

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		25/03/2013	
		N/A		Consultation Expiry Date:		27/02/2013	
Officer				Application Number(s)			
Rachel Miller				2013/0053/P			
Application Address				Drawing Numbers			
Denton Estate Prince of Wales Road London NW1 8BL				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing single glazed aluminium windows with double glazed aluminium windows; installation of roof perimeter safety rails of all buildings containing flats 92-219 (Class C3).							
Recommendation:		Grant planning permission					
Application Type:		Council's Own Application					
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
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 06/02/2013 to 27/02/2013 No responses received					
CAAC/Local groups comments:		The site is not in a Conservation Area and no local groups have commented.					

Site Description

The application relates to a housing estate situated on the west side of Malden Crescent at its junction with Prince of Wales Road. The estate consists of 20 blocks of flats, ranging from four to 20 storeys in height. The estate was constructed around 1960 and is a mixture of maisonettes and flats.

The estate comprises low rise residential blocks with rectangular and square layouts linked via upper level connections. They have brick walls with concrete lintels and plinths. The grounds have soft and hard landscaped areas distributed around the blocks.

The site is not within a Conservation Area.

Relevant History

2012/6065/P Erection of external insulated render system, replacement of aluminium windows and installation of green roofs with safety railings on all buildings on Denton Estate containing flats nos. 92-204. Approved on 14/01/2013

2005/0990/P Replacement of existing windows & screens with new double glazed powder coated aluminium windows. Approved on 05/05/2005

Relevant policies

LDF Core Strategy 2010

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing Quality Homes
CS13 Tackling Climate Change thorough promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage

LDF Development Policies 2010

DP22 Promoting Sustainable Design and Construction
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours

CPG 2011

CPG1 (Design)
CPG6 (Amenity)

London Plan 2011

NPPF 2012

Assessment

Proposal

Permission is sought for the erection of a new hand railing to be installed on the roof, 1500mm behind the parapet roof of 20 separate housing blocks within the estate. The application also proposes new top hung double glazed aluminium windows which would be to replace the existing single glazed sliding aluminium windows on all the buildings.

This application differs from the 2012 approval as it only seeks to secure consent for the replacement windows and railings, the proposed green roofs and the insulated rendering have been omitted from the proposals.

This application has been the subject of various pre-application discussions between the Council's Housing Department and planning officers.

Design

The submitted plans show that the works to the roof top would be barely visible and would be unobtrusive in long views. The railings would be set away from the parapet by 1500mm.

The current windows are slender tripartite fenestration that provides an attractive horizontal arrangement. The proposed replacement windows, in terms of their profile and dimensions of the external glazing bars, closely match the existing arrangement. There would be a slight change in the thickness of the glazing which is necessary to accommodate an opening window but it is considered that this would not harm the appearance of the windows or the host buildings

The front doors and front section windows and spandrels would be replaced. They would match the existing without harming the existing design and appearance of the estate.

Amenity

The development would not harm the amenities of neighbours or occupants of the estate in terms of loss of privacy, outlook or light.

Recommendation: Grant planning permission