

Delegated Report		Analysis sheet		Expiry Date:		05/12/2016	
		N/A / attached		Consultation Expiry Date:		28/10/2016	
Officer				Application Number(s)			
Tony Young				2016/5332/P			
Application Address				Drawing Numbers			
St. Anargyre House Gordon House Road London NW5 1LN				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of timber single-glazed framed windows on front elevation with uPVC framed double-glazed windows.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 07/10/2016 until 28/10/2016 A press notice was published in the Ham and High newspaper from 06/10/2016 until 27/10/2016 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Dartmouth Park Conservation Area Advisory Committee:</u> objected to the application due to: 1. <i>"The proposed use of uPVC windows in a conservation area".</i> <u>Officer response:</u> please see main body of report.					

Site Description

The application site is a 3-storey modern stock brick building ancillary to the adjacent Church of St. Anargyre located on the south side of Gordon House Road, close to the junction with Highgate Road. The ground floor of the host building is used as a congregation hall and the upper floors are in residential use.

The building is not listed but the site sits within Dartmouth Park Conservation Area. It is also identified in the Dartmouth Park conservation area appraisal and management strategy (adopted January 2009) as being part of a group of buildings on the south side of Gordon House Road that are of '*particular interest and which directly relate to the character and appearance of the Dartmouth Park conservation area*'. The adjacent Church of St. Anargyre is recognised as making a positive contribution within the conservation area.

Relevant History

8700117 - Redevelopment of site to provide 3-storey building comprising ground floor community hall/teaching space with ancillary accommodation and with short-stay hostel with warden's flat at first and second-floor levels. Full planning permission granted 07/01/1988

Relevant policies

National Planning Policy Framework (NPPF) 2012

Paragraphs 186 and 187

London Plan March 2016

LDF Core Strategy and Development Policies 2010

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)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

CPG1 (Design) July 2015 – Chapter 4: Extensions, alterations and conservatories

CPG3 (Sustainability) July 2015 – Chapter 8: Sustainable use of materials

Dartmouth Park conservation area appraisal and management strategy, adopted January 2009

Assessment

1.0 Proposal

1.1 Planning permission is sought to replace all single-glazed white painted timber windows on all floors on the front elevation with double-glazed uPVC white timber-effect windows.

2.0 Revisions

2.1 Concerns were initially raised with regard to the loss of glazing bar detailing from within the curved glazed panels above each window as part of the original application submission. Following on Council advice, the applicant has submitted amended drawings that now retains this detailing.

3.0 Assessment

3.1 The main planning considerations relate to:

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

Design

3.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy DP24 (Securing high quality design) advises that development should consider the character, setting, context, form and scale of neighbouring buildings, as well as, the quality of materials to be used. CPG1 (Design) also recommends that alterations should take into account the character and design of the property and surroundings, and that windows, doors and materials should complement the existing building.

3.3 Further, when considering proposed works within conservation areas, Policy DP25 (Conserving Camden's Heritage) states that the Council will only grant permission for development that '*preserves and enhances*' its established character and appearance. This advice is reinforced by the Dartmouth Park conservation area appraisal and management strategy which advises that '*the appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials*'.

3.4 The proposal is to replace all windows on the front elevation of St. Anargyre House. All existing windows are similar in style, opening method, colour and material in so far as they are all modern white, single glazed, side-hung timber framed windows with fixed rectangular glazed panels on either side and curved glazed panels above. The windows on the ground floor differ from those on the 1st and 2nd floor levels only by virtue of being larger and with longer, slimmer glazed side panels.

3.5 Even though the host property is a more modern building than other properties along the south side of Gordon House Road, and recognising the difference in window style from these properties, all windows match the established character and appearance of windows along this terrace in so far as they are white and timber framed. When considering alterations or replacement of windows, policy CPG1 states that, "*where timber is the traditional window material, replacements should also be in timber frames*". The host property is a modern development and there are other examples of modern buildings on the north side of Gordon House Road, the south side is characterised by older residential properties typically with wooden sash windows. While these sash windows differ in style from the host property whose windows reference and relate more closely with the adjacent Church of St. Anargyre to the east, the distinctive windows at the front of the host property constitute an integral element of the overall external appearance of the property itself and the timber framing itself is fundamental to this appearance.

3.6 Policy CPG1 clearly states that, "*uPVC windows are not acceptable both aesthetically and for environmental reasons*". The proposed double-glazed windows would be uPVC framed and are described by the applicant as being slim-lined, timber-effect and matching the existing windows as closely as possible. However, it is considered that there would be a marked visible difference between existing and proposed windows by reason of the inevitably wider glazing bars of the proposed double-glazed uPVC windows compared to the existing single-glazed windows (or indeed any double-glazed timber alternative). This increase in dimensions and proportions would be noticeable in both elevation and section and would make the window frames look bulkier and heavier in appearance compared to the slimmer window frames that currently exists in the host and adjacent properties (as well as, any possible double-glazed timber framed equivalent).

3.7 Furthermore, the proposed alterations would be especially harmful given the prominent position of the host property on Gordon House Road which makes it widely visible from both long and short views, as well as, the particular adverse impact on the host property given that the front windows are such a distinctive and integral element of the overall external appearance. Its' close proximity to the wider terrace of properties along the south Gordon House Road with their timber framed windows would also make any harmful alterations in external appearance from a change in materials more noticeable by comparison.

3.8 It is therefore considered that the proposed use of uPVC materials would not preserve and enhance the character and appearance of the conservation area but would be an inappropriate material to use contrary to policies DP24, DP25, CPG1 and the Dartmouth Park conservation area appraisal and management strategy.

Sustainability

3.9 Core Strategy policy CS13 (Tackling climate change through promoting higher environmental standards in design and construction) encourages developments to be sustainable through the choice of appropriate materials which will assist in minimising energy needs both during construction and occupation periods and by making efficient use of resources. Further, policies DP22 (Promoting sustainable design and construction) and CPG3 (Sustainability) both encourage developments to conserve energy and resources through the use of recycled and renewable buildings materials.

3.10 It is recognised that the proposed uPVC windows are intended to meet the applicant's expectations of improved insulation, lower maintenance and improved security for occupiers and that the improved insulation and longer life expectancy than timber windows would be an improvement in terms of sustainability. However, whatever potential energy efficiency benefits that might be result from the use of uPVC, it is not considered to be an environmentally friendly material mainly because of its inability to fully biodegrade and because of its use of non-renewable resources in the manufacturing process. This is reinforced by policy CPG1 which specifically states that, "*uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short life span and inability to biodegrade*". While there is a general presumption in favour of sustainable development (reinforced by the NPPF), this must be considered alongside the need for appropriate design and materials to ensure that no significant harm is caused to the character and appearance of the host building especially within a conservation area. In this instance, the negative impact of the proposed replacement windows on the host building and wider conservation area as outlined above are considered to outweigh any potential positive sustainability benefits.

3.11 It should also be noted that there are double-glazed timber windows available which could provide the same level of sustainability and comfort benefits to the applicant without impacting negatively on the character and appearance of the conservation area. The Dartmouth Park conservation area appraisal and management strategy points out that '*it is often possible to successfully upgrade windows and doors through draft-proofing, secondary glazing and the installation of thicker glass without harmfully altering the appearance of the building*'. Replacing windows is not considered to be contentious in principle but an appropriate material should be used. In this respect, the applicant has been advised that the Council would be happy to consider proposals that either included a timber material (instead of uPVC) or alternative proposals to provide secondary glazing should he wish to submit them. However, the applicant hasn't taken the opportunity to act on this advice as part of this application by putting forward any amendments or revisions to the proposed scheme along these lines.

3.12 Given the above, any benefits in terms of sustainability are considered to be outweighed and therefore provide no justification for the heritage impact.

4.0 Recommendation

4.1 The proposed replacement windows, by reason of their material and detailed design, would be detrimental to the appearance of the host building and the character and appearance of the Dartmouth Park Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010, and Camden Planning Guidance CPG1.

4.2 It is therefore recommended that planning permission be refused.