

LONDON BOROUGH OF ENFIELD**PLANNING COMMITTEE****Date:** 25 February 2020**Report of:**

Head of Planning

Contact Officer: Andy HighamClaire Williams
Allison Russell**Ward:**

Edmonton Green

Application Number: 19/04192/RE4**Category:** Council's Own Development.**LOCATION:** Block 1 - 8 Bradwell Mews, London, N18 2QX**PROPOSAL:** External works and communal upgrade works to the existing block to include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing.**Applicant Name & Address:**Enfield Council
The Edmonton Centre
36-44 South Mall
Edmonton
N9 OTN**Agent Name & Address:**Playle And Partners LLP
Crest House
138 Main Road
Sidcup
DA14 6NY
United Kingdom**RECOMMENDATION:**

In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be deemed to be GRANTED subject to conditions

Ref: 19/04192/RE4 **LOCATION: Block, 1 - 8 Bradwell Mews, London, N18 2QX**



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Scale 1:1250

North



1. Note for Members

- 1.1 Although a planning application for this type of development would normally be determined by officers under delegated authority, the application is been reported to the Planning Committee for determination as it is the Council's own development and two letters of objection have been received.

2. Recommendation

- 2.1 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. Time limit
2. Approved Plans
3. Materials to Match

3. Executive Summary

- 3.1 The Council is currently undertaking a programme of upgrade/refurbishing works to Council housing stock in the Upper Edmonton area of the borough. A building condition survey in 2016 revealed the need for refurbishment. The programme is broadly for external communal upgrade works to the existing block which include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing. This application seeks approval for these works at this site now that the previous permission 16/05517/RE4 dated 26 January 2017 has lapsed.
- 3.2 It is anticipated that the refurbishment programme will commence in May 2020 and last for approximately a year.
- 3.3 The reasons for recommending approval are:
- i) The proposed works are essential for the future of the residential accommodation.
 - ii) Redevelopment of the roof coverings and balcony coverings will enhance the building and reduce future maintenance costs.
 - iii) Improvements to the buildings will improve the visual amenity.
- 3.4 As stated above, this is part of a wider regeneration programme and the proposed works are designed to match the wider area. Several permissions have been approved under delegated powers for similar schemes to adjoining residential blocks.

4. Site and Surroundings

- 4.1 The application site is located on the eastern side of Bradwell Mews at the junction with Lyndhurst Road, which is within the Edmonton Green electoral ward.
- 4.2 Constructed by the local authority circa 1980, the site is within a development of similar properties. There are more traditional terraces adjacent to the site, however this block is part of an easily identifiable social housing development of red brick, flat roofed four storey blocks set amongst open space with mature trees.
- 4.3 This particular block is a four-storey residential block consisting of a total of eight maisonettes, which are a mixture of leasehold and council owned properties.
- 4.4 No part of the application is listed or located within a conservation area.

5. Proposal

- 5.1 The application seeks planning permission for external works and communal upgrade works to the existing block to include window and external door replacement, flat entrance door replacement, external refurbishment works, roof repairs, roof perimeter handrail and replacement fencing
- 5.2 More specifically, the following improvements are proposed:
- Renewal of roof coverings and finishes.
 - Renewal of fascia's, soffits and rainwater goods
 - Renewal of a number of windows and balcony doors with double glazed u-PVC units as identified on the proposed drawings.
 - Renewal of flat entrance doors
 - Repair and resurfacing of individual balconies, hallways and walkways
 - Balcony balustrade repairs
 - External concrete and brick repairs and repointing works
 - Upgrade and repairs to communal areas
 - Internal and external repairs and redecorations
 - Improved communal lighting
 - New door entry system or replacement of existing where required
 - New landlord's communal TV aerial system
 - Flat entrance doors upgraded
 - Paving and hard standing repairs and releveling to prevent trip hazards.
 - Works to fencing and gates to improve access and security where required
- 5.3 All refurbishment works would be fully compliant with the current Building Regulations to provide suitable insulation for energy efficiency and will seek to use sustainable materials if possible

6. Relevant Planning History

- 6.1 16/05517/RE4: External refurbishment involving repairs to brick stonework, balustrades, entrance door, balconies and fencing together with roof repairs

and installation of edge protection, rainwater goods, fascias, hard standing, garden fencing and other associated works. Approved on 26.01.2017 and not implemented.

7. Consultation

Public Response:

7.1 Consultation letters were sent to 45 neighbouring properties Two representations have been received from the same individual and these are summarised as follows:

1. Scope of the development is not realistic and over exaggerated and does not reflect the needs of the community.
2. No real accurate consultation was undertaken before submitting the application and out of date info were included in the proposals.
3. Some proposals need to be optional and not compulsory and the financial restraints will impact families and put a real burden on low budget incomers.
4. Objecting strongly to the proposals until real accurate feedback and proper consultation take place

7.2 Officer response to neighbour comments as follows and will be further discussed in the analysis section of the report:

1. Whilst acknowledging the neighbour's concerns, which are founded on costs and lack of prior consultation by Housing, the comments are not, material to the planning application. Engagement between the project team/Housing with owners to agree any division of costs or scope of works is not a matter for the planning authority.
2. Housing has advised that a consultation event was held on 8th May 2019 at Green Towers at which all residents and leaseholders and internal stakeholders were invited and this included local councillors. Indeed, several consultation events have been held. According to Housing the only feedback from the residents was anger because the works have been delayed for a number of years and they did not believe that the works will be delivered on site.
3. Housing refutes that there has been a lack of consultation and advised that the scheme has been consulted on for 3 to 4 years now.
4. Specifically relating to the planning application, a separate consultation was undertaken in the form of neighbour notification which resulted in the neighbour's comments.

External Consultees:

7.3 None.

Internal Consultees:

7.4 None.

8. Relevant Policies

8.1 London Plan (2016)

- 2.6 Outer London: vision and strategy
- 3.1 Ensuring equal life chances for all
- 4.12 Improving opportunities for all
- 5.3 Sustainable design and construction
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive development
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture

8.2 The London Plan – Draft

A draft London Plan was published on 29 November 2017 for consultation purposes with a deadline for consultation of 2 March 2018. The current 2016 (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision makers, but it gains more weight as it moves through the process. It is anticipated that the publication of the final London Plan will be in February/March 2020, and as such its weight, as a material consideration, is increasing.

8.3 Core Strategy

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

8.4 Development Management Document

DMD 37 Achieving high quality and design-led development

8.5 Other Material Considerations

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidelines (NPPG)

9. Summary of Key Reasons for Recommendation

- i) The works would improve the standard of residential accommodation;
- ii) The works are absolutely necessary to maintain housing stock and prevent further deterioration;
- iii) The works would improve safety and security for residents;
- iv) The works would enhance the visual amenity and complete the renewal of the overall housing estate;

- v) The works would reduce future maintenance costs.

10. Assessment

10.1 The main issues arising from this proposal for Members to consider are:

1. Principle of Development
2. Design.

Principle of Development

- 10.2 Under consideration is a proposal to upgrade and refurbish housing stock as part of a wider programme of works to improve living conditions for residents and secure the long-term future of the properties. The programme has been agreed and promoted by the Council, therefore the principle has been established.
- 10.3 The site is not protected in terms of containing a listed building or being located within a Conservation Area. Given the results of the building condition survey in 2016, these works were identified as being essential. Similar proposals affecting neighbouring blocks have already been approved therefore further establishing the principle.
- 10.4 It is clear that principle of the upgrade/refurbishment and wider estate renewal is wholly compatible with national, regional and local policy. Given the significant improvements the works would bring to residents' wellbeing, the application is supported by planning officers of the Council.
- 10.5 The external works will provide improved visual amenity to surrounding residential occupiers via the provision of a new and better designed facility. There will also be an upgrade to the boundary to the adjacent area of green space with new fencing and shrub planting.

Design and Appearance

- 10.6 In terms of design, Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context. Whilst Core Strategy Policy 9 requires proposals to promote attractive, safe, accessible, inclusive and sustainable neighbourhoods as well as connecting and supporting communities and reinforcing local distinctiveness.
- 10.7 Meanwhile Policy DMD 37 seeks to achieve high quality design and requires development to be suitable designed for its intended function that is appropriate to its context and surroundings. The policy also notes that development should capitalise on opportunities to improve an area and sets out urban design objectives relating to character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and durability, and diversity.
- 10.8 The appearance of the refurbished block would largely remain the same, with any external works to match the existing property. The aim of the proposed works would not impose any major design alterations to the existing blocks, as the majority of the works are to reinstate or replace the blocks existing materials and fittings with upgraded materials of improved performance

- 10.9 Paragraph 4.2 lists the proposed works. The table below sets out proposed materials and choice of colours:

Proposed Materials		
Aspect	Material	Colour
Windows	uPVC	White
Flat Entrance Door	Engineered Timber	Tenants will be given a choice of 4nr. colours (colours TBC)
Soffits	uPVC	White
Fascias and Cladding	Rockpanel Colours	Allow for White (Colour TBC by Client)
Rainwater Goods	uPVC	Black
Roof	Reinforced bitumen membrane	
Walkways	Liquid applied system	
Canopies	Liquid applied system	
External Balcony Doors	Upvc	White
Stair Nosings	EcoBriteUltra Photoluminescent anti-slip stair nosing -SN ²⁰ ₃₀	As product data sheet

Scale

- 10.10 The works listed above are mainly the improvements to the existing materials and external fabric, replacement of existing building elements or improved security measures. As such, the nature of the proposed works means the size of the building will remain the same. All works will fall within the properties existing footprint and will not increase the building's form.

Landscaping

- 10.11 The external landscaping would be a mixture of hard and soft standing. This is to be retained and replaced 'like-for-like' in the event of any refurbishments being required to the external areas.

Summary of Design and Appearance

- 10.12 The proposal would bring wide ranging improvements for both residents and the buildings. Moreover, the Council would benefit from retaining housing stock and improving the running costs. All of this would be in tandem with

visual appearance of the building and would be beneficial to the appearance to the wider area.

- 10.13 Given the above the proposal is in accordance with the development plan therefore considered acceptable in terms of design and appearance.

11. Planning Obligations

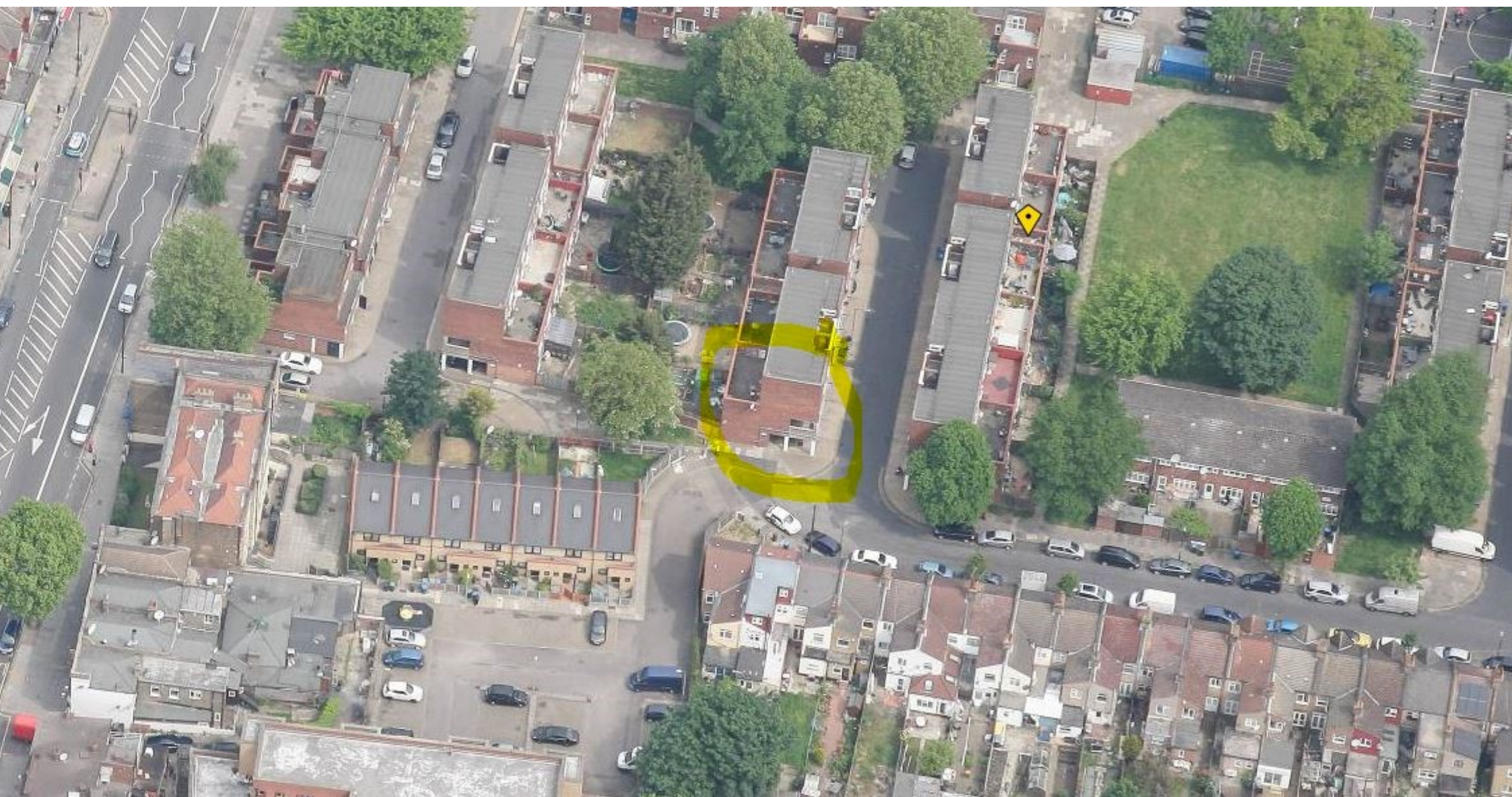
- 11.1 Not applicable due to the nature of the proposed works.

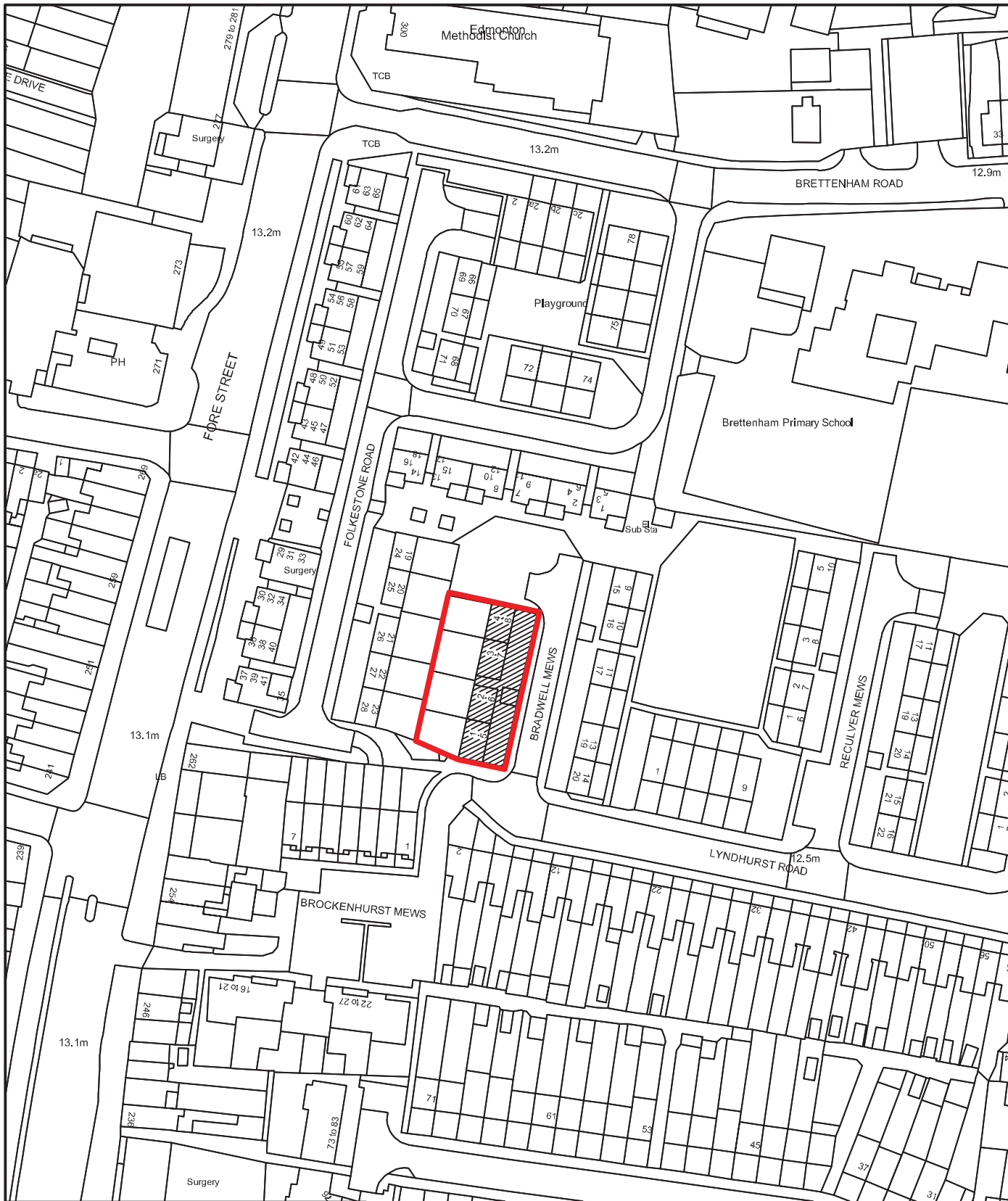
12. CIL

- 12.1 Not applicable due to the nature of the proposed works.

13. Conclusion

- 13.1 The proposed upgrade and refurbishment of the existing residential has been considered with regard to national and local planning policy.
- 13.2 The upgrade of the site will ensure its future sustainability in terms of being fit for purpose going forward, which is entirely consistent with a number of Council corporate priorities and the prevailing Development Plan policies in the London Plan and Core Strategy. This is a key material planning consideration to be weighed up as part of the assessment of the application.
- 13.3 The proposal is considered acceptable in terms of land use, which is already established and is also considered acceptable in terms of design.
- 13.4 This report shows that the benefits of the proposed development have been given due consideration.
- 13.5 It is considered the proposed development is acceptable when assessed against the suite of relevant planning policies and that planning permission should be granted.





NOTES:

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B Updated boundary line 10.12.19
A Updated Planning Application 23.10.19



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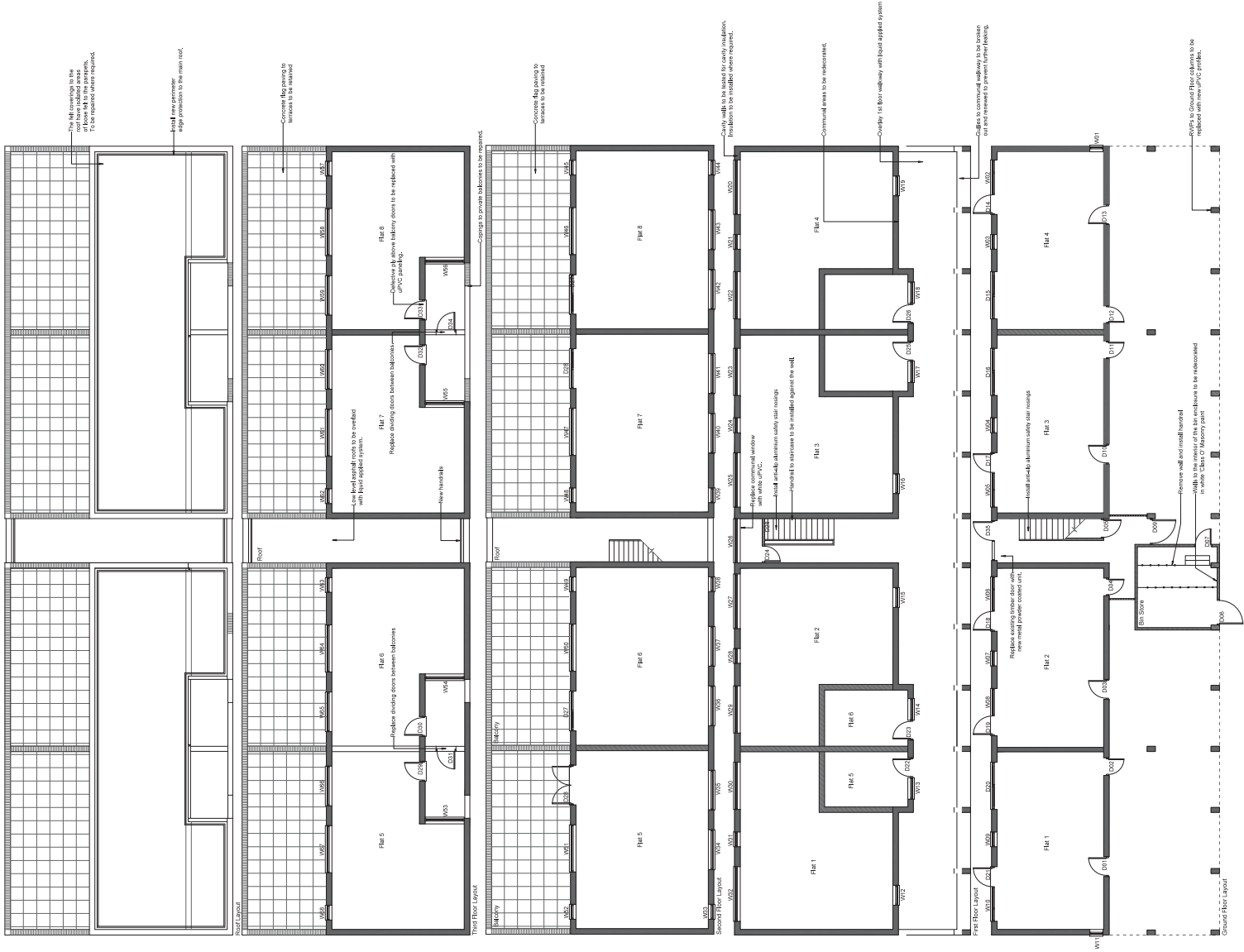
PROJECT	1-8 Bradwell Mews, Edmonton, London, N18 2QX	DRAWN	DJ	CHECKED	DP
TITLE	Site Location Plan	DATE	06/09/2016	SCALE	1:1250 at A4
CLIENT	Enfield Council	DWG No.	8578/02/P01	REV.	B

[illegible]

North Elevation

- NOTES:
- The flat coverings to the roof have isolated areas of loose felt to the parapets. To be repaired where required.
- Renew PVC copings to private balconies.
- Overlay all asphalt walkways and balconies with liquid applied system.
- Break out and renew leaking gullies within the communal first floor walkway.
- Test external walls for cavity insulation and provide new blown full fill cavity insulation if no insulation is present.
- Replace damaged RWP's on the GF columns with new uPVC profiles.
- Remove all debris that has been dumped on the flat roofs.
- Install self support perimeter handrails to the main roof, as indicated on the drawing.
- Replace the escape door between balconies highlighted in red cloud with timber doors with white gloss painted finish.
- Communal staircase window to be replaced with white uPVC.
- Replace communal door to the staircase on the east elevation with metal powder coated unit.
- Install anti-slip aluminium safety stair nosings - to be fitted to the surface of all step edges.
- Fit new metal handrail to the communal staircase against the wall to reduce the defective existing handrail. Handrail to be painted. Allow for colour. Black (Client to confirm final colour choice).
- Replace weathered and decayed plywood cladding and fascias to top floor balconies with 'Rockpanel Colours' panels.
- Carry out concrete repairs as per specification.
- Decorate all previously painted surfaces internally and externally. Include masonry, render, plastic, metalwork and woodwork.
- Remove satellite dishes and aerials including brackets and wiring and install new RS.
- Fencing to the rear gardens along the west elevation to be renewed with 180mm high double glazed wooden fencing (refer to block layout drawing 887813/P07).
- Existing non-compliant flat front entrance doors (i.e. ALL FLAT ENTRANCE DOORS) are to be replaced with new engineered timber fire doorsets. The residents will have a choice of 4mr. colours.
- Walls to the interior of the bin enclosure to be redecorated in white 'Class O' Masonry paint.

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Fascias and Cladding	Rockpanel Colours	Allow for White (Colour TBC by Client)
Rainwater Goods	uPVC	Black
Roof	Reinforced bitumen membrane	
Walkways	Liquid applied system	
Canopies	Liquid applied system	
External Balcony Doors	Upvc	White
Stair Nosings	Ecobrite/ultra Photoluminescent anti-slip stair nosing - SN88	As product data sheet



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E	Updated Planning Application	22/10/19
D	Bin Store Beyond installed	12/09/19
C	Amendments as per Client review	14/08/19
B	Descriptions amended and bin	03/07/19
A	Descriptions amended by Client	15.11.15
REV	COMMENT	DATE
PLAYLE & PARTNERS LTD		
CONSTRUCTION & MAINTENANCE		
1 - 8 Bradwell Mews, Edmont, London, N18 2QX		
1 - 8 Bradwell Mews, Edmont, London, N18 2QX		
Proposed Ground, First, Second, Third Floors & Roof Layout		
Enfield Council		
MOD	DP	
19/10/2016	1:100 @ A1	
8578/02/P05		



BRADWELL MEWS

