

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/05/2020	
Refusal		N/A		<b>Consultation Expiry Date:</b>		20/06/2020	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2020/1344/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Dennington Park Road London NW6 1BB							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of existing timber sash single-glazed windows with matching design UPVC double-glazed sash windows to entire building.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on 27/05/2020 that expired on 20/06/2020. No comment was received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No comment was received from Fortune green and West Hampstead Neighbourhood Forum (FGWHNF)					

## Site Description

The site address is a 2-storey plus basement and mansard terrace property located on the south-east side of Dennington Park Road, mid-way between Sumatra Road to the south and Holmdale Road to the north-west. The host building is divided into 4 self-contained flats consisting of 1 x3Bed and 3 x 2Bed units.

The host building forms part of a uniform terrace with the majority of the properties having timber framed windows to the front.

## Relevant History

**2018/0253/P** - Use of the building as 1 x 3-bed self-contained flat at lower ground floor level and 3 x 2-bed self-contained flats at ground, first and second floor level (Class C3). – **Granted** LDC (Existing) 13/06/2018

**12246** - The enlargement of dormer windows at the rear of 25 Dennington Park Road, NW6. – **Granted** 23/02/1972.

## Relevant policies

### National Planning Policy Framework 2019

### The London Plan 2016

### The Draft London Plan 2019

### The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

### Camden Planning Guidance

CPG Altering and extending your home

CPG Amenity

### Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy A8 High quality design and a good standard of amenity

Policy A9 Architectural heritage

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the replacement of the existing timber framed windows to the front and rear elevations with uPVC windows.

1.2 The applicant was given an opportunity to amend the material of the windows prior to the decision date..

### 2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and character
- Impact on amenity

#### Design and character

2.2 The Fortune Green and West Hampstead Neighbourhood Plan requires new developments to preserve the local distinctiveness of the area *“In order to promote and reinforce the distinct and widely appreciated local character of Fortune Green and West Hampstead area. The Neighbourhood Plan requires new development to be respectful and the proposed works should positively interfaces with the street and streetscape in which it is located*

2.3 Policy D1 (Design) of the Camden Local Plan states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to respects local context and character. The Council will require that development is of sustainable and durable construction and comprises details and materials that are of high quality and complement the local character. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

2.4 Camden Planning Guidance (Altering and extending your home), state that where timber is the traditional window material, the Council expects the proposed replacements to also be in timber frames. Moreover, CPG (Design) 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 this combined with the loss of the stained glass leaded lights would be harmful both visual and environmental reasons.

2.5 The proposed windows at lower-ground, upper ground and first floor to the front and rear elevations are subject to the window replacements. The plans are annotated to show that the front and rear dormer windows are uPVC and planning records suggest that planning permission was granted on 23/02/1972 for the enlargement of the rear dormer windows (12246). The design of the approved dormer is considered to be unsympathetic. Whilst the rear basement windows and ground floor door were also changed to uPVC there is no evidence to suggest that planning permission was sought and these changes appear to be unauthorised.

2.6 The uPVC windows do not respect the character and appearance of the traditional windows present on the lower floors of the host building or surrounding area, therefore any replacement should be timber sash windows to match the existing lower floors. Officers consider the replacement windows, by virtue of the design, and uPVC materiality are unacceptable as they would not reinforce the local distinctiveness of the area. The proposal would harm the character and appearance of the host building, terrace and wider area. As such, the proposal would be contrary to the above mentioned policies and cannot be supported.

**2.7** Whilst, 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 loss of the stained glass leaded lights would be harmful. uPVC replacements would be unlikely to replicate the existing detailed design of the glazing bars and would be visibly different. Moreover, 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.

### **3.0 Amenity**

3.1 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.

3.2 Due to the siting and nature of the proposed works, the window being replaced would not have any impact with the amenity of neighbouring occupants.

### **4.0 Recommendation**

4.1 The proposed replacement window frames, by reason of their inappropriate uPVC materials, would not be environmentally sustainable nor preserve the character and appearance of the host building and would not reinforce the local distinctiveness of the area, 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.