

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Tulloch				2010/2549/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Westbere Road London NW2 3SP				See 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 timber sash windows to first floor front elevation with upvc windows to flat. (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Application					

<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 No. Electronic	<b>03</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 18/06/2010.</p> <p>Flat C, 1 Westbere Road object that:</p> <ul style="list-style-type: none"> <li>Plastic windows would harm the appearance of the street scene as many properties have their original windows and few have uPVC windows at the front</li> <li>The proposal could set a precedent</li> <li>uPVC windows are not sustainable</li> </ul> <p><u>Officer response</u></p> <ul style="list-style-type: none"> <li><i>Many properties on this side of the road do have their original windows, however the proposal seeks to replace the existing windows with ones of an identical size, design, colour and opening method, only the materials would change, as such it is not considered that the proposal would harm the appearance of the host building or street scene.</i></li> <li><i>Any future applications would be judged on their individual merits</i></li> <li><i>It is accepted that uPVC windows are not as sustainable as timber, and although like for like replacements are preferable uPVC is not unacceptable outside conservation areas.</i></li> </ul> <p>An occupier of 3 Westbere Road comments that they do not believe that the proposal will affect the appearance of the building.</p> <p>Another occupier of 3 Westbere Road supports the application.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Gondar Gardens & Agamemnon Road Residents Association were notified but did not respond.					
<b>Site Description</b>						
The site is a three storey late Victorian semi detached property on the south side of Westbere Road near its junction with Mill Lane. It is currently divided into three flats. The site does not lie within a conservation area.						

### Relevant History

No relevant history.

## Relevant policies

### London Borough of Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

### Camden Planning Guidance

Extensions and alterations

### LDF Core Strategy and Development Policies

DP24 Securing high quality design

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

The proposal is for replacement windows to the front elevation at first floor level. The main issue is the visual impact of the changes.

### Design

3 Westbere Road, like many of the houses on this side of the road, has a two storey projecting bay with a single sash window to the side at first floor level, and three arched windows at second floor level. The windows are timber sashes, with multi-coloured toplights at ground and first floor level.

The proposal is to replace the existing timber sash windows on the front elevation to the first floor flat with uPVC windows. The replacement windows would be the same colour, design and opening style, and would incorporate the multi-coloured top-lights. The main difference being a change of materials from timber to uPVC.

Camden Planning Guidance states that new windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes, detailing and overall size of the window opening. The proposal is considered to comply with the guidance apart from the materials.

The guidance also states that where timber is the traditional material, replacement timber frames are preferable to uPVC. The guidance does not state that uPVC windows are unacceptable outside conservation areas, and in this case as the design of the proposed windows is identical to the existing windows and the windows below and in adjacent properties, the proposal is not considered to harm the appearance of the building or street scene.

The proposed window frames would be slightly larger than the existing timber frames. The depth of the frames would increase from 55mm to 60mm, the width of the vertical edges would increase from 35mm to 45mm, and the height of the vertical edges would remain 60mm. The proposed windows would be in the same location as the existing ones and the minor increase in the size of the frames is not considered to harm the appearance of the building or terrace.

Replacing windows of the same size in the same location is not considered to harm the amenity of adjoining occupiers.

**Recommendation**

Grant Planning Permission

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 26<sup>th</sup> July 2010. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>