

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 : P12-01843PLA

Category: Other Development

LOCATION: 172-198, 202-228, 230-256, 258-284 LANGHEDGE LANE, LONDON, N18 2TG.

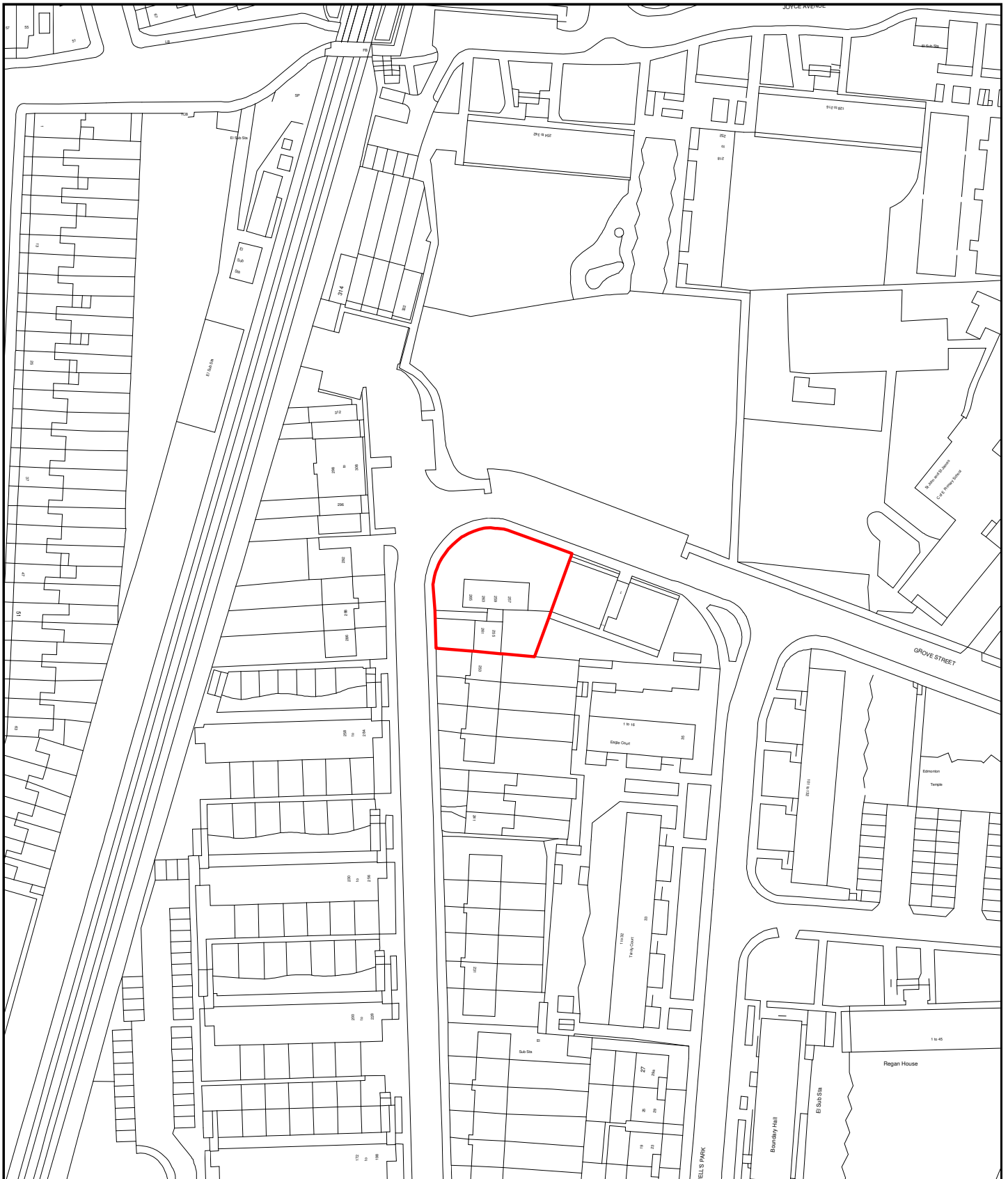
PROPOSAL: Replacement of doors, pram shed doors, windows and stairwell windows all elevations, screening off existing bin stores and create enclosed entrance porches to ground floor flat.

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

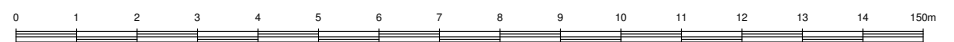
Agent Name & Address:
Mr Benjamin Woulfe,
PSW Building Consultancy
New Link House
48 High Street
Brentwood
Essex
CM14 4AN

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: 13:42

Date of plot: 12/09/2012

1. Site and Surroundings

- 1.1 The proposal relates to 4 individual 4-storey blocks located to the western side of Langhedge Lane. The 4 blocks consists of a total of 52 residential units over both ground, first, second and third floor levels with each block consisting of 13 units. The immediate surrounding area is primarily composed of residential blocks with the exception of the Langhedge Industrial Estate to the South of the site.

2. Proposal

- 2.1 Permission is sought for replacement windows and doors to all elevations of the 4 residential blocks, replacement of the glass in the communal glazed stairwell areas, screening off of bin stores and creating enclosed entrance porches for ground floor flat.
- 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 steel 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 30 neighbouring properties. In addition, a 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

(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 of all 4 block of residential units. 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 flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors with the colour to be chosen by residents. From assessing the submitted information the design of the windows would be very similar to what exists on site, with the exception of additional window openings and slightly thicker window frames due to the use of the UPVC material. As such the proposed replacement windows and doors will remain in keeping with the character and 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 PVC units to replace the communal glazed stairwell windows would not result in any significant impact to the visual appearance of the residential blocks or detract from its appearance in the wider area. The enclosed entrance porches to the ground floor flats are also considered acceptable, would match in with the materials of the existing blocks and also the general appearance of the adjoining 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. Additionally, renewing the pram shed doors is considered acceptable and would improve the existing situation significantly.

6.2.6 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 UPVC windows and doors to all elevations of the residential blocks, along with the introduction of porches to the ground floor flats and the alterations to the communal stairwell area, existing bin store and pram sheds, 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.

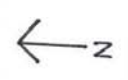
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

P12-01843PLA

Overview 1:2500



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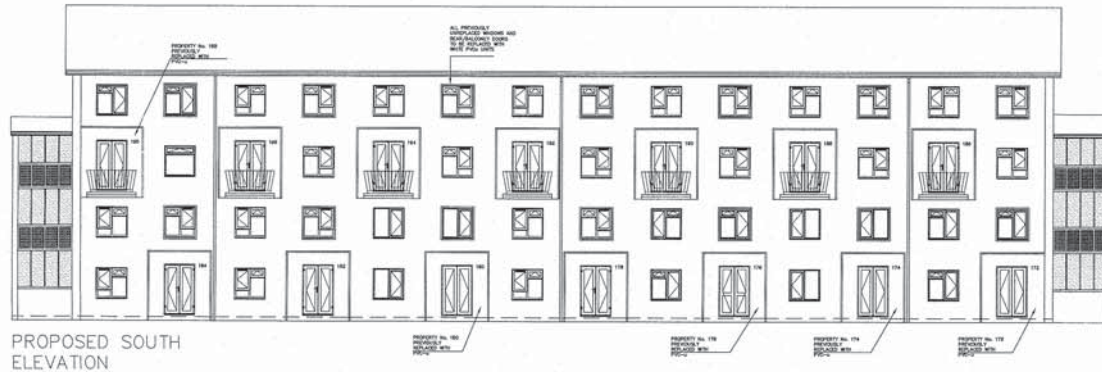


Scale 1/2500

Centre = 533891 E 191871 N

Date 27/6/2012

DELIGHT SERVICES



GENERAL NOTES

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REV.	DATE	CAO	DETAILS

Ref: Arch Dwg No.

Drawing Status

PLANNING



New 125 House, 48 High Street, Stratford, Essex, SS14 4JH
 Tel: 01277 328622 Fax: 01277 356219

CLIENT
 Enfield Homes

ARCHITECT

PROJECT
 Enfield Homes Enveloping Works

DRAWING TITLE
 172-198 Langhedge Lane Proposed Elevations

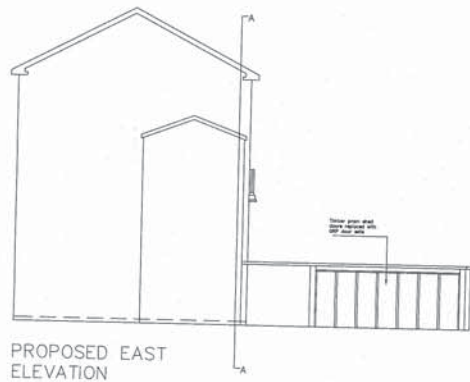
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172-198 LANGHEDGE LANE STRATFORD
 20 JUL 2012

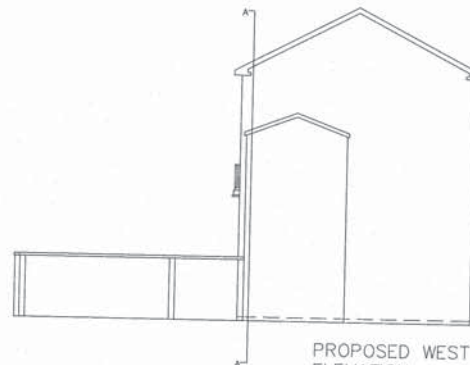
JOB NUMBER
 68684

DRAWING NUMBER
 172198LHLJ3

REVISION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED CROSS SECTION

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 Enfield Homes

ARCHITECT

PROJECT
 Enfield Homes Enveloping Works

DRAWING TITLE
 172-198 Langhedge Lane Proposed Elevations

SCALE	DRAWN	CHECKED	APPROVED	DATE
1:100 (2) A1				July 2012
JOB NUMBER	DRAWING NUMBER	REVISION		
68684	172198LHL/4			





PROPOSED SOUTH ELEVATION

PROPOSED NORTH ELEVATION



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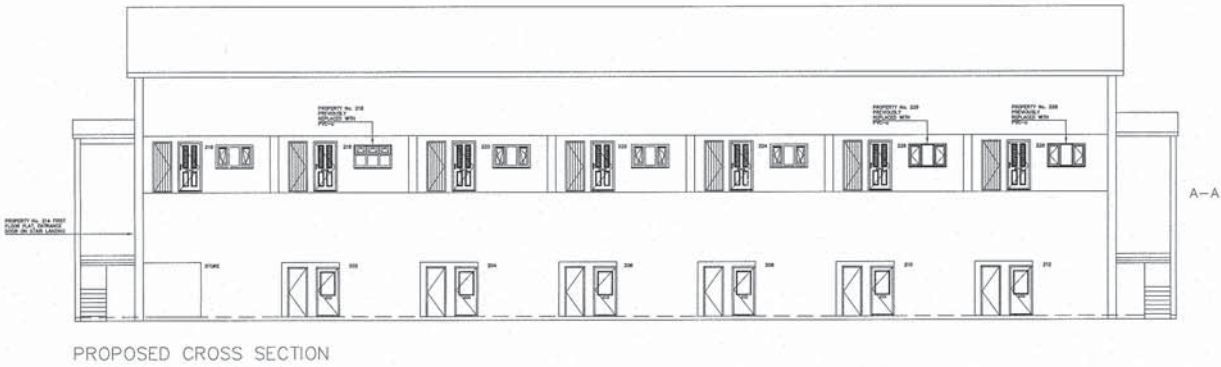
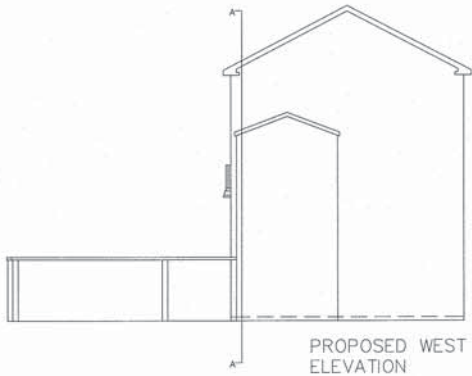
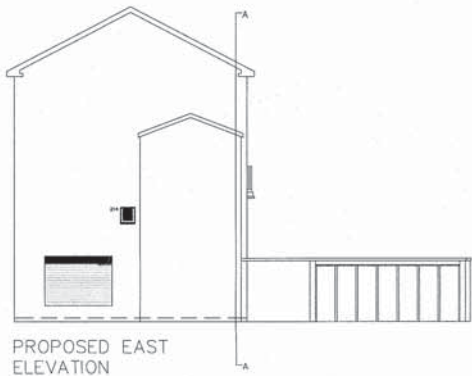
ARCHITECT

PROJECT
 Enfield Homes Enveloping Works

DRAWING TITLE
 202-228 Langhedge Lane Proposed Elevations

SCALE	DRAWN	CHIEF	APPD	DATE
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JOB NUMBER	DRAWING NUMBER	REVISION		
686684	202228LH/L3			





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Tel: 01277 239922 Fax: 01277 239919

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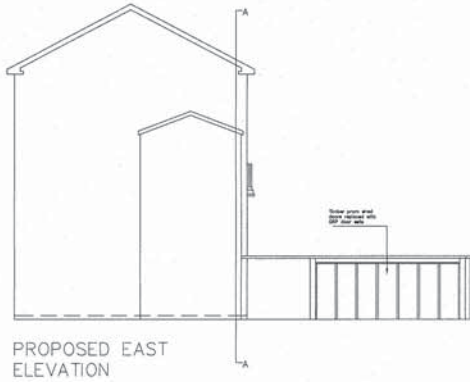
PROJECT
Enfield Homes Enveloping Works

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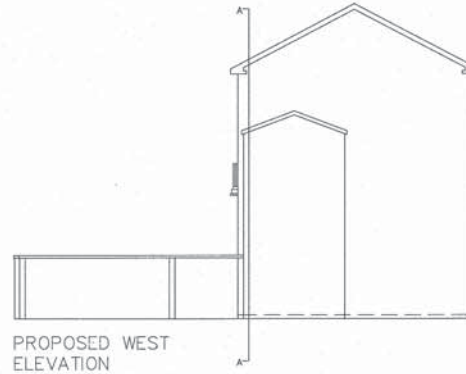
LONDON BOROUGH OF ENFIELD
20 JUL 2012
DEVELOPMENT SERVICES

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68684	202228LHL/4			

P12-01843PA



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED CROSS SECTION

GENERAL NOTES

EQUIPMENT REQUIRED:
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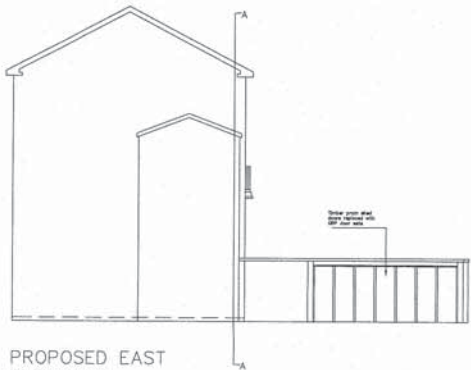
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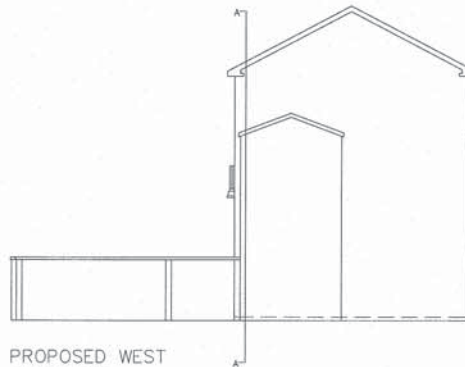
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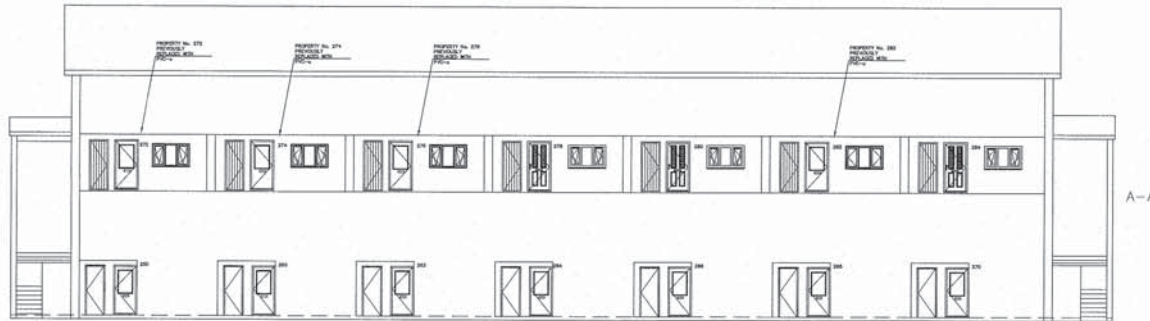
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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED CROSS SECTION

GENERAL NOTES

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DRAWING TITLE
258 - 284 Langhedge Lane Proposed Elevations

LONDON BOROUGH OF ENFIELD
20 JUL 2012
DEVELOPMENT SERVICES

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New Link House, 48 High Street, Brentwood, Essex, CM14 4AN
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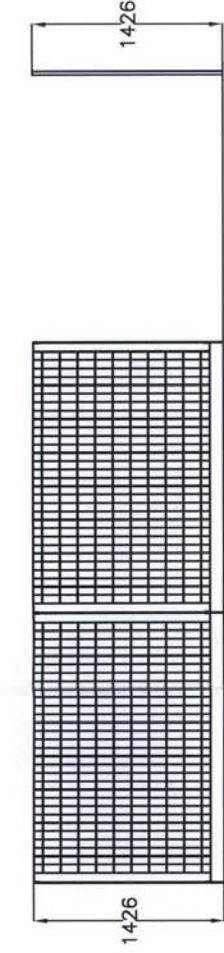
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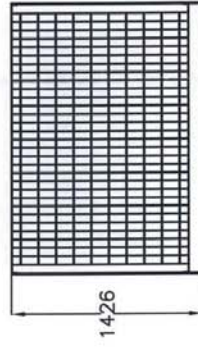
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 Bin Stores

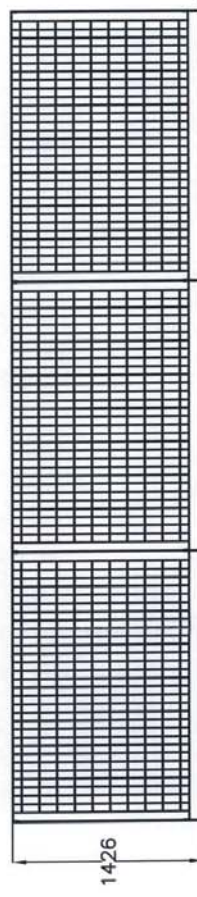
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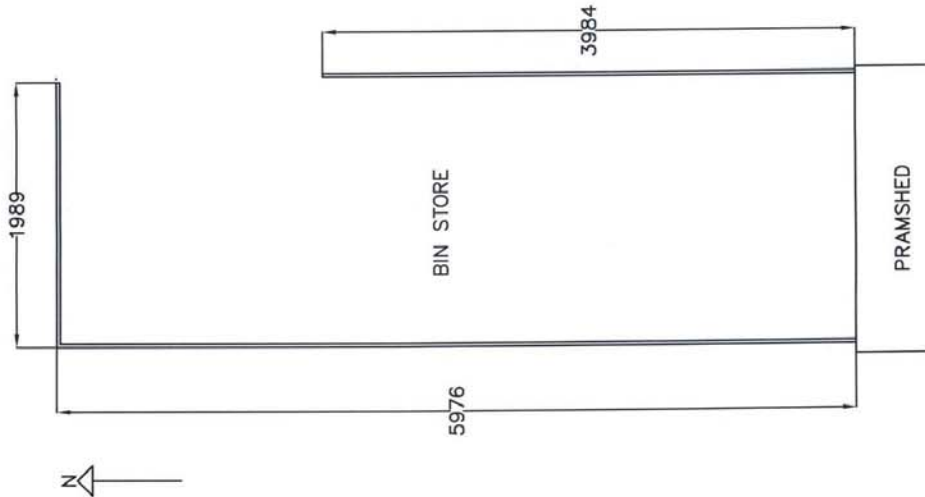
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED PLAN