

Delegated Report		Analysis sheet	Expiry Date:	04/03/2019	
		N/A / attached	Consultation Expiry Date:	18/02/2019	
Officer			Application Number(s)		
Thomas Sild			2019/0090/P		
Application Address			Drawing Numbers		
Ebony House Lithos Road London NW3 6ES			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of all existing timber frame windows and doors with uPVC frames					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	Site notice: 25/01/2019 – 18/02/2019	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses have been received to date.				
CAAC/Local groups* comments: *Please Specify	Fortune Green and West Hampstead Neighbourhood Forum were consulted by email on 23/01/2019. No response has been received to date.				

Site Description

Ebony House forms part of a five storey purpose built residential block. This block forms part of the Lithos Road site, developed around 1989. The wider site consists of a number of composite blocks all sharing the same architectural style and materials.

The application building is not located within a conservation area, but it does sit within the Fortune Green and West Hampstead Neighbourhood Area.

Relevant History

Lithos Road Development, (London Electricity Board LEB)

20 August 1987 – 8702869 Outline planning permission granted for the refurbishment of the main building as offices (30 000sq.ft.) with transformer retained; the redevelopment of the rest of the site to provide two- storey light industrial/business units (60 000sq.ft.) along the southern side with car parking (approx 150 spaces) beneath a part 3 4 and 5-storey residential building with 70 flats (70 000sq.ft.) along the northern side new open space and an under-5's building as shown on drawing nos. Sk108 109 110 111.

16 March 1989 - 8905223 Detailed plans submitted but application subsequently withdrawn for redevelopment of the main LEB building to provide a leisure/health club (with transformer retained); redevelopment of the remainder of the site to provide B1 and light industrial uses along the southern boundary of the site basement car-parking (181 maximum) a residential development of 128 units communal gardens and retention of public footpath as shown on drawing nos. 948 TP 201.2 3 4 5A 6 7 8 9 10 11 12 13A 14A 15 and 16A revised on 05.10.89.

20 November 1992 – 9101203 Permission granted for the retention of one hundred and five residential units and associated landscaping and external works as shown on drawing nos. ME1A 948/5 P.8 Rev C SC01 Rev A 5 P.1 Rev D TP.203A TP.217 L/1-5 06E L/1-5 07E L/1-5 08C L/6-10J L/6-11E L/6-12M L0/6-13H A(90)-02D 04F 05C and 06A revised on 17.12.91 and 30.06.92.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Camden Local Plan

A1 Amenity

D1 Design

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2

Camden Planning Guidance

Altering and extending your home (Draft)

Design (Draft)

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

Assessment

1. Proposal

1.1 Planning permission is sought for the replacement of all existing timber frame windows and doors with uPVC frames

2. Assessment

2.1 The principle considerations in the determination of this application are as follows:

- Design (the impact of the proposal on the character and appearance of the host building and wider streetscene), and
- Amenity (impact on neighbouring amenity in terms of daylight/sunlight, outlook, privacy, noise and odours).

3. Design

3.1 Under Local Plan policy D1 the Council seeks to secure high quality design by requiring that development respects local context and character and is of sustainable and durable construction.

3.2 Where timber is the traditional window material, the Council expects the proposed replacements to also be in timber frames. CPG1 (Design) and the new draft Design CPG state that the durability of materials should be considered as well as the visual attractiveness of materials. Where timber is the traditional material for doors and windows this will often be the most appropriate material, whereas uPVC can have a harmful aesthetic impact and an inability to biodegrade. The use of uPVC is therefore strongly discouraged for both visual and environmental reasons.

3.3 Planning history indicates that outline plans for the Lithos Road site which includes Ebony House were submitted in 1987 with further detailed plans received in 1989. The use of uPVC window frames had not become widespread in the design and construction of new buildings at this point. As such the Council would not consider uPVC to be the traditional building material in this situation, and its largescale use on Ebony House would fail to respect the building's specific architectural character and context.

3.4 Furthermore, Ebony House forms a constituent part of a larger block, comprising 6 segments and forming a continuous building sharing the same architectural features and window materials. Beyond this, the Lithos Road development consists of numerous other blocks developed as a composite scheme. The replacement of window frames, with a differing material within just this part of the wider development would place Ebony House at odds with its surroundings.

3.5 It is recognised that the proposed uPVC windows are intended to meet the applicant's expectations of lower maintenance and that life expectancy stated in the particular product specification would be equivalent to that of timber. However, the Council does not consider uPVC to meet its sustainability requirements due to its inability to biodegrade and its use of non-renewable resources in the manufacturing process.

3.6 The applicant has been advised that the Council would support the provision of replacement timber window frames, but has declined to amend the scheme.

4. Amenity

4.1 Camden Local Plan policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2 As all replacement frames would sit in existing openings, there would be no additional amenity

impact arising from this development

5. Recommendation

5.1 The proposed replacement window frames and doors, by reason of their inappropriate uPVC materials, would not be environmentally sustainable nor preserve or enhance the character and appearance of the host building and wider streetscene, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.