

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 23rd April 2013

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
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Sharon Davidson Tel: 020 8379 3841
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Ward: Enfield
Highway

Application Number : P13-00592PLA

Category: Other Development

LOCATION: 67-105, BOWOOD ROAD, ENFIELD, EN3 7LL

PROPOSAL: Replacement windows and doors to all elevations.

Applicant Name & Address:

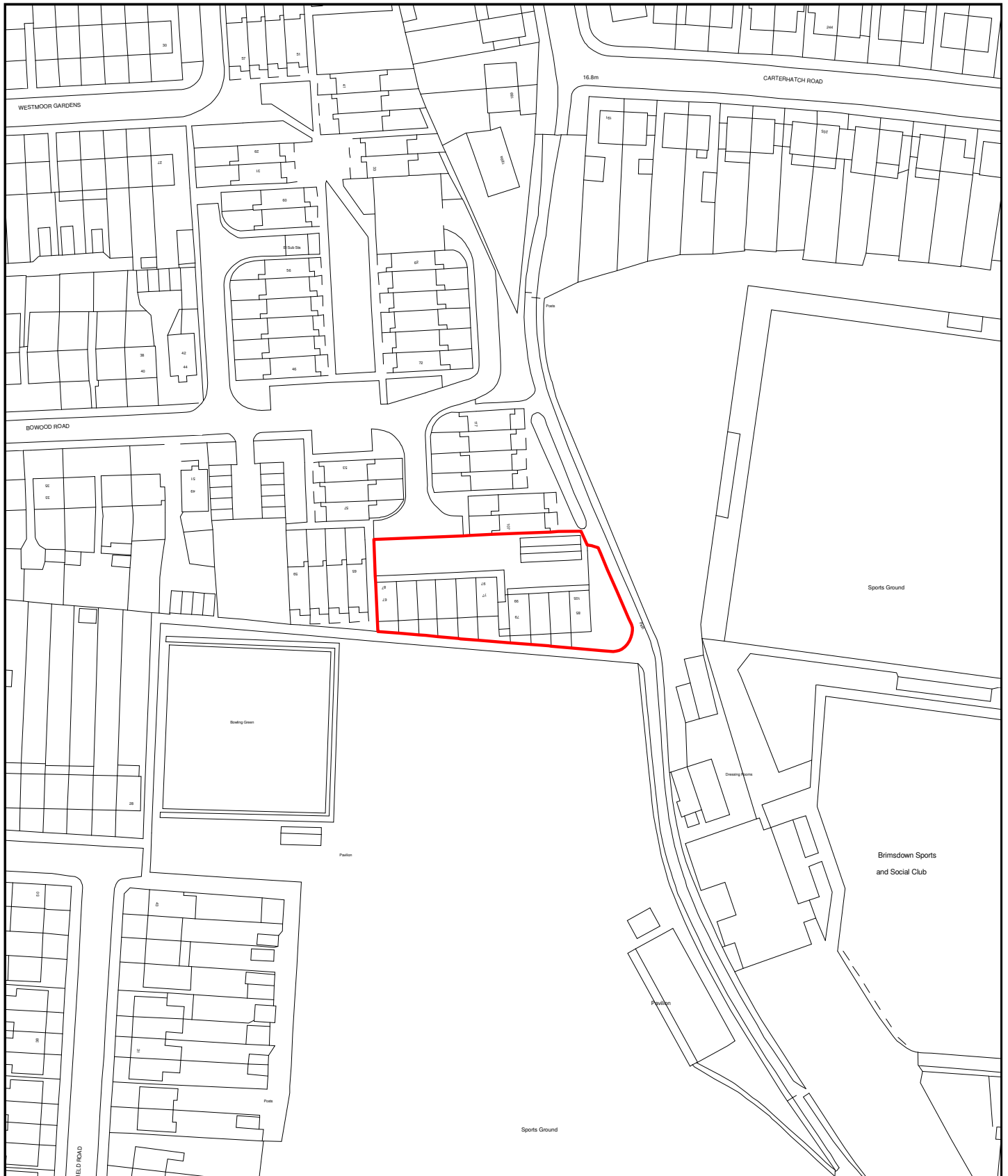
Tom Steggles,
Enfield Homes
EDMONTON CENTRE,
36-44, SOUTH MALL,
LONDON,
N9 0TN

Agent Name & Address:

Sean Coyne,
Ridge
Ridge and Partners LLP
50 Southwark Street
London
SE1 1UN

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: 10:25

Date of plot: 10/04/2013

1. Site and Surroundings

- 1.1 A 4 storey residential block of flats located on the northern side of Bowood Road. The immediate surrounding area is primarily composed of residential land uses and associated amenity spaces.

2. Proposal

- 2.1 Planning permission is sought for the replacement of all existing windows and doors. The new doors and windows would utilise the existing window and door openings and would all be white UPVC. The improvements would also bring the block up to 'secure by design' standards

3. Relevant Planning Decisions

- 3.1 None relevant

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 None consulted

4.2 Public

- 4.2.1 Consultation letters have been sent to 2 neighbouring properties. Notice was also published at the site. No responses 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 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 London Plan

- 7.1 Building London's Neighbourhoods and communities
- 7.4 Local character
- 7.6 Architecture

5.5 Local Plan – Core Strategy

CP20 Sustainable energy use and energy infrastructure

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 Draft Management Document

DMD37 – Achieving high quality and design led development

5.8 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 The principle issues for consideration are

- a) the effect of the proposed external changes on the character and appearance of the block and surrounding area
- b) the effect of the alteration on neighbouring residential amenities.

6.2 Effect on Character and Appearance

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 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 This application proposes alterations to replace windows and doors on all elevations. The existing windows are made up of a mix of double glazed UPVC and single glazed crittal casement windows. The submitted information demonstrates that the design of the proposed windows and doors would be similar to the existing with the main differences being that the window frames would be slightly thicker due to the UPVC material and that the replacement doors will have a larger solid (UPVC) element with 4 smaller glazed panels. Solid panels are also proposed to the lower portion of the existing windows, to the side of the main doors and these are currently clear glazed. Despite these changes, whilst noticeable in terms of appearance, the proposals would not detract from the overall appearance of the block or its appearance in the surrounding area.

6.2.3 An additional benefit is that the proposal is likely to result in creating much better heat retention and insulation capabilities in relation to all the existing units. .

6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals do not involve the enlargement of any existing windows or doors, Moreover, there are no additional doors or windows proposed. As a result, there would be no effect on the amenities of neighbouring occupiers.

7. **Conclusion**

7.1. In the light of the above factors, the proposed replacement of all windows and doors is considered to be acceptable for the following reason:

1. The proposed replacement of all existing windows and doors, 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, CP30 of the Core Strategy; 7.1, 7.4 and 7.6 of the London Plan, Submission version DMD policy 37 and on the guidance of 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 conditions:**

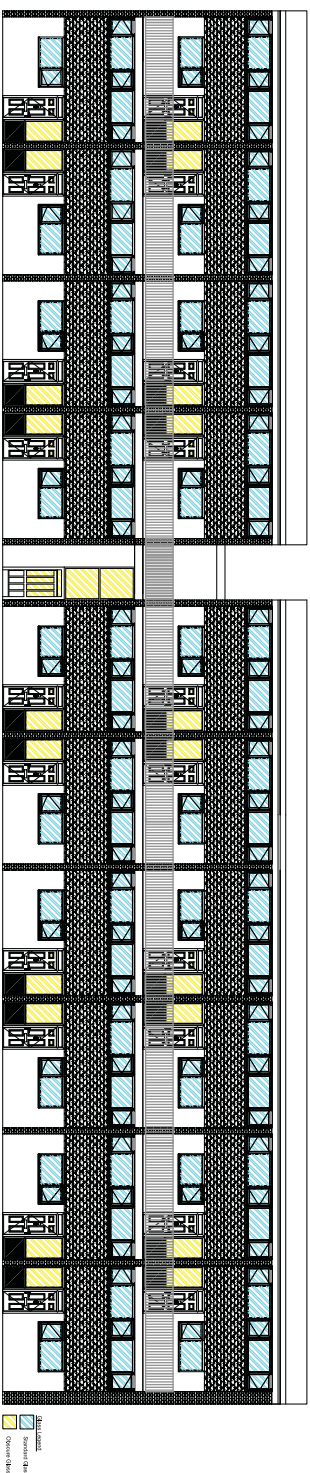
1. The development hereby permitted shall be carried out in accordance with the approved plans, as set out in the attached schedule which forms part of this notice.

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

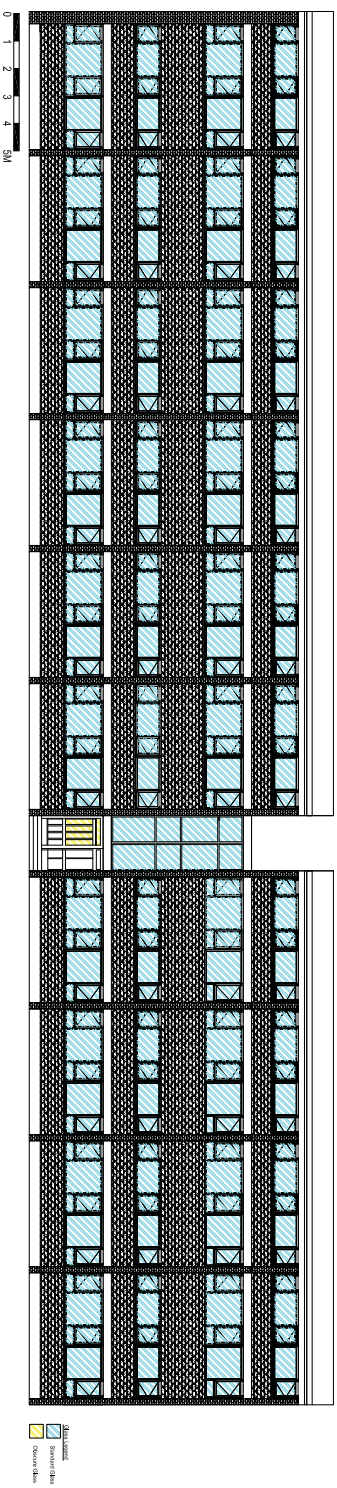
2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

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

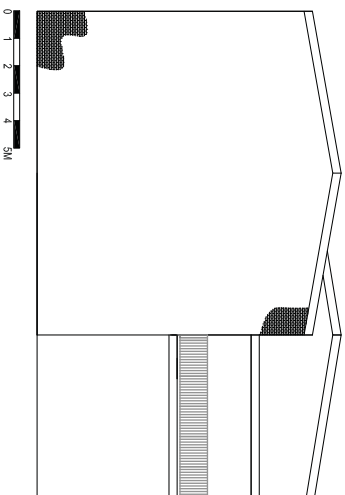
PROPOSED NORTH ELEVATION @ 1:100



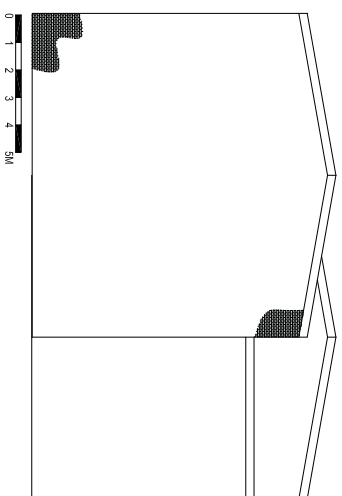
PROPOSED SOUTH ELEVATION @ 1:100



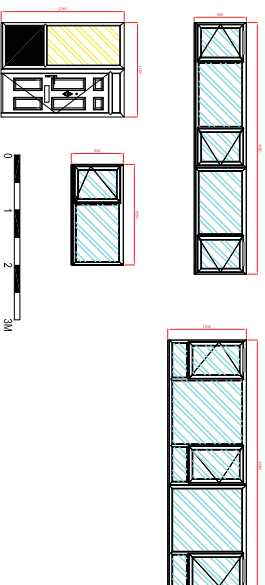
PROPOSED EAST ELEVATION @ 1:100



PROPOSED WEST ELEVATION @ 1:100



PROPOSED WINDOW FENESTRATION @ 1:50



NOTES:
 1. DO NOT SCALE
 2. DIMENSIONS ARE IN COMPLIANCE WITH ALL SERVICES AND
 3. STRUCTURAL REQUIREMENTS & SPECIFICATIONS
 4. WHICH PRIOR WRITTEN CONSENT

PLANNING

REVISIONS
 DATE DRAWN BY CHECKED BY
 SCALE @ A1 01/07/13 ALI
 DRAWING NO. 67-105-BOWWOOD-RD-01
 PROJECT 67-105 BOWWOOD RD
 CLIENT ENFIELD HOMES
 PROPOSED WINDOW FENESTRATION

67-105 BOWWOOD RD
 ENFIELD HOMES
RIDGE

DWG NO. 121822/002
 REV. A
 FILE REFERENCE:
 SHEET FILE REFERENCE: