

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th January 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Ms A. Treloar Tel: 020 8379 1259

Ward: Enfield
Lock

Application Number : P13-03584LBE

Category: Other Development

LOCATION: WELCH HOUSE, BEACONSFIELD ROAD & WOOLPACK HOUSE,
KETTERING ROAD, ENFIELD, EN3 6UX

PROPOSAL: External refurbishment of existing blocks, comprising provision of an insulated render system, renewal of windows, external doors and balcony balustrading.

Applicant Name & Address:

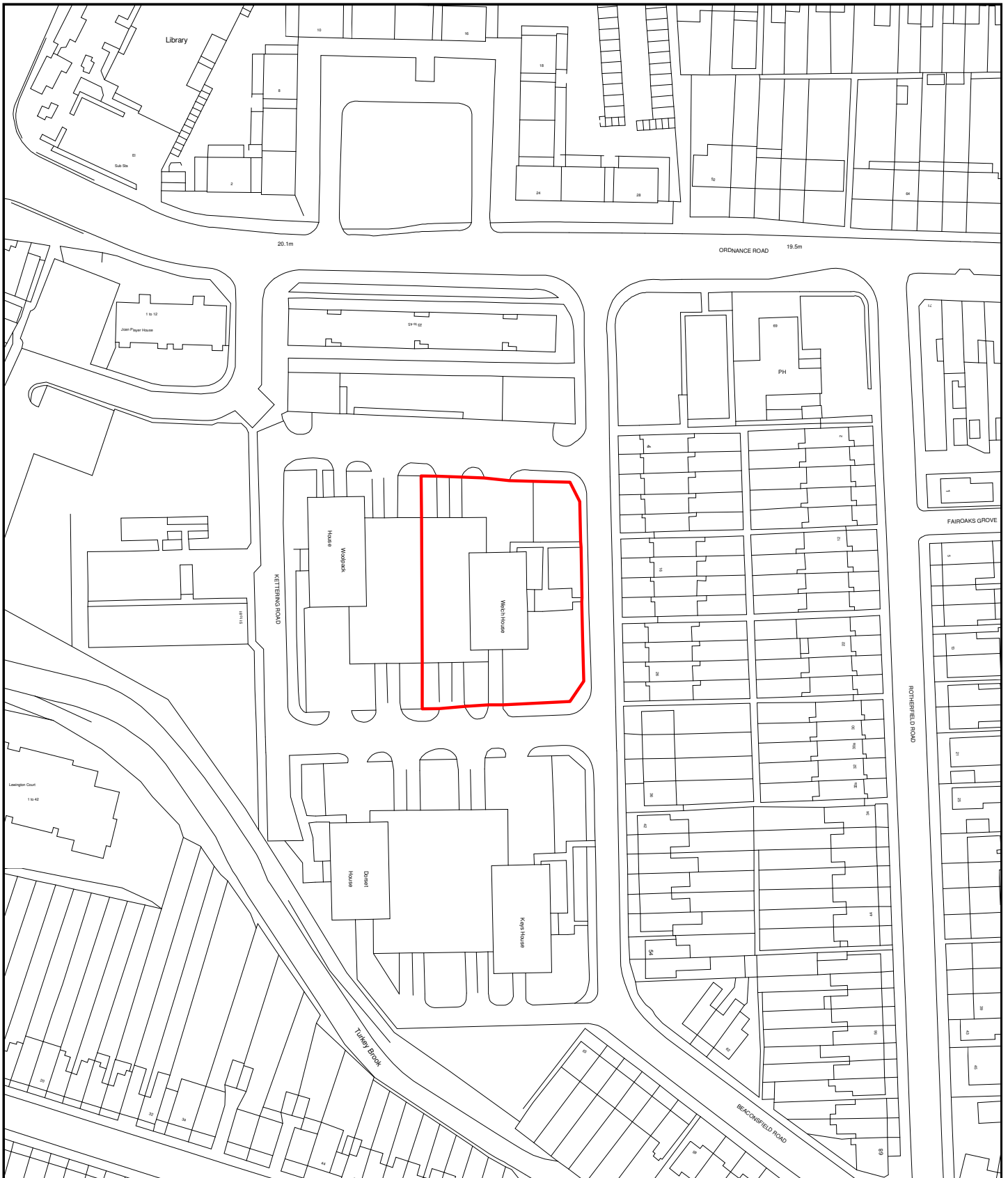
Mr Kevin Connolly,
Enfield homes
36-44 South Mall,
The Edmonton Centre,
London,
Edmonton Green,
N9 0TN
UK

Agent Name & Address:

Mr Stuart McClinton,
Hadley Design Associates
1, Christchurch Lane
Hadley Green Barnet
Barnet
Herts
EN5 4PL

RECOMMENDATION:

That planning permission be deemed to be **GRANTED** in accordance with regulation 3 of the Town and Country Planning General Regulations 1992 subject to conditions.



Development Control



Scale - 1:1250
Time of plot: 13:52

Date of plot: 15/01/2014

1. Site and Surroundings

- 1.1 Welch House and Woolpack House are stand-alone multi-storey residential buildings. Constructed 1966, the buildings formed part of the local authority housing scheme which included the neighbouring Dorset House and Keys House. The buildings have two units at ground floor and four units on each of the twelve floors above (ie. 13 storeys and 50 units). The buildings are connected by an enclosed car parking area and garages at ground and lower ground levels. The buildings have reinforced concrete frames and brick cladding. The majority of windows are the original galvanised steel frame single glaze; some have been replaced with uPVC double glazed windows.
- 1.2 The site is located within a predominantly residential area bound by Beaconsfield Road and Kettering Road in Enfield Lock Ward.

2. Proposal

- 2.1 The application seeks planning permission to refurbish the exterior of the buildings, including:
- New flat roofing systems.
 - New EWI insulated render systems.
 - New double glazed uPVC windows.
 - New powder coated galvanised metal balcony balustrades.
- 2.2 The condition of the buildings has deteriorated considerable since their construction and despite various repairs, they now require thorough external refurbishment in order to extend the life of the structures and to meet thermal insulation requirements.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning history for the site.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 The application was not referred to any statutory or non-statutory consultees.

4.2 Public

- 4.2.1 Letters were sent to thirteen adjoining and nearby residents in addition to two site notices. No objections have been received.

5. Relevant Policies

- 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 Unitary Development Plan (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 of the DMD document was approved by Council on 27th March 2013 for examination by the Secretary of State. 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, therefore due weight should be given to them in assessing the current application.

5.4 London Plan (including Revised Early Minor Alterations Oct 2013)

Policy 3.5	Quality and design of housing developments
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.13	Sustainable drainage
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.4	Local character
Policy 7.6	Architecture

5.5 Core Strategy

Core Policy 4	Housing quality
Core Policy 20	Sustainable energy use and energy infrastructure
Core Policy 30	Maintaining and improving the quality of the built and open environment

5.6 DMD Proposed Submission

DMD 6	Residential character
DMD 8	General standards for new residential development
DMD 37	Achieving high quality and design-led development
DMD 38	Design process
DMD 49	Sustainable design and construction statements
DMD 50	Environmental assessment methods
DMD 51	Energy efficiency standards
DMD 53	Low and zero carbon technology
DMD 54	Allowable solutions
DMD 56	Heating and cooling

5.7 UDP Saved Policies

Policy (II) C30	Design, materials and detailing
Policy (II) GD3	Aesthetic and functional design

5.8 Other Relevant Policy Considerations

National Planning Policy Framework
North East Enfield Area Action Plan

6. Analysis

6.1 Principle

- 6.1.1 The adopted policies encourage residential refurbishments that increase energy efficiency and reduce CO₂ emissions. These proposals form part of a nationwide initiative to upgrade the energy efficiency of existing housing stock and are part of a government set of initiatives designed to help people reduce their fuel bills. However, applications must also be assessed having regard to other material considerations such as impact on the character of the surrounding area and impact on neighbour's amenity.

6.2 Impact on the Character and Appearance of the Surrounding Area

- 6.2.1 The adopted policies encourage high quality design that complements the character of the surrounding area. The proposed external alterations are considered relatively minor and would not change the form or articulation of the buildings. The new render finish, windows and balustrades would give the buildings a 'face-lift' and improve their overall appearance. It is noted that the colour of the render has not yet been selected. Details of the finishes could be required by condition.

6.3 Impact on Neighbouring Properties

- 6.3.1 The adopted policies seek to protect residential amenity in terms of daylight, sunlight, outlook and privacy. The proposed external alterations would not affect the amenity of residents within or surrounding the buildings.

6.4 Community Infrastructure Levy

- 6.4.1 As of April 2010, new legislation in the form of Community Infrastructure Levy (CIL) Regulations 2010 (as amended) came into force which allow 'charging authorities' in England and Wales to apportion a levy on net additional floorspace for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012, the Mayor of London has been charging CIL in Enfield at the rate of £20 per sqm. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2014.

- 6.4.2 The proposed external alterations are not CIL liable.

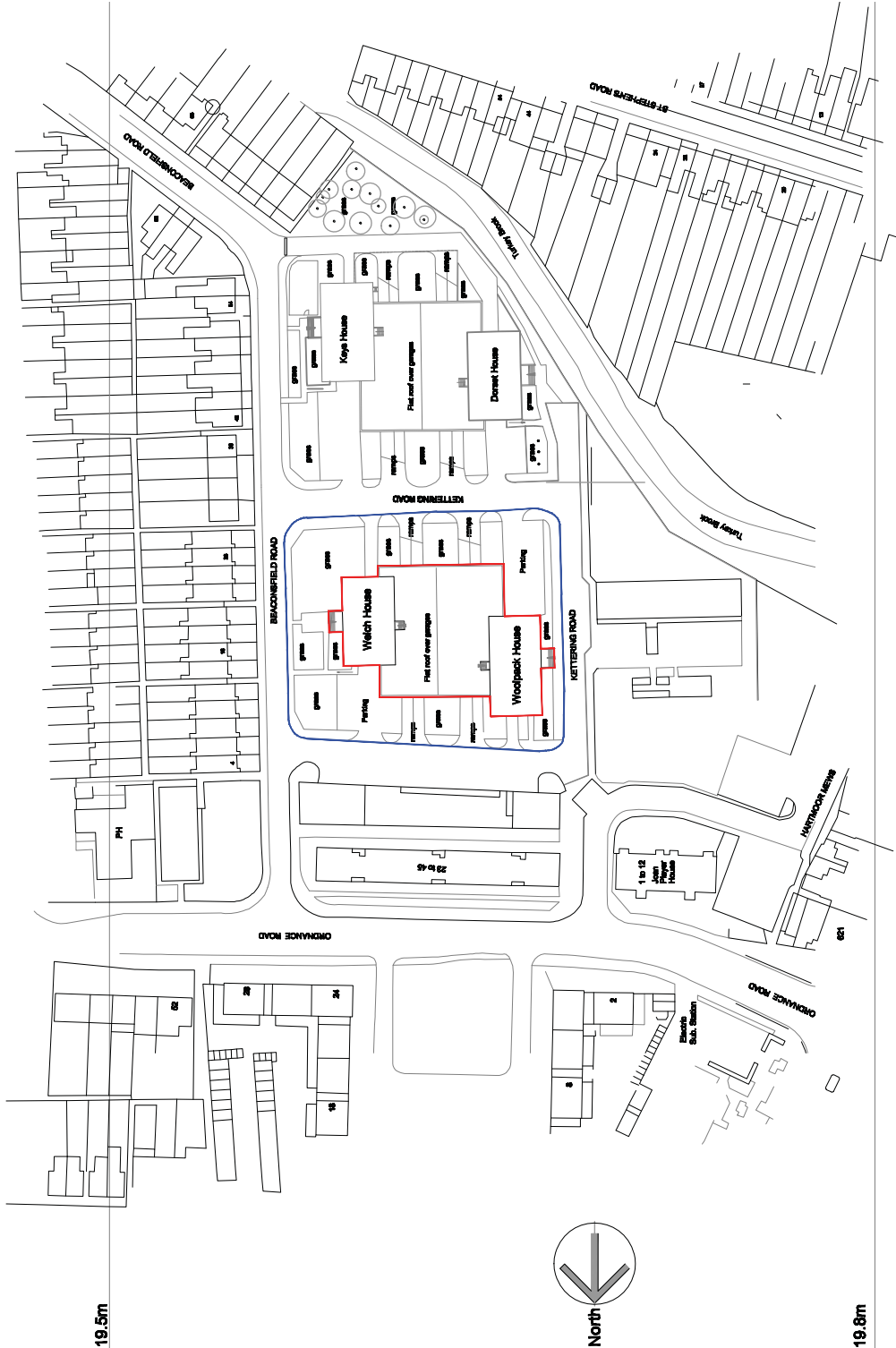
7. **Conclusion**

- 7.1 The proposed refurbishments would increase the energy efficiency of the buildings and improve their overall appearance. The external alterations would have no impact on the amenity of residents within or surrounding the buildings.

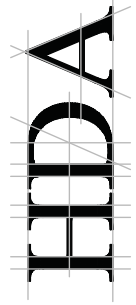
8. **Recommendation**

- 8.1 That planning permission be deemed to be granted in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the following conditions.

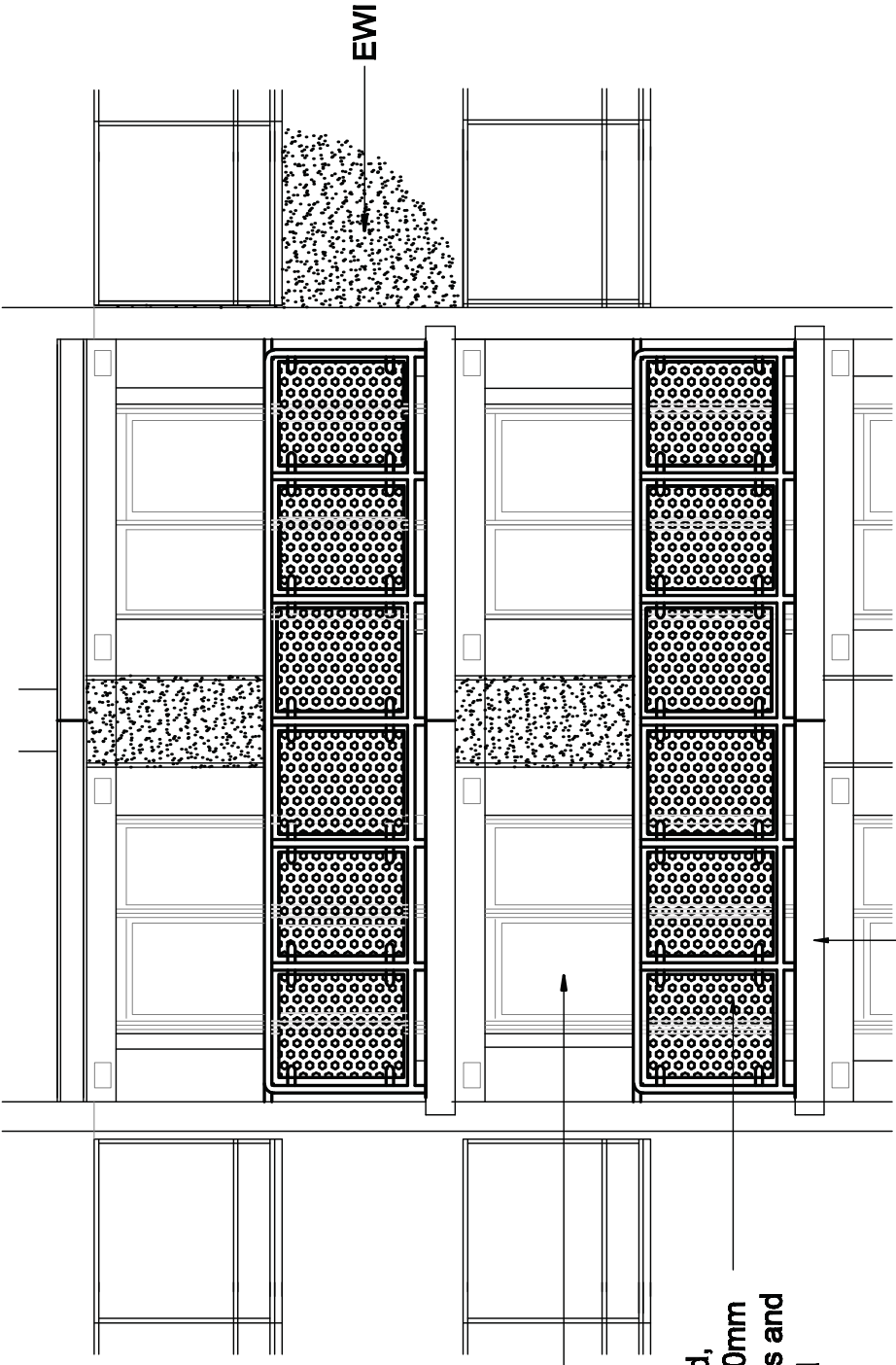
- | | | |
|---|------|-------------------------------|
| 1 | C60 | Approved Plans |
| 2 | C03 | Details of External Materials |
| 3 | C51A | Time Limited Permission |



REV. DESCRIPTION DATE BY



Project	Welch and Woodpeck houses. Enfield, ENS
Client	Enfield Homes
Drawing	Site Location Plan
Scale	1:1250 @ A3
Date	April 08
Drawn	RJV
Drawing No.	21 - 177 - 011
Hadley Design Associates Architects and Planning Consultants 1 Christchurch Lane, Barnet, Hertfordshire, EN5 4PL Tel: 020 8441 1000 Fax: 020 8441 0001 Email: hda@hda.com	



New uPVC balcony door and window

New powder coated, galvanized metal 50mm dia. handrails, posts and perforated panels.

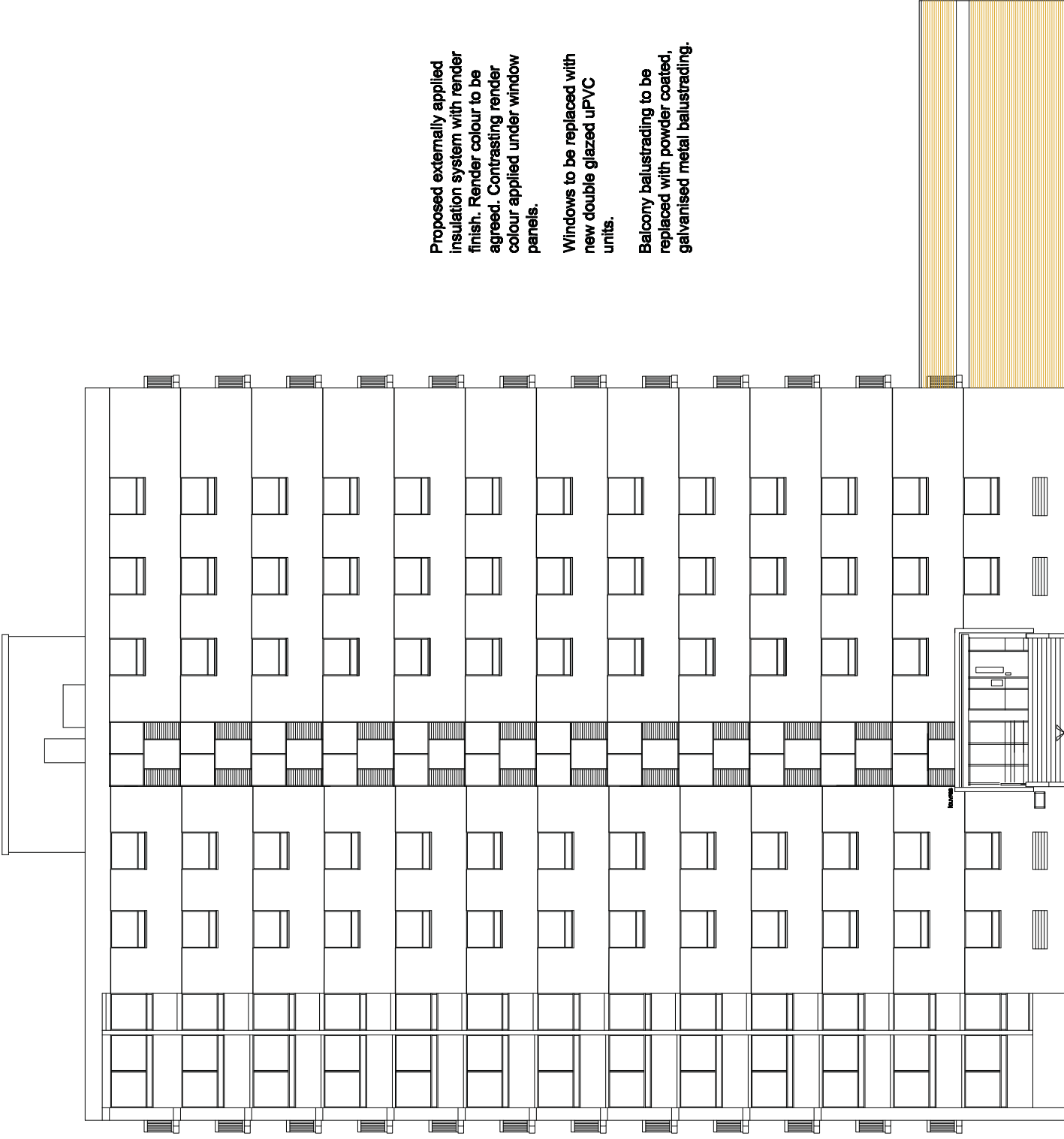
Line of new balustrade to follow existing.



Project	Welch and Woodcock Houses Enfield EN3 6UX EXTERNAL REFURBISHMENT
Client	Enfield Homes
Drawing	Balconies as Proposed - Typical ELEVATION
Scale	1:50 @ A4
Date	April 2025
Drawn	plj/ve
Drawing No.	21-177-303
Building No.	

Building Design Associates www.bda.co.uk
1 Churchwell Lane, Barnet, North London, EN3 6PT.
Tel: 020 8441 0000 Fax: 020 8441 0001 Email: info@bda.co.uk

DO NOT SCALE FROM THIS DRAWING
INDICATIVE ELEVATION
SUBJECT TO SURVEY AND DETAILING



Proposed externally applied insulation system with render finish. Render colour to be agreed. Contrasting render colour applied under window panels.

Windows to be replaced with new double glazed uPVC units.

Balcony balustrading to be replaced with powder coated, galvanised metal balustrading.

Amendments -
A - 22.11.13 - Design amendments

HIDA

Project

Welch and Woolpack Houses
Enfield EN3
EXTERNAL REFURBISHMENT

Client

Enfield Homes

Drawing

**PROPOSED ELEVATION
WOOLPACK - WEST**

Scale Date Drawn

1 : 100 @ A2 april 2008 ply/via

Drawing No.

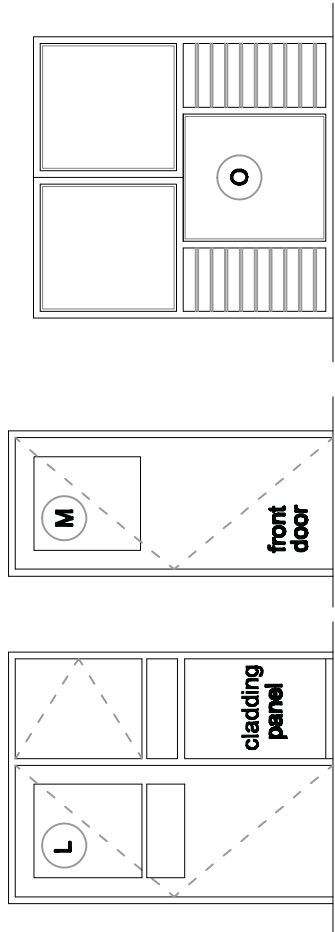
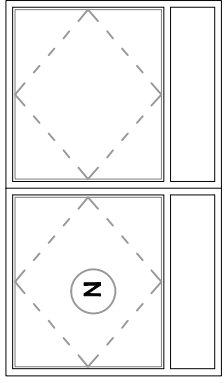
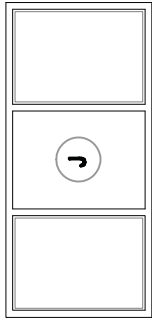
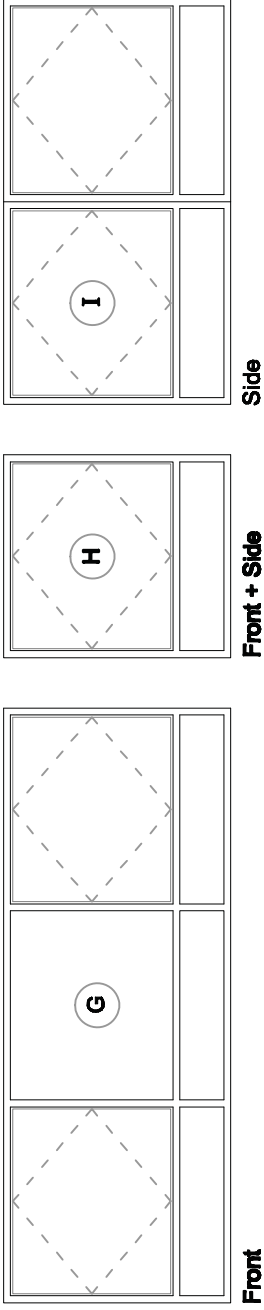
21-177-204A

Headley Design Associates Architects and Building Surveyors

1 Chesham Way, Boreham, Haverhill, EN6 4PL
Tel: 020 844 1000 Fax: 020 844 6782 Email: hda@hda.com

THIS DRAWING IS FOR INFORMATION ONLY.

ALL WINDOW SIZES AND QUANTITIES TO BE CONFIRMED ON SITE BY SPECIALIST BEFORE ANY FABRICATION.



**Front (kitchen / balcony)
Door only to balconies**

HDA

Project	Welch & Woolpack Houses Erfield, ENS		
Client	Erfield Homes		
Drawing	Windows		
General - typical	Scale		
Date	1:50 @ A4	Date	Jan 2013
Drawn	pjr		
Drawing No.	21 - 177 - 401		
Hadley Design Associates Architects and Building Surveys			
1 Christchurch Lane, Barmet, Herefordshire, ENS 4PL			
T: 020 8441 0008 F: 020 8440 0782 E: mail@hadleydesign.co.uk			

INDICATIVE ELEVATION
SUBJECT TO SURVEY AND DETAILING
DO NOT SCALE FROM THIS DRAWING

Proposed externally applied insulation system with render finish. Render colour to be agreed. Contrasting render colour applied under window panels.

Windows to be replaced with new double glazed uPVC units.

Balcony balustrading to be replaced with powder coated, galvanised metal balustrading.

Amendments -
A - 25.11.13 - Design amendments

HDA

Project	Welch and Woolpack Houses Erfield EN3 EXTERNAL REFURBISHMENT
Client	Erfield Homes
Drawing	
Scale	1 : 100 @ A2
Date	april 2006
Drawn	phw/va
Drawing No.	21 -177 -202A
Easley Design Associates Architects and Planning Consultants 1 Churchpath Lane, Barnard, Harrogate, EN6 4PL Tel: 01834 8083 Fax: 01834 8446 Email: info@easleydesign.com	



NORTH ELEVATION

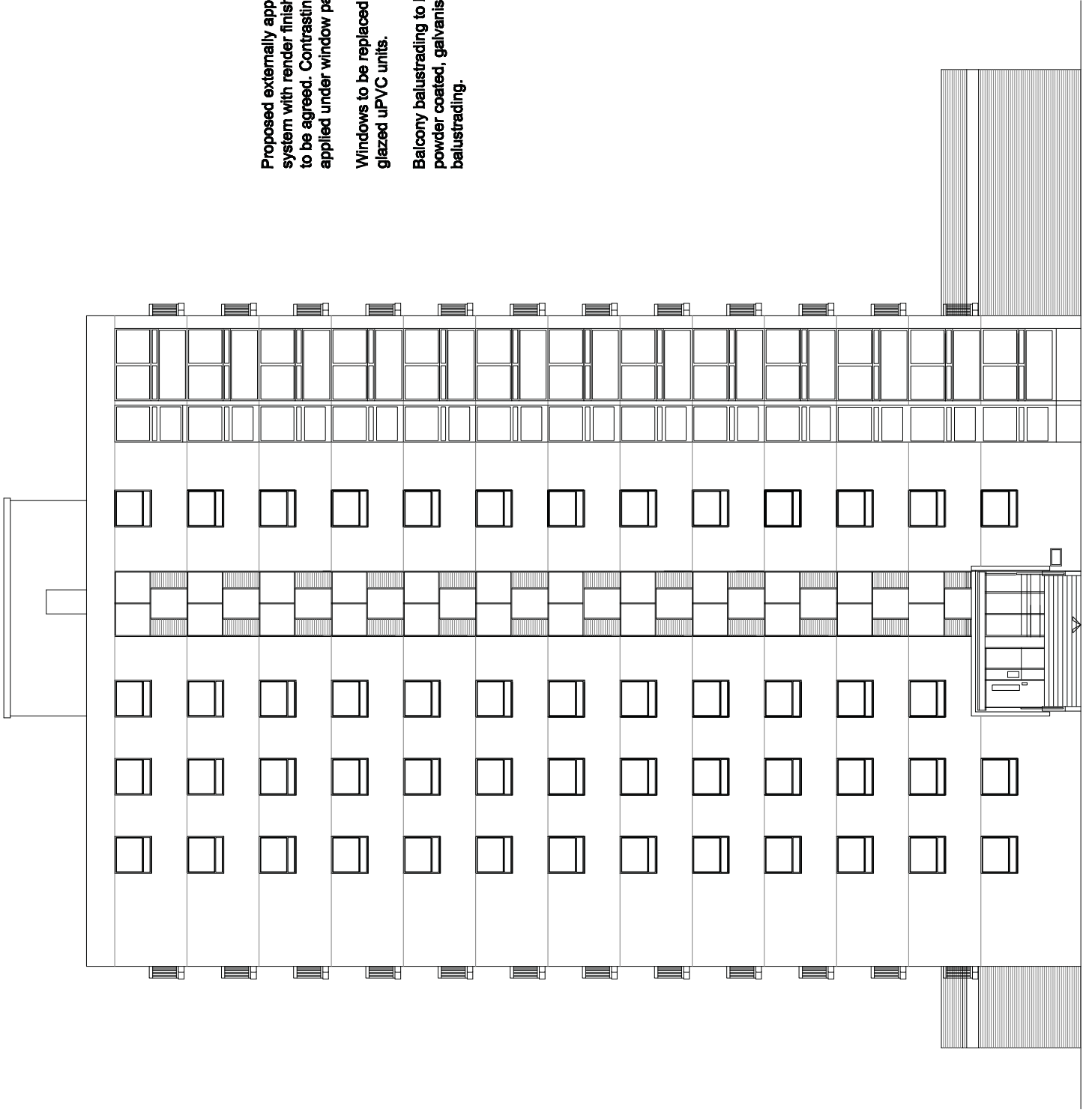
SOUTH ELEVATION

INDICATIVE ELEVATION
SUBJECT TO SURVEY AND DETAILING
DO NOT SCALE FROM THIS DRAWING

Proposed externally applied insulation system with render finish. Render colour to be agreed. Contrasting render colour applied under window panels.

Windows to be replaced with new double glazed uPVC units.

Balcony balustrading to be replaced with powder coated, galvanised metal balustrading.



Amendments -
A - 25.11.13 - Design amendments



Project

Welch and Woolpack Houses
Enfield ENS
EXTERNAL REFURBISHMENT

Client

Enfield Homes

Drawing

PROPOSED ELEVATION
WELCH - EAST

Scale

Date

Drawn

ph/vie

1 : 100 @ A2

april 2008

21 -177- 201A

Drawing No.

21 -177- 201A

Hedley Design Associates

Architects and Building Services

1, Christchurch Lane, Barnet, Hertfordshire, EN5 4PL

Tel: 020 8441 0633 Fax: 020 8440 0782 Email: hedley@hdad.com