

Delegated Report	Analysis sheet		Expiry Date:	28/02/2020	
	N/A		Consultation Expiry Date:	23/02/2020	
Officer		Application Number(s)			
Nathaniel Young		2020/0019/P			
Application Address		Drawing Numbers			
53 Upper Park Road London NW3 2UL		See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of front door and windows.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder			
Conditions or Reasons for Refusal:		See Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	01	No. of objections	01
Summary of consultation responses:		Site notice: displayed from 29/01/2020 Press notice: published on 30/01/2020 One objection comment received from an unknown address: <ul style="list-style-type: none"> <i>This property is in the Parkhill and Upper Park Conservation Area. The proposal is to replace timber windows with uPVC and the front door with a new composite material door that does not match the existing. This would be a breach of Camden's Policy for this Conservation Area</i> 			
Site Description					
The application site is 53 Upper Park Road, a two-storey end-of-terrace single family dwellinghouse (Class C3) situated on the western side of Upper Park Road.					
The application building is located within the Parkhill and Upper Park Conservation Area, it is not listed but is identified as making a positive contribution to the character of the conservation area.					

Relevant History

None

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

New London Plan intended to publish 2020

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG Altering and extending your home (2019)

CPG Design (2019)

Park Hill and Upper Park Conservation Area Appraisal and Management Statement 2011

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the replacement of the existing timber front door and metal framed single glazed windows with a new UPVC front door and UPVC double glazed windows.

2.0 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity

2.2 Design and Conservation

2.2.1 Camden Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Camden Local Plan Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Camden Local Plan Policy D2 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.

2.2.2 CPG Altering and Extending your Home states that original windows or those in the style of the original should be replaced or repaired with 'like for like' wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. Where timber is the traditional window material, replacements should also be in timber frames. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible. It goes on to state that uPVC windows are strongly discouraged for both aesthetic and environmental reasons. It also states with regards to glazing bars that where the original glazing bars are highly detailed and intricate, or contain stained glass or leaded panes these should be retained and repaired. With regards to doors it states that the design of replacement doors should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.

2.2.3 The proposed uPVC replacement front door and double glazed windows are considered to be unacceptable and contrary to the policies and guidance outlined above. Not only would the change in materials be unacceptable with the loss of the original traditional steel framed single glazed windows and the original timber door for uPVC but also the detailed design of the replacement door as it fails to adequately replicate the panelling and glazing of the existing. Officers note from the site visit that some of the neighbouring properties contain uPVC windows and doors, however, planning permission was not granted for these alterations, and as such, they do not set a precedent as an acceptable form of development.

2.2.4 Para 196 of the NPPF (2018) states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area as well as to the host property. The new uPVC front door and windows do not contribute sufficient public benefit to outweigh the less than substantial harm to the conservation area. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2.5 The proposed uPVC front door and windows, by reason of the design and materials represent an incongruous alteration which would be out of keeping with the existing fenestration of the building, and

as such, would cause unjustified harm to the character and appearance of the subject property, terrace grouping, and surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan (2017), the London Plan (2016), the London Plan intended to publish (2020), and the NPPF (2019).

2.3 Residential Amenity

2.3.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents.

2.3.2 The proposal would involve no notable increase in bulk and mass, no change in use, no change in circulation or afford any new views. As such, it is not considered there would be any detrimental impact to residential amenity.

3.0 Recommendation

3.1 Refuse permission