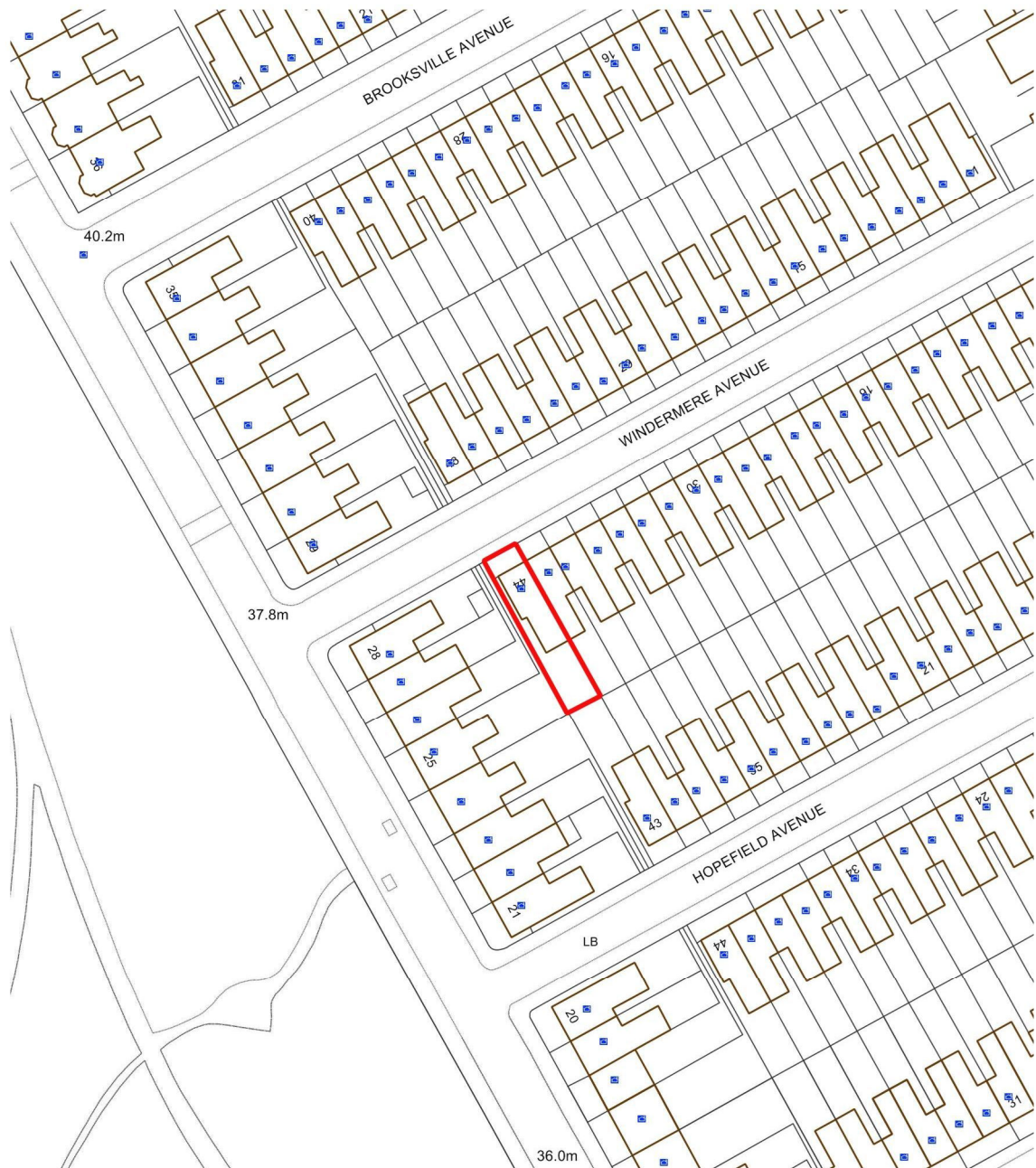




Planning Committee Map

Site address: 44 Windermere Avenue, London, NW6 6LN

© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

RECEIVED: 9 February, 2011

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 44 Windermere Avenue, London, NW6 6LN

PROPOSAL: Installation of replacement aluminium windows/doors to ground floor flat

APPLICANT: Mr & Mrs Smith

CONTACT: Everest Ltd

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The subject site, located on the southern side of Windermere Avenue, is occupied by a two-storey end-of-terrace property comprising of two self-contained flats. The subject property is located at one end of a short terrace of five post-war buildings. These properties differ from the generally Edwardian/Victorian character of the surrounding Queen's Park Conservation Area in which they are located.

PROPOSAL

See above

HISTORY

A planning application (10/1440) for the Installation of replacement white aluminium-framed windows to front and side elevations and white aluminium-framed door to rear elevation of ground-floor flat was refused on the 30th July 2010. The application was refused on the grounds that the proposed replacement windows would have had a unacceptable visual impact on the surrounding Queen's Park Conservation Area due to the bulky and inappropriate appearance of their fenestration. There is no other planning history on the site.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2	Townscape: Local Context & Character
BE9	Architectural Quality
BE25	Development in Conservation Areas
BE26	Alterations & Extensions to Buildings in Conservation Areas

Queen's Park Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Consultation letters, dated 3rd March 2011, were sent to 9 neighbouring owner/occupiers and the Queen's Park Residents Association. The application was also advertised by way of a site notice, displayed on the 4th March 2011, and a press notice, published on the 10th March 2011. One letter in support of the application was received in response

REMARKS

BACKGROUND

Although the Queen's Park Conservation Area is predominantly characterised by attractive Edwardian/Victorian terraced dwellings there are also a number of short terraces dispersed throughout the area which comprise of more modern dwellings which were erected to replace bomb damaged properties after the second world war. Whilst these post-war dwellings may not be considered to contribute as greatly to the character and appearance of the area they do follow a certain pattern and the relative simplicity and consistency of their facades is considered sympathetic to the buildings of greater architectural or historical interest in the surrounding area. One of the key original features which underpin's the facade of these post-war properties would have been the steel framed Crittall windows. Unfortunately, over past years a number of the original Crittall windows to these properties have been replaced using windows of an inappropriate and unsympathetic style which in some cases has detrimentally degraded the group value of the properties within the terrace. Following a number of recent issues, including a planning appeal, regarding the replacement of windows to post-war properties within the Queen's Park Conservation Area Officers intend to include specific guidance for the replacement of such windows within the emerging Queen's Park Conservation Area Design. At present, the proposal would be to adopt the following approach to planning applications for the replacement of windows to post-war properties within the Queen's Park Conservation Area.

- a) Where all of the properties within the terrace have had their original windows have been replaced in a variety of styles and materials Officers will seek to approve replacements to a consistent design, and using aluminium frames, in order to better reflect the proportions and appearance of the original windows. Replacements will not be permitted to include a 'picture' window element.
- b) Where some of the properties within the terrace contain a mixture of replacement styles and materials but some properties have the original windows or have replacements which reflect the original design Officers will adopt a variation of a) based on not supporting the removal of appropriate or original windows
- c) Where all or most windows within the terrace are original or are reasonably designed replacements Officers will seek the installation of windows of the original design..

Given the above, Officers are seeking Members endorsement on this approach through the determination of relevant planning applications in order to provide a consistent approach to standards expected from such applications in advance of the Queen's Park Conservation Area Design Guide. This and one other relevant application (11/0569) appear on the current agenda.

PROPOSED WINDOW REPLACEMENT

The subject site is located at the end of a terrace of post-war properties within the Queen's Park Conservation Area. The current proposal would involve the replacement of the existing Crittall windows to the ground floor flat with aluminium replacements. It is noted that all of the other post war properties within the terrace appear to have replaced the original Crittall windows with a variety of replacements styles and therefore Officers consider that approach a), as detailed above, is appropriate to this particular application. Although the subject property, which is a ground floor flat, is the only property within the terrace to currently retain the original Crittall windows it is noted that the windows are currently in a poor state of repair.

The proposed replacement aluminium windows seek not to replicate the fenestration of the original Crittall windows but to provide sympathetic reference to their design through the proportioning of the fenestration and siting of the openings. Whilst the narrow horizontal glazing bars are omitted from the design, the main vertical divides are replicated in proportion to the original windows. The use of aluminium is considered appropriate as this allows the windows frames to be constructed to a narrower profile than that which would be possible using uPVC. The fenestration, opening pattern and materials of the proposed replacement windows reflect that which Officers intend to consider appropriate under approach a) in the future. Overall, it is considered that the proposed replacement windows would respect the character of the surrounding properties and that the development would preserve the character of the surrounding Queen's Park Conservation Area. On this basis, approval is recommended.

REASONS FOR CONDITIONS

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Queen's Park Conservation Area Design Guide

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment
Housing: in terms of protecting residential amenities and guiding new development

CONDITIONS/REASONS:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawings:-

- 4215/01
- 4215/02A
- 4215/4

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

London Borough of Brent Unitary Development Plan 2004

Any person wishing to inspect the above papers should contact Ben Martin, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5231