

## Response from the Applicant to the CAAC Comments on Application No: 2017/4697/P

Comments from CAAC	Response from Applicant
<p>Much comment is made in the Conservation Area Appraisal &amp; Management Strategy about the loss of the original fenestration on the estate...</p>	<p>The original fenestration has already been lost: almost every house in Langbourne Avenue has had the small panes removed, been changed to uPVC or upgraded to double glazing (which alters the proportion of frame to glass).</p> <p>At 23 Langbourne Avenue, the “small panes” were removed in 1960; 35 years after the house was built and 57 years ago.</p>
<p>... in part the use of uPVC, it good to note that timber double glazed windows are proposed.</p>	<p>Yes, timber double glazed windows are the solution which best meets modern energy-efficiency requirements while being compatible with the original design.</p> <p>However, double-glazing requires thicker frames so, if the number of casements remains unchanged, the width of wood must increase and the width of glass must reduce.</p> <p>That is the reason we propose five casements, keeping the proportion of glass to wood similar to the original design.</p>
<p>However Holly Lodge Estate bay windows are characterised being tall &amp; narrow, the original having small panes, this application proposes to reduce the number of casement windows across the bay from 4 to 3 resulting in the casements increasing in width by 33%.</p>	<p>The proposal is to reduce the total number of casements from six to five.</p> <p>Houses on Holly Lodge Estate look superficially similar but there are many design variations. Of the 35 houses fronting onto Langbourne Avenue, 24 have five casements and only 11 have six.</p>
<p>This will significantly alter the appearance of the bay, particularly as 23 Langbourne Avenue is half of a semi-detached pair, see photo.</p>	<p>Many of the semi-detached houses in Langbourne Avenue have different fenestration arrangements on the left and right pairs.</p> <p>The CACC photo illustrates that all three windows at no 23 are already significantly different from their pairs at no 21.</p>
<p>If planning permission is granted the hours of permitted work should match those in the HLE Builders’ Code (available from the HLE Manager / HLE website);</p>	<p>Yes, these hours are agreed.</p>