

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/10/2017			
	N/A / attached	<b>Consultation Expiry Date:</b>	14/09/2017			
<b>Officer</b>		<b>Application Number(s)</b>				
Lisa McCann		2017/4178/P				
<b>Application Address</b>		<b>Drawing Numbers</b>				
79 Flat 1 & 2 Tottenham Court Road London W1T 4TB		See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>						
Proposed replacement of 12 existing windows to uPVC windows with double glazing.						
<b>Recommendation(s):</b>	Refuse Planning Permission					
<b>Application Type:</b>	Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	0	No. of responses	0	No. of objections	0
			No. electronic	0		
<b>Summary of consultation responses:</b>	A site notice was displayed from 18/08/2017 and press notice advertised from 24/08/2017. No responses received.					
<b>CAAC/Local groups* comments:</b> *Please Specify	Charlotte Street CAAC was notified, and one objection has been received.  Summary of objection on the following grounds-  - Harmful effect of the replacement windows on the character of the Conservation Area and neighbouring listed buildings.  Officer Response: see assessment section of report.					

### **Site Description**

The application site comprises a three storey detached building on Tottenham Court Road near the junction with Tottenham Street and Alfred Mews. The ground floor of the subject property is currently in use as a coffee shop (use class A3) and residential units are located on the first, second and third floor. It lies within the locally listed Whitfield Gardens and the Charlotte Street Conservation Area.

The grade II\* listed No. 191-199 Tottenham Court Road is located directly opposite the subject site and to the south east is the grade II listed 200-208 Tottenham Court Road.

### **Relevant History**

9201372 - Erection of rear extension at first and second floor levels and new mansard roof extension to provide additional accommodation for the maisonette as shown on drawing numbers GUG/92/119/01 02 03 04 05A 06A 07A 08A 09 & 10.

Granted 18-03-1993

9401963 - Amendment to planning permission (Reg.no.PL/9201372) to provide one self-contained studio flat and one self-contained two-bedroom maisonette in place of one maisonette. as shown on drawing numbers 1752/09 and 10.

Granted 27-01-1995

### **Relevant policies**

#### **Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

#### **Supplementary Planning Policies**

Charlotte Street Conservation Area Appraisal and Management Plan

Camden Planning Guidance 2011

CPG 1 (Design)

London Plan 2016

NPPF 2012

### **Assessment**

The application proposes to replace first, second and third floor single glazed aluminum windows at the front and rear of the building with uPVC glazed windows. It is noted that the application form states the proposed windows are double glazed, however the annotated plans submitted with the application indicate that triple glazed windows are proposed. The applicant has not therefore clearly shown what type of glazing is proposed.

The main consideration is the impact of the proposed alterations on the host building, street scene and wider conservation area.

#### The building

The subject building is sited in a prominent location and the proposed windows to both the front and rear elevation would be highly visible given its exposed siting as a detached property within the publicly accessible Whitfield Gardens. There is a general presumption against uPVC windows in conservation areas. Camden Planning Guidance advises that where it is necessary to alter or replace windows that are original or in the style of the originals, 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, fenestration pattern and proportions, opening method, materials and finishes and detailing. It is not considered that there is sufficient reason to deviate from the guidance in this instance and the proposed uPVC material cannot be supported.

#### Street scene

The rear elevation of the subject property can be seen from Tottenham Street, Whitfield Gardens and from numerous neighbouring properties located on Tottenham Street, Whitfield Street and Tottenham Court Road. As previously discussed, the property is considered to be sited in a prominent location and the proposed windows are highly visible on both the front and rear elevation as a result. The front elevation windows would be highly visible from Tottenham Court Road, and particularly from the neighbouring grade II\* listed building at of 191-199 Tottenham Court Road which is located directly opposite the subject property.

#### Conservation area

The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Paragraph 3.7 of CPG1 states: 'We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area'.

Paragraph 4.7 of CPG1 advises that where double-glazing is proposed for buildings in conservation areas, internal secondary glazing should be used and the original window should be left intact. In this case uPVC is not a traditional material to be found within the conservation area and window replacement schemes of this type within conservation areas are contrary to the Council's design policies which are aimed at achieving the highest standard of design in all developments.

It is considered that there will be a visible difference between the existing materials and the proposed thicker glazed uPVC windows by reason of the inevitably wider glazing bars of double/triple glazed uPVC windows compared to single glazed aluminum equivalents. The increase in dimensions 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 existing elegant slim-line single glazed frames around them, to the detriment of the character of the host building and surrounding conservation area.

Within this context, it is considered the proposed windows, by virtue of their poor quality material and design, would be out of keeping with the character of its locally listed setting and neighbouring listed buildings, and would fail to preserve or enhance the character and appearance of the surrounding conservation area which is not acceptable.

It is noted that the applicant has provided examples of existing uPVC window materials in the general area. However the significantly exposed nature of the subject property along with its siting within the locally listed Whitfield Gardens and opposite a Grade II\* listed building has to be assessed on its own merits and cannot be supported for the reasons outlined above.

#### Amenity

As the windows would replace existing windows there would be no increase in overlooking, as such the proposal would not harm the amenity of adjoining occupiers.

#### **Recommendation**

Refuse Planning Permission