

Delegated Report		Analysis sheet		Expiry Date:		10/12/2019							
		N/A / attached		Consultation Expiry Date:		08/12/2019							
Officer				Application Number(s)									
Alyce Jeffery				2019/4141/P									
Application Address				Drawing Numbers									
1 A Gordon House Road London NW5 1LN				See draft decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Replacement of the first and second floor single glazed timber frame windows to the front elevation with double glazed uPVC frame windows.													
Recommendation(s):		Refuse planning permission											
Application Type:		Full Application											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		00		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		<p>A site notice was displayed on 13/11/2019 that expired on 7/12/2019 and a press advert was published on 13/11/2019 that expired on 7/12/2019.</p> <p>No objections were received from adjoining residents following the statutory consultation period.</p>											

Site Description

The application site is a 3-storey modern stock brick building ancillary to the adjacent Church of St. Anargyre located on the south side of Gordon House Road, close to the junction with Highgate Road. The ground floor of the host building is used as a congregation hall and the upper floors are in residential use.

The building is not listed but the site sits within Dartmouth Park Conservation Area. It is also identified in the Dartmouth Park conservation area appraisal and management strategy (adopted January 2009) as being part of a group of buildings on the south side of Gordon House Road that are of 'particular interest and which directly relate to the character and appearance of the Dartmouth Park conservation area'. The adjacent Church of St. Anargyre is recognised as making a positive contribution within the conservation area.

The site is also located within the Dartmouth Park Neighbourhood Forum Area.

Relevant History

2016/5332/P - Replacement of timber single-glazed framed windows on front elevation with uPVC framed double glazed windows – **Refused 30/11/2016.**

Reason for refusal;

The proposed replacement windows, by reason of their material and detailed design, would be detrimental to the appearance of the host building and the character and appearance of the Dartmouth Park Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

8700117 - Redevelopment of site to provide 3-storey building comprising ground floor community hall/teaching space with ancillary accommodation and with short-stay hostel with warden's flat at first and second-floor levels - **Granted 07/01/1988.**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

Dartmouth Park Neighbourhood Plan – Referendum version 2019

Policy DC2 (Heritage assets)

Policy DC3 (Requirement for good design)

Camden Planning Guidance

CPG Design 2019

CPG Amenity 2018

CPG Altering and extending your home 2019

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Assessment

1.0 Proposal

1.1 Planning permission is sought for the replacement of the first and second floor single glazed timber frame windows to the front elevation with double glazed uPVC frame windows. Four windows would be replaced at both first and second floor, the replacement windows would sit within the existing openings and be of a 'wood effect' uPVC material.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity

Design and character

2.2 Policy D1 (Design) of the Camden Local Plan states the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. In order for proposals to be supported, development is required to respect the local context and character; preserve or enhance the historic environment and heritage assets in accordance with Policy D2 (Heritage); be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; be of sustainable and durable construction and adaptable to different activities and land uses; and comprise of details and materials that are of high quality and complement the local character.

2.3 In addition to the above, policy D2 (Heritage) of the Camden Local Plan requires that development within conservation areas, preserves or, where possible, enhances the character or appearance of the area. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original.

2.4 Policy DC2 (Heritage assets) of the Dartmouth Park Neighbourhood Plan (referendum version) echoes this, requiring development affecting any of the buildings (or the setting of any such buildings) that make a positive contribution to the character or appearance of the conservation area to be designed to a high standard, to preserve or enhance the character or appearance of the conservation area and to make a positive contribution to local distinctiveness. Policy DC3 (Requirement for good design) also states that development should use good quality materials that complement the existing palette of materials used within the immediate area.

2.5 One of the key messages within the Camden Planning Guidance 'Altering and extending your home' is that windows, doors and materials should be of a high quality and complement the existing building. Low quality materials including uPVC will be resisted for use on the outside of a property. In particular, where timber is the traditional window material, replacements should also be in timber frames.

2.6 The above guidance is echoed within the Dartmouth Park Conservation Area Appraisal and Management Statement, which states that the appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery and sash windows, can have considerable negative impact on the appearance of a historic building and the area.

2.7 The proposal to replace existing timber windows with uPVC windows would be harmful to the character and appearance of the host building and the surrounding conservation area. In addition, 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. As such, the proposal would be contrary to the above mentioned policies and guidance.

Amenity

2.8 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that

the existing residential amenities of neighbouring properties are protected, particularly with regard to visual privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.9 Owing to the nature of the proposed works, officers do not considered that the proposal would impact the amenity of adjoining occupants.

3.0 Recommendation

3.1 Refuse planning permission