

Delegated Report		Analysis sheet		Expiry Date:		03/07/2012	
		N/A		Consultation Expiry Date:		11/06/2012	
Officer				Application Number(s)			
Richard Black				2012/2454/P			
Application Address				Drawing Numbers			
PHILIP HOUSE MORTIMER PLACE LONDON NW6 5PB				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing windows with double glazed UPVC windows with polycarbonate insulated spandrel panels and installation of external solid wall insulation with render/brick-effect render to existing care home.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	236	No. of responses	03	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Neighbours were consulted by letter, a site notice was placed outside the property on the 21/05/2012 for three weeks. 3 letters of support have been received.					
CAAC/Local groups* comments: *Please Specify		N/A					

The application relates to a 6-storey brown brick apartment building and is bound on three sides by the highway, Mortimer Place and Langtry Road. The original building dates from circa 1970 and comprises predominantly solid 13.5" brick pier walls, single-glazed tilt turn metal windows and fibre cement infill panels.

Philip House is an existing purpose-built sheltered scheme run by the Central & Cecil Housing Trust, providing 50 self-contained studio flats and 30 one bedroom flats for older people aged 55+.

The site is not located in a Conservation Area. The building dates from the 1970s and is not listed.

Relevant History

2012/1337/P - Replacement of existing windows with double glazed UPVC windows with polycarbonate insulated spandrel panels and installation of external solid wall insulation with render/brick-effect render to existing care home. Withdrawn.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

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)

Development Policies:

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Retrofitting Planning Guidance

Assessment

Proposal:

Replacement of existing windows with double glazed UPVC windows with polycarbonate insulated spandrel panels and installation of external solid wall insulation with render/brick-effect render to the existing care home. The general scale of the building will remain unaltered but the building footprint will increase marginally due to the additional thickness of insulation.

Energy efficiency improvements to the external wall will increase the thermal performance to around 0.29 W/m²K (ie above the minimum Building Regulations standard of 0.30 W/m²K) and funded through the Community Energy Saving Programme.

This application is a revision of the previously withdrawn application 2012/1337/P. This application addresses officer's concerns, in particular the external finish and has been altered to include increased areas of brick effect finish from that previously proposed.

The main issues for consideration are:

The impact of the proposal upon the character or appearance of the building and the surrounding area; and the impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

Principle:

In line with the objectives of Core Strategy policy CS13 (Tackling climate change through promoting higher environmental standards) and DP22 (Promoting sustainable design and construction), Camden Planning Guidance 3 (Sustainability) makes it clear that the energy efficiency of windows and insulation can substantially improve the energy efficiency in buildings. The replacement windows are of a higher environmental standard than the original single glazed windows and their replacement is needed to comply with current building regulations and decent homes standards, this is also the case with the proposed external wall insulation which will bring the thermal performance of the building up to building regulation standard. The proposal therefore accords with the objectives of policies CS13 and DP22 of the LDF.

Impact on the host buildings and surrounding area:

The Councils CPG1 'Design' notes that alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old. In addition, it states, painting, rendering or cladding of brickwork will normally be resisted, as it is often unsightly and can damage the appearance of a building by obscuring the texture and original colour of the façade. In addition, it is considered cladding should follow the material used on the existing buildings, whereby the alterations need to respect the character of the building and be sympathetic to the surrounding area.

Although it is appreciated that the subject site is not located within a conservation area, nor is the building of particular architectural merit, the site however is in a prominent location and the protection of this prominently brick appearance is warranted. The streetscene is generally characterised by building of various designs, however the exterior finishes consists predominantly of brickwork and provide for an established pattern of appearance. This application is a revision of the previously withdrawn application 2012/1337/P, the external finish and has been altered to include increased areas of brick effect finish from that previously proposed, which is an external finish more in keeping with the predominantly brick clad buildings within the surrounding area. The loss of large expanses of exposed brickwork on the exterior of the building has been avoided, through the use of a brick effect render which will cover the vast majority of the host building.

The approved brick effect render shall be finished in 'Bronte Stone' and the mortar coloured 'Sandstone', which has been agreed on-site as the most appropriate given the appearance of the host building and surrounding built form. This will be secured through condition of planning permission.

The window units will incorporate insulated coloured panels below the opening lights in place of the original fibre cement panelling. The applicant states that in consultation with residents, a green finish is preferred. It is agreed that a vibrant colour will help modernise the building.

The applicant states that the windows have become difficult to operate for elderly residents and in some cases no longer provide adequate seals to the weather, this has resulted in the need to carry out a window replacement programme with upc windows. Camden Planning Guidance 1 (Design) advocates that where it is necessary to replace the original windows the replacement windows should be *like for like* wherever possible in order to preserve the character and appearance of the property and the surrounding area. It is acknowledged that the proposed replacement windows and doors would not be identical, i.e. *like for like*, in appearance to the original windows, however, it is not considered that the slight variation in appearance would have a significant visual impact when viewed from the public realm and therefore the replacement windows are acceptable.

It is concluded that the proposed external wall cladding would not have a demonstrable impact on the character and appearance of the host building and the surrounding area and is therefore recommended for approval.

Neighbour amenity:

It is considered the proposal, by virtue of its position and limited projection, would not significantly impinge on any amenity issues such as access to sunlight, daylight, privacy, outlook, noise, or sense of enclosure.

The replacement of windows does not involve any new openings or the enlargement of existing openings, and would therefore not cause additional harm in terms of overlooking and loss of privacy.

Conclusion:

On balance, when considering the sustainable benefits the proposal will provide (which is encouraged by both Central and Local Government) and the modernised finish which will be achieved, the proposal is recommended for approval.

Recommendation:

Grant planning permission.

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