

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/06/2017	
		N/A		<b>Consultation Expiry Date:</b>		25/05/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2017/5130/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat D, 117 Malden Road London NW5 4HS				See draft 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>							
Replacement of the existing timber sash windows at third floor level with double glazed uPVC fittings.							
<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	<b>00</b>	No. of responses No. electronic	<b>01</b> <b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		Site notice: 04/10/2017 - 25/10/2017  One objection was received and the following concerns raised:  1. The use of uPVC windows is harmful to the character and appearance of the prominent heritage building and the setting of the Malden Road conservation area.  <u>Officer comment</u>  1. <i>The design impact of the proposal is discussed in paragraph 2.1 of this report.</i>					
<b>CAAC/Local groups comments:</b>		The site is not located in a conservation area and no comments were received from any other local groups.					

## Site Description

The application site is located on the north western side of Malden Road, at its junction with Grafton Terrace, and relates to a large four storey corner building. The ground floor of the host building is clad with white stucco render whilst the floors above comprise stock brickwork with decorative window cornice detailing. The property has an existing mansard roof extension which is clad in slate tiles and comprises 7 dormer windows complete with timber sash fittings.

The property is not a listed building and is not located within a conservation area.

## Relevant History

### Application Site

None relevant to this application.

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan March 2016**

### **Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

### **Camden Planning Guidance 2011/2015**

CPG1 (Design)

CPG6 (Amenity)

## Assessment

## **1.0 PROPOSAL**

- 1.1 Planning permission is sought for the replacement of 8 single glazed timber windows with double glazed uPVC windows. The alterations relate to the 7 front dormer windows of the existing third floor roof extension and a window that faces onto an internal courtyard to the rear of the site. No other alterations are proposed as part of this application.

## **2.0 ASSESSMENT**

The material considerations for this application are summarised as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants;

### **2.1 Design and Conservation**

- 2.1.1 Policy D1 of the Camden Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area and comprises details and materials that are of a high quality and complement the local character.
- 2.1.2 Paragraph 4.7 of CPG 1 Design states that where it is necessary to replace original windows they should be replaced like for like wherever possible in order to preserve the character of the property and surrounding area. Where timber is the traditional material, replacements should also be in timber frames, uPVC windows are not acceptable both aesthetically and for environmental reasons.
- 2.1.3 The first, second and third floors of the host property, located beneath the existing roof extension, all comprise traditional timber sash windows with slender glazing bars and meeting rails which make a significant contribution to the special historic character of the building. The proposed uPVC windows would appear considerably heavier with thick plastic frames and “stick on” glazing bars that would lack the detailing and quality of the windows below and would be harmful to the original character of the property. The loss of the traditional paint finish typically found with timber sash windows would further add to the harm caused to the appearance of the host property.
- 2.1.4 Whilst the host property is not listed or situated in a conservation it is still considered to represent a good quality and well preserved piece of late Victorian architecture. The original timber sash windows of the front facades remain intact and whilst the roof extension is not original, its size and design is considered to respect the original character and proportions of the building. Furthermore, the buildings prominence and high visibility within the existing street-scene increases the importance of ensuring any alterations are sympathetic to its original character and fabric.
- 2.1.5 Given the above, the installation of 8 plastic windows would cause unacceptable harm to the original character and fabric of the host building and would fail to preserve or enhance the appearance of the surrounding area, contrary to the requirements of Policy D1 of the Local Plan.
- 2.1.6 It is noted that a number of neighbouring properties have existing uPVC windows, including the adjoining properties at 119-121 Malden Road and 10 Grafton Terrace. However, these windows have been installed without the prior consent of the Local Planning Authority and only serve to demonstrate the damaging impact uPVC windows have on the original character of attractive period properties, and are a clear in situ indicator of the damage that this type of proposal would cause to the appearance of the host building and surrounding area.

## 2.2 Amenity of neighbouring residential occupants

### *Daylight / Sunlight / Outlook / Privacy*

- 2.2.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 2.2.2 The replacement windows would not have a significant impact on neighbouring amenity in terms of loss of light, outlook or privacy.

## 3.0 **Recommendation**

- 3.1 Refuse Planning Permission