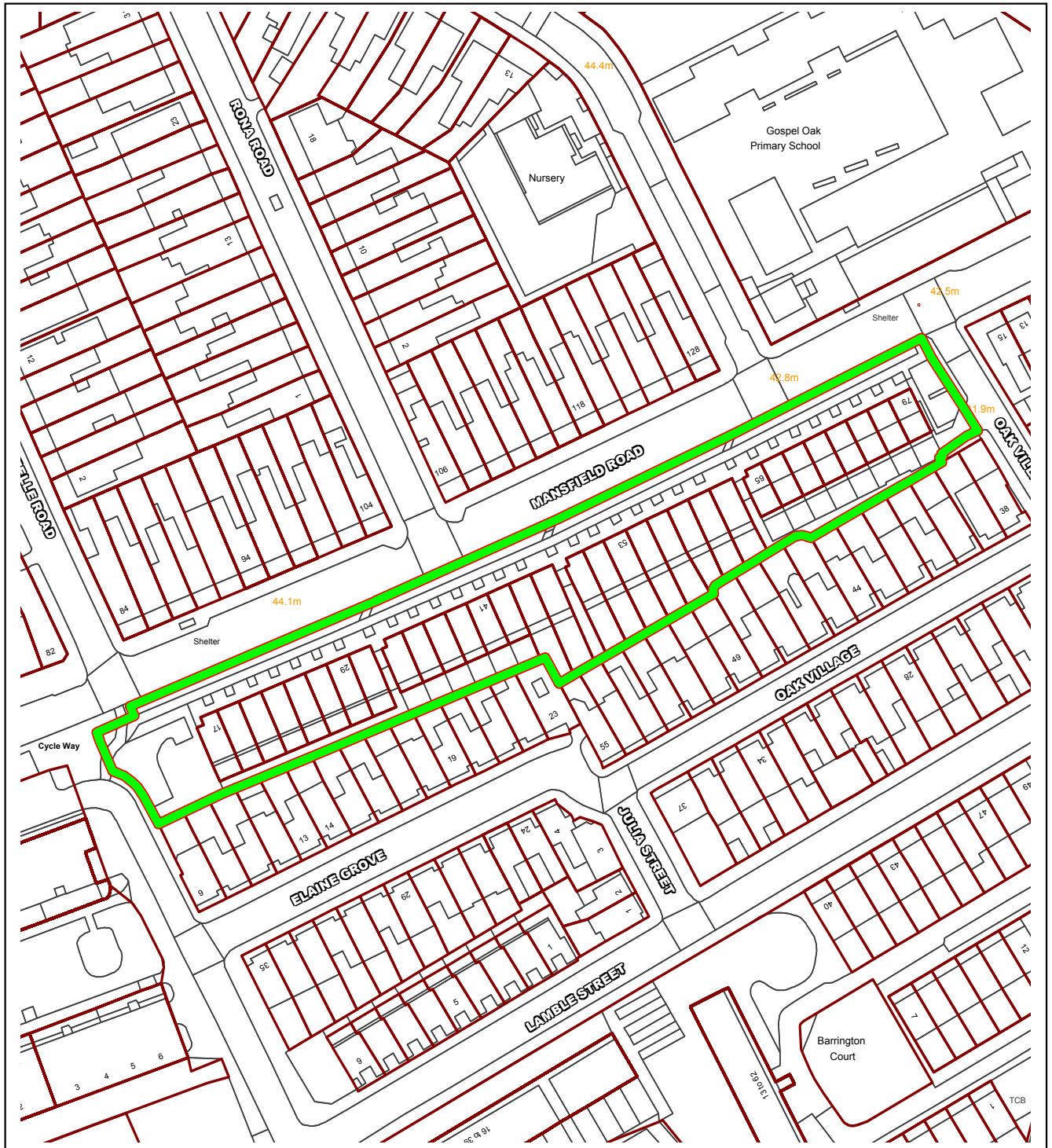


2015/3709/P – 17 – 79 Mansfield Road



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17 - 79 Mansfield Road - 2015/3709/P



Existing type A and B front elevation



Existing type J front ground floor kitchen facing onto yard, including opening vent panel at the top



Type F, front ground floor bedroom facing onto yard, including opening wooden panel on clerestory window



Existing type M rear bedroom sliding doors, consist of a vertical fixed glass panel, two sliding doors and a side vertical panel which can be opened (these vary however across the properties)



Existing type K stairwell light window



Existing glazed screen



Existing type P rear bedroom window, consists of a single non-vented panel running across the top of door frame, a single opening two panel glass door and two side hung opening windows to its side, consistent with the division of the panels in the door. There are variations across the properties attributed to piecemeal renovation.



Existing type R rear car park undercroft

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/12/2015
		N/A		Consultation Expiry Date:	30/12/2015
Officer			Application Number		
Anna Roe			2015/3709/P		
Application Address			Drawing Numbers		
17-79 Mansfield Road, London, NW3 2JE			Please refer to decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Replacement of all existing windows with double glazed timber framed windows.					
Recommendation:		Grant Planning Permission			
Application Type:		Councils Own Permission Under Regulation 3			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	130	No. of responses	36	No. of objections	23
			No. electronic	00		
Summary of consultation responses:	Initial advertisement in Ham & High 16/07/15, expired 06/08/15.					
	Initial site notice displayed 23/07/15, expired 13/08/15.					
	Second advertisement in Ham & High 15/10/2015, expired 05/11/2015					
	Second site notice displayed 14/10/2015 – 04/11/2015					
	Second consultation period 28/10/2015 – 11/11/2015					
	Third consultation period 15/12/2015 – 29/12/2015					
	<i>The proposal was revised three times due to inaccuracies on the existing and proposed plans and changes in the scope of the proposed works. The proposal was also revised at the request of officers and in response to residents' concerns.</i>					
	<u>Materials</u>					
	1. I am disturbed by the fact that you plan to replace the windows with poor quality soft wood. We would welcome something of quality either hardwood or preferably metal.					
	<u>Design</u>					
	2. I am concerned that the windows will not be replaced with exact replicas and that alteration to the sight lines and frames will detract from the overall character of the building. Exact replicas should be provided.					
	3. Type A/B proposed windows (from kitchen onto red walkway). The proposed drawings suggest replacing the existing solid hinged panel with a fixed panel. The existing small solid hinged panel provides valuable speedy ventilation to the kitchen as it is at an accessible height from inside. We object to this window being replaced with a fixed panel.					
	4. Proposed window types F and G have a different structural opening to the existing and therefore would not work.					
	5. The existing type H drawings are dimensionally incorrect both in height and width. As such the existing is wrong and the proposals are not as per the true existing and as such this is unacceptable. On all of the above, we would note that the structural openings cannot be changed and as such the inaccuracies are very concerning.					
	6. Proposed window type J omits the split door in favour of a single					

- door. I oppose this as it changes the design significantly.
7. Proposed window type M (sliding doors) does not have the existing opening vents and are shown as a fixed panel. The opening panels are key to the original designs and provide an important and secure source of ventilation to the bedrooms (A flats) and living areas (B flats). In addition the whole proportion of the fixed glazed panel is shown differently to the existing. The proposed doors slide internally rather than externally and changing this will cause issues with internal linings/built in original furniture etc.
 8. Type O, I object to the vent panel in this window being replaced with a fixed panel. It is not as per the original design and it would be ridiculous to remove ventilation.
Man safe system/wire edge protection
 9. The proposed wire edge protection will be extensively visible from the street and radically alter the appearance of the block.
Scope
 10. I also note that only some of the windows are due to be changed. Unless they are an exact replica of the existing windows this will give the building a piecemeal appearance. I am extremely concerned that the front windows are not going to be replaced, as they let in a lot of noise and draughts. I am also concerned that I am unable to find suitable locks to secure the stable doors at the front of my property.
 11. We are happy for the existing skylight to be replaced so long as ventilation is properly considered. I am concerned however as on your pictures the replacement looks square but the opening we have is rectangular. I feel strongly that any replacement must be the same size and shape.
 12. We are dismayed that the scope has been changed and this will fundamentally affect the building. We previously understood that the re-submission of drawings was being carried out to pick up inaccuracies and errors within the previous applications. We feel Camden is using the re-submission to change the scope, going against the wishes of the people who live in the block.
Drawing errors
 13. On the basis that the proposals are to 'match existing' it is extremely important that the existing drawings are correct, and they are not.

Officer's response

Materials

1. *Paragraph 4.7 of Camden Planning Guidance (CPG1) – Design, states that where timber is the traditional window material replacements should also be in timber frames; therefore metal frames would not be acceptable in this location. The proposed timber frames would be constructed from engineered pine. Engineered woods have greater structural strength and are more sustainable than solid wood.*

Design

2. *Some details would be impractical to reproduce on what is not a listed building. The proposed windows offer a reasonably accurate visual simulacrum of the existing windows.*
3. *Again, some details would be impractical to reproduce on what is not a listed building.*
4. *Some piecemeal replacement has already taken place resulting in*

variation across the existing windows. Existing type F and G vary from the proposed plans, the opening wooden panel on the clerestory window would be fixed, rather than opening. The existing side hung vertical panel divided into two, where the upper panel opens, would become one full length opening panel. The contractor will re-measure each unit to ensure suitability of the window being installed.

5. Again, some piecemeal replacement has already taken place resulting in variation across the existing windows. The contractor would re-measure each unit to ensure suitability of the window being installed.
6. Some details such as the split door would be impractical to reproduce on what is not a listed building. This is not considered to significantly alter the character or visual appearance of the building.
7. Existing window types M (sliding doors) has an opening vent of which some are part fixed and some are full length opening down to ground level. Proposed window type M would have a part fixed opening vent to allow bedrooms to be safely ventilated. The proposed type M window would slide on the inside of the frame, to accord with secure by design guidance. The proposed glass panel is wider than the existing; however again this is not considered to significantly alter the character or appearance of the building.
8. Details such as the ventilation panels would be impractical to reproduce on what is not a listed building. This is not considered to significantly alter the character or appearance of the building.
9. Man safe system/ wire edge protection
At the request of planning/conservation officers and in response to residents' concerns the roof edge protection has been removed from the proposal. The building is designed as a complete composition and its architectural style would be undermined by any addition at roof level.

Scope

10. Under the revised proposal all of the existing windows would be replaced, in order to preserve the character of the property and the surrounding area.
11. The existing skylight over the bathroom would not be replaced.
12. It is for the Camden's Housing Department to dictate to scope of the proposed works. Camden as landlord has the right and obligation to maintain its property as it feels is most appropriate. There is no requirement for Camden and residents to agree on the work to be undertaken.

A planning application can be amended after it has been submitted. Where an application has been amended it is up to the Local Planning Authority to decide whether further publicity and consultation is necessary. Where the local planning authority has decided that re-consultation is necessary, it is open to them to set the timeframe for responses, balancing the need for consultees to be given time to consider the issue that is being re-consulted upon and respond against the need for efficient decision making.

Drawing errors

13. The original plans lacked clarity, however this information has since been provided and residents re-consulted on the revised plans. The contractor will re-measure each unit to ensure suitability of the window being installed.

	<p>The leaseholder of 17-79 Mansfield Road submitted a report in respect of repairs to be undertaken on behalf of the freeholder, prepared by Ian Pearce on the 21/09/2015 to Leaseholder Services.</p> <p>The leaseholders of 17-79 Mansfield Road/residents association objected to the changes in the scope of the proposed works. The letter dated the 24/12/2015 was addressed to Stephen Platt and Fiona Joseph of Leaseholder Services. Stephen Platt responded on the 04/01/2016.</p>
Local groups comments:	<p>Catherine Croft of the Twentieth Century Society:</p> <ol style="list-style-type: none"> 1. This application for refurbishment works to these locally listing buildings has been drawn to our attention. We are pleased to see that the architectural and historic significance of Benson and Forsyth's attractive and very carefully detailed terrace has been taken in to account when specifying the programme of renovations. In particular, the use of timber windows is welcomed. However the propped roof guards (as shown on drawing PL05) would be visually intrusive, and have a negative impact on the clean lines and considered proportions of the elevations, and we recommend that this part of the works is not carried out. These are buildings whose value will be increasingly recognised as time passes (C20 Society has organised visits on several occasions), and good stewardship is extremely important. <p><i>Officers response:</i></p> <ol style="list-style-type: none"> 1. <i>The roof edge protection has been removed from the proposal. The building is designed as a complete composition and its architectural style would be undermined by any addition at roof level.</i>

Site Description

17-79 Mansfield Road is located on the southern side of Mansfield Road and comprises a long terrace of social housing flats designed by G Benson and A Forsyth in Camden's Department of Technical Services. The estate forms part of a 20th century Camden tradition of low-rise/high density housing schemes.

The site is not in a conservation area, but is locally listed owing to its architectural, historical and townscape significance (it is not statutorily listed).

The aesthetic is modernist in material, details and overall form, with a distinctive white façade. In contrast the windows and doors are a dark stained timber.

The condition of the building's existing single glazed window frames varies; some are in a poor state of repair. The applicant proposes to replace the existing windows with double glazed timber framed windows to match the existing.

Some piecemeal replacement has already taken place resulting in variation across the existing windows.

Relevant History

No relevant site history.

Comparable permissions

1-70 Broadfield Lane

2015/0316/P: Replacement of all windows on all elevations of Broadfield Lane and Allensbury Place residential blocks within Maiden Lane Estate. Granted 07/05/2015.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2015, consolidated with amendments since 2011

LDF Core Strategy, 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies, 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Supplementary Planning Guidance

CGP1 Design, 2015 – paragraphs 2.21, 4.7

1. Proposal

- 1.1 Permission is sought for the replacement of the existing single glazed, timber framed windows/doors with new double glazed timber units to improve thermal performance and security.
- 1.2 The existing painted metal posts and tensioned wire would be repaired, only posts and wires deemed insecure and beyond repair would be replaced on a like for like basis. As such, the metal posts and tensioned wire no longer forms part of this application. The application also referred to the repair and replacement of wire mesh panelling. Exact like for like replacement is not development and so does not require planning permission. An informative confirming this will be added to the decision.
- 1.3 The key differences between the existing and proposed windows/doors are outlined below.
- Type A and B front elevation, loss of opening wooden panel.
 - Type D front elevation first floor, addition of vent.
 - Type E front elevation first floor, addition of vent.
 - Type F and G, front ground floor bedroom facing onto yard, loss of opening wooden panel on clerestory window. The existing side hung vertical panel is divided into two, the top half opens, the proposed would be a single full length opening down to ground level.
 - Existing type J front ground floor kitchen facing onto yard, consists of two fixed glass side panels (this is not consistent across all of the properties) and a stable door with an opening vent panel at the top. The proposed front door would consist of a single fixed glass panel and a single door (which would look like a stable door) with a non-opening wooden panel above.
 - Existing type P rear bedroom window, consists of a single non-vented panel running across the top of door frame, a single opening two panel glass door and two side hung opening windows to its side, consistent with the division of the panels in the door. There are variations across the properties attributed to piecemeal renovation. The key difference between the existing and proposed frame is that the panel to the side of the door is top hung and the bottom would be fixed.
 - Existing type M rear bedroom sliding doors, consists of a vertical fixed glass panel, two sliding doors and a wooden vertical panel which can be opened (these vary however across the properties). The proposed has two sliding doors, a vertical fixed glass panel and a vertical wooden panel, divided into two, the top half opens. The proposed glass and wooden panels would be wider than the existing.
 - Proposed type O rear lower balcony sliding doors, consists of a vertical fixed glass panel, two sliding doors and vertical wooden panel which can be opened (these vary however across the properties). The proposed has two sliding doors, a vertical fixed glass panel and fixed wooden panel.
 - Proposed type H front bedroom window, no variation.
 - Existing type R rear car park undercroft, no variation.

2. Revisions

2.1 The proposal was revised three times due to inaccuracies on the existing and proposed plans and changes in the scope of the proposed works. The proposal was also revised at the request of officers and in response to residents' concerns.

3. Assessment

3.1 The principle issues considered to determine this application are summarised as below:

- Impact on design
- Impact on amenity

4. Design

4.1 In dealing with this application the Council has worked with the applicant to achieve a reasonable resemblance to the existing windows/doors. Windows/doors contribute to the character and physical integrity of buildings. The type, glazing patterns and proportions, opening method, materials and finishes, detailing and the overall size of the window opening are all significant.

4.2 The proposal does not include plans to alter the overall size of the window openings. The proposed new windows would be installed within the existing openings.

4.3 There are several different types of windows/doors on 17-79 Mansfield Road which have been chosen as part of the broader design for the building. The principle change would be the loss of the existing stable door (existing type J), to be replaced with a single door (the single door would nevertheless maintain the appearance of a stable door). The differences between the existing and proposed window types are however sufficiently slight so as not to harm the character of appearance of the estate.

4.4 Minor changes in glazing patterns is considered to be acceptable in design terms as it would be sympathetic to the character and appearance of the host building. Whilst there is some variation between the existing and proposed windows, this is considered to be a 'de minimis' change which would not cause harm to the external appearance of the building.

4.5 The proportions of the proposed new windows would broadly match those of the existing windows. There would be a slight increase in the proportion of frame to glazing compared to the existing timber windows due to the weight of glass, however this is not considered to significantly alter the character or appearance of the building.

4.6 The way in which a window opens can contribute to the appearance and authenticity of a building. However it is not essential for every window to operate in an identical fashion to the original. Some details such as the extremely small slit-like windows and the opening wooden panels would be lost, as they would be impractical to reproduce. The proposed fixed wooden panels would however offer a reasonably accurate visual simulacrum.

4.7 Camden Supplementary Planning Guidance (CPG1 Design, paragraph 4.7) states that 'where timber is the traditional window material, replacements should also be in timber'. The proposed new window frames would be constructed from timber (engineered pine) and finished with dark stain to match the existing.

4.8 In order to safeguard the appearance of the property and the character of the surrounding area a condition has been added requiring the application to provide a sample window.

4.9 The painted metal posts and tensioned wire protection would be repaired. Posts and wires deemed insecure and beyond repair would be replaced on a like for like basis.

4.10 Overall, the proposed replacement windows would not harm the character or appearance of the host building or the area generally.

5. Amenity

5.1 There would be no increase in glazing and so the proposal would not have a negative impact upon the amenity of neighbouring occupiers. Furthermore, it would have a positive impact on the owners/occupiers of 17-79 Mansfield Road in terms of improved energy efficiency and noise reduction.

6. Recommendation

Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th January 2016. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Stuart Saville
Baily Garner LLP
146-148 Eltham Hill,
Eltham
SE9 5DY

Application Ref: **2015/3709/P**

Please ask for: **Anna Roe**

Telephone: 020 7974 **1226**

7 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17-79 Mansfield Road
London
NW3 2JE**

DECISION

Proposal:

Replacement of all existing windows with double glazed timber framed windows.

Drawing Nos: PL 17 Rev B; PL 18 Rev B; PL 19 Rev A; PL 20 Rev A; PL 21 Rev C; PL 22 Rev B; PL 23 Rev C; PL 24 Rev C; PL 25 Rev D; PL 26 Rev B; PL 27 Rev B; PL28; PL29; Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PL 17 Rev B; PL 18 Rev B; PL 19 Rev A; PL 20 Rev A; PL 21 Rev C; PL 22 Rev B; PL 23 Rev C; PL 24 Rev C; PL 25 Rev D; PL 26 Rev B; PL 27 Rev B; PL28; PL29; Design and Access Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 A sample window shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 You are advised the proposed repair and like for like replacement of the wire mesh type balustrade and panelling is not development requiring planning permission. However, if the mesh panels are not exact like for like replacements, you are reminded that a further application for planning permission would be required.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION