

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/05/2020</b>	
Refusal		N/A		<b>Consultation Expiry Date:</b>		<b>30/05/2020</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2021/1365/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kingsgate, Flat 7 33 Red Lion Square London WC1R 4RB				Please refer to decision notice.			
<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 the existing timber single glazed sash windows with PVCu double glazed windows to the front (south) and side (east) elevations at first floor level.							
<b>Recommendation(s):</b>		Refuse planning permission					
<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. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was displayed on 05/05/2021 that expired on 30/05/2021. A press notice was advertised On 06/05/2021 that expired on 29/05/2021  No response was received from neighbouring.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC raised the following objection: <ul style="list-style-type: none"> <li>The use of PVCU material is not appropriate in a conservation area</li> </ul>					

## Site Description

The host building is a five storey building located on the north side of Red Lion Square on the junction between Red Lion Square and Old North Street. The building is divided into 14 self-contained flats and the application site is located on part of the first floor.

The site is within the Bloomsbury Conservation Area and makes a positive contribution to the character and appearance of the conservation area. The host building is characterised by timber framed sash windows across all floors, aside from the upper level which features a simpler designed timber casement window.

## Relevant History

**8700490** – Planning permission was granted for the conversion of loft space to provide 2 additional habitable rooms – **Granted** 22/07/1987.

## Relevant policies

### National Planning Policy Framework 2019

### The London Plan 2021

### The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

Policy CC1 (Climate change mitigation)

### Camden Planning Guidance 2021

CPG Home Improvements

CPG Design

CPG Amenity

### Bloomsbury Conservation Area Appraisal and Management Strategy 2011

## Assessment

### 1. Proposal

- 1.1 Planning permission is sought for the replacement of the existing timber framed windows at first floor level to the south and east elevations with PVCu windows.
- 1.2 The applicant was given an opportunity to amend the material of the windows prior to the determination of the application but declined.

### 2. Assessment

- 2.1 The main considerations associated with the application are:

- Design and conservation
- Impact on amenity

### 3. Design and conservation

- 3.1 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 respect local context and character. The Council will require development to be of sustainable and durable construction and comprise details and materials that are of high quality and complement the local character. It is noted that 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.
- 3.2 Policy D2 (Heritage) reaffirms the importance of preserving or enhancing architectural features on existing buildings and states that features which are sympathetic to the host building and wider area should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the proposals do not incorporate materials of a high quality. The durability and visual attractiveness of materials should be carefully considered along with their texture, colour, tone and compatibility with existing materials.
- 3.3 When describing Red Lion Square, the Bloomsbury Conservation Area Appraisal and Management Strategy considers the application site to make a positive contribution to the Conservation area and describes how a “variety of buildings types, styles and ages surround Red Lion Square today, including a group of early, grade II listed townhouses (Nos 14-17 (consecutive) which have been refaced and a number of late 19th century red brick mansion blocks with decorative facades giving a vertical emphasis which contribute to the enclosure of the square.”
- 3.4 Camden Planning Guidance (Home improvements), 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.
- 3.5 The proposals involve the replacement of the first floor timber windows to the front and side elevations with PVCu replacements. The proposed windows do not respect the character and appearance of the traditional windows on the host building or surrounding area, due to the proposed material. Given the prominent location on Red Lion Square in the Bloomsbury Conservation Area, and the attractive existing timber sash windows on the building, the Council

would expect any replacement to be timber sash windows to match the existing windows. Officers consider the replacement windows, by virtue of the design, appearance and PVCu materiality are unacceptable as they would be out of character, causing harm the character and appearance of the host building, terrace and wider area. As such, the proposal would be contrary to the policies D1 and D2.

- 3.6 Whilst, it is recognised that the proposed PVCu windows were proposed to meet the applicant's expectations of lower maintenance and that the product specification suggests the life expectancy would be equivalent to timber; however, PVCu 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 PVCu to meet its sustainability requirements due to its inability to biodegrade and its use of non-renewable resources in the manufacturing process which is contrary to the intentions of policy CC1.

#### **4. Amenity**

- 4.1 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.
- 4.2 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.

#### **5. Recommendation**

- 5.1 The proposed replacement window frames, by reason of their inappropriate PVCu materials, would not be environmentally sustainable nor preserve the character and appearance of the host building or this part of the Bloomsbury Conservation area, contrary to policies D1 (Design), D2 (Heritage), and CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017, and as such, it is recommended that the application is refused.