

# CONSULTATION SUMMARY

## Case reference number

2022/1885/P

## Case Officer:

Tony Young

## Application Address:

76 Messina Avenue  
London  
NW6 4LE

## Proposal

Replacement of timber & uPVC framed single glazed sash & casement windows and rear timber framed glazed door with timber framed, double glazed sash & casement windows and rear timber framed glazed door on front, rear and side elevations.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	2
					No of support	0

## Summary of representations

**2 x local residents living in Messina Avenue** responded as follows:

1. *'Would like to have confirmed that these will all be timber sash windows (the whole building) in keeping with the victorian period architecture of the street. Door replacement should also be in keeping with existing style and the street.'*
2. *Drawings submitted of existing and proposed elevations are without dimensions. Please provide drawings with dimensions.*
3. *We will object to any changes (i.e. reduction in dimensions) to existing window and door openings in elevations. Any deviation from the drawings submitted for the planning application will need to be remedied forthwith at the contractor/architects/engineer/Housing Associations expense. For the avoidance of doubt deviation is: any increase in the frame, sash or sill dimensions; reduction of the external/internal glass surface and reduction of door size and door openings; reduction in window openings (please provide dimensioned elevation drawings); use of any material other than timber for the sashes, sills and frames'*

### Officer response:

1. All replacement windows and door will be timber framed;
2. Scaled drawings have been provided and are available to view on the Council's website;

	<p>3. Alterations will be like-for-like; however, existing uPVC framed windows will be more appropriately replaced with timber framed windows. There would be some degree of increased thickness to the glazing bars/frames in order to accommodate double glazing panes; however, in this instance, the use of suitably designed slim-line units are considered to be an appropriate and sympathetic change.</p>
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**Recommendation:- Grant planning permission**