

2014/1848/P	61 Hillway	Installation of new windows throughout and new doors to rear of house.	
<p><b>Object</b></p> <p>The HLE CAAMS state <i>‘Holly Lodge has seen a high degree of loss of original timber door and window joinery and this erodes the intactness of appearance of the Estate. Where originals survive these should be retained and upgraded to improve efficiency and air tightness. If they are to be replaced they should match the original appearance as appropriate for that particular group of houses or mansions blocks. Where original joinery has been removed in the past, the reinstatement of joinery with historically appropriate examples is a good way of reinforcing the historic and architectural character of the Estate. Planning permission is required for the replacement of windows if the material is of a different appearance to the existing. uPVC or aluminium windows are not considered to be of the same appearance. Timber double glazed casement windows have been approved and added to Makepeace Mansions as part of the recent refurbishment, and this is likely to also be considered acceptable in the houses if designed in a similar manner’</i> (Doors &amp; Windows, pages 41 &amp; 42).</p> <p>The proposed windows are uPVC and probably with internal intermediate glazing bars. At the front of the house these are considered inappropriate, especially as the neighbouring houses still have the original timber windows with small panes.</p> <p>Note, our comment applies only to the windows at the front of the property which are highly visible from the street. For the other windows (i.e. at the rear) we have no objection.</p>			