

## 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  
Mrs J. Rebaïro Tel: 020 8379 3822

**Ward:** Upper  
Edmonton

**Application Number :** P12-01844PLA

**Category:** Other Development

**LOCATION:** 1-8 CORDWAIN HOUSE, 97, FORE STREET, LONDON, N18 2XH

**PROPOSAL:** Replacement of windows and doors to all elevations and cladding to front elevation.

**Applicant Name & Address:**

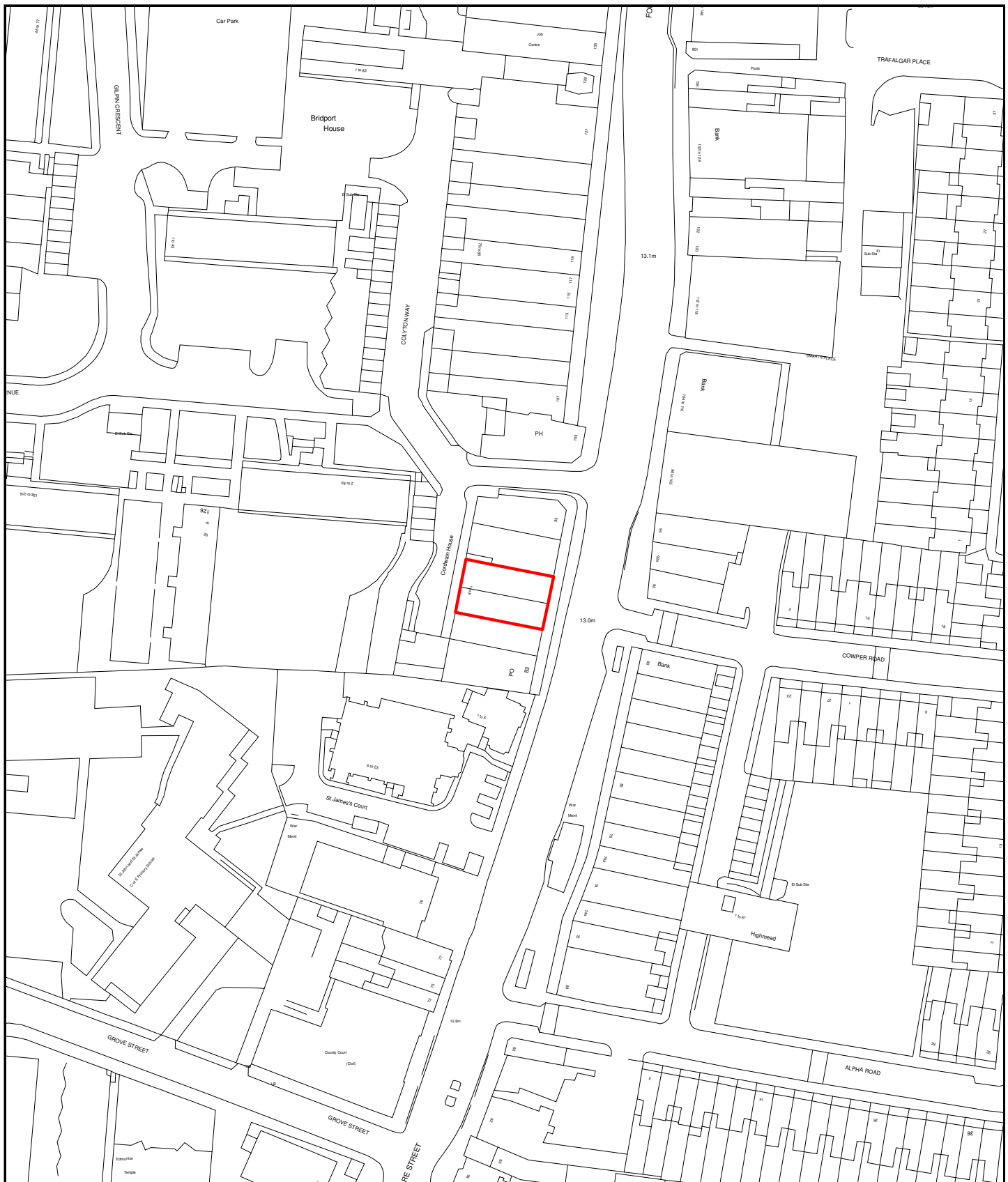
Mr Kevin Connolly,  
Enfield Council  
c/o Enfield Homes  
9, CENTRE WAY,  
LONDON,  
N9 0AP

**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: 10:11

Date of plot: 12/09/2012

## **1. Site and Surroundings**

- 1.1 A 3-storey block located to the western side of Fore Street comprising retail units on the ground floor with residential flats on first and second floors. The surrounding area is a mix of commercial and residential.

## **2. Proposal**

- 2.1 Permission is sought for replacement windows and doors to all elevations of the first and second floor flats together with cladding to the second floor east elevation.
- 2.2 The replacements windows and doors are proposed in white UPVC. No alterations are proposed to the openings.
- 2.3 The proposed cladding is a fibre cement panel in a beige colour.

## **3. Relevant Planning Decisions**

- 3.1 None

## **4. Consultations**

### 4.1 Statutory and non-statutory consultees

- 4.1.1 National Grid and English Heritage raise no objection
- 4.1.2 English Heritage raise no objection

### 4.2 Public

- 4.2.1 Thirteen neighbouring properties were consulted and a site notice was also posted on 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 Impact on the Character and Appearance of the Surrounding Area**

6.1.1 The existing windows are made up of white crittall frames as are the balcony doors. It is proposed to replace these with white UPVC. Furthermore, the existing flat entrance doors are timber to be replaced with GRP (Glass Reinforced Polyester) doors (colour to be chosen by residents). The design of the windows will be very similar to what is existing on site and it is considered the external appearance will be acceptable in keeping and character with the surrounding area.

6.1.2 The proposed cladding would replace the existing grey asbestos cladding. The proposed replacement cladding would enhance the appearance and is considered acceptable.

6.1.3 Therefore 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. In the light of the above factors, the proposed replacement windows and doors to all elevations and cladding to east elevation is considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and doors to all elevations of the block, as well as cladding to the second floor east elevation, 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**

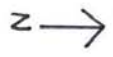
8.1 In accordance with Regulations 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to the following conditions.

1. C60 – Drawing Nos. 18CW/2 and 18CH/1
2. C51A – Time limited permission

Cordwain 1-8



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Scale 1/2500

Centre = 534047 E 192073 N

Date 28/07/2011  
LONDON BOROUGH OF ENFIELD

20 1111 2012

DEVELOPMENT PLAN

P2-01844P2A

