

Delegated Report		Analysis sheet	Expiry Date:	03/05/2018
		N/A / attached	Consultation Expiry Date:	07/06/2018
Officer			Application Number(s)	
Alyce Keen			2018/1239/P	
Application Address			Drawing Numbers	
Flat 2nd and 3rd Floor 7 Estelle Road LONDON NW3 2JX			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replace the timber casement windows with uPVC sash windows on the front dormer at roof level (retrospective).				
Recommendation(s):		Refused 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	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Two comments were received from local residents which are detailed below.</p> <p><i>The front dormer sash windows of 7 Estelle Road are tastefully kept in line with the period character of the road. Our living room window with breakfast table looks directly across the road and we are very pleased about the high standard of the finish, compared to some other dormer windows further up the road. The new windows make the house more energy efficient and raise the living standards on Estelle Road. We are much in favour of keeping the dormer windows as they are and hope that others will follow suit.</i></p> <p><i>I have no objections to the above application - the existing dormer windows at number 7 look better than most others (additions from 1970's conversions, rather than original Victorian).</i></p> <p>Advertisement in local press – 17/05/2018 to 07/06/2018.</p> <p>Site notice – 11/05/2018 to 01/06/2018</p>					
Mansfield CAAC comments:	No comments were received from the Mansfield CAAC.					

Site Description

The property is a three storey terraced building located on the western side of Estelle Road.

The building is not listed however it is situated within the Mansfield Conservation Area.

Relevant History

EN16/1311 - In December 2016, an enforcement case was raised at Flat 2nd and 3rd Floor, 7 Estelle Road in relation to the unlawful replacement windows on the existing dormer. The property owner was sent a letter From Camden Council dated 9th February 2018 to inform them that the replacement windows were unlawful and were provided with two options extracted below,

1. Make a planning application for replacement timber sash windows (in similar design to no.13 Estelle Road) and install timber sash windows accordingly
2. Remove uPVC windows and re-instate the original timber framed window

The property owner was also advised that failure to make contact and advise of their intentions within the above stated timeframe may result in the preparation of an Enforcement Notice.

The property owner was given the opportunity to submit a planning application to rectify the unlawful works. However were advised at the time by the enforcement officer that unlawful uPVC replacements would most likely not be supported by Camden Council.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018) section 4.7

Mansfield conservation area appraisal and management strategy 2008

Assessment

1. Proposal

1.1 The proposal involves replacing the timber casement dormer windows with uPVC sash windows (retrospective).

Revised Plans

1.2 The existing plans were revised to be annotated correctly with the previous windows being timber casement windows not uPVC casement windows.

The key planning issues are as follows:

- Design & Character

2. Design & Character

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan Document is supported by CPG1 (Design).

2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings, and that windows, doors and materials should complement the existing building.

2.3 The traditional and dominant window material in the application property and the surrounding properties is timber. Therefore the replacement of the timber windows with uPVC is not considered to complement the existing building or surrounds.

2.4 CPG1 also states uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short life span and inability to biodegrade. In addition, where timber is the traditional window material, replacements should also be in timber frames.

2.5 The Council objects to the replacement of the previous slim line timber windows with uPVC windows on account of both their non-traditional materials and also their thicker proportions of frames and glazing bars which give a bulkier appearance.

2.6 The Mansfield conservation area statement also refers to the properties within this sub area containing, 'classical design elements include a regularly designed façade and floorplan, panelled front doors, timber sliding sash windows and brackets to projecting window ledges and overhanging eaves.'

2.7 Given the proposal is for retrospective works, in refusing the permission, enforcement action could be taken to regularise the works. An informative is recommended which allows the applicant 3 months to reinstate the windows.

2.8 The poor quality materials and the detailed design of the windows are considered harmful to the host building and the character and appearance of the conservation area, contrary to Camden Local Plan policies. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Recommendation: Refuse planning permission.