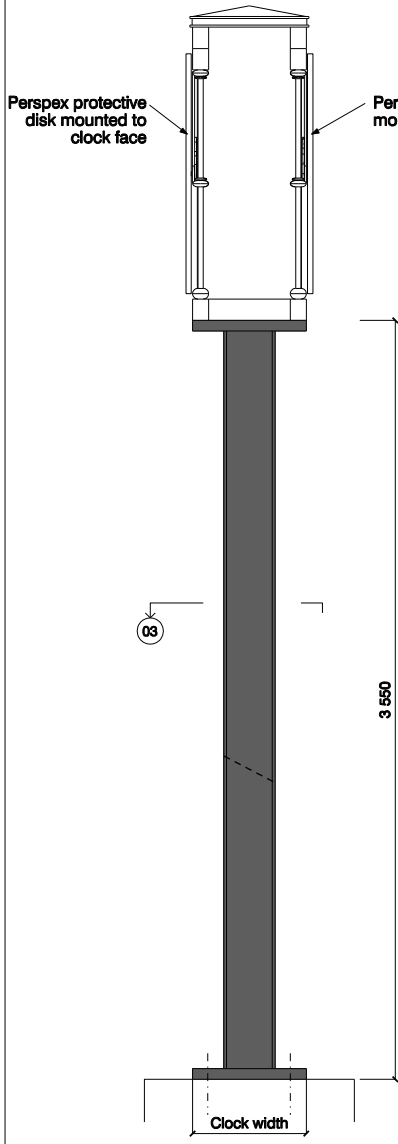
Reason: For the avoidance of doubt and in the interests of proper planning.

2. The maximum luminance of the freestanding clock shall not exceed the values recommended in the Institute of Lighting Engineers Technical Report No. 5 (Second Edition) 1991 for a Lit Zone.

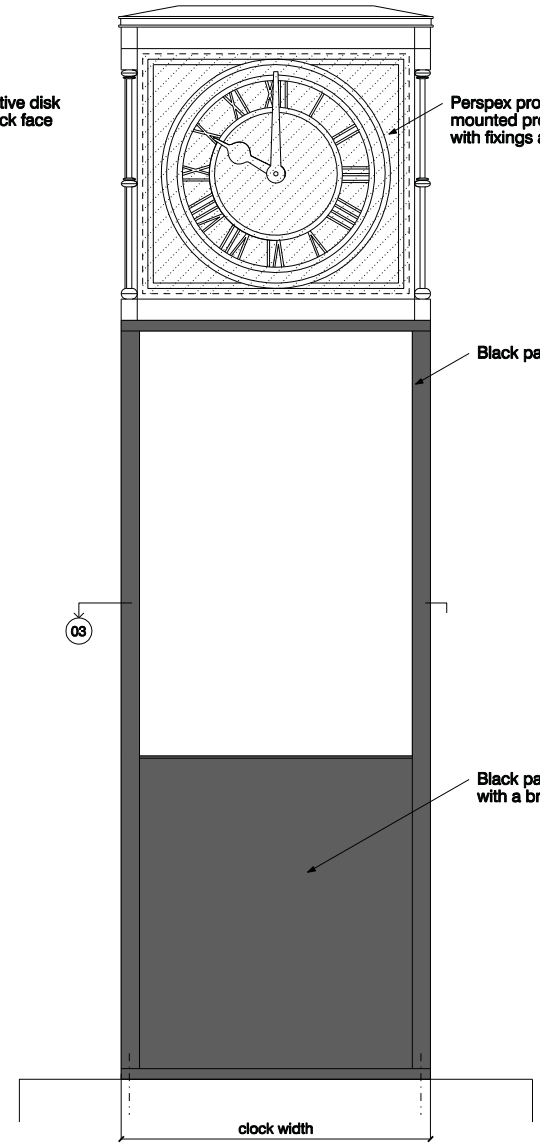
Reason: In the interests of amenity and highway safety.

3. 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.

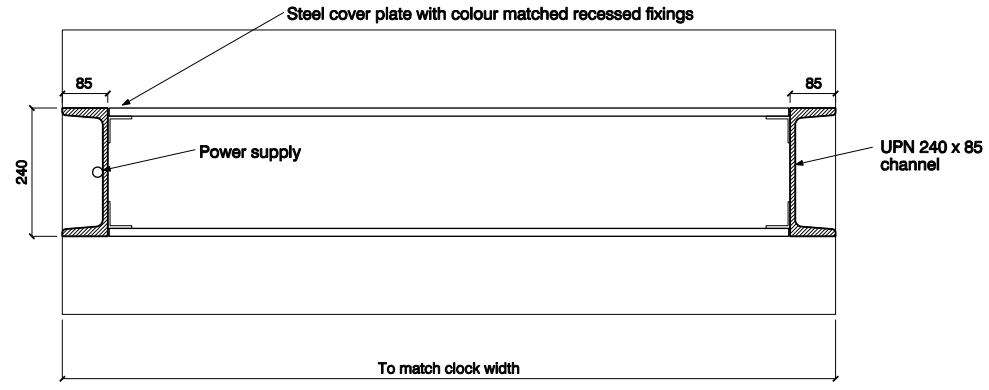
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.



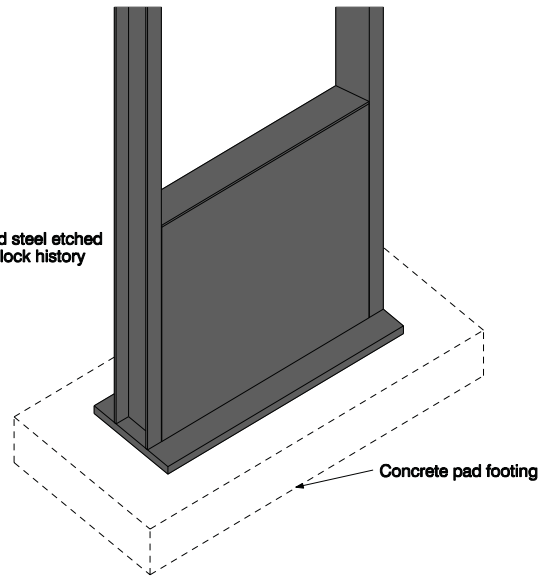
01 SIDE ELEVATION
1:25



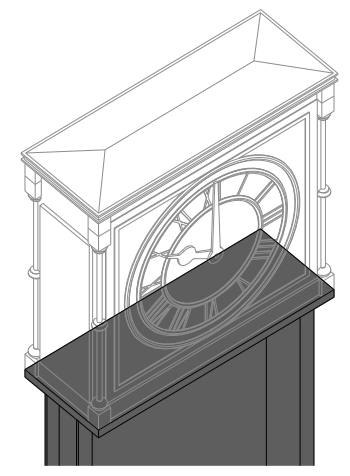
02 FRONT ELEVATION
1:25



03 PLAN DETAIL
1:10



02 FOOTING DETAIL - AXO
1:25



02 PLINTH DETAIL - AXO
1:25

Notes
 1. Do not scale drawings. Dimensions govern.
 2. All dimensions are in millimetres unless noted otherwise.
 3. All dimensions shall be verified on site before proceeding with the work.
 4. Landolt and Brown shall be notified in writing of any discrepancies.

Revision	Date	Reason for issue	Checked
00	25.06.12	Planning Application	AB

Landolt + Brown
 17.2 The Leathemarket
 Leathemarket Street
 London SE1 3RN
 Tel: +44 (0)207 507 9697
 Fax: +44 (0)207 387 9454

Project
A1010 OLF ROUND 1 IMPROVEMENTS
 Title
EDMONTON TOWN HALL CLOCK RE-SITING

Scale	Date	Drawn	Number	Rev
1:25/ 1:10	25.06.12	DM	584-PA-1010	00