

16 Messina Avenue



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Site Photos:



Figure 1. Street View of 16 Messina Avenue



Figure 2. Front aerial view of 16 Messina Avenue



Figure 3. Rear aerial view of 16 Messina Avenue

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	04/09/2023
		N/A / attached		Consultation Expiry Date:	02/10/2023
Officer			Application Number(s)		
Blythe Smith			2023/2821/P		
Application Address			Drawing Numbers		
16 Messina Avenue London NW6 4LD			Please refer to decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
Replacement of existing front and rear timber windows and door with new timber windows to front and UPVC windows and door to rear					
Recommendation:		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed on 08/09/2023, expiring on 02/10/2023.</p> <p>3 letters of objection were received from the occupiers of nos. 16A, 16B and 16C Messina Avenue on the following grounds (summarised):</p> <ul style="list-style-type: none">• Windows are not like for like and change the character of the area.• Windows are not in need for replacement.• Lack of communication from the freeholder. <p><u>Officer Response:</u></p> <ul style="list-style-type: none">• <i>The property is not in a conservation area or a listed building, the property is nearby to other properties with similar upvc windows to the front and rear facades, such as 59 Messina Road (approved under ref. 2021/3619/P) therefore the proposed windows would not look out of place nor change the character of the property.</i>• <i>The need for replacing the windows or the communication with the freeholder is a civil concern and not a material planning consideration.</i>					
CAAC/Local groups comments:	No response received from the Kilburn Neighbourhood Forum.					

Site Description

The site is a three storey plus loft conversion, mid terrace period property located on the southern side of Messina Avenue. The property has been converted to flats and has had extensions built to the rear over the years. It is not located within a conservation area and is not listed.

Relevant History

Application Site:

PWX0002529 - The installation of a velux rooflight in the rear roofslope, As shown on drawing numbers; 659/SK1, SK2 and SK3. – Granted 08/08/2000

PW9902162 - The change of use and conversion of the properties from accommodation in multiple occupation to 4 self-contained flats, including the rebuilding of the three storey rear extension, the installation of a dormer windows to the front and rear roofscopes and elevational alterations, As shown on drawing numbers: 989/24 [1]/11C, 21C, 22D, 23D, 24D; 989/24/021, 022, 023, 024. – Granted 23/03/2000

35142 - Alterations in connection with the formation of 3 self-contained dwellings. – Granted 06/04/1983

29360 - Change of use and works of conversion to form 3 self-contained flats. – Granted 30/11/1979

Nearby Sites:

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

50 Gascony Avenue

2023/1399/P - Replacement timber windows and door to the front elevation and UPVC windows and doors to the rear elevation. – Granted 28/08/2023

2022/1173/P - Replacement of single glazed timber doors and windows with uPVC double glazed doors and windows at rear ground floor. – Granted 09/11/2022

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan (2017)

A1 Managing the impact of development
D1 Design

Supplementary Planning Policies

Camden Planning Guidance

Design CPG 2021

Assessment

1. Proposal

- 1.1 Planning permission is sought for the replacement of the front and rear elevation windows for 16 Messina Avenue.
- 1.2 The new front elevation windows would be replaced in white timber with double glazing, the windows and door to the rear would be replaced with uPVC and double glazing, no new windows or doors have been proposed.

2. Assessment

- 2.1 The principal planning considerations are considered to be the following:

- Design
- Neighbouring amenity

3. Design

Policy Framework

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.
- 3.2 Camden's Local Plan is supported by CPG documents 'Design' and 'Home Improvements'.

Application site

- 3.3 The application site is a mid-terrace, three storey property which features a loft conversion and has been split into flats. It is not a listed building nor is it within a conservation area but is located adjacent the locally listed Kilburn Grange Park and close to the Grade II listed National Club.

Assessment of proposals

- 3.4 The proposed front elevation windows are similar in style to the existing albeit double glazed rather than single glazed, and there are similar white timber windows on the street. The use of timber on the front elevation is supported as it is an appropriate material for a building of this period and would maintain the appearance of the streetscene. The use of UPVC on the rear windows is considered acceptable in this specific instance and location, given the presence of other UPVC windows within the immediate area, namely 59 Messina and 50 Gascony Avenue (the adjacent street) which have been approved recently, and the fact they are located on the rear, with little visibility from the public realm. In addition, they would improve the overall thermal efficiency of the property. The proposed windows will not project further than the existing frames and would not detract from the character of the area or cause harm to the character and appearance of the building.
- 3.5 As such, the proposals are considered to preserve the overall appearance of the host building and surrounding area, in accordance with Policy D1 of the Camden Local Plan.

4. Neighbouring Amenity

- 4.1 Policy A1 of the Camden Local Plan seeks to ensure that development does not adversely impact on the amenity of any neighbouring occupiers, including overlooking, privacy, loss of daylight and sunlight, odours and any transport impacts.
- 4.2 Due to the nature of the proposals and the fact that no new openings would be created, there would be no harm to the amenity of neighbouring residents through increased overlooking.
- 4.3 As such, the works would not impact on neighbour amenity and therefore would be in accordance with Policy A1 of the Camden Local Plan

5. Conclusion and Recommendation

- 5.1 In conclusion, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021 and it is recommended planning permission is granted.
- 5.2 **Recommendation: Grant conditional planning permission**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th December 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/2821/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 13 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk

JSM
52 Beechway
Bexley
Kent
DA5 3DG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Messina Avenue
London
NW6 4LD

Proposal:
Replacement of existing front and rear timber windows and door with new timber windows to front and UPVC windows and door to rear

Drawing Nos: P01, P02, P03, 20751D01, Product specification Logik Casement windows,

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

P01, P02, P03, 20751D01, Product specification Logik Casement windows,

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision.>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION