

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: Upper
Edmonton

Application Number : P12-01839PLA

Category: Other Development

LOCATION: 255 - 265, LANGHEDGE LANE, LONDON, N18 2TG

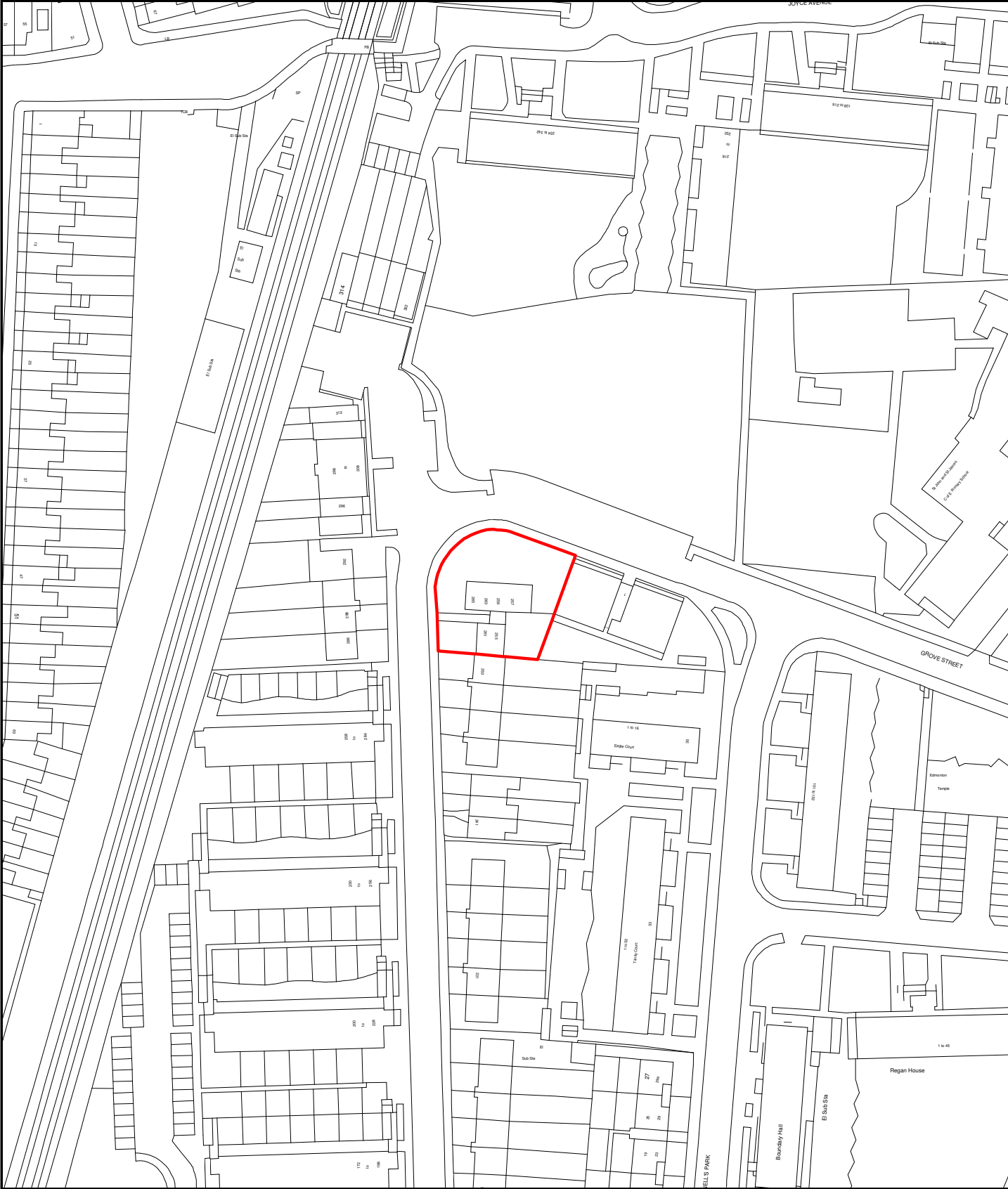
PROPOSAL: Replacement of doors and windows all elevations, enclosing bin store area and replacement of communal glazed area.

Applicant Name & Address:
Mr Kevin Connolly,
Enfield Council c/o Enfield Homes
9, CENTRE WAY,
LONDON,
N9 0AP

Agent Name & Address:
Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

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: 10:04 Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 A two-storey block located to the eastern side of Langhedge Lane at the northern end of the road close to the junction with Grove Street. The block consists of 6 residential units over both ground and first floor levels. The immediate surrounding area is primarily composed of residential blocks and associated amenity space.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the residential block, replacement of the glass in the communal glazed area on the west and east elevations as well as enclosing the existing bin store.
- 2.2 The replacement windows and doors are proposed in white UPVC. There is no alteration to the size of the window and door openings.
- 2.3 The replacement communal glazing area would be replaced by steel railing units. In addition it is proposed to improve security in relation to the existing bin store area from steel railings to a screened bin store with galvanised steel fencing.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 No comments received.

4.2 Public

- 4.2.1 Consultation letters have been sent to 35 neighbouring properties. In addition, notice was displayed at the site. No representations have been 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

Policy (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 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

6.2 Impact on the Character and Appearance of the Surrounding 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 developments should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 As previously discussed the application proposes alterations to replace windows and doors on all elevations. The existing windows are made up of white crittall frames with all existing doors made from timber or crittall form in the case of the balcony doors. These are to be replaced with white UPVC.

6.2.3 The existing communal entrance doors are timber to be replaced with Red Powder Coated steel doors. From assessing the submitted information the design of the windows and doors would be very similar to what exists on site at present, with the exception of additional window openings and slightly thicker window frames due to the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and general appearance of the surrounding area. In addition the proposal is also extremely likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units.

6.2.4 Following assessment, it is considered the proposed changes introducing steel units to the communal glazed area would not result in any significant impact to the visual appearance of the residential block or detract from its appearance in the wider area.

6.2.5 The application also proposes to install a steel screen system around the existing bin store. From the perspective of safety and security this is considered to be a significant improvement over the current arrangement. Although the steel screens may be more visually imposing than the existing railing, they would only be to a height of 1.425 metres which would not be detrimental to the overall appearance of the area that would warrant reasons for refusal.

6.2.5 Overall, it is considered that all the individual elements of the proposal are acceptable and would not detract from the character and appearance of the subject block of residential units or the surrounding area, thereby it is deemed compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Local Plan and 7.4 of the London Plan.

6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals would have no harmful impact on the amenities of neighbouring occupiers.

7. **Conclusion**

7.1. In the light of the above factors, the proposed replacement windows and doors to all elevations and the alterations to the communal glazing area and existing bin store are considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and doors to all elevations of the residential block, along with the introduction of communal steel security doors and the alterations to the communal glazing area and existing bin store, 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, Local Plan Policy CP30, 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. 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 external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

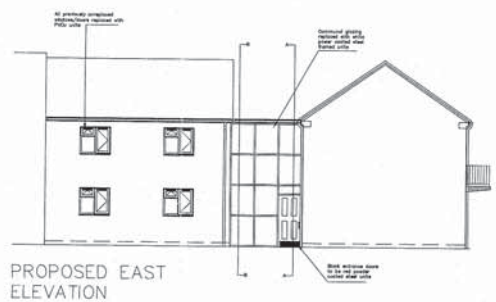
3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

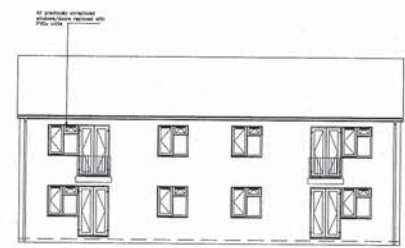
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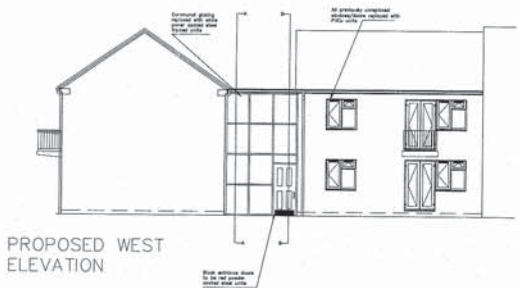
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED CROSS SECTION



PROPOSED WEST ELEVATION



PROPOSED CROSS SECTION

REV	DATE	CD	DETAILS

Ref: Arch Dwg No.

Planning



New Lion Works, 48 High Street, Bedford, Cambs, CB14 4AA
 Tel: 01277 388811 Fax: 01277 288818

CLIENT
 Enfield Homes

ARCHITECT

PROJECT
 Enfield Homes Enveloping Works

DRAWING TITLE
 255-265 Langhedge Lane Proposed Elevations

20 JUL 2012

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100 @ A1				July 2012
JOB NUMBER	DRAWING NUMBER	REVISION		
68684	255265LHL/2			

P12-01839PA

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REV	DATE	CAD	DETAILS

Ref: Arch Dwg No.

Drawing Status

Planning



New Link Homes, 48 High Street, Brentwood, Essex, CM14 4JH
Tel: 01277 298821 Fax: 01277 212208

CLIENT
Enfield Homes

ARCHITECT

PROJECT
Langhedge Lane Enveloping Programme

DRAWING TITLE
255-265 Langhedge Lane Proposed
Bin Stores

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:40 @ A3				02/07/12
JOB NUMBER	DRAWING NUMBER		REVISION	
68684	255265L/HL/3			

