



Appeal Decision

Site visit made on 15 October 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 November 2019

Appeal Ref: APP/Q5300/W/19/3234712

Edwina House, 64-66 Grovelands Road, Palmers Green N13 4RH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Anthony Jenkins against the decision of the Council of the London Borough of Enfield.
 - The application Ref 19/01649/FUL, dated 3 May 2019, was refused by notice dated 9 July 2019.
 - The development proposed is Replacement of existing Hardstanding to 64 & 66, replacement of existing front boundary wall to 64 and replacement of existing porch to 64.
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Decision

1. The appeal is allowed and planning permission is granted for Replacement of existing Hardstanding to 64 & 66, replacement of existing front boundary wall to 64 and replacement of existing porch to 64 at Edwina House, 64-66 Grovelands Road, Palmers Green N13 4RH, in accordance with the terms of the application, Ref 19/01649/FUL, dated 3 May 2019, subject to the following conditions:
 - 1) The development hereby permitted shall be begun three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved drawings: 1:1250 scale Location Plan; Block Plan Scale 1:500; Replacement of front drives GRD01; Replacement Boundary Wall GRD01; Paving section.
 - 3) Prior to the erection of the replacement front and side boundary walls, details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The walls shall be constructed in accordance with the approved details.
 - 4) Prior to the laying down of the block paving to the front of no 64 a scheme of landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out in accordance with the approved details and thereafter maintained.

Main Issue

2. This is the effect of the development on the character and appearance of the Lakes Estate Conservation Area (the LECA).

Reasons

3. The appeal properties are traditional 2 storey houses located on a street of similar properties, forming part of the Lakes Estate Conservation Area. The Council's Appraisal¹ captures the essential characteristics of the area. Nos 64 and 66 are linked and used as a nursing home, Edwina House. The front façade of no 66 is largely unaltered. In the case of no 66 a ground floor bay has been replaced some years ago with a pitched roof extension incorporating a porch.
4. The works which have been carried out comprise the repaving of the forecourt to no 66, and the replacement of the previous doors/windows to the porch at no 64 with what appear to be a black powder coated door and obscured glass windows. No 64 has a forecourt finished in 'crazy paving' and incorporating a small planting bed. The application proposes that this area of paving be replaced with pavers to match those used at no 66, and the existing planting retained, with the low wall to the road and side walls with nos 62 and 68 replaced with new to match neighbouring boundary walls. A small planting bed between no 64 and 66 would be stocked.
5. It is not suggested that the recent repaving of the forecourt to no 66 has involved the removal of any original street walls, despite the reference in the first reason for refusal to the loss of original features. The Council acknowledges in the Planning Officer Report that the previous driveway was crazy paved, and states that ideally the original features of the garden should be recreated, rather than the replacement with the paving which has been carried out.
6. It is clear from the Character Appraisal and the related Management Plan that an ideal solution, from the perspective of the character and appearance of the area, would be for these works to reinstate the original boundary walls and gardens. The retention of the front existing gardens and walls is an important element contributing to the significance of the asset and the pressure to create off street parking spaces is a threat to the character and appearance of the LECA. However, the situation in the appeal is one where existing paving and forecourt is being replaced, not the removal of boundary walls and the laying down of new paving over gardens.
7. The appellant has stated that the works which have been carried out to the porch amount to no more than the replacement of a former uPVC structure with one in powder coated aluminium, a point not rebutted by the Council. The colour of the porch and type of material has changed but from the evidence available to me I have no reason to take the view that the change in the appearance of the porch, and the property as a whole, is other than very minor.
8. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the LECA. Given that the works which have been carried out presently, and those not yet started,

¹ Enfield Council, The Lakes Conservation Area Character Appraisal June 2015

are replacement of previous works, the impact on the character and appearance of the LECA is, and would be, at worst neutral. Given that the grey paving is a replacement for crazy paving, there would be some slight enhancement. With regard to other hard landscaping works there is some potential to secure further enhancement through the use of tradition brick walling materials and copings.

9. I therefore conclude that the proposals, in respect of both the replacement hardstanding and brick wall and replacement porch, would not harm the character and appearance of the LCA and would not be in conflict with the Development Management Document (DMD) November 2014 Policies DMD8, DMD37 and DMD44, The Enfield Plan Core Strategy 2010-2015 Policies CP30 and CP31, The London Plan 2016 Policies 7.4 and 7.8, and the guidance in the Lakes Estate Conservation Area Character Appraisal and Management Proposals, which seek, amongst other things, to ensure that new development is well designed; maintains the quality of the built environment; conserves and enhances the significance of heritage assets; and has regard to local character.

Conditions

10. The Council's has not suggested any conditions which they would wish me to attach to my decision.
11. Some of the works in the proposal have not commenced, therefore for certainty I attach the normal planning conditions limiting the period of the consent to 3 years and requiring the development to be carried out in accordance with the approved plans.
12. For the reasons already given, the choice of material to be used in the proposed new boundary walls, and landscaping within the planting beds, will affect the appearance of the development. I therefore attach conditions requiring details of these matters to be approved by the Council.

Conclusion

13. For the reasons given the appeal is allowed.

Tim Wheeler

INSPECTOR