

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 : P13-00317PLA

Category: Other Development

LOCATION: 101-132, SNELLS PARK, LONDON, N18 2SY

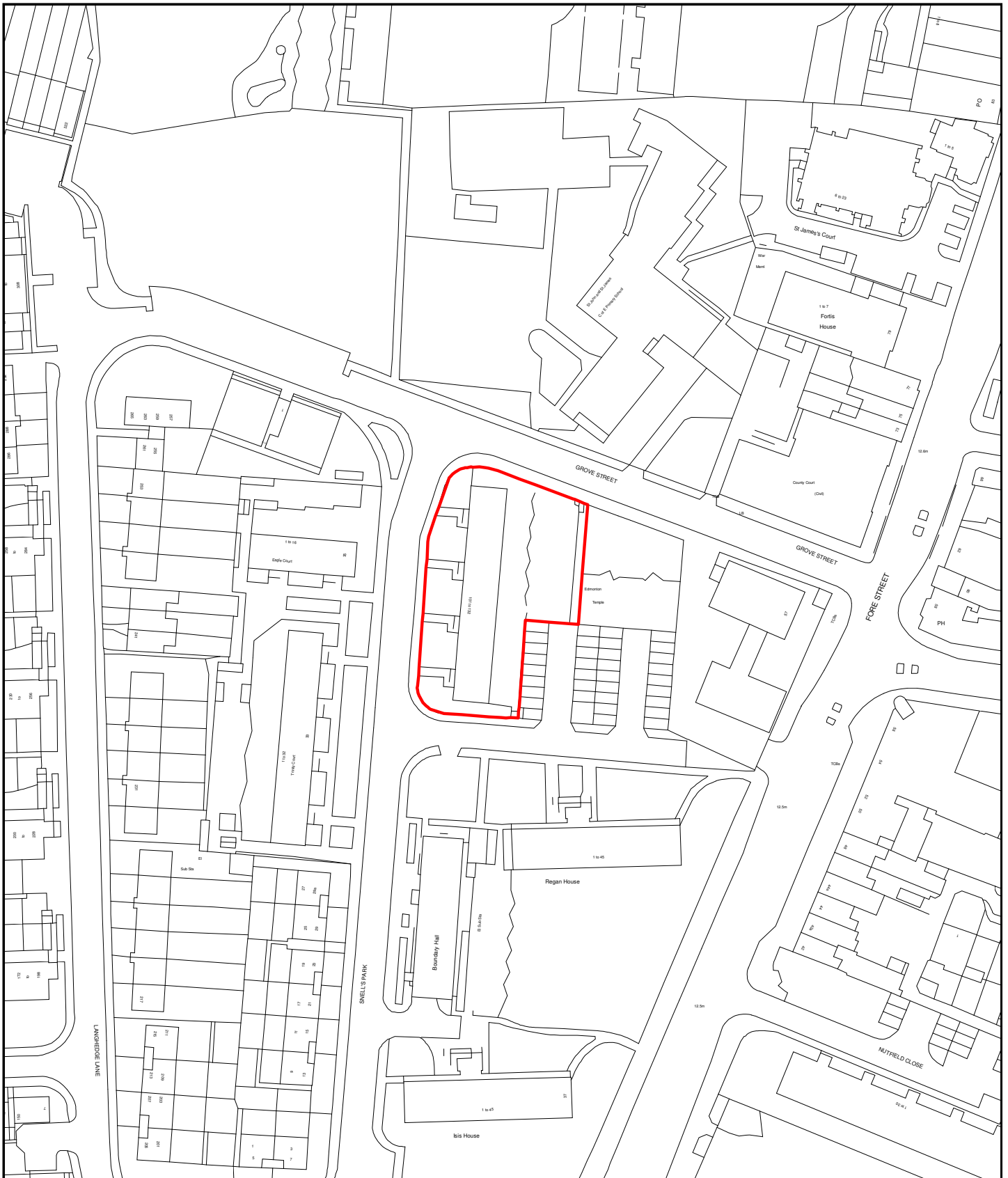
PROPOSAL: Replacement windows and front entrance doors and raise height of metal balustrade to balconies to a height of 1100mm

Applicant Name & Address:
Enfield Homes
Housing & Professional Services
9 Centre Way
Claverings Estate
Edmonton
London
N9 OAP

Agent Name & Address:
Mr Paul Hemmat
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: 09:55

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The property is a 4 storey residential block of flats with a pitched roof situated on Snell's Park Road close to the junction with Grove Street. The block is managed by Enfield Homes. The surrounding area is residential in character. The site is not located within a conservation area and is not listed building

2. Proposal

- 2.1 The proposal involves replacement of the existing single glazed metal windows and front entrance doors to the block with new UPVC double glazed windows and doors of a similar style and design. The proposals also involve the raising of the height of the metal balustrade to balconies to a height of 1.1m.
- 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 Consultation letters have been sent to 53 neighbouring properties. In addition, a site notice was displayed at the site. No representations have been 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 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 the 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 list 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 Core Strategy

CP 30- Maintaining and improving the quality of the built and open environment

5.6 Saved UDP policies

(II) GD3- Design and character

5.7 Submission version DMD

DMD 37 - Achieving High quality and Design Led development

5.8 Other Relevant Policies

National Planning Policy Framework

6. Analysis

6.1 Principle

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

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. 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 proposed replacement and doors would be UPVC in design and construction and similar in style to the existing. The proposed increase in height to the balustrades is to meet current health and safety requirements. Overall, it is considered that the proposals and their impact on the character and appearance of the area would be minimal. Therefore, it is considered that the proposals would comply with the requirements of Policy (II) GD3 of the UDP, Policy CP30 of the Core Strategy and Policy 7.4 of the London Plan and DMD policy 37.

6.2.3 As such, the impact of the replacement windows, doors and increase in height of balustrades would not adversely impact on the character and appearance of the surrounding area and therefore comply with Policy (II) GD3

of the UDP, Policy CP30 of the Core Strategy and Submission version DMD Policy 37.

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 building and surrounding area. Planning permission is accordingly recommended for approval for the following reason .

- 1 The proposed development would not adversely impact on the character and appearance of the property or surrounding area having regard to policy (II) GD3 of the UDP as well as having regard to CP 30 of the Core Strategy and Submission version DMD policy 37.

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 provision of S.51 of the Planning & Compulsory Purchase Act 2004.

