

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 29th March 2011

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mrs J. Tebbutt Tel: 020 8379 3849

Ward: Grange

Application Number : LBE/11/0001

Category: Other Development

LOCATION: FORMONTCENTRE, WAVERLEY ROAD, ENFIELD, EN2 7BT

PROPOSAL: Installation of air conditioning unit to west elevation.

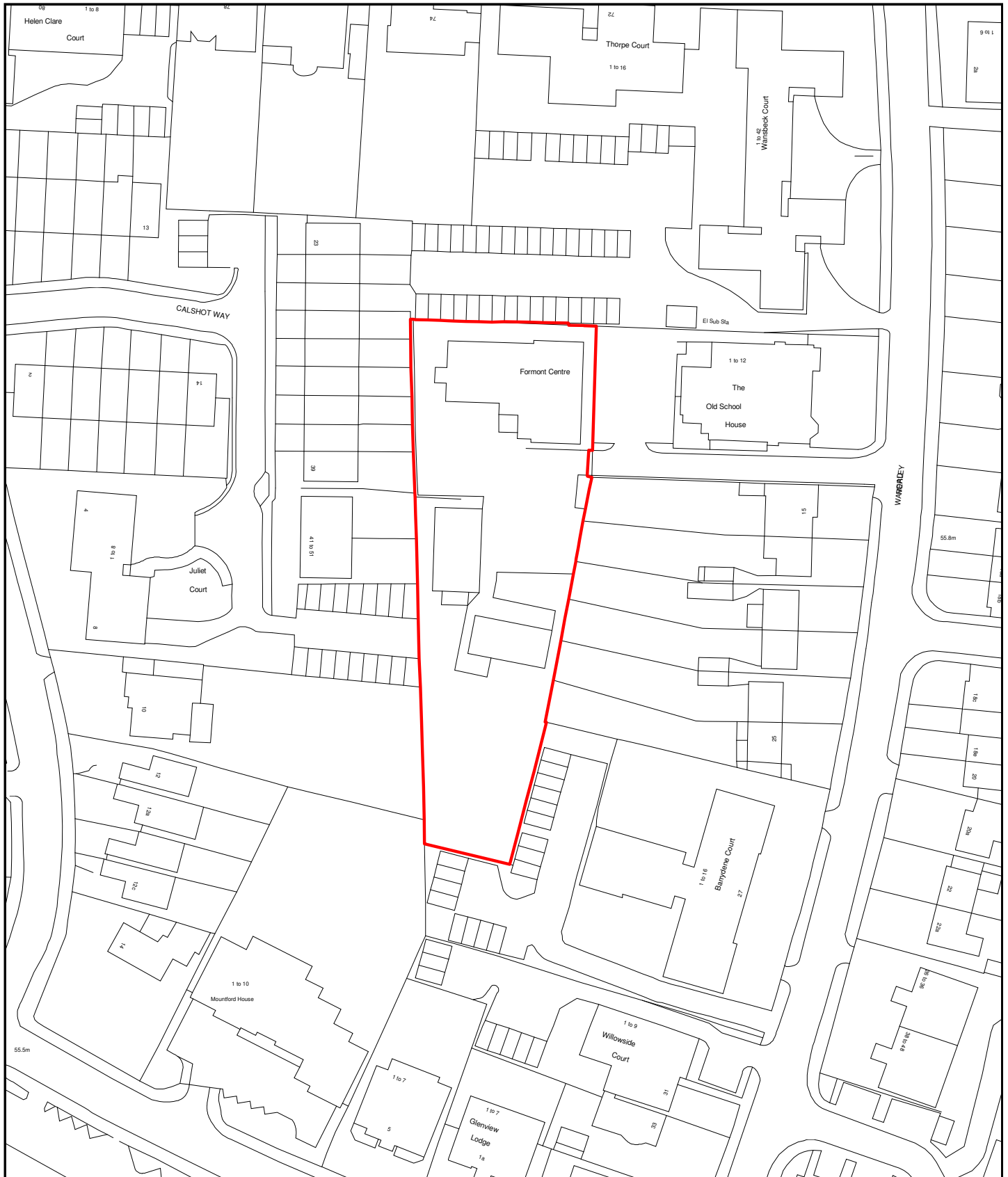
Applicant Name & Address:

Ms Barbara Hope,
London Borough of Enfield
FORMONT CENTRE,
WAVERLEY ROAD,
ENFIELD,
EN2 7BT

Agent Name & Address:

Mr Tahir Ditta, London Borough of Enfield
CIVIC CENTRE
SILVER STREET
ENFIELD
EN1 3XA

RECOMMENDATION: That planning permission be **GRANTED**.



Development Control



Scale - 1:1001
Time of plot: 11:41

Date of plot: 15/03/2011

1.0 Site and Surroundings

- 1.1 The application site is situated approximately 50 metres back from the western side of Waverley Road on an irregular shaped plot, which tapers to the south. The main building on the site is a two storey detached building with a flat roof. The buildings are utilised as an adult day-care centre. The surrounding area is predominantly residential in character and features properties of varying design, age and character. Rear gardens of residential properties along Waverley Road and Calshot Way abut the application site to the east and west.

2.0 Proposal

- 2.1 The proposal is for retrospective permission for installation of an air conditioning unit to west elevation of the main two storey building. The unit is approximately 0.7 m in width and 0.6 m in height. It is sited approximately 5.5 m above ground level.

3.0 Planning History

- 3.1 LBE/09/0003- Single storey extension to front to form a new reception and waiting area together with canopy roof, new cladding to existing lift shaft at first floor side, access ramp to side and rear and demolition of existing detached blocks and erection of a new therapy pool and exercise building. Granted.

4.0 Consultations

4.1 Statutory and Non-Statutory Consultees

- 4.1.1 Environmental Health raises no objections.

4.2 Public:

- 4.2.1 Consultation letters were sent to 13 neighbouring properties. No letters of objection have been received.

5.0 Relevant Policies

5.1 Core Strategy

At the meeting of the full Council on 10th November 2010, the Core Strategy of the Local Development Framework was approved. The document and the policies contained therein are now material considerations to be taken into account when considering the acceptability of development proposals. The following are of relevance:

CP30 Maintaining and improving quality of built environment
CP32 Pollution

5.2 Saved UDP Policies

After the adoption of the Core Strategy, a number of UDP Policies are retained as material considerations pending the emergence of new and updated policies and development standards within the Development Management Document.

(II) GD3 Aesthetics and functional Design

5.3 The London Plan

Policy 4B.8 Respect local context and communities

5.4 Other Relevant Policies

PPS1 Sustainable Development

6.0 Analysis

6.1 Impact on character and appearance of the area

6.1.1 The installed unit is not visible from the street scene being sited on the west elevation of the dwelling. Given its design and siting it is not considered that it adversely impacts on the amenities of the area in general having regard to policies (II) GD3 of the Unitary Development Plan and CP 30 and CP 32 of the Core Strategy.

6.2 Impact on Neighbours

6.2.1 The installed unit is sited at a distance of approximately 20 metres from the rear gardens of the nearest residential properties in Calshot Way and with this level of separation has no direct impact on the amenities of neighbouring residential properties.

7. Conclusion

7.1 In the light of the above assessment it is considered that the air conditioning unit as installed will not cause undue loss of residential amenities to the occupiers of surrounding residential properties or detract from the appearance of the area. It is therefore recommended that planning permission be granted for the following reason.

1. The air conditioning unit as installed does not detract from the character and appearance of the area or residential amenities of adjoining neighbours having regard to Policies (II) GD3 of the UDP and Core Policies CP30 and CP32 of the Core Strategy.

8. Recommendation

8.1 That planning permission be **GRANTED**.

All elevations to be subject to prior approval by the Local Planning Authority before the start of any work. Drawings are not to be used for any other purpose without the prior written consent of the Architect. The drawings to be used with all material. Address: 11 and 12 Highways, Highgate, Wood Lane, London NW10 7UH.

LEGEND:

DO NOT SCALE

ALL DOORS TO OPEN OUT UNLESS OTHERWISE STATED.

ALL WINDOWS TO HAVE 100mm OPENING RESTRICTIONS, BUT FULLY OPERABLE FOR CLEANING AND MAINTENANCE.

MATERIAL KEY:

F = FINED GLAZING

OG = OBSCURED GLAZING

C = CLEAR GLAZING

WINDOW OPERATION KEY:

TOP HUNG PROJECTING FULLY REVERSIBLE FOR CLEANING

NO.	DATE	REVISION	BY	CHK

Architectural Services

PO Box 51, Civic Centre, Waverley Road, Enfield, Middlesex EN1 3XB
Tel: 020 8375 9700

Formont
Waverley Road
Enfield
Middlesex
Block A
Existing & Proposed Elevations

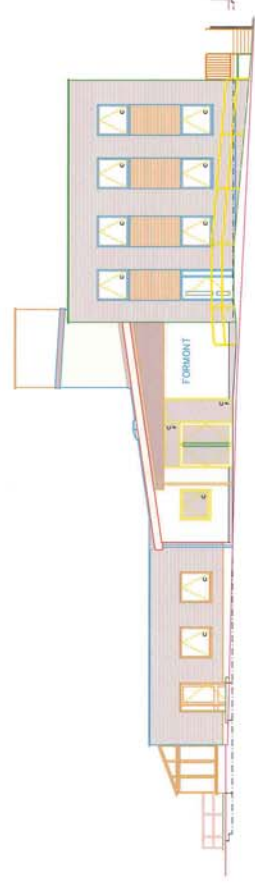
Client: London Borough of Enfield

Drawn By: CJB	Checked: TD	Date: Jan '11	As Shown: A1
Project No: Formont Center	Sheet No: 01	Scale: As Shown	

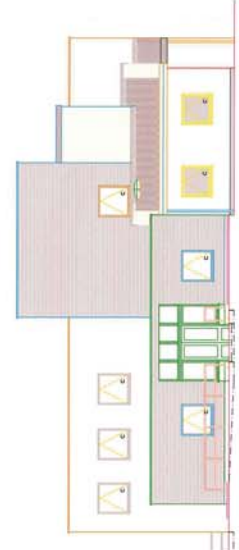


Proposed front elevation (south) Scale 1:50

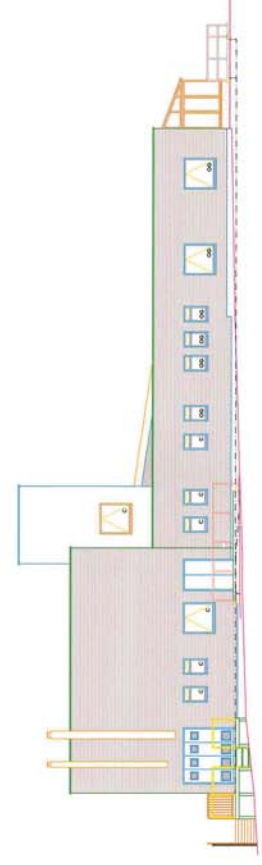
Proposed side elevation (west) Scale 1:50



Existing front elevation (south) Scale 1:100



Existing side elevation (west) Scale 1:100



Existing rear elevation (north) Scale 1:100



Existing side elevation (east) Scale 1:100