

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 29th January 2013

Report of

Assistant Director, Planning &
Environmental Protection

Contact Officer:

Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
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Ward: Upper
Edmonton

Application Number : P12-01923PLA

Category: Other Development

LOCATION: REGAN HOUSE, 37, FORE STREET, LONDON, N18 2SZ

PROPOSAL: Installation of safety guard railing to main flat roof area, replacement windows and replacement of main block entrance doors and screens.

Applicant Name & Address:

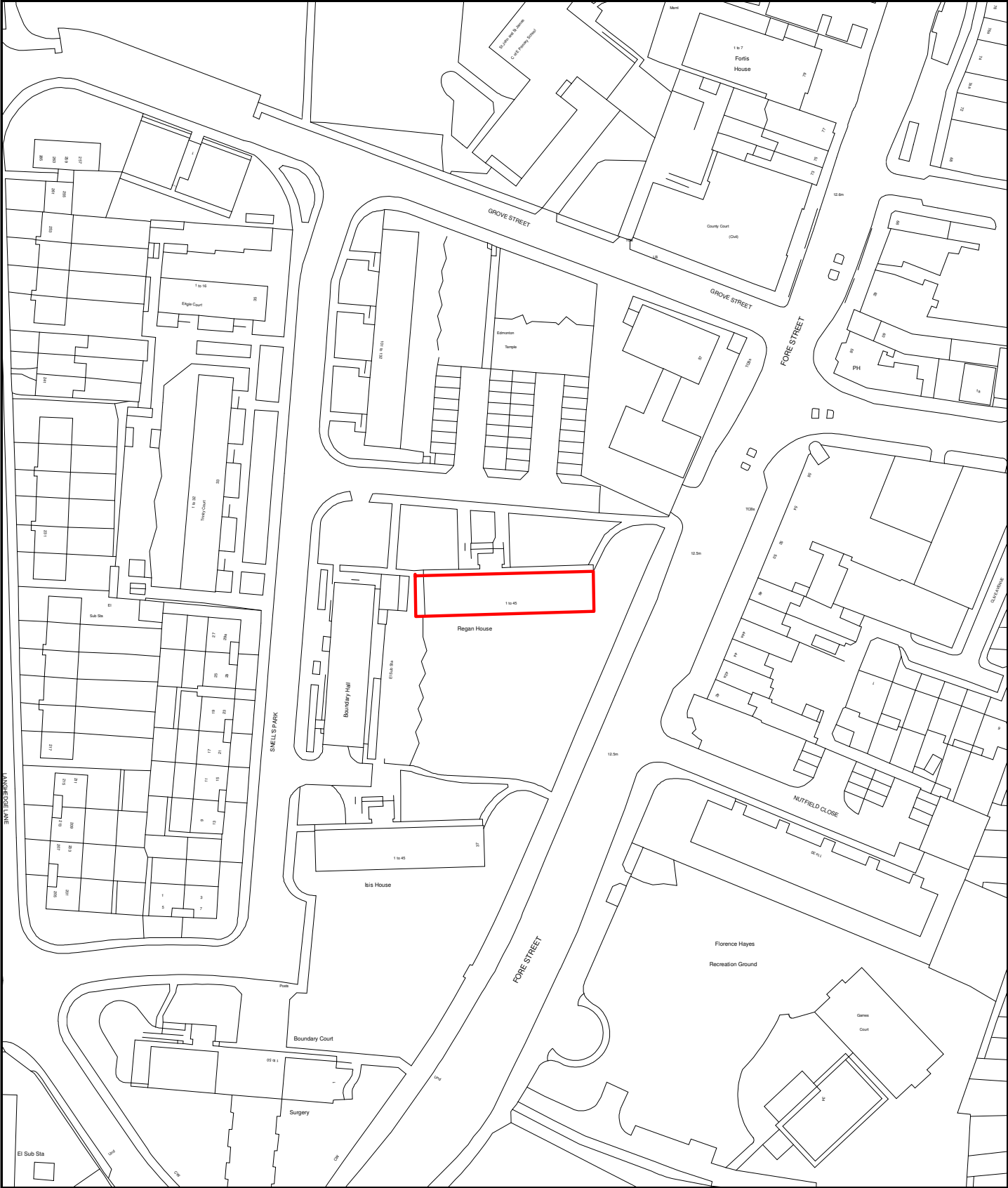
Enfield Homes
Unit 9, Centre Way,
Claverings Industrial Estate,
Montagu Road,
London,
N9 0AP

Agent Name & Address:

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

RECOMMENDATION:

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



Development Control



Scale - 1:1250
Time of plot: 14:44

Date of plot: 10/01/2013

1. Site and Surroundings

- 1.1 The application site consists of a block of flats known as Regan House, located on the western side of Fore Street to the south of the existing town centre.
- 1.2 The surrounding area comprises the Snells Park estate and is predominantly residential in character. The Block is accessed from Snells Park.

2. Proposal

- 2.1.1 Permission is sought to replace all the windows of the existing Block. The windows will have the same dimensions as the existing windows and will be similar in design.
- 2.1.2 The proposal also involves replacing the main entrance doors and screens. The doors and screens will be similar in design to the existing doors and screen.
- 2.1.3 The instillation of safety guard railing to the main flat roof. The railing will cover the parameter of the roof. It will be approximately 1.1m high.

3. Relevant Planning Decisions

- 3.1 None

4. Consultations

4.1 External and Internal Consultees

- 4.1.1 Any comments received will be reported at the meeting

4.2 Public

- 4.2.1 Consultation letters were sent to 45 neighbouring properties. In addition, notice was displayed at the site. No comments have been received

5. Relevant Policy

5.1 Local Plan – Core Strategy

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

5.2 Unitary Development Plan Policy

(II) GD3	High standard of functional and aesthetic design
(II) H8	Privacy

5.3 London Plan

7.1	Building London's Neighbourhoods and communities
7.4	Local character

7.6 Architecture

5.4 Other Relevant Policy

National Planning Policy Framework

6. Analysis

6.1 There are three elements proposed in this application: the replacement of the existing windows, the replacement of the main block entrance doors and screen and the installation of safety guard railing to the roof. The main issues of consideration are:

- i. The impact of the proposal on the amenities of the neighbours in the surrounding area having regard to Policy (II) H12 and (II) H8 of the UDP
- ii. The design and appearance of the proposal within the street scene having regard to Policy (II) GD3 of the UDP and CP30 of the Local Plan

6.2 Installation of Safety Guard Railing to main flat roof area.

6.3 The safety guard railing will be 1.1m high and it will extend the full parameter of the roof area. As the railings are located on the roof level of this 5 storey block. The Railings will be 500mm inset from the edge of the roof. It is considered that views of this structure will be oblique and relatively minimal within the street scene. Consequently, it is felt that the railing will have no undue harm to the character of the building and the surrounding area and the neighbouring amenities. Proposal will comply with Policies (II) GD3 and (II) H8 of the UDP and CP30 of the Local Plan

6.4 Replacement Windows

6.5 The proposed alterations are to all the windows of Regan House. The design of the windows will be very similar to the existing windows in the neighbouring flats and thus, the proposed windows will be in keeping with the character and appearance of the surrounding area

6.6 Moreover, there will be no change to the relationship with neighbouring and nearby residential properties.

6.7 Therefore it is considered that the works would not detract from the character and appearance of the surrounding area or the subject building, nor would it impact upon the residential amenities of neighbouring properties. The proposal will therefore comply with Policies (II) GD3 and (II) H8 of the UDP and CP30 of the Local Plan

6.8 Replacement Main Block Entrance Doors and Screens

6.9 The main entrance and the secondary entrance door will incorporate metal panels and obscured glazed glass. It is considered that the proposal will be an improvement from the previous outdated entrance doors and it is felt the proposal will comply with Policies (II) GD3 of the UDP and CP30 of the Local Plan

7. Conclusion

7.1.1 In light of the above assessment, it is considered that consent can be approved for the following reason:

1. The proposal, by virtue of its 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 and (II) H8 of the Unitary Development Plan and Policy CP30 of the Core Strategy.

8. Recommendation

8.1 That in accordance with Regulation 3 of the Town and Country (General) Regulations 1992, planning permission be deemed to be granted subject to the following conditions:

1. C60: Approved Plans. 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. C08: Matching Materials. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

3. C51A: Time Limited Permission. 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.

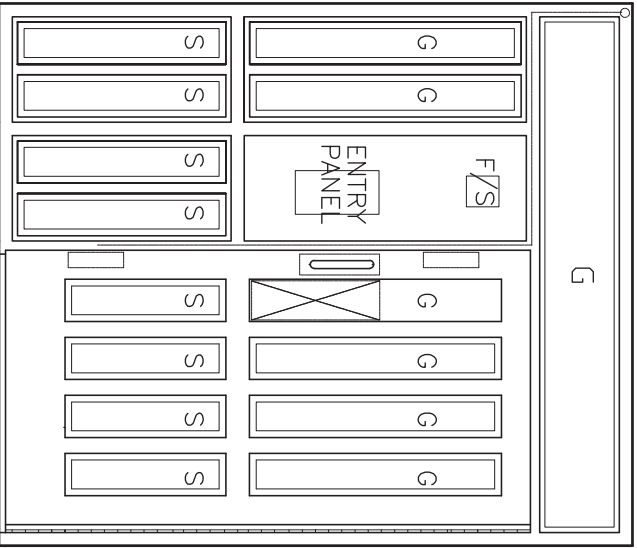
Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

ENTRY PANEL TO SUIT MANUFACTURERS DIMENSIONS

1No PUSH TO EXIT BUTTON ON INSIDE
1No FIRE MANS SWITCH
1No ENTRY PANEL

G = 11.5mm CLEAR LAM. GLASS,
3mm GLAZING TAPE BOTH
SIDES, 20 X 25 M. S. BEAD

S = 3mm M. S ZINTEC SOLID PANEL
P. P. COATED



SECONDARY ENTRANCE

Verify all dimensions on site before commencing any work or preparing shop drawings.

All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.

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Rev	Date	Description
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Name _____


Pellings

Pallings LLP
Northside House Mount Pleasant Barnet EN4 9EB
t (020) 8441 6500 f (020) 8441 4016 e barney@pallings.co.uk
www.pallings.co.uk

PROPOSED MAIN ENTRANCE LAYOUT

Architecture & Planning ■ Building Surveying ■ Project Management ■ Cost Consultancy ■ CDM Co-ordination

Cost Consultancy ■ CDM Co-ordination

PROJECT

DATE	GOAL	DETAILS
1-4-3	1515 HOUSE, LONDON. N18	

MAY 2012	1:20	@A3	ZA
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CRIMINALS NO.		

11010001037

17060011

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Form new cast in situ concrete steps with a tread of 280mm and a uniform rise approximately 135mm.

Prepare new concrete ready to receive new Watco Heavy Duty Anti Slip Traffic Paint (or similar approved) in accordance with the manufacturers recommendations.

Provide and fix new Keesafe 500 (similar approved) powder coated handrail fixed on new 'L' brackets. The brackets to be welded to the existing uprights.

All to comply with the Building Regulations ADM - Colour to be advised

NOTES

Do not size from this drawing. Verify all dimensions on site before commencing any work or preparing shop drawings. All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply. For all specialist work, see relevant drawings.

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