

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/04/2014</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>28/02/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Emily Marriott-Brittan				2013/7224/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
41 Maygrove Road London NW6 2EE				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Replacement of existing wooden sash windows with upvc sash window on front elevation of existing flat.							
<b>Recommendation(s):</b>		Refuse Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No response					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The application site relates to an end of terrace dwellinghouse located on the corner of Maygrove Road and Fordwych Road, north east of Kilburn underground station. The site is not within a conservation area.

## Relevant History

### Host Site:

**9400798** - The conversion of a single family dwelling to provide three self-contained flats. Roof dormers to front and rear a ground floor extension and two storey bay (side) extension to the rear and a rear balcony at first floor level (**Granted 25/11/1994**).

### 1 Maygrove Road:

**2013/4684/P** - Replacement of existing timber windows and door with UPVC and double glazing on the rear elevation to flat (Class C3) (**Granted 08/10/2013**). **The application was approved as the proposed uPVC windows were to the rear only. It was mentioned in the report that Council would have preferred to see timber, however, in this instance it was acceptable as the windows would not be visible from the street and the proposal would have no impact on the streetscene.**

## Relevant policies

### NPPF 2012

### The London Plan 2011

### LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

**Camden Panning Guidance 2011: 1 (design)**

## Assessment

### Proposal

Planning permission is sought to replace the existing single-glazed white painted timber windows on the front, elevation with double-glazed white sliding sash uPVC windows.

The main planning considerations relate to the impact of the proposal on the character and appearance of the host building and the wider area.

### Amendments

The applicant confirmed that the windows would be sliding sash and not top hung as annotated on the proposed elevations.

### Assessment

There will be three replacement windows forming part of the front bay at ground floor level. The windows will be the same in terms of the design (sliding sash) and the opening size will not change, however, the windows will incorporate uPVC material and double glazing.

The proposed uPVC windows belong to the manufacturer's vintage collection and are intended to be

more sympathetic to older buildings of this character and age. However, when viewing the proposed elevations and sections it is clear that the windows will be more bulky than the existing timber framed windows and would have a more contemporary appearance because of the use of uPVC.

The existing front elevation has at first and second floor level evidence of uPVC windows for which there is no planning history. It is considered that the existing timber windows in the bay adds to the character of the house and the wider area particularly considering they are art ground floor and the site is a corner property making them very visible from street level. It is considered that the loss of traditional timber would be detrimental to the overall appearance of the front elevation of the dwellinghouse and it is evident from other uPVC replacement windows in Maygrove Road that they do detract from the overall character of the streetscene.

It is acknowledged that the proposed windows would improve the energy efficiency of the building however, appropriate design and materials are imperative to ensure no significant harm is caused to the character and appearance of the host building. The proposed windows would result in a mix match of materials in the front elevation with some remaining timber at first and second floor level. The windows would harm the character of the existing building and the remainder of the streetscene contrary to policies CS14, DP24 and Camden Planning Guidance 1 (design).

**Recommendation:** Refuse Planning Permission.