

Delegated Report		Analysis sheet		Expiry Date:		06/12/2022			
		N/A / attached		Consultation Expiry Date:		24/12/2022			
Officer				Application Number(s)					
Leela Muthoora				2022/4420/P					
Application Address				Drawing Numbers					
124 Torriano Avenue London NW5 2RY				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Replacement of all existing timber sash windows with uPVC sash windows.									
Recommendation:		Refuse planning permission							
Application Type:		Householder							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Summary of consultation:		A site notice(s) were displayed near to the site on the 30/11/2022 (consultation end date 24/12/2022).							
Adjoining Occupiers:		No. of responses		01		No. of objections		00	
Summary of consultation responses:		No responses have been received from neighbours.							
CAAC/Local groups comments:		The Kentish Town Neighbourhood Forum have confirmed they have no comments on the application.							

Site Description

The application site refers to a four-storey plus basement terraced residential property comprising of four flats, on the south-eastern side of Torriano Avenue.

The site is not statutorily listed or within a conservation area, but is identified in the Local List as a 'non-designated heritage asset' (NDHA). The site sits within a terrace that form 116-126 Torriano Avenue. Together with 128-134 Torriano Avenue they are identified for their architectural and townscape significance and are visually unified by their architectural details and traditional townscape character.

Relevant History

The planning history for the application site can be summarised as follows:

App ref	Development Description	Decision & Date
2020/0414/P	Continued use of ground floor and lower ground floor as two self-contained residential flats (Class C3).	Granted 23/10/2020
2006/0807/P	Erection of a mansard roof extension and works of conversion from single dwelling house to 3x self-contained flats (Class C3).	Granted 05/05/2006
2005/4721/P	Erection of a mansard roof extension to the existing dwellinghouse.	Withdrawn 16/02/2006

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** - Managing the impact of development
- **D1** - Design
- **D2** - Heritage
- **CC1** - Climate change mitigation
- **CC2** - Adapting to climate change

Camden's Local List 2015

Neighbourhood Plan:

- Kentish Town Neighbourhood Plan (2016)
 - Design Policy D3 Innovation Building Design
 - Design Policy D4 Non-designated heritage assets

Camden Planning Guidance:

- Amenity CPG (January 2021)
- Design CPG (January 2021)
- Home improvements (January 2021)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the replacement of traditional timber sliding sash windows to the front and rear elevations with 'Ecoslide' upvc sliding and tilting sash windows.
- 1.2. The existing windows are timber sash windows with a hierarchy to the glazing patterns on each floor, including two over two; four over four; and four over four with side lights and slim glazing bars (mullions).
- 1.3. The proposals are shown in 'Ecoslide' manufacturer's details as upvc sliding and tilting sash windows. The applicant states the replacements will look the same but has not provided details to support their claim.
- 1.4. Without further information the assessment has been based on the replacement of all windows.

2. Background

- 2.1. The recent planning history shows the building is sub-divided into four flats. The application has been sought via a householder application. The correct application procedure should have been sought via full planning permission and thus the application has been assessed as a full planning application. It is noted that as a consequence of the property being divided into flats, it does not benefit from permitted development rights.
- 2.2. The applicant has signed Certificate A of the ownership certificate. There are four flats within the address, therefore, there may be other owners of freeholds or leaseholds within the site.
- 2.3. The two drawings submitted are labelled 'Front elevation' (no label) and 'Rear elevation' with a label 'as existing' dated 2005. The Front elevation does not match the existing glazing pattern of the lower ground floor, upper ground floor or first floor windows. Therefore, the drawings are inaccurate.



- 2.4. The applicant has provided no proposed elevation drawings or detailed drawings of the existing and proposed window details, including section drawings showing the window frame and reveal, as set out in Camden's Local Validation Requirements 2020.
- 2.5. For these reasons the application is technically invalid. As the application has been registered and consultation carried out the reasoning for refusal are set out in this report.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage: including the visual impact upon the character and appearance of the host property and group of buildings within the streetscene.
- Residential Amenity: including the impacts on the residential amenities of any existing or future occupiers and neighbouring occupiers

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; of sustainable and durable construction that comprise details and materials that are of high quality and complement the local character. Policy D2 Heritage states that the Council will preserve and enhance heritage assets and their settings and will seek to protect non-designated heritage assets (including those on and off the local list).

4.2. Camden's historic environment is protected through designation, such as listed buildings and conservation areas. Camden's Local List contains other elements of the historic environment that are not designated but nonetheless contribute to a sense of place, local distinctiveness, and civic pride. These are known as 'non-designated heritage assets' (NDHA). Buildings make up the majority of these NDHA's and they help make a place special for local people and help give Camden its distinctive identity. Policy D2 Heritage states that the effect of being identified as a NDHA means that The Council will seek to protect the NDHA and treat the significance of the asset as a material consideration when determining the application.

4.3. The Kentish Town Neighbourhood Plan Design Policies D3 and D4 support these policies requiring high quality and sustainable development with complementary materials. Development must also respect the historic appearance of Kentish Town to reinforce rather than detract from its local distinctiveness.

4.4. CPG (Camden Planning Guidance) Design and CPG Home Improvements advise that materials are integral to the architectural design, appearance and character of a building and should relate well to the existing building and wider area. They state the durability of materials as well as the visual attractiveness of materials should be considered. Where timber is the traditional window material, replacements should also be in timber. Timber window frames have a lower embodied carbon content than uPVC. Therefore, uPVC windows are strongly discouraged as they can have a harmful aesthetic and environmental impact.

4.5. The site is identified in the Local List which helps to ensure it is carefully considered by the Council in decision making. The two terraces that form 116-126 & 128-134 Torriano Avenue are identified for their architectural and townscape significance. They are visually unified by their architectural details and traditional townscape character.

4.6. The building forms part of a uniform group, as identified on the Local List. The existing windows are traditional timber sash windows with slim glazing bars. The replacement windows are proposed to the front and rear elevations. The indicative information in the 'EcoSlide' document shows the proposed windows as sliding and tilting which would be an unsympathetic method of opening to the traditional sash window and visibly incongruous when open.

4.7. The proposed materials as uPVC would be visibly different with thicker proportions of frames and glazing bars which give a bulkier appearance and would not replicate the detailed design of the existing slim glazing bars. The existing glazing patterns reflect the hierarchy of the window sizes, and the loss of the glazing patterns would diminish the traditional window design. The proposals would be unsympathetic as they would not respect the character and appearance of the host

building or the terrace it sits within.

- 4.8. The terrace and group share the same architectural features and window materials. The proposed replacement windows with a differing material would be at odds with its neighbours and have a negative impact. For visual and environmental reasons given, the proposals would also fail to preserve the distinctive character of the group of non-designated heritage assets and fail to reinforce the local distinctiveness of the area.
- 4.9. The Council recognises that the historic environment can play a role in reducing the impact of climate change. There are many ways to improve the efficiency and environmental impact of historic buildings. We will seek to balance achieving historic preservation and higher environmental standards. It is recognised that the proposed uPVC windows are intended to meet the applicant's expectations of lower maintenance and durability. However, uPVC does not meet the Council's sustainability requirements due to its inability to biodegrade and its use of non-renewable resources in the manufacturing process.
- 4.10. Overall, the proposed replacement uPVC windows and loss of traditional timber sash windows, by reason of their detailed design, including proportions and opening mechanism, and their inappropriate uPVC materials, would detract from the character and appearance of the host building and would not preserve the architectural and townscape significance of the non-designated heritage asset, contrary to Local Plan policies D1 and D2 and KTNP D3 and D4.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 5.2. The applicant submitted manufacturers' details to illustrate the proposed windows. Due to the omission of proposed elevation drawings and detailed window drawings, it is unclear whether the replacement windows would match the size of the existing window openings. Based on the assumption that any proposed replacement windows would match the existing openings, the proposal would not impact the amenity of neighbouring occupiers to any greater extent than the existing window arrangement, in terms of loss of outlook or privacy or increased light spill to any greater extent than the existing window arrangement.

6. Conclusion

- 6.1. The proposed replacement windows, by reason of their detailed design and uPVC materials, would harm the character and appearance of the host building and the architectural and townscape significance of the non-designated heritage asset. As such, the proposal is contrary to policies D1 (Design), D2 (Heritage) and CC1 (Climate change) of the London Borough of Camden Local Plan 2017 and policies D3 and D4 of The Kentish Town Neighbourhood Plan 2016.

7. Recommendation

- 7.1. Refuse Planning Permission