

Delegated Report		Analysis sheet		Expiry Date:		15/10/2007	
		N/A / attached		Consultation Expiry Date:		11.10.07	
Officer				Application Number(s)			
Charles Thuaire				2007/0852/P			
Application Address				Drawing Numbers			
9a & 9b Camden Park Road London NW1 9AU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of all existing wooden sash windows with UPVC double glazed sash windows on all elevations.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
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 only – no response					
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Square CAAC object - alterations will not enhance conservation area and are contrary to guidance in CAS, previous replacements do not set a precedent, PVC sashes will never look the same as timber ones, existing ones should be restored or replaced with timber ones.					

Site Description

4 storey end of terraced property divided into 2 flats on north side of this one-way street. Located within Camden Square conservation area but not identified as making apposite contribution to its character. It is typical Victorian terraced house with rusticated stucco on ground floor, stock bricks on upper floors and timber sliding sash 4 pane windows on all elevations. It forms part of short terrace of similar properties nos 1-9, where 5 and 7 are identical in appearance and 1-3 are rendered with modern shopfronts on ground floor.

Relevant History

None

Relevant policies

S1/2, SD9, B1,3,7
CPG, Camden Square CAS

Assessment

Proposal is to replace all timber sliding sash windows with PVC ones of a matching design with sliding sash units divided into 4 panes each by superimposed glazing bars.

Council policy discourages use of PVC materials and PVC windows in particular in conservation areas. UDP policy SD9C seeks to use renewable building materials; B1 promotes sustainable design and efficient use of resources and consideration of appropriate detailing and materials; B3 resists alterations that cause harm to the architectural quality of the building and area and seeks to retain or restore original features and use of high quality materials to match existing ones; B7 requires all schemes to preserve or enhance the character of the conservation area. CPG provides more detailed guidance on windows in para 19.31 which states that windows should be replaced like-for-like to preserve the character of the property and surrounding area, and that replacement timber frames are preferable to PVC or aluminium frames. Finally Camden Square CAS guideline CS8 states that the use of original natural materials will be required and the use of materials such as ...PVC windows would not be acceptable.

The new windows will resemble the basic appearance of the existing sash windows in terms of glazing pattern and method of opening; however they will not replicate them exactly due to the increased thickness and proportions of the glazing bars and frames as well as the nature of their material in shiny plastic. It is recognised that some surrounding properties already have a mixture of PVC and timber windows and that the surrounding area is mixed in character- the property is on the edge of the conservation area and is opposite a large modern block of flats with metal windows outside the CA. This short terrace of properties is in generally poor condition compared to the terrace further north. Nos 5 & 7 on their front elevation have PVC windows on ground and 2nd floors, the ground ones of no5 being of sliding sash type; no3 has PVC casements on 3rd floor and one on 2nd floor. All others are timber sashes in various states of repair.

Notwithstanding this context, there are sufficient traditional timber sashes to maintain the essential traditional character of the conservation area on this fringe. It is considered on balance that their replacement by PVC ones with thicker proportions and synthetic materials will slowly lead to an incremental erosion of that character and will set a precedent for other replacements where timber sashes could be economically be repaired and restored. The windows at front and side will be visible from the public realm and the rear windows will be visible from several properties' rear gardens, thus will impact on the conservation area's character. PVC material is not a traditional material for conservation areas and is discouraged as being a non-sustainable resource compared to timber.

It is concluded that the proposed windows in design and materials will harm the appearance of the property, the character of the terrace of properties within which it lies and the overall character of the conservation area, contrary to UDP policy, CPG guidance and CAS guidance.

A recent appeal decision is supportive of this stance against PVC window design. Planning

permission was refused on 11.10.06 for replacement of timber sash windows by PVC sash windows in Drury Lane Covent Garden, for the reason of inappropriate design and materials harmful to the building and conservation area. This was dismissed on appeal on 15.3.07. The Inspector in her decision commented that the replacement would be out of character with the design and integrity of the original building and that PVC windows would be an inappropriate replacement for them. She opined that the difference between PVC and traditional timber types is quite noticeable (despite that both involved sliding sashes) and that the box frame would appear thicker and the glazing bars, although similar in width, would be stuck on and not an integral part of the frame design. She concluded that the overall effect was to change the proportions and detailing of the windows which would be harmful to the building and conservation area.

It is recommended that the scheme be refused on grounds of inappropriate design and materials harming the appearance and character of the building, its neighbours and conservation area.