

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
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Ward: Upper
Edmonton

Application Number : P13-00316PLA

Category: Other Development

LOCATION: 1 - 16 EAGLE COURT, 35, SNELLS PARK, LONDON, N18 2TF

PROPOSAL: Replacement windows and front entrance doors and raise height of metal balustrade to balconies to a height of 1100mm.

Applicant Name & Address:

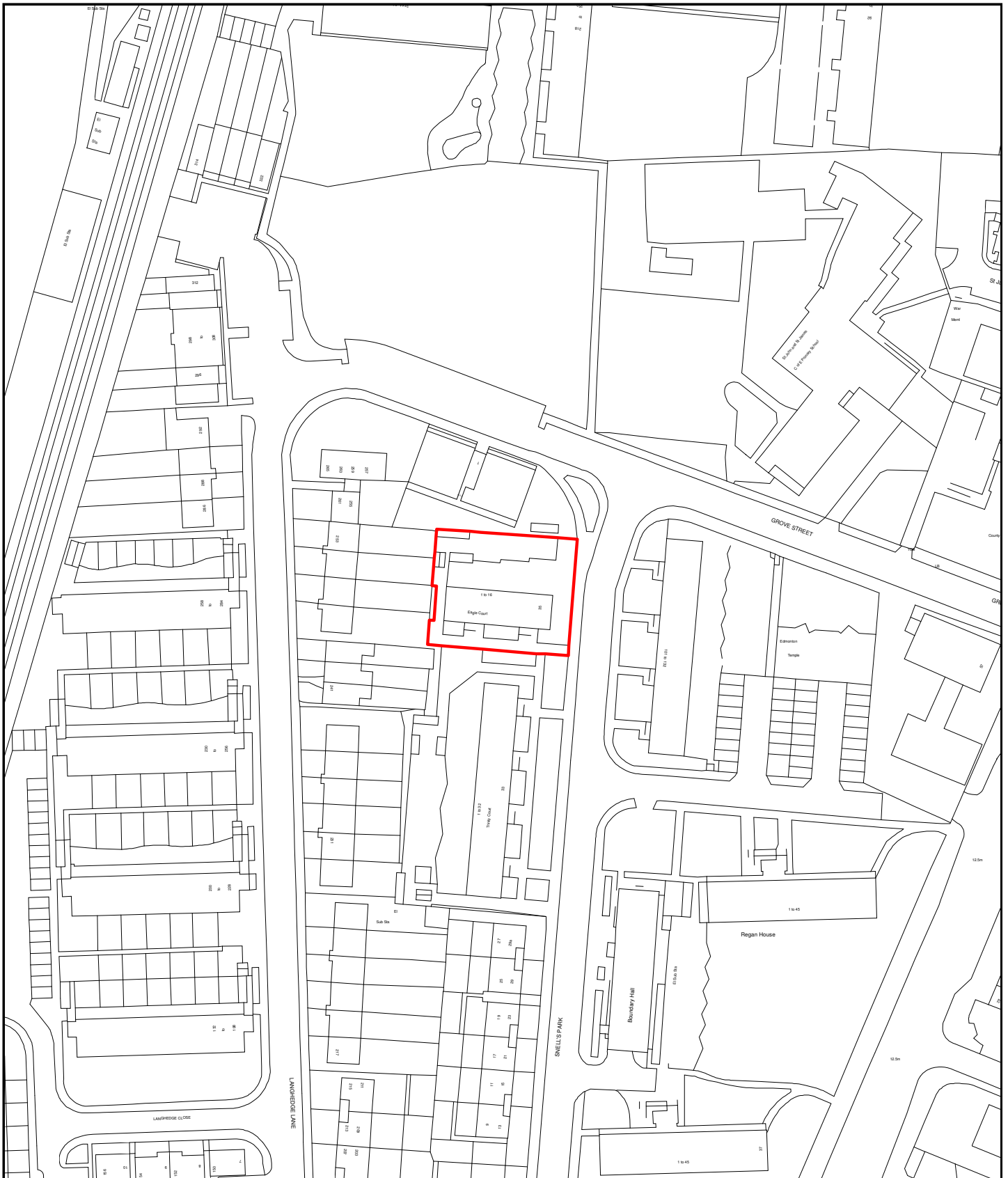
Enfield Homes
9, Centre Way
London
N9 0AP

Agent Name & Address:

Paul Hemmant
Pellings LLP
Northside House
Mount Pleasant
Barnet
Hertfordshire
EN4 9EB

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: 09:49

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises a three storey block of flats, owned and managed by Enfield Homes, located in the Upper Edmonton ward of the Borough. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not designated within a Conservation Area nor are they statutorily listed.

2. Proposal

- 2.1 The application involves the replacement of the existing metal windows and doors with UPVC, similar in style and design. The proposals also involve the raising of the metal balustrades to a height of 1.1 metres.
- 2.2 The proposed works are part of ongoing improvements to the Snells Park Estate.

3. Relevant Planning Decisions

- 3.1 No relevant planning history

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None

4.2 Public

- 4.2.1 Notification letters have been sent to 36 neighbouring properties. In addition, a site notice was displayed at the site. The period for comment expired on the 4th April 2013. No representations were received.

5. Relevant Policy

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application."

5.4 The London Plan

7.1 Building London's Neighbourhoods and communities

7.4 Local character

5.5 Local Plan – Core Strategy

CP30 Maintaining and improving the quality of the built and open environment

5.6 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design

5.7 Submission Version – Development Management Document (DMD)

DMD37 - Achieving High Quality and Design-Led Development

5.8 Other relevant policy

National Planning Policy Framework (NPPF)

6. Analysis

6.1 The principle issue for consideration is the impact of the replacement windows, doors and balustrades on the character and appearance of the parent building and surrounding area.

6.2 Impact on character and appearance of parent building and 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. Similarly, Policy CP30 of the Core Strategy seeks to ensure that all developments and/or interventions in the public realm are of high quality having regard to their context. 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 The replacement windows and doors would be UPVC in design and construction and similar in style to the existing. The proposed increase in height to the balustrades are necessary to meet current health and safety requirements. Overall, it is considered that the nature of the proposals and their relative impact on the character and appearance of the parent building including the wider surroundings would be minimal. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the DMD and Policy 7.4 of the London Plan.

7. Conclusion

7.1 Overall, it is considered that the proposed replacement windows, doors and increase in height of balustrades would not have a harmful impact on the character and appearance of the parent building nor the surrounding area. In addition, there would be no new openings and/or alterations proposed that would provide grounds for concern. Planning permission is accordingly recommended for approval for the following reasons:

1. The proposed development would not cause adverse harm to the character and appearance of the parent building nor the amenities of the surrounding area having regard to Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Policy 37 of the DMD and Policies 7.1 and 7.4 of the London Plan.

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 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 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.

