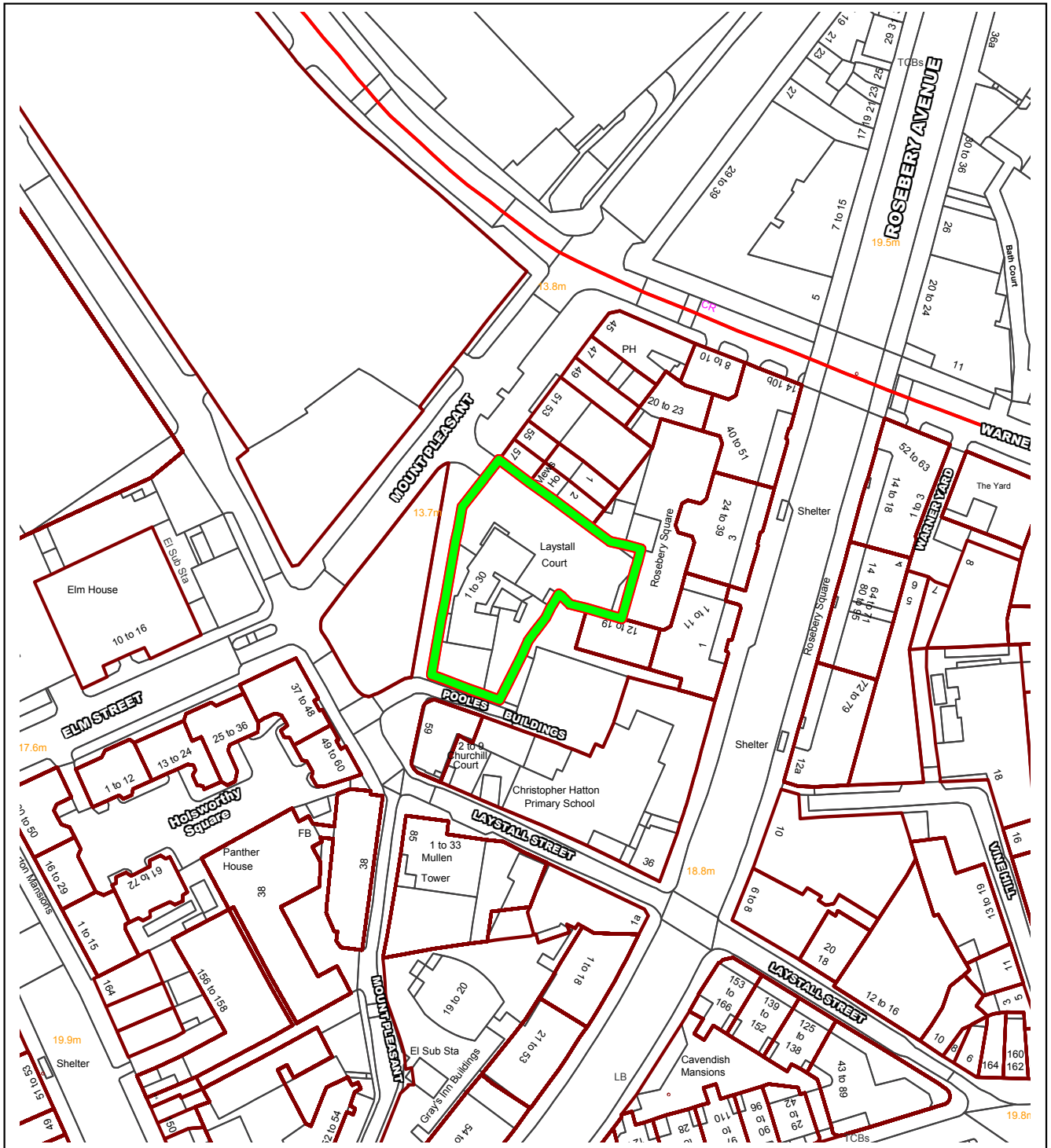


Laystall Court, Mount Pleasant 2016/4226/P



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Photo 1: Front elevation



Photo 2: Lower floors



Photo 3: Side elevation



Photo 4: Existing window



Photo 5: Existing window



Photo 6: Existing window



Photo 7: Existing window



Photo 8: Existing window

Delegated Report		Analysis sheet		Expiry Date:		26/09/2016	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		15/09/2016	
Officer				Application Number(s)			
Laura Hazelton				2016/4226/P			
Application Address				Drawing Numbers			
Laystall Court Mount Pleasant London WC1X 0AH				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replace all single glazed Crittal windows with double glazed aluminium-framed windows to match the existing size, design and colour.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified 46		No. of responses 03	No. Electronic 00	No. of objections 03	
Summary of consultation responses:	<p>The application was also advertised in local press on 25/08/2016 (expiring 15/09/2016) and a site notice was displayed between 19/08/2016 and 09./09/2016.</p> <p>3 objections were received from residents of Laystall Court:</p> <p>9 Laystall Court</p> <ol style="list-style-type: none"> 1. Previous works on the building were substandard. 2. Should provide a detailed surveyors report that the works are necessary. 3. Don't like the plastic quality and look of the windows – they wouldn't be an adequate replacement. <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>Every application must be determined on its own merits and the standard of previous development does not inform the acceptability of future development.</i> 2. <i>A detailed surveyors report is not a statutory validation requirement for the proposed works and therefore cannot be insisted upon.</i> 3. <i>The proposed windows are aluminium, which is considered the most suitable modern replacement of Crital windows. The Council's conservation officer has assessed the replacement windows and does not object.</i> <p>15 Laystall Court</p> <p>Unsuitable replacement. The existing windows are a feature of the period in which the building was built. Their principle quality if lightness and a lack of frame. The proposed window is heavy, cheap, ugly and brilliant white.</p> <p><u>Office Response</u></p> <p><i>Please refer to section 3 below for a design assessment.</i></p> <p>Laystall Court Resident</p> <ol style="list-style-type: none"> 1. The existing windows are difficult to clean – the replacement windows must provide a safe cleaning mechanism. 2. Will the materials provide maximum insulation from the cold? 3. Camden should provide a sample window. <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>The cleaning mechanism does not form a material planning consideration in the determination of this application. The Council can only consider whether the size and design of the windows would be suitable and whether this would impact the character and appearance of the host building.</i> 2. <i>The replacement windows would be double glazed and would increase the thermal efficiency of the building.</i> 3. <i>A sample panel was produced at the case officer's request which was also made available for residents to view.</i> 					
CAAC/Local groups* comments: *Please Specify	The application site is located within the Hatton Garden Conservation Area; however, please note that there is no Hatton Garden Conservation Area Advisory Committee (CAAC).					

Site Description

The application building is an 11 story residential block of flats, built circa 1960, with undercroft basement car parking. It is constructed of brick with decorative concrete banding between floors. The existing windows are a mixture of sizes, and are all single glazed Crital casement windows.

The application building is not listed, but is located within the Hatton Garden Conservation Area.

N.B. Camden Council is the applicant.

Relevant History

No relevant planning history.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Supplementary Planning Guidance

CPG1 (Design)

CPG6 (Amenity) 2011

Hatton Garden Conservation Area Statement 1999

Assessment

1.0 Proposal

1.1 The proposal involves the replacement of all existing single glazed Crital windows with new double glazed aluminium-framed windows. They would be the same colour, size and style as the existing windows.

2.0 Assessment

2.1 The main planning considerations in the determination of this application are:

- Design (the impact of the proposal on the character of the host property and the wider Hatton Garden Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining residents).

3.0 Design

3.1 CPG1 (Design) advises that where it is necessary to alter or replace windows that are original, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

3.2 uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible.

3.3 The proposal involves the replacement of the existing single glazed, Crital-framed windows with new double-glazed replacements. They would sit within the existing apertures and would be the same colour, style and would feature the same opening method. The existing building features a number of different-sized windows, but all are generally casement-style, and the replacements would be of the same design. The replacement windows would be aluminium-framed which is considered an appropriate replacement for the existing Crital.

3.4 CPG1 advises that in conservation areas, original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.

3.5 Although the proposed replacement windows would be double glazed, they would replicate the existing style and help to improve the thermal efficiency of the building. The glazing bars of the proposed windows would be slightly thicker, but are not considered to cause such harm to the character of the host building as to warrant refusal of the application. The existing building is not considered to make a positive contribution to the character of the wider conservation area, and the proposed alterations would preserve the character and appearance of the building and wider area.

3.6 The Council's Conservation Officer has assessed the proposals and is satisfied that the proposed windows would make an acceptable replacement.

4.0 Amenity

4.1 The replacement windows would be the same size and position as the existing windows, and no new window openings would be created as a result of the works. The development is therefore not considered to cause harm to the amenity of neighbouring residents in terms of a loss of daylight, outlook or privacy.

5.0 Recommendation

5.1 Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st October 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Lee Glickman
Pellings LLP
Northside House
Cockfosters
Barnet
EN4 9EB

Application Ref: **2016/4226/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

25 October 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Laystall Court
Mount Pleasant
London
WC1X 0AH

DECISION

Proposal:

Replace all single glazed Crittal windows with double glazed aluminium-framed windows to match the existing size, design and colour.

Drawing Nos: 510|022|100; 510|022|101; 510|022|102; 510|022|104; 510|022|105; 510|022|106; Window section and elevation drawings dated 29/07/2016; and Design & Access Statement ref: AM/510.022 dated 25/07/2016.

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).

Executive Director Supporting Communities



- 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 policies DP24 and DP25 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: 510|022|100; 510|022|101; 510|022|102; 510|022|104; 510|022|105; 510|022|106; Window section and elevation drawings dated 29/07/2016; and Design & Access Statement ref: AM/510.022 dated 25/07/2016.

Reason:

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

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.

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

Executive Director Supporting Communities

DRAFT

DECISION