

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 : P12-01845PLA

Category: Other Development

LOCATION: 201-215 LANGHEDGE LANE, LONDON, N18 2TG

PROPOSAL: Replacement of doors and windows to all elevations.

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.

1. Site and Surroundings

- 1.1 A 2-storey block located to the eastern side of Langhedge Lane at the junction with Snells Park. The block consists of 8 residential units over both ground and first floor levels. 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 residential block. The replacements windows and doors are proposed in white UPVC. None of the window and door openings are being increased in size.

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 36 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 development should have regard to the form, function and structure of an area and the scale mass and orientation of surrounding buildings.

6.2.2 The proposal involves alterations to replace windows and doors on all elevations. The existing windows are made up of white crittall timber frames with all the existing doors also made from timber. 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.

6.2.3 Overall, it is considered that the proposal 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 is considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and doors to all elevations of the residential 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, 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.

Langhedge Lane 201-215

P12-01845-PA



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Scale 1/500

Centre = 533864 E 191835 N

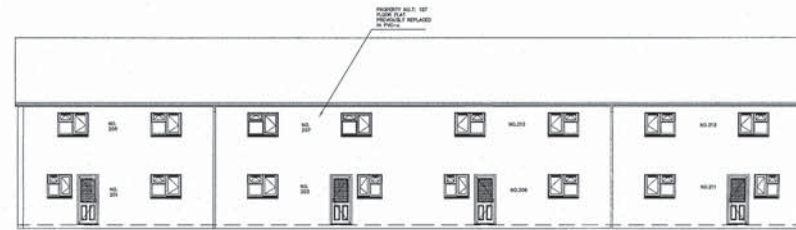
Date 27/6/2012

GENERAL NOTES

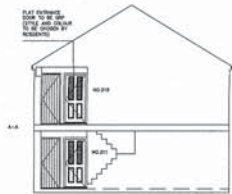
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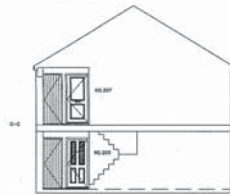
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED CROSS SECTION



PROPOSED CROSS SECTION



PROPOSED CROSS SECTION



PROPOSED CROSS SECTION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

REV.	DATE	CAD	DETAILS

Ref: Arch Dwg No.

Drawing Status

PLANNING



New LHM House, 45 High Street, Braintree, Essex. CM4 4AN
 Tel: 01277 338822 Fax: 01277 338813

CLIENT
 Enfield Homes

ARCHITECT

PROJECT
 Enfield Homes Enveloping Works

DRAWING TITLE
 201-215 Langhedge Lane Proposed Elevations

20 JUL 2012

SCALE 1:100 @ A1	DRAWN	OWED	APPD	DATE July 2012
JOB NUMBER 86684	DRAWING NUMBER 201215LHL/2	REVISION		