

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 21<sup>st</sup> May 2013

**Report of**  
Assistant Director - Planning,  
Highways & Transportation

**Contact Officer:**  
Andy Higham Tel: 020 8379 3848  
Sharon Davidson Tel: 020 8379 3841  
Mr A. Jarratt Tel: 020 8379 3842

**Ward:** Enfield  
Lock

**Application Number :** P13-00671LBE

**Category:** Other Development

**LOCATION:** 51, KETTERING ROAD, ENFIELD, EN3 6XB

**PROPOSAL:** Replacement windows.

**Applicant Name & Address:**

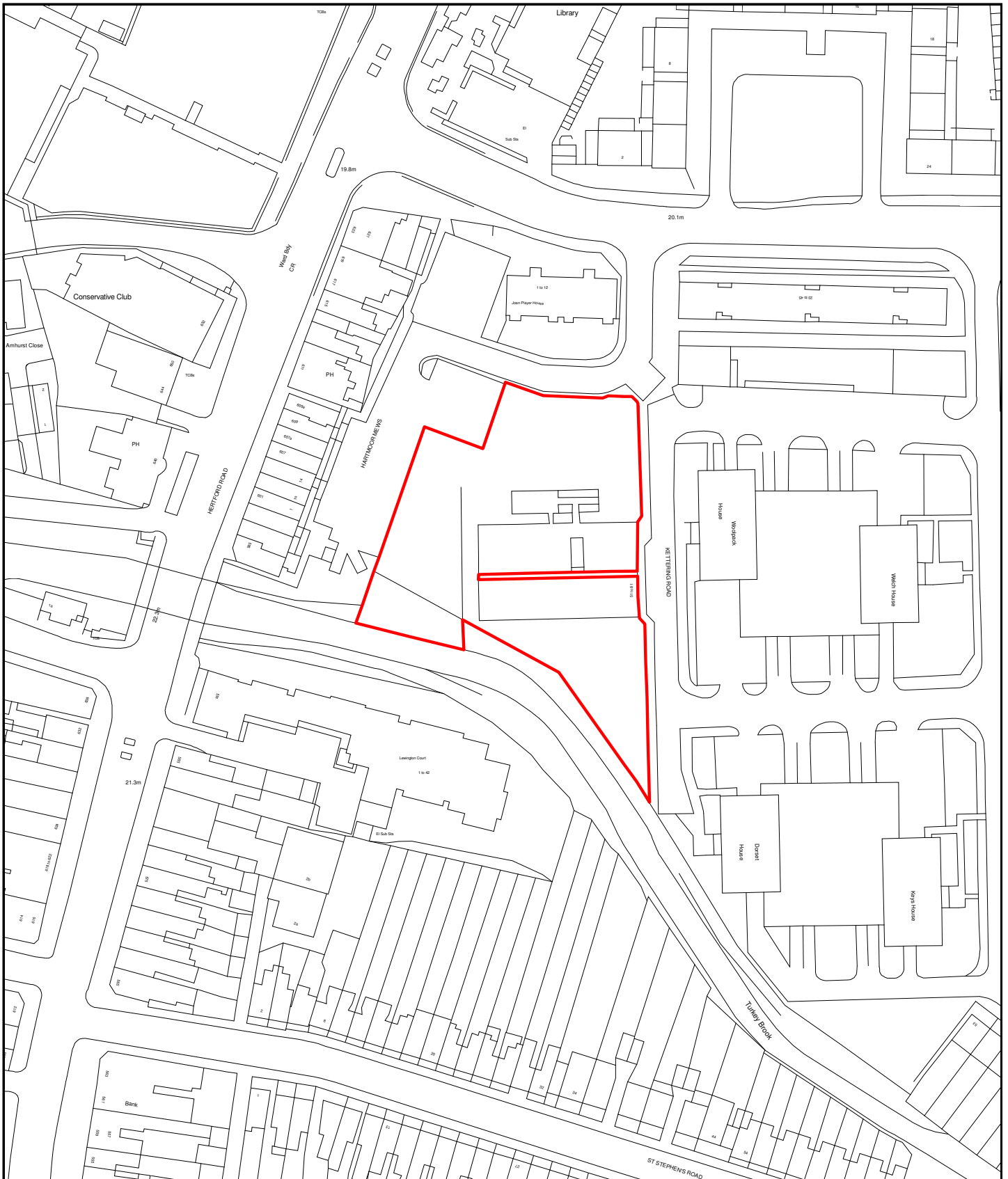
Martin Keenan,  
Enfield Homes  
EDMONTON CENTRE,  
36-44, SOUTH MALL,  
LONDON,  
N9 0TN

**Agent Name & Address:**

Sean Coyne  
Ridge and Partners LLP  
50 Southwark Street  
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.



### Development Control



Scale - 1:1250  
Time of plot: 10:20

Date of plot: 08/05/2013

## **1. Site and Surroundings**

- 1.1 The application site is a 3 storey block of residential units situated on the western side of Kettering Road. The immediate surrounding area is primarily composed of residential housing.

## **2. Proposal**

- 2.1 Permission is sought to replace all existing double glazed windows with new white UPVC double glazed ones and replace all existing doors with UPVC Secure By Design doors with double glazed fan lights. The colours are to be decided by tenants.

## **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 No neighbouring properties were consulted by post. However, a site notice was posted on site. No representations have been received.

## **5. Relevant Policy**

### 5.1 Local Development Framework

CP30 Maintaining and improving the quality of the built and open environment  
CP 40 North East Enfield

### 5.2 Saved UDP Policies

(II)GD3 High standard of functional and aesthetic design.

### 5.3 The London Plan

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

### 5.4 Submission Version of the Development Management Document

DMD37 Achieving High Quality and Design-Led Development

### 5.5 Other Relevant Policy

National Planning Policy Framework

## **6. Analysis**

6.1 The principle issues for consideration in relation to this application are design and the impact to the adjoining area and impact on neighbouring amenity.

## 6.2 Impact on the Character and Appearance of the Surrounding Area

6.2.1 Policy (II) GD3 of the UDP and Policy DMD37 of the Submission version DMD aim 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 The application proposes alterations to replace windows and doors on the front elevations, and windows on the rear elevations of the block. The existing windows are made from a mixture of white UPVC and single glazed crittal casement windows, and the doors are a mixture of mainly single panelled timber front entrance doors. The existing windows are to be replaced with new white UPVC double glazed windows and the doors will be replaced with new UPVC secure by design front entrance doors with double glazed vision panels and a fan light above. The finishing colour of the doors will be chosen by the tenant. The design of the windows would be very similar to what exists on site at present with the exception of slightly thicker window frames due to the UPVC material. The doors will be different to what currently exists on site but will complement the new windows. As such the proposed replacement windows and doors will remain to be in keeping with character and appearance of the surrounding area. In addition the proposal is also more likely to provide better heating retention and insulation capabilities.

6.2.3 In terms of waste from the replacement of the windows the main contractor will also remove and recycle existing windows.

6.2.5 Overall, it is considered that all the individual elements of the proposal are acceptable and would not detract from the character and appearance of the subject block of residential units or the surrounding area, thereby it is deemed compliant with relevant policies (II) GD3 of the Unitary Development Plan, CP30 of the Core Strategy, DMD37 of the Submission Version of the Development Management Document and 7.4 of the London Plan.

## 6.3 Impact on Neighbouring Residential Properties

6.3.1 The proposals do not involve the enlargement of any existing windows or doors and windows that are currently obscure glazed would remain as such. 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 regards to the relevant policy and guidance the proposed replacement windows and doors are considered acceptable for the following reason:

1. The proposed installation of white UPVC windows and new UPVC Secure By Design front door entrances with double glazed vision panel and fan light to all elevations of the residential block, 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, CP40 of the Core Strategy, DMD37 of the Submission Version of the Development Management Document, 7.1, 7.4 and 7.6 of the London Plan and the National Planning Policy Framework.

## **8. Recommendation**

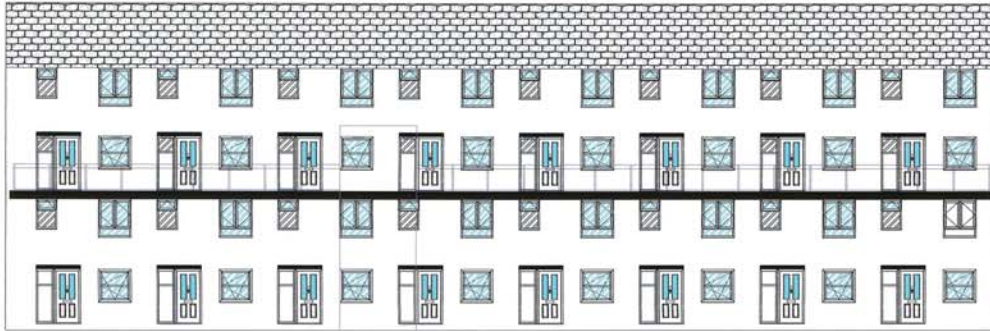
8.1 That in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions:

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.

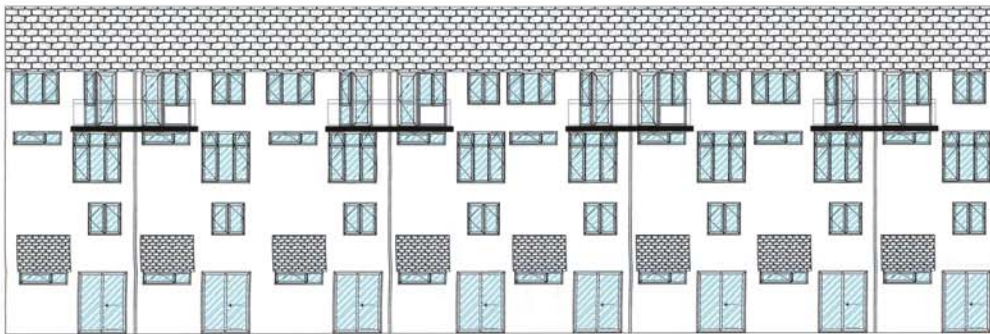
Reason: For the avoidance of doubt and in the interests of proper planning.

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.

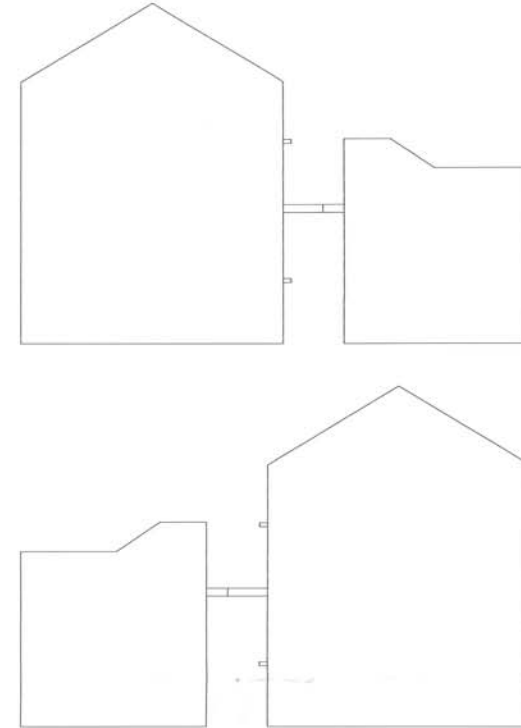
FRONT ELEVATION



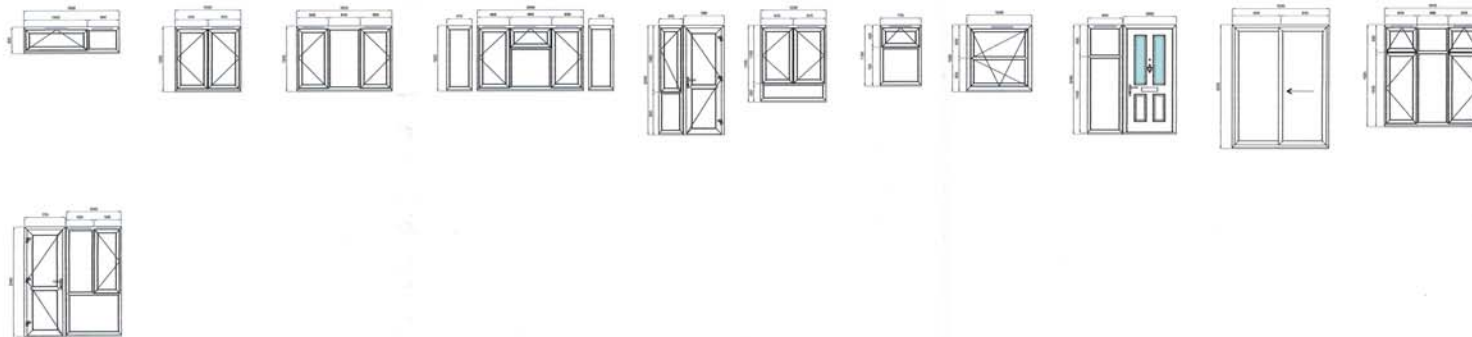
REAR ELEVATION



SIDE ELEVATIONS



EXISTING WINDOW FENESTRATION



NOTES:  
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PLANNING

REF	DATE	REVISION	DRAWN	CHK
SCALE	DATE	DRAWN BY	CHK	
1/100	@A1 18/01/2013	SC		M

PROPOSED WINDOW FENESTRATION

PROJECT  
 51-81 KETTERING ROAD

CLIENT  
 ENFIELD HOMES

**RIDGE**

DRG NO	121821/002
FILE REFERENCE:	
DREF FILE REFERENCE:	