

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 22nd April 2014

Report of
Assistant Director - Planning,
Highways & Transportation

Contact Officer:
Andy Higham Tel: 020 8379 3848
Sharon Davidson Tel: 020 8379 3841
Mr R.W. Laws Tel: 020 8379 3605

Ward: Palmers
Green

Application Number : P14-00190PLA

Category: Other Development

LOCATION: The Triangle, Junction Of Aldermans Hill And Green Lanes, N13 4PH

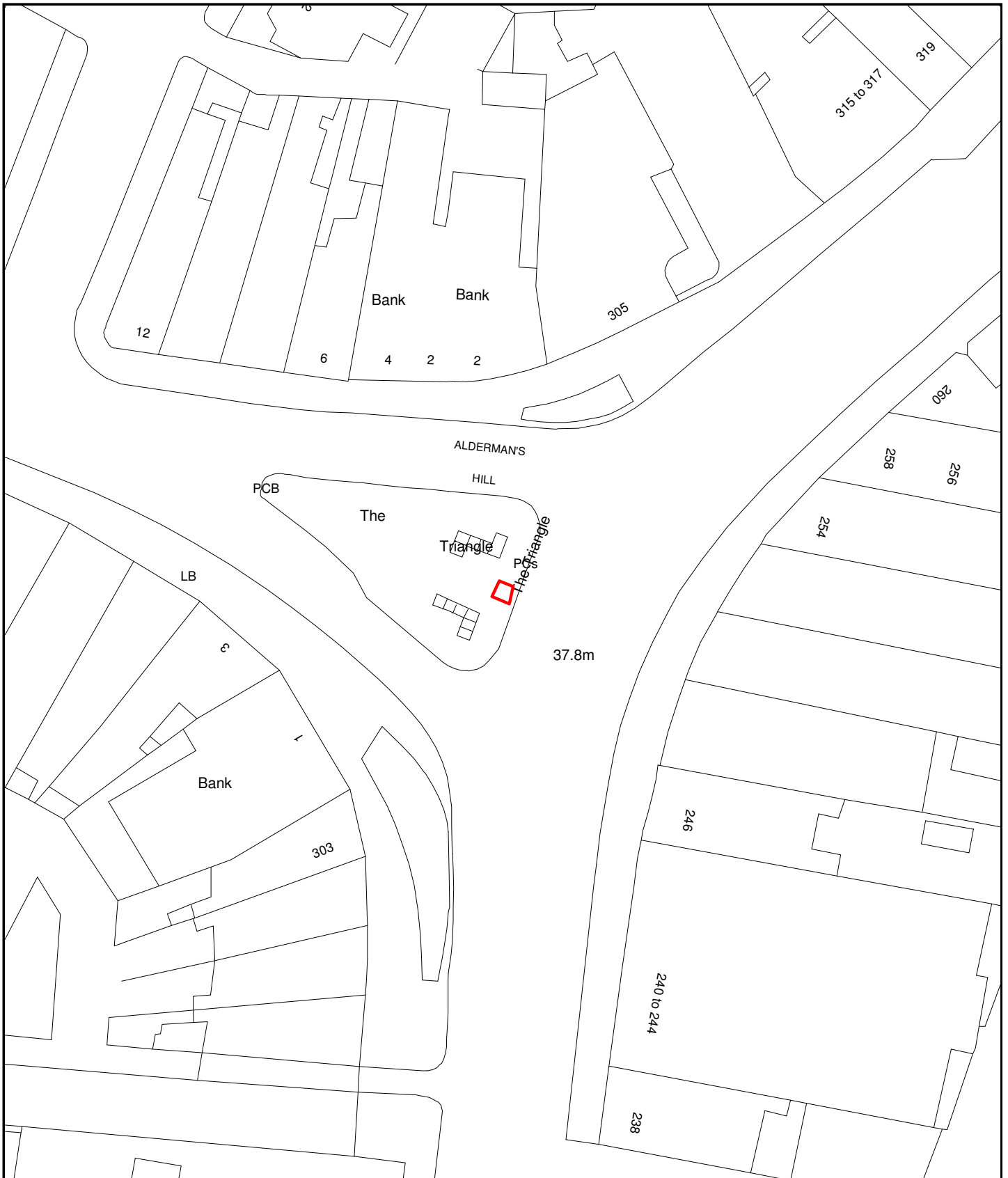
PROPOSAL: Erection of a clock.

Applicant Name & Address:
Costas Georgiou,
Green Lane Business Association
446 Green Lanes,
Palmers Green,
London
N13 5XB

Agent Name & Address:
Frixos Kyriacou, FPS
46, BRAMLEY ROAD
LONDON
N14 4HR

RECOMMENDATION:

That planning permission be **GRANTED** subject to conditions.



Development Control



Scale - 1:500
Time of plot: 11:56

Date of plot: 04/04/2014

1.0 Site and surroundings

- 1.1 The site is situated on the junction of Green Lanes and Alderman's Hill and has historically been known as The Triangle, Palmers Green. The Triangle has a variety of public furniture sited on it, such as benches, directional signage and monitoring structures. The locality is characterised as a busy pedestrian and vehicular thoroughfare within Palmers Green District Centre.
- 1.2. Until recently The Triangle had disused public conveniences within the lower basement, which have since been removed. The site is surrounded by buildings of differing designs and various heights varying from two storeys on the western part of Green Lanes to three and four storeys surrounding the site at the junction within Alderman's Hill. The site forms part of the public highway.

2.0 Proposal

- 2.1 The proposal involves the erection of a free standing clock sited on the western side of the Triangle island approximately 1m from the railings and kerb facing the A105 Green Lanes.
- 2.2 The clock structure comprises of three main elements: the base (which will hold the electrical components), a slim metal pole section, and the clock structure itself. The footprint of the base of the clock would be 450mm and comprise of 8 sides to allow design work to be fitted to each panel of the base. The overall height of the base element of the clock is 1.2m, in two differing proportional sizes, there would then be a slim pole element with the 3 sided triangular shaped clock element on top. The clock face would be 0.72cm. The overall height of the clock including architectural finishes would be 5.5m and black in colour.
- 2.3 The clock element itself would have 3 faces to reflect The Triangular on which it is situated. The clock has been designed to reflect some of the local character of the surrounding buildings. The project has gained funding from the Enfield Residents Priority Fund.

3.0 Relevant Planning Decisions

- 3.1 There are no recent planning decisions relating to the site.

4.0 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 Traffic and Transportation

The clock will be sited on the western side of the island, approximately 1m from the railings and a kerb facing the A105 Green Lanes. The site forms part of the public highway. There would be no adverse impact on pedestrian movement and safety. The position of the clock would be located on a border line of sight lines travelling eastbound in Aldermans

Hill. However, as it is a signal controlled junction the impact would be minimal and is acceptable on road safety grounds.

4.2 Public

4.2.1 Letters have been sent to 63 local neighbours and 2 site notices were displayed near the site. Two letters of support have been received raising the following points:

- The clock would be a monument to celebrate Palmers Green
- Clock carefully designed to depict many aspects of the area
- Clock will uplift the triangle areas

4.2.2 Support for the proposal has also been received from Cllr Charalambous.

5.0 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. An Inspector has been appointed on behalf of the government to conduct the examination to determine whether the DMD is sound. The examination is a continuous process running from submission through to receiving the Inspector's Report. Part of this process will now involve oral hearing sessions and these will commence on Wednesday 23rd April. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage

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 The London Plan (including revised early Minor alterations 2013)

- Policy 6.10 Walking
- Policy 6.12 Road Network capacity
- Policy 6.13 Cycling
- Policy 7.4 Local character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture

5.5 Local Plan – Core Strategy

- CP 9 Supporting Community Cohesion
- CP24 The Road Network
- CP25 Pedestrians and cyclists
- CP30: Maintaining and improving the quality of the built and open environment

5.5 Saved UDP Policies

- (II)GD3 Aesthetics and functional design
- (II)GD6 Traffic
- (II)GD8 Servicing

5.6 Submission version Development Management Document (2013)

- DMD37 Achieving High Quality and Design-Led Development
- DMD38 Design Process
- DMD 47 Roads, Access and Servicing

5.8 Other Relevant Considerations

- National Planning Policy Framework
- National Planning Practise Guidance

6.0 Analysis

6.1 Principle of the Development

- 6.1.1 The principle of a new free standing public clock on The Triangle is considered acceptable in terms of providing a visual focal point within the public realm in this prominent location within Palmers Green District Centre as well as reinforcing local distinctiveness and providing a sense of place having regard to London Plan Policy 7.5 Public Realm and CP 30 of the Core Strategy.

6.2. Impact on Character and Appearance of Area

- 6.2.1 The overall design, height, proportions and appearance of the clock is considered acceptable within the public realm in this prominent street scene location. It is considered that the clock would provide a visual focal point in this location and help to provide a sense of Civic pride as well as enhancing the appearance of the public realm. The introduction of the clock would introduce a prominent feature on to the High Street helping to provide a sense of place. The materials and colour of the colour are also considered to satisfactorily intergrade into the street scene. The proposal is therefore in accordance with saved UDP Policy (II) GD3, Core Strategy CP 30, London Plan Policy 7.5 as well as having regard to DMD Policy 37.

6.3 Highway & Pedestrian safety

6.3.1 The clock would be sited on the western side of the Triangle approximately 1m from the railings and a kerb facing the A105 Green Lanes. It is considered that the siting of the clock would not adversely impact on highway safety in terms of sight lines or visibility for traffic.

6.3.2 The siting of the clock would not cause undue obstruction of the footway nor would it pose a hazard to the safe operation of the highway. The proposals would have appropriate regard to DMD 47 and Core Policies 25 and 29.

6.4 CIL

6.4.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would 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 2015.

6.4.2 The development would not be liable for Mayoral CIL.

7.0 **Conclusion**

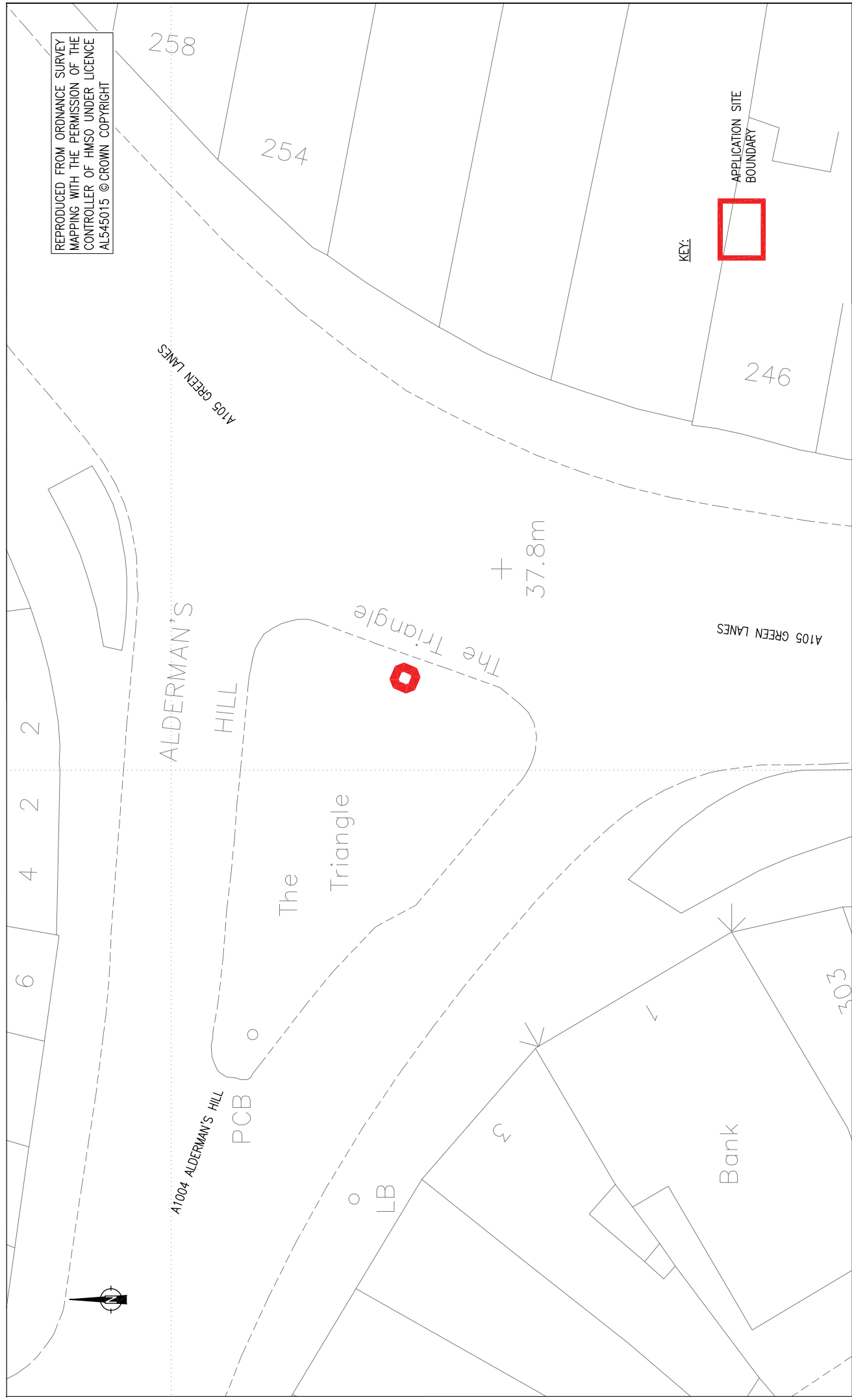
7.1 In conclusion it is considered that the proposed public clock in this location would enhance the public realm as well as providing a visual statement and reinforcing local distinctiveness, providing a sense of place. It is also considered that the siting of the clock would have no adverse impact in terms of highway/ pedestrian safety.

8.0 **Recommendation**

8.1 That planning permission be **GRANTED** subject to the following conditions:

1. C60- Approved Drawings
2. C51A- Time Limit

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Rev	Description	Dim	Chk	Date
REVISIONS				
Preliminary	Approval	Tender	Const.	
DRAWING STATUS				
DATE	DRAWN	CHECKED	ISSUE CHECKED	
JAN '14	JGP	DLW		
DRAWING NO.	REV	SCALE		
FIGURE 1		1:200		A3

JOB TITLE
 THE TRIANGLE CLOCK, PALMER'S GREEN

DRAWING TITLE
 SITE LOCATION PLAN

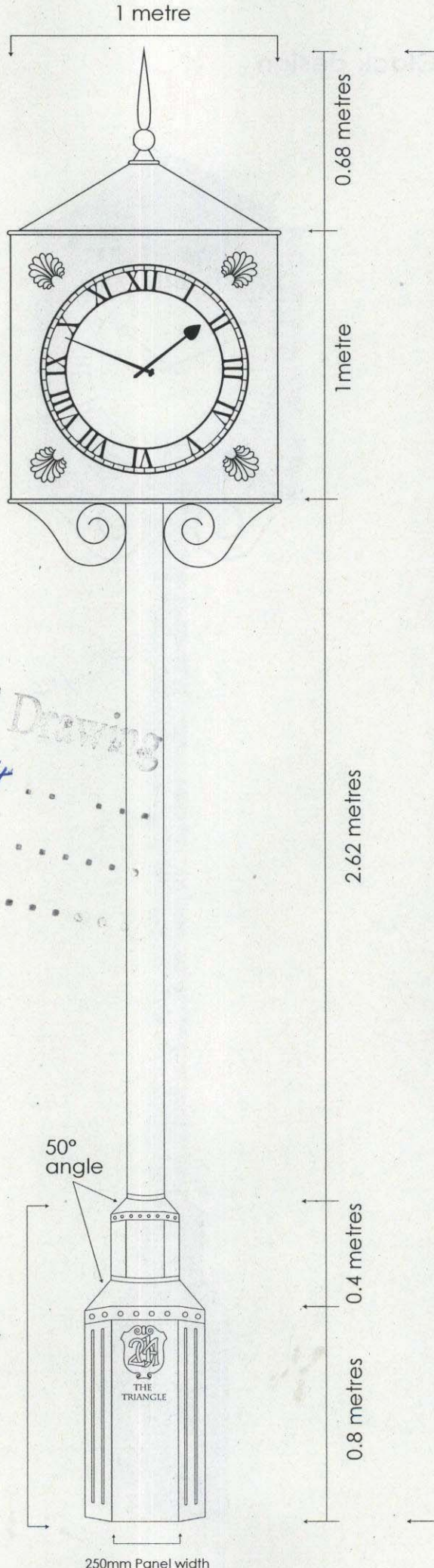
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Clock measurements

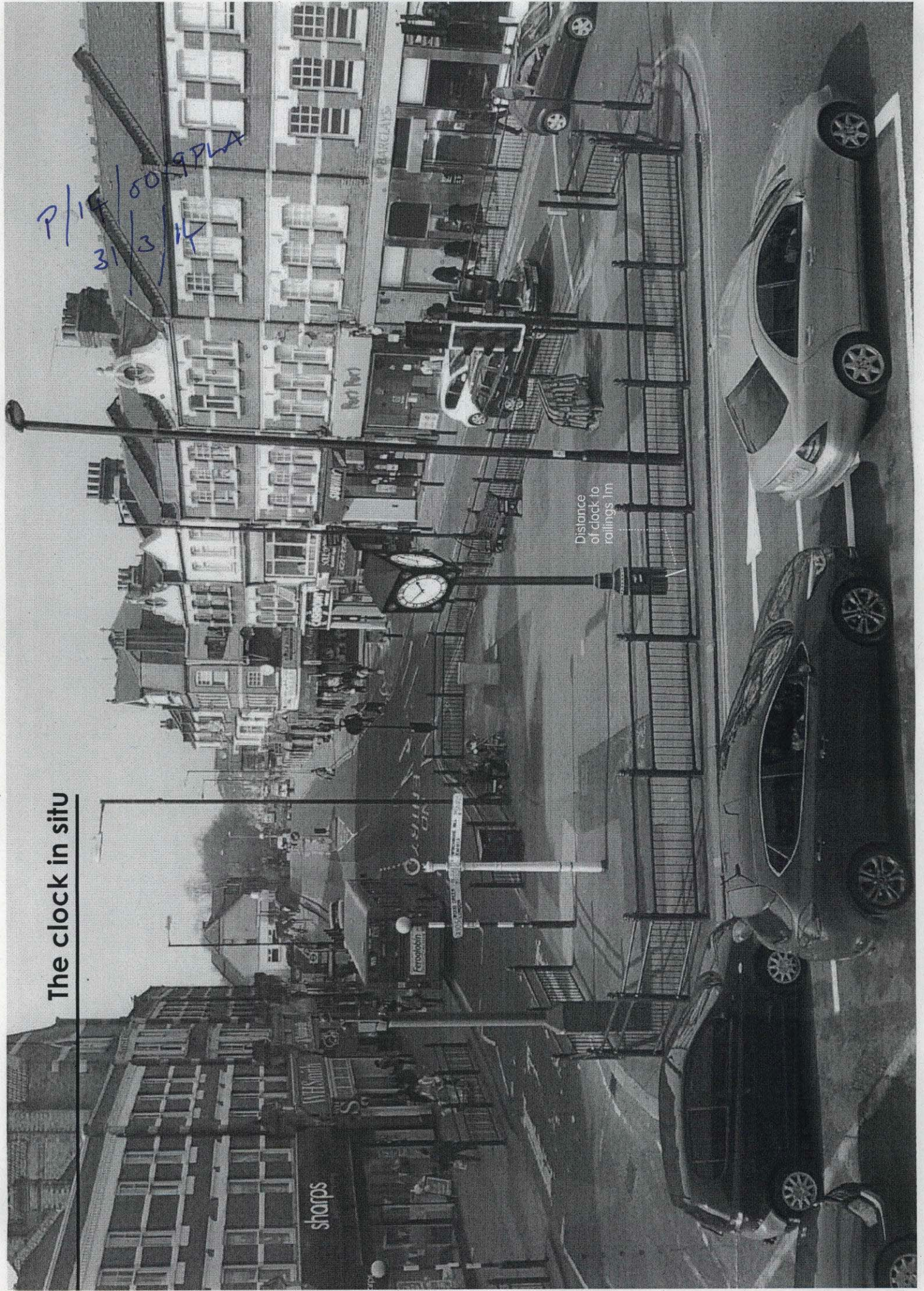
Clock face
30 inches
(0.762 metres)



Overall height
5.5 metres

7P 14 / 00190
Revised/Additional Drawing
Received: 31st 2014
Under cover of
Dated

The clock in situ



P/14/509PLA
3/3/14

Distance
of clock to
railings 1m

sharps

Fenelobeh

STATION

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