

Delegated Report		Analysis sheet		Expiry Date:		07/07/2023	
		N/A		Consultation Expiry Date:		12/06/2023	
Officer				Application Numbers			
Fast Track GG				2022/5305/P			
Application Address				Drawing Numbers			
Flat A 103 Kingsgate Road London NW6 2JE				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of timber/aluminium windows to uPVC windows on the first-floor front and side elevations.							
Recommendation:		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		One site notice was displayed directly outside the site on 19 th May 2023 (expiring on 12 th June 2023). No objection was received.					
CAAC/Local groups* comments: *Please Specify							

Site Description

The application relates to the first-floor level of a three-storey building located on the corner of Kingsgate Road and Cotleigh Road. It is not a listed building. It is not in a Conservation Area but adjacent to South Hampstead Conservation Area. The property is located within the Kilburn Neighbourhood Forum area, however a neighbourhood plan is not yet in place. The property has been divided into 4 flats (A, B, C & D).

Relevant History

At the property address

103 Kingsgate Road

19533 - The change of use from retain shop to 2 self-contained units on the ground floor, including works of conversion. **Conditional approval 06/12/1974.**

Neighbouring Sites

61 Kingsgate Road

PW9802256R1 - Replacement of timber windows by UPVC windows.
Granted Council's Own Reg 3 19/06/1998.

13 Cotleigh Road

2005/4550/P - The change of use of the first and second floor maisonette to a 1-bedroom flat on the first floor and a 3-bedroom maisonette on the second floor and roof space, including the erection of dormer windows to the front and rear roof slopes and the replacement of timber sash windows with UPVC windows on the front and rear elevations.
Granted 27/01/2006.

59 Messina Avenue

2021/3619/P - Installation of double-glazed sash windows on the front, side and rear elevations and UPVC single glazed windows and door at ground floor level on the rear elevations following removal of single glazed timber framed windows and UPVC double glazed windows.
Granted 13/02/2023.

"The proposal originally included replacement of all sash timber windows with double glazed uPVC windows. This was considered unacceptable from a design and sustainability perspective. The proposal has been revised to include replacement double glazed timber framed sash windows on the front, side and rear elevation of the building apart from the ground floor rear elevations where existing timber framed windows and door would be replaced by uPVC windows and door."

The existing uPVC framed casement windows on the front and rear elevations would be mainly replaced by timber framed double glazed sash windows which is a welcomed improvement and is considered to be a more appropriate material for this building."

76 Messina Avenue

2022/1885/P - Replacement of timber & uPVC framed single glazed sash & casement windows and rear timber framed glazed door with timber framed, double glazed sash & casement windows and rear timber framed glazed door on front, rear and side elevations.
Granted 20/07/2022.

"Some existing uPVC framed windows would be altered to timber framed units which is considered to be a more appropriate material for this building."

Relevant policies

National Planning Policy Framework 2021

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 Supplementary Planning Guidance

CPG Design 2021 Chapters 1 (Introduction), 2 (Design Excellence), 3 (Heritage)

CPG Amenity 2021 Chapters 1 (Introduction), 2 (Overlooking, privacy and outlook), 3 (Daylight and Sunlight) and 6 (Noise and vibration)

CPG Home Improvements 2021 Materials and External Alterations

Assessment

1. Proposal

- 1.1 The proposal involves the replacement of nine timber/aluminium single glazed windows to nine uPVC double glazed sliding sash windows to the first floor flat on the front and side elevations (with the exception of the one on the side of the building facing 101 Kingsgate Road which is proposed to be side/top hung).
- 1.2 The existing windows are aluminium side hung windows (x3) on the Kingsgate Road elevation, timber sash and case windows (x5) on the Cotleigh Road elevation and timber casement window (x1) on the side of the building facing 101 Kingsgate Road.
- 1.3 The applicant states the replacements would be the exact size and dimensions as the existing windows however no existing sections of the windows have been provided to support their claim.

2. Assessment

2.1 The principal material considerations to the determination of this application are summarised as follows:

- Design Conservation;
- Amenity

3. Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations are contained within policy D1 and are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used. Within Conservation Area or adjacent to one, it is considered development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 3.2 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.
- 3.3 The host building is a three-storey building with entrances located on Cotleigh Road. Flat A shares its entrance with Flat B. The property has been divided into 4 flats. The existing windows within the building are mostly traditional timber sash windows with slim glazing bars, with the exception of Flat C which is located on the Ground Floor and has uPVC throughout. No planning permission has been granted and therefore it appears that this replacement was done without planning permission.
- 3.4 There are further examples of uPVC windows in the vicinity within the applicant's statement. The ground floor of No. 76 Cotleigh Road (as opposed to the mentioned 78 Cotleigh Road) and 98 Kingsgate Road both appear to have uPVC windows. However, there is no history of planning permissions for both of those properties, and this would suggest that the works have been done without planning permission.

3.5 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 glazing bars would be applied rather than integral which is contrary to CPG – Home Improvements due to the fact they easily deteriorate. The proposals would be unsympathetic as they would not respect the character and appearance of the host building.

3.6 There are many ways to improve the efficiency and environmental impact of historic buildings. Whilst this building is not located within a conservation area it is period property of architectural value and located adjacent to South Hampstead Conservation Area. 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.

3.7 Whilst it is recognised the opening mechanism would replicate the existing one (sliding sash for 8 windows and side/top hung casement window for the remaining one), overall, the proposed replacement uPVC windows and loss of traditional timber windows, by reason of their detailed design, including proportions, and their inappropriate uPVC materials, would detract from the character and appearance of the host building, contrary to policy D1.

4. Amenity

4.1 Camden Local Plan policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2 Due to the proposal, it is not considered that the development would adversely impact upon the amenity of adjoining residential occupiers.

5. Recommendation

1) Refuse planning permission:

Reason for refusal: The proposed replacement windows, by reason of their detailed design and uPVC materials, would fail to respect local context, harm the character and appearance of the host property and fail to optimise resource efficiency. The proposal is therefore contrary to policies D1 (Design) and CC1 (Climate Change) of the London Borough of Camden Local Plan 2017.

