

# 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 P. Higginbottom Tel: 020 8379  
3927

**Ward:**  
Bowes

**Application Number : P14-00573PLA**

**Category:** Other

**LOCATION:** 1-64, Beale Close, London, N13 6DH

**PROPOSAL:** Installation of external panelling to staircases

**Applicant Name & Address:**

Frank Bolger  
Enfield Homes  
Edmonton Centre  
36-44 South Mall  
London  
Edmonton, N9 0TN

**Agent Name & Address:**

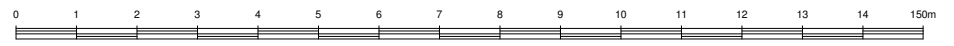
Phil Hughes  
Capital PCC  
Nicon House  
45 Silver Street  
Enfield, EN1 3EF

**RECOMMENDATION:**

It is recommended that planning permission be **GRANTED** subject to conditions



### Development Control



Scale - 1:1250  
Time of plot: 12:03

Date of plot: 04/04/2014

## **1. Site and Surroundings**

- 1.1 The subject site consists of a 4 x four storey buildings containing 64 flats situated on the southern side of Beale Close.
- 1.2 The site is not within a conservation area and does not contain any listed buildings.

## **2. Proposal**

- 2.1 Planning permission is sought for the installation of replacement cladding to the existing staircases of the four buildings on site.

## **3. Relevant Planning Decisions**

- 3.1 None

## **4. Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Regeneration, Leisure and Culture**

No objections received

#### **4.1 Public**

- 4.2.1 The application is an Enfield Homes development and therefore letters have been sent to residents by Enfield Homes. A site notice was erected on site. No responses have been received.

## **5. 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 Unitary Development Plan policies (UDP) 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 and is now under 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 2014. 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)

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

5.5 Local Plan – Core Strategy

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

5.6 Saved UDP Policies

(II) GD3 Aesthetics and functional design

5.7 Submission Version DMD

DMD37 Achieving High Quality and Design-Led Development  
DMD38 Design Process

5.8 Other Relevant Policy Considerations

National Planning Policy Framework

5.9 Other Material considerations

National Planning Practice Guidance

**6. Analysis**

6.1 Character of the Surrounding Area

6.1.1 The existing cladding to the staircases is in a poor state of repair and requires refurbishment. The proposed works comprise the replacement of the cladding. The new cladding will comprise a louvre vent, clear glazing and solid fixed panels. The cladding panels will be powder coated aluminium in white finish. Owing to the existing condition of the building, the proposed works are considered to improve the appearance of the building and therefore acceptable with regards to Policy CP30 of the Enfield Plan Core Strategy, Policy (II)GD3 of the UDP and Policy 7.4 of the London Plan.

6.2 Neighbouring Amenity

6.2.1 The proposed development comprises the replacement of existing glazing and glazing to communal staircases on the four blocks of flats. The proposed development is not considered to give rise to conditions which would prejudice the residential amenities of the occupiers of any neighbouring properties. The proposed development is therefore considered acceptable with regards to Core Policy 30 of the Core Strategy and Policy (II)GD3 of the UDP.

7. **Conclusion**

7.1 Having regard to all of the above, it is considered that the scheme is acceptable with regards to the development plan.

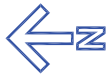
8. **Recommendation**

8.1 It is recommended that planning permission be GRANTED subject to the following conditions:

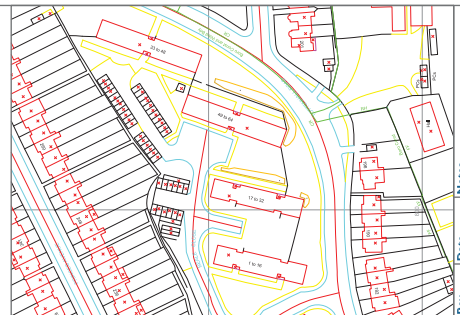
1. C60 approved plans
2. C51A time limited permission (3 years)

**General Notes:**

1. Do not scale from these drawings
2. Dimensions to be checked on site
3. All works to comply with the current Building Regulations
4. All works may be subject to variation
5. All work to be carried out in accordance with the current PCC
6. This drawing may not be copied without prior permission



OS LOCATION PLAN Scale 1:1250



Rev	Date	Notes



Nicon House  
 45 Silver Street  
 Enfield, EN1 3EF  
 T: 0203 327 7700  
 W: capitalpcc.co.uk  
 E: info@capitalpcc.co.uk

**Client:**

Enfield Homes

**Project:**

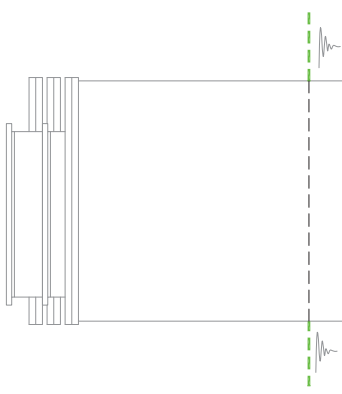
Beale Close  
 Curran Walling Replacement Scheme

<b>Scale:</b> As shown @ A1	<b>Drawn by:</b> PH	<b>Checked by:</b> LV
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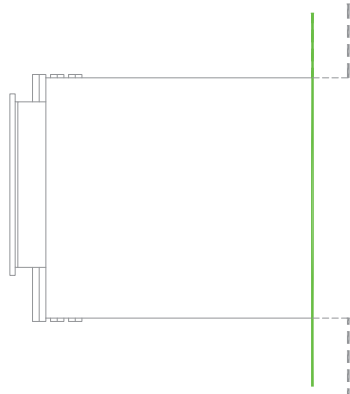
**Drawing Title:**

Proposed Elevations  
 No.s 1-32

<b>Drawing No:</b> EH/BC/E/03	<b>Revision:</b> -
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Properties 1-16 North Elevation  
 Properties 17-32 South Elevation  
 1:100



Properties 1-16 South Elevation  
 Properties 17-32 North Elevation  
 1:100

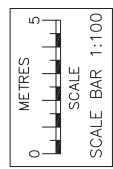
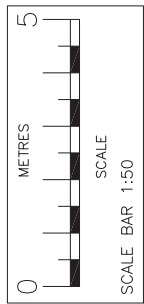


Properties 1-16 East Elevation  
 Properties 17-32 West Elevation  
 1:100



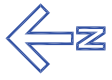
Properties 1-16 West Elevation  
 Properties 17-32 East Elevation  
 1:100

Properties 1-32 Proposed Elevations

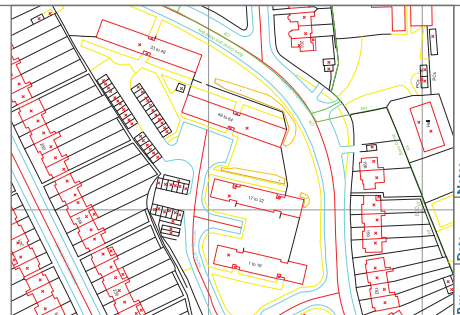


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Nicon House  
 45 Silver Street  
 Enfield, EN1 3EF  
 T: 0203 327 7700  
 W: capitalpcc.co.uk  
 E: info@capitalpcc.co.uk

**Client:**  
 Enfield Homes

**Project:**  
 Beale Close  
 Curtain Walling Replacement Scheme

**Scale:** As shown @  
**Drawn by:** PH  
**Checked by:** LV

**Drawing Title:**  
 Proposed Elevations  
 Nos 33-64

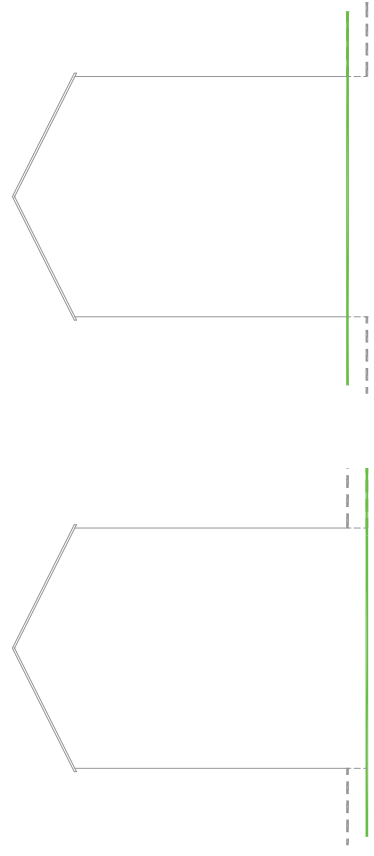
**Drawing No:** EH/BC/E/04  
**Revision:** -



Properties 33-48 East Elevation  
 Properties 49-64 West Elevation  
 1:100



Properties 33-48 West Elevation  
 Properties 17-32 East Elevation  
 1:100



Properties 33-48 North Elevation  
 Properties 49-64 North Elevation  
 1:100

Properties 33-48 South Elevation  
 Properties 49-64 South Elevation  
 1:100

Properties 33-64 Proposed Elevations

