

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 10 April 2018

Report of:
Assistant Director,
Regeneration & Planning

Contact Officer:
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Ward:
Grange

Ref: 18/00151/RE4

Category: Council Application

LOCATION: 33-75 Oxford Gardens, London N21 2AN

PROPOSAL: replacement entrance doors to building and entrance gate to rear

Applicant Name & Address:
Enfield Homes
Housing & Professional Services
9 Centre Way
London N9 0AD

Agent Name & Address:
James Auburn
Pellings LLP
Northside House
Mount Pleasant
Barnet, EN4 9EB

RECOMMENDATION: That the application be **APPROVED**, subject to conditions

Note for Members: A proposal of this nature would normally be considered under delegated authority because the scope of the development would have the potential to fall under the delegated powers of authority.

A council department is the applicant for this application, meaning that in the interests of transparency, the application has been referred to Committee for decision.

1. Site and Surroundings

- 1.1 The subject site is located on the western side of Oxford Gardens, just to the north of Cambridge Gardens. The site is a rectangular shape and is occupied by a three storey block of flats.
- 1.2 The site is not located within a conservation area and does not contain a listed building.

2. Proposal

- 2.1 The application seeks planning permission for the replacement of the existing doors to the property with secure fob system doors, associated CCTV and intercom system and the replacement of the access gate to the rear garden area of the building with a secure system.

3. Relevant planning decisions

- 3.1 None.

4. Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 There was no requirement to undertake consultation for this application.

4.2 Public response

- 4.2.1 Letters were sent to twenty-eight (28) adjoining and surrounding properties. **Five (5) objections** were received, in summary, the points of objection are:
- General dislike of proposal;
 - Conflict with local plan;
 - Inadequate access;
 - Information missing from plans;
 - More open space needed on development;
 - Not enough information given on application;
 - Out of keeping with character of area;
 - Scope of works has changed from original proposal;
 - Not enough consultation undertaken;
 - Cost of installation;
 - Loss of parking;
 - Strain on existing community facilities;
 - CCTV and intercoms are not necessary;
 - Security gates will increase risk in case of a fire;
 - Obstruction of emergency vehicle access;
 - Lack of disabled access;
 - Potential for residents to be locked out;
 - Restricted access to refuse and recycling area

5. Relevant Policies

London Plan

Policy 3.14	Existing housing
Policy 7.4	Local character
Policy 7.6	Architecture

Core Strategy

Policy 4	Housing quality
Policy 30	Maintaining and improving the quality of the built and open environment

Development Management Document

DMD 6	Residential character
DMD 8	General Standards for New Residential Development
DMD 37	Achieving high quality and design-led development

Other Relevant Policy Considerations

National Planning Policy Framework
National Planning Policy Guidance

Analysis

6. Principle

- 6.1 The adopted policies encourage the maintenance and enhancement of existing housing stock.
- 6.2 Enfield Housing have advised that, where possible, will improve communal block entrance doors by the upgrade or installation of new door entry systems. This decision has been made on the basis of reducing future maintenance costs, improvement of safety for residents and to provide consistency and uniformity with other blocks in the Borough. On this basis, the principle of the provision of replacement security door systems is development that is considered acceptable.
- 6.3 However, proposals must also be assessed in relation to material considerations such as impact on the character of the immediate and surrounding area and impact on the neighbours' amenity.

7. Impacts on Character & Design

- 7.1 The replacement doors would comprise of solid, "anti-bandit" glass panels with UPVC treatment to replicate the existing doors. The intercom panel would be located to the side of the main entrance door and there would an associated entrance light and CCTV camera as part of the replacement.

- 7.2 It is considered that the appearance of the replacement doors would not be detrimental to the overall appearance of the building. The doors would appear to match the remaining building from a visual perspective, and it was noted that there are examples of UPVC windows already in this block.
- 7.3 The form and appearance of the doors and associated security features would replicate the form of entrance arrangements that are commonplace throughout both the Borough of Enfield and the wider London Area. The subject site is not afforded any special protections which would make such a system unsuitable in appearance.
- 7.4 The replacement doors would not detract and would contribute towards an improvement to the appearance of the site, having regard to policies CP30 of the Core Strategy, DMD37 of the Development Management Document and 7.6 of the London Plan, as well as the NPPF.

Impact on the neighbours' amenity

- 7.5 The proposed replacement doors would not result in increased noise, light or activity to a level to detract from the amenity of neighbouring properties. No objections are raised in this regard.

8. Site access

- 8.1 A number of responses received raised access to the site as a potential issue in the event of installation and tenants misplacing access fobs. However, the care for the fobs for the communal door access devices should reasonably assume the same level of importance as that for the keys to access individual flats within the block.
- 8.2 The proposed doors and gate would improve the security for the lobby area and the rear of the block. Information from Council's Housing Team indicate that there have been security issues in residential blocks within the area and there is the reasonable expectation that this site could be subject to such issues should the existing uncontrolled access be retained.
- 8.3 The benefits of the control of the access to the site is seen as benefitting the overall safety and security of the site and would be considered acceptable.

9. Other matters

- 9.1 It is noted that a number of points of objection made reference to the impact of the security gates in the event of a fire restricting access for emergency vehicles. As with all other such security gate systems, these gates would automatically open in the event of a fire allowing access and egress for evacuation purposes.

10. Recommendation

10.1 Having regard to the above assessment, it is recommended that the application is **approved** subject to the following conditions:

1. 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.

2. Approved Plans

Unless required by any other condition attached to this Decision, the development hereby permitted shall be carried out in accordance with the following approved plans and documents:

118/113/230P	Proposed Elevations
6687-E-001T	Typical Entrance door and screen
6687-E-002T	Typical Rear Door
6687-E-003T	Typical Rear Gate

Reason: To ensure the development proceeds in accordance with the approved plans.