DESIGN, ACCESS & PLANNING STATEMENT

TO SUPPORT A RETROSPECTIVE PLANNING APPLICATION FOR THE REPLACEMENT OF THE WINDOWS

AT

GROUND FLOOR FLAT
77 IVERSON ROAD
LONDON NW6 2QY

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GP5919

INTRODUCTION

A letter dated 27th January 2016 was received from Mr Hardev Singh in relation to replacement windows in the ground floor flat, which had been replaced in January 2016. I have been appointed by my client to make a retrospective planning application for the retention of the replacement windows.

CONTEXT & BACKGROUND

The property is not Listed and it is not located in a Conservation Area. The property was built Circa 1880 and was originally constructed as a three storey mid-terrace single-family house. The property was subsequently converted into three self-contained flats. The vast majority of the other houses in the terrace have also been converted into flats. The use of the property will remain unchanged.

All properties that form this terrace (No's 75 – 113) are three-storeys tall and have a projecting bay window at ground floor level. The terrace is generally uniform and is constructed with yellow London stock brickwork with a painted masonry arch above the front door and painted masonry lintels above the windows. The masonry structure of the bay window is rendered and painted on all properties within the terrace.

The property was originally constructed with single-glazed, vertical sliding timber sash windows and all houses would have had the same windows at that time. A significant proportion of properties have had the existing timber sash windows replaced as these tend to be replaced when they have decayed beyond economical repair, or to achieve enhanced thermal or acoustic insulation. The windows on the terrace have been replaced using a range of different materials and styles. The majority of the timber windows that have not yet been replaced are generally in poor condition and showing signs of decay. I should highlight that the windows to the first floor flat and second floor flat of No 77 were replaced approximately 20 years ago with white powder coated aluminium windows. The timber sash windows in the ground floor flat recently reached the end of their serviceable life and the owner of the property replaced them in power-coated aluminium to match the windows in the upper storeys to maintain a consistent appearance without applying for planning permission, as they were unaware that it was a requirement. Naturally, if this were a single family dwelling house, planning permission would not be required because the works could be carried out under Class A of the General Permitted Development Order 2008, provided the windows have a similar appearance. That being the case, it is my understanding that what the Local Authority are trying to control is buildings which have numerous different window styles, materials, colour and fenestration. This is more likely to occur on properties which are either purpose-

built or sub-divided into flats where people have different tastes and expectations from the windows.

I attach photographs and a simple drawing (Drawing No. 001) to show the subject property and also the surrounding properties to show the general street scene. See also Table 1 below, showing the windows that have been replaced and the range of different materials that have been used.

Property	Type of Windows	Flats	House
75	Timber sash, all storeys	✓	
77	Powder-coated aluminium – all storeys	✓	
79	PVC, all storeys	✓	
81	Powder coated aluminium – all storeys	✓	
83	Timber sash – all storeys	✓	
85	Ground storey – timber, PVC elsewhere	✓	
87	Ground Storey – PVC timber elsewhere	✓	
89	Timber sash – all storeys	✓	
91	Ground Storey – PVC, timber elsewhere	✓	
93	Ground and second storey timber – first storey PVC	✓	
95	Timber sash all storeys	✓	
97	Timber sash all storeys	✓	
99	PVC all storeys	✓	
101	Timber sash all storeys		✓
103	Ground storey PVC, timber elsewhere	✓	
105	PVC all storeys	✓	
107	PVC all storeys	✓	
109	PVC all storeys	✓	
111	Timber sash all storeys	✓	
113	Timber sash all storeys	✓	

As shown on the attached photographs, the powder-coated aluminium windows are very similar to timber sash windows, as the proportions of the frames and the frame to glass ratio is almost identical, which is not the case if the same comparison is

made with PVC and timber sash windows. The windows are finished in white to match the timber windows that have been replaced and the fenestration is the same and matches the fenestration on the upper floors and the building immediately adjacent. The replacement windows does not have an adverse effect on the character of the property or the general street scene. The living conditions for the occupiers of the subject property are significantly improved and there is no effect on the neighbouring properties with particular reference to outlook, privacy, daylight or sunlight and the property remains visually integrated into its surroundings. The replacement windows compliment the overall existing building and enhances the appearance, colour and texture of the existing materials.

The replacement windows do not detract from the subject building or the street in any way.

Further, in accordance with Camden Planning Guidance
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- *Materials for alterations should weather well, so their ageing process contributes positively to the character and the site's wider context.*
- *The insulating quality of materials should be considered, along with their embodied energy (the energy used in manufacture) and the potential for re-use and recycling. "*

I should highlight that the powder-coated aluminium frames are not UPVC, which the planning guidance is resisting, and indeed your letter dated 27th January 2016 refers to. UPVC windows have much thicker frames and it is not possible to replicate the overall appearance, because the frame components are larger, which means the frame to glass ratio is reduced significantly. This is particularly highlighted where there are opening casements.

The other difference is that the plane of UPVC windows in comparison with powder-coated aluminium is significantly different, again, mainly due to the different thickness of the frames and particularly where there are opening windows.

It should be highlighted that replacement aluminium windows comply with BRE Green Guide to specification because they are fully recyclable and therefore the replacement windows comply with CPG3-Sustainability.

<u>Use and Access</u>

The subject property is and will remain a self-contained residential unit, which will benefit from increased thermal and acoustic performance.

Aluminium windows require minimal maintenance, which is in accordance with Camden Planning Guidance – Designing Safer Environments -

"How an area is maintained can have a major impact on people's perceptions of crime and anti-social behaviour."

I should also highlight that aluminium windows have stronger frames and better locking mechanism and are therefore more secure than timber windows.

Conclusion

In accordance with the above and attached documents, in consideration of the materials used and the appearance, design and general street scene in compliance with the relevant policies it is considered that the replacement windows have a positive impact on the street scene. There are no detrimental effects and there are no material considerations that might justify a refusal. There are no *"adverse impacts of granting permission (that) would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Policy Framework taken as a whole"* and in the circumstances, the presumption in favour of sustainable development applies. For these reasons, it is strongly considered that the proposal ought to be granted consent.