

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R. Singleton Tel: 020 8379 3837

Ward: Highlands

Application Number : P13-00590PLA

Category: Other Development

LOCATION: 1-9A ANGLESEY ROAD, ENFIELD, EN3 4HY

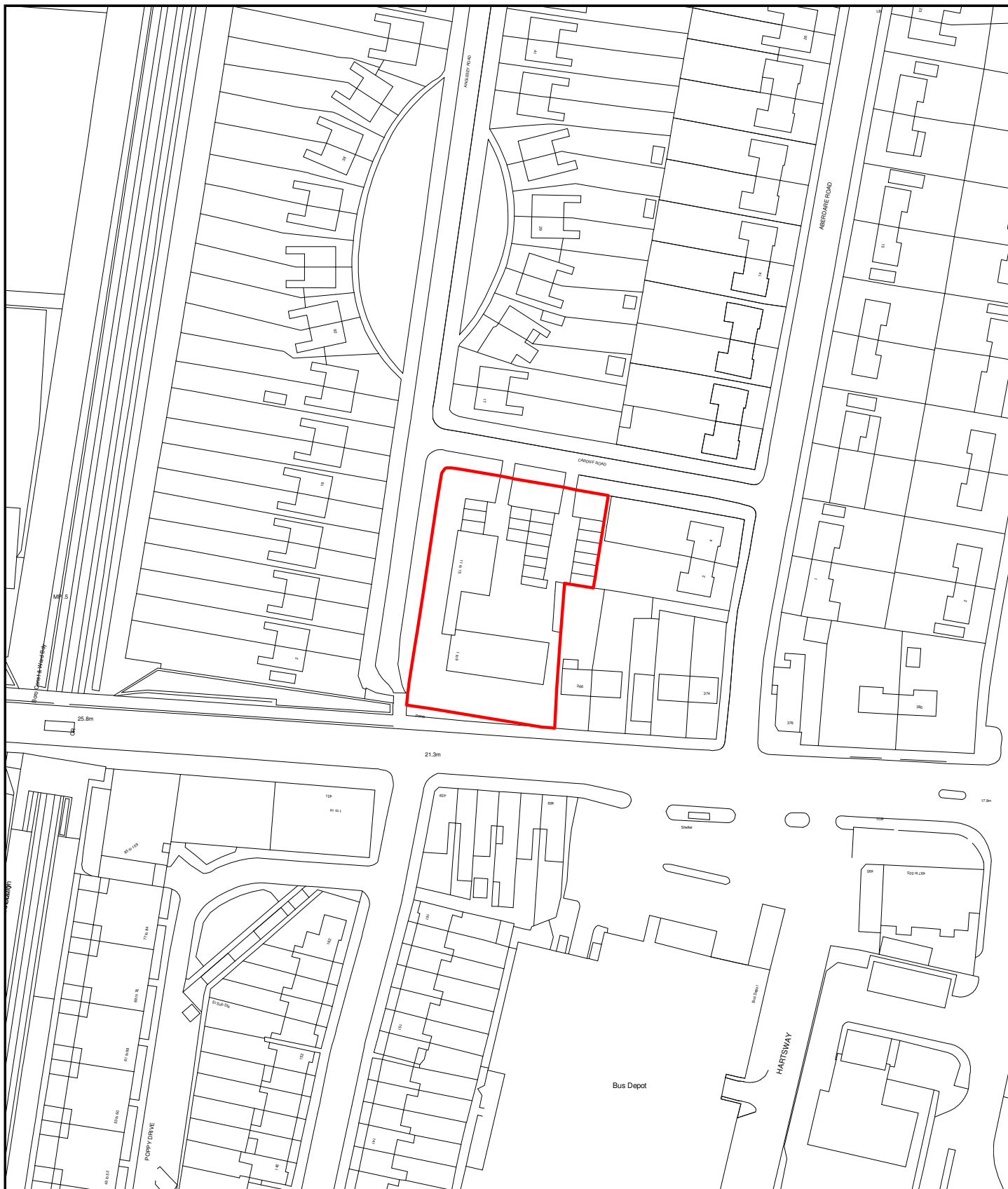
PROPOSAL: Replacement windows and doors to all elevations and cladding to front elevation

Applicant Name & Address:
Enfield Homes
The Edmonton Centre
36-44 South Street
London
N9 0DX

Agent Name & Address:
Mr Sean Coyne
Ridge
50 Southwark Street
London Bridge
London
SE1 1UN

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions



ENFIELD
Council



Development Control



Scale - 1:1250
Time of plot: 09:28

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 The application site comprises a four storey residential block of flats located to the north side of Southbury Road. The immediate surrounding area is primarily composed of residential land uses. The site and its grounds are not sited 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 replacement of exterior composite board cladding with new UPVC cladding boards.
- 2.2 The scheme forms part of a wider initiative by Enfield Homes, to upgrade existing social housing stock across the borough.

3. Relevant Planning Decisions

- 3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None.

4.2 Public

- 4.2.1 Consultation letters were sent to 27 neighbouring properties. In addition, notice was displayed at the site. No objections were raised

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 Local Plan – Core Strategy

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

5.5 Submission Version DMD

DMD 37: Achieving high quality and design led development

5.3 Unitary Development Plan

(II)GD3 Aesthetic and functional design

5.4 London Plan

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.4 Local character

5.4 Other Material Considerations

National Planning Policy Framework (NPPF)

6. **Analysis**

6.1 The principle issue for consideration is the impact of the replacement windows, doors and exterior cladding 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 proposed replacement windows and doors will match the design and style of the existing fixtures. While it is obvious that the style and materials used in the replacement windows and doors would differ from the existing frames, every effort has been made to replicate the design of the original installations in the replacement units, with consistent openings to match the original window configuration, to present a uniform appearance that differs only in a marginal variation in the casement width. In relation to the proposed exterior cladding, the variation in materials proposed would not alter the overall aesthetic of the subject property and would as a result of the change result in a consistent external appearance overtime with minimal maintenance. This given, it is considered that the replacement windows, doors and external cladding would maintain a measure of consistency in the façade and consequently would not unduly affect the character and appearance of the property or the surrounding area. 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,

DMD 37 of the Submission version Development Management Document and Policy 7.4 of the London Plan.

7. Conclusion

- 7.1 Overall, it is considered that the proposed development is acceptable and it is recommended that the application be approved for the following reason:
- 7.2 The proposed replacement windows, doors and external cladding 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. The proposals therefore comply with Policy (II) GD3 of the Unitary Development Plan, Policy CP30 of the Core Strategy, Submission version Development Management Document policy 37 and Policies 7.1 and 7.4 of the London Plan.

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:

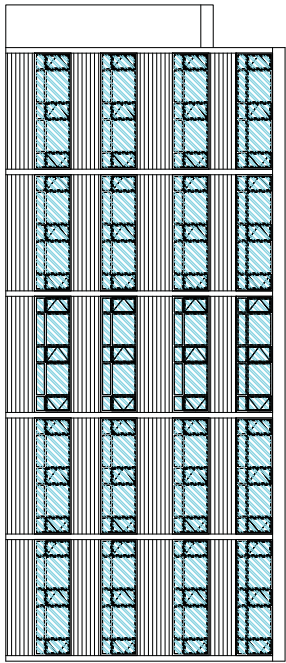
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

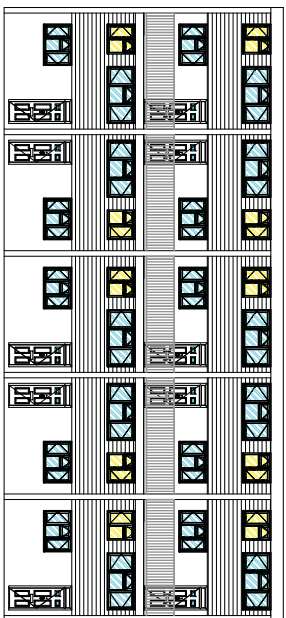
2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

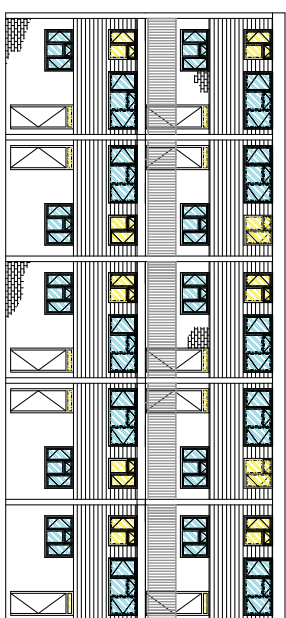
EXISTING NORTH ELEVATION @ 1:100



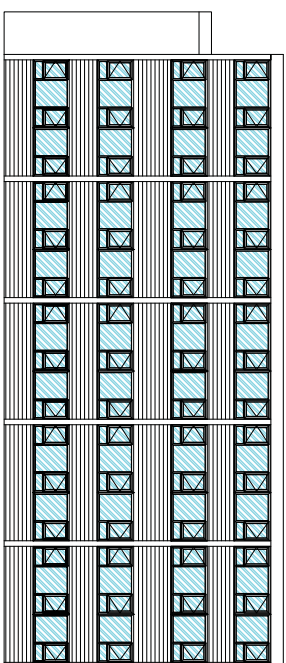
PROPOSED NORTH ELEVATION @ 1:100



EXISTING SOUTH ELEVATION @ 1:100

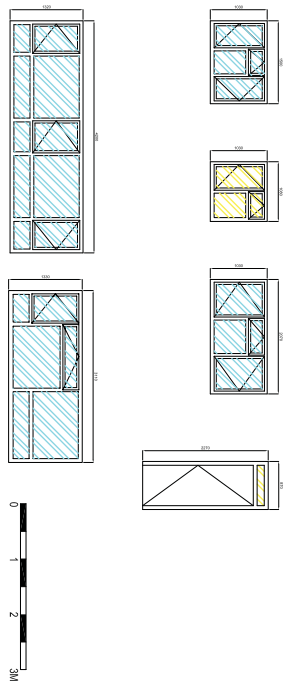


PROPOSED SOUTH ELEVATION @ 1:100

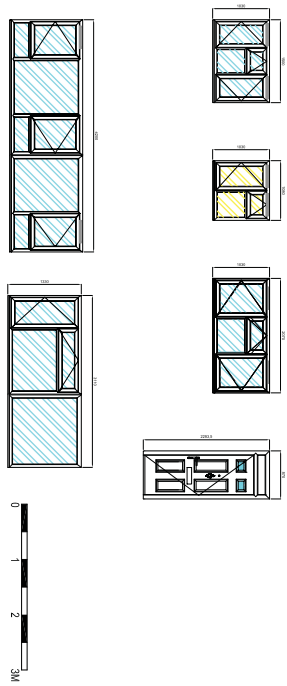


Existing Fenestration
 Missing Fenestration

EXISTING WINDOW FENESTRATION 1:50



PROPOSED WINDOW FENESTRATION 1:50



NOTES:
 1. CONTACT SCALE
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND CONDITIONS OF CONTRACT.
 3. DIMENSIONS AND LOCATIONS OF ALL ELEMENTS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS APPROXIMATE UNLESS OTHERWISE SPECIFIED.
 4. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL ELEMENTS SHOWN ON THIS DRAWING WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 5. WITHOUT PRIOR WRITTEN CONSENT.

PLANNING

REF: DATE: REVISION: DRAWN: CHECKED:
 SCALE: DATE: DRAWN BY: CHECKED BY:
 SHEET: 01 / 28/02/13 AL: MT:
 DRAWING:

EXISTING/PROPOSED
 WINDOW FENESTRATION

PROJECT:
 1 -9A ANGLESEY

CLIENT:
 ENFIELD HOMES

RIDGE

DWG NO:
 121822/001/002

FILE REFERENCE:
 REF: FILE REFERENCE: