

Camden Square Conservation Area Advisory Committee

85 Agar Grove

Date: 17 May 2021

Planning application Reference: 2021/0541/P

Proposal: Replacement windows and associated works

Summary: The proposal neither maintains nor enhances the conservation area and should be rejected

Comments:

1. Unfortunately it appears that works approved in 1974 (Application ref: 28413) allowed the removal of original sash windows to the front (1) and rear elevations (2) and replacement with casement windows and probably increased opening widths. While there is no obligation to restore original window openings, we suggest the applicant should be encouraged to do so.
2. The installation of UPVC windows to the rear elevation to replace existing timber windows is unacceptable. The applicant's suggestion that being relatively unseen makes them acceptable is erroneous.
3. The Camden Square Conservation Area Appraisal and Management Strategy, adopted on 11.03.2011, notes that timber framed sash windows are a characteristic of the Conservation Area and should be retained or replaced by like for like. It highlights the loss of these original details due to inadequate control over new work and specifically condemns the replacement of timber windows with uPVC frames (Paras 5.6 and 6).
4. The applicant does not appear to have demonstrated that the existing windows are beyond repair. This would be preferable to the introduction of new timber windows that do not match the existing. We note that the proposed new timber windows have faux glazing bars, i.e. internal and external sections applied over one large double glazed unit per sash. If new windows are necessary they should be replaced with 'like for like' as elucidated in the strategy document.
5. The installation of uPVC window to the rear elevation and the failure to replace the front elevation windows with like for like are unacceptable. The proposal neither maintains nor enhances the conservation area and should be rejected.



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Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 17 May 2021

