

Delegated Report		Analysis sheet		Expiry Date:		16/02/2016	
		N/A / attached		Consultation Expiry Date:		26/01/2016	
Officer				Application Number(s)			
Kristina Smith				2015/6502/P			
Application Address				Drawing Numbers			
11D Westbere Road London NW2 3SP				Site Location Plan; 11/02; 15-77-866-W; Planning Statement dated February 2016			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of 3 timber windows with uPVC windows on front elevation at second floor level							
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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses were received.					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

The application site is located at the south end of Westbere Road close to the junction with Sarre Road. It is the top floor flat of a three storey mid-terrace property. It is not located in a conservation area.

Relevant History

None

Relevant policies

NPPF 2012

The London Plan 2015

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

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

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design (2015)

CPG3 Sustainability (2015)

Assessment

1.0 Proposal

1.1 Planning permission is sought to replace three single-glazed white painted timber windows at second floor level on the front elevation with double-glazed sliding sash uPVC white wood-effect windows.

1.2 The main planning considerations relate to:

- the impact of the proposal on the character and appearance of the host building and the wider area
- the use of sustainable materials.

2.0 Assessment

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy DP24 advises that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

2.2 The proposal is to replace three windows at second floor level on the front elevation. The windows are identical to one another in terms of their design (sliding sash), colour and dimensions, and contribute to the character of the property and streetscene by virtue of their interesting style in the form of a sash window frame with a curved head which is a common feature along this terrace of properties.

2.3 The proposed double-glazed uPVC windows are wood-effect and the applicant has confirmed in a planning statement that they will match the existing as far as possible. However, it is considered that there will still be a visible difference by reason of the inevitably wider glazing bars of double glazed

uPVC windows compared to single glazed timber equivalents. The increase in dimensions, though minor, will occur in both elevation and section of all parts of the window panes and will make the window frames look bulkier and heavy in appearance compared to the elegant slim-line single glazed frames around them. They will be particularly noticeable as the property is mid-terrace and there are windows of the same style on either side which can be seen as direct comparisons. Although the application site is not situated in a conservation area, the streetscape of the terrace is characterful and attractive and every opportunity should be taken to secure high quality design to ensure this is retained.

2.4 Although several windows have changed from timber to uPVC on the street, there is no planning record of these having been done with the benefit of planning permission. Also the rear windows of this flat have been changed some time in the past to uPVC with no record of planning permission. The only exception is for no.3 Westbere Road where permission was granted on 26/07/2010 (ref 2010/2549/P) for replacement of timber sash windows by uPVC ones at the first floor front elevation. However it should be noted that this was granted in the context of an older policy regime before the current Local Development Framework (LDF) and Camden Planning Guidance (CPG) were adopted. Furthermore, there is no evidence of any properties on the terrace changing the same style of windows on the 2nd floor as the application is proposing.

2.5 Development Policy DP22 and CPG3 (para. 8.2) both encourage developments to conserve energy and resources through the use of recycled and renewable buildings materials. CPG1 (para. 4.7) states uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short life span and inability to biodegrade. The poor quality materials of the proposed replacement windows would therefore be harmful to the host building and the character and appearance of the wider streetscene, contrary to Camden Development Policies.

3.0 Recommendation

3.1 The proposed replacement windows, by reason of their material, and detailed design would be detrimental to the appearance of the building and the character and appearance of the streetscene, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.