

**Committee Report
Planning Committee on 4 November, 2009**

Case No. 09/1691

RECEIVED: 24 August, 2009

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 1-82 Inc, Landau House, Chatsworth Road, London, NW2

PROPOSAL: Replacement of all existing aluminium-framed windows with double-glazed white aluminium windows to building (revised description 16/09/2009)

APPLICANT: Brent Housing Partnership

CONTACT: Baily Garner LLP

PLAN NO'S: 23429 01
23429 02
23429 03
23429 04
23429 05
23429 06
23429 11

RECOMMENDATION

Approval

EXISTING

The subject site contains a 4-storey block of flats on land adjacent to the junction of Chatsworth and Christchurch Avenue. The site is not within a conservation area and does not contain a listed building.

PROPOSAL

Full planning permission is sought for replacement of all single glazed aluminum windows with double glazed aluminium windows to building.

HISTORY

No relevant planning history.

POLICY CONSIDERATIONS

Unitary Development Plan 2004

BE2: Townscape: Local Context & Character: Proposals should be designed with regard to their local context, making a positive contribution to the area and should respect or improve the quality of existing urban spaces, materials, townscape or historical features which contribute favourably to the character of an area.

BE7: Public Realm: Streetscape: A high quality of design and materials will be required for the street environment.

BE9: Architectural Quality: New buildings, extensions, and alterations to existing buildings should embody a creative and appropriate design solution which respects the positive local design and landscape characteristics of adjoining development, and satisfactorily relate them, have attractive front elevations which have a direct relationship with the street at ground level with well-proportioned windows, employing materials of high quality and durability, that are of compatible and complementary colour and texture, to the surrounding area.

SUSTAINABILITY ASSESSMENT

Not applicable.

CONSULTATION

A public consultation was undertaken between 03/09/2009 - 24/09/2009. 159 neighbouring properties were consulted. 2 objections were received which outlined the following concerns and points:

- The use of aluminium would not respect the character of the building which has timber frames according to the description.
- The replacement of the existing windows is not necessary as adequate insulation is already provided and the proposal incurs significant costs for the private householders.

At the request of Councillor Shaw, the consultation was extended to the 3 Ward councillors on 24/09/2009 which meant no decision could be made until 08/10/2009.

One letter was also sent in by an occupier in the flats supporting the removal of the existing windows due to the difficulty in maintaining them.

Response to objectors comments

The first objection resulted from an error in the description initially attributed to the application by the council which stated that the existing windows carried timber frames when in fact they were anodised aluminium. The description was duly revised.

With regards to the second objection, the issue of the precise relationship between the individual owners within the block of flats and the freeholder of the flats is not a planning consideration that could be taken into account in deciding the planning application. The likely costs of the works is a matter for the parties to resolve between themselves.

REMARKS

Amendments

There has been discussion with the applicants about the colour of the proposed windows. Having considered the character of the wider area, it has been considered that the use of white coloured window frames would be acceptable in this context and the proposal is recommended for approval on this basis.

Proposal

Members may be aware that this application is one of a number of similar window replacement schemes submitted by Brent Housing Partnership (BHP) some of which have been considered at previous Planning Committees. The existing block of flats in this case have sliding anodised aluminium windows, and it is proposed to replace them with powder coated double-glazed aluminium windows, some which are side and some which are top hung.

The replacement windows will be similar in appearance, in terms of material, and fenestration. Although the openings do not carry the sliding mechanism of the existing windows, it is not considered that this would detract from the character of the building or the wider locality, particularly given that all windows in the building are proposed to be changed. Whilst there were no fanlights in the existing windows, the proposal still largely respects the character of the building

and that of the wider locality.

It is considered that the proposed replacement windows would enhance the overall appearance of the existing building and therefore are considered to be in compliance with policies BE2, BE7 and BE9 of the UDP 2004.

REASONS FOR CONDITIONS

Not applicable.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004

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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

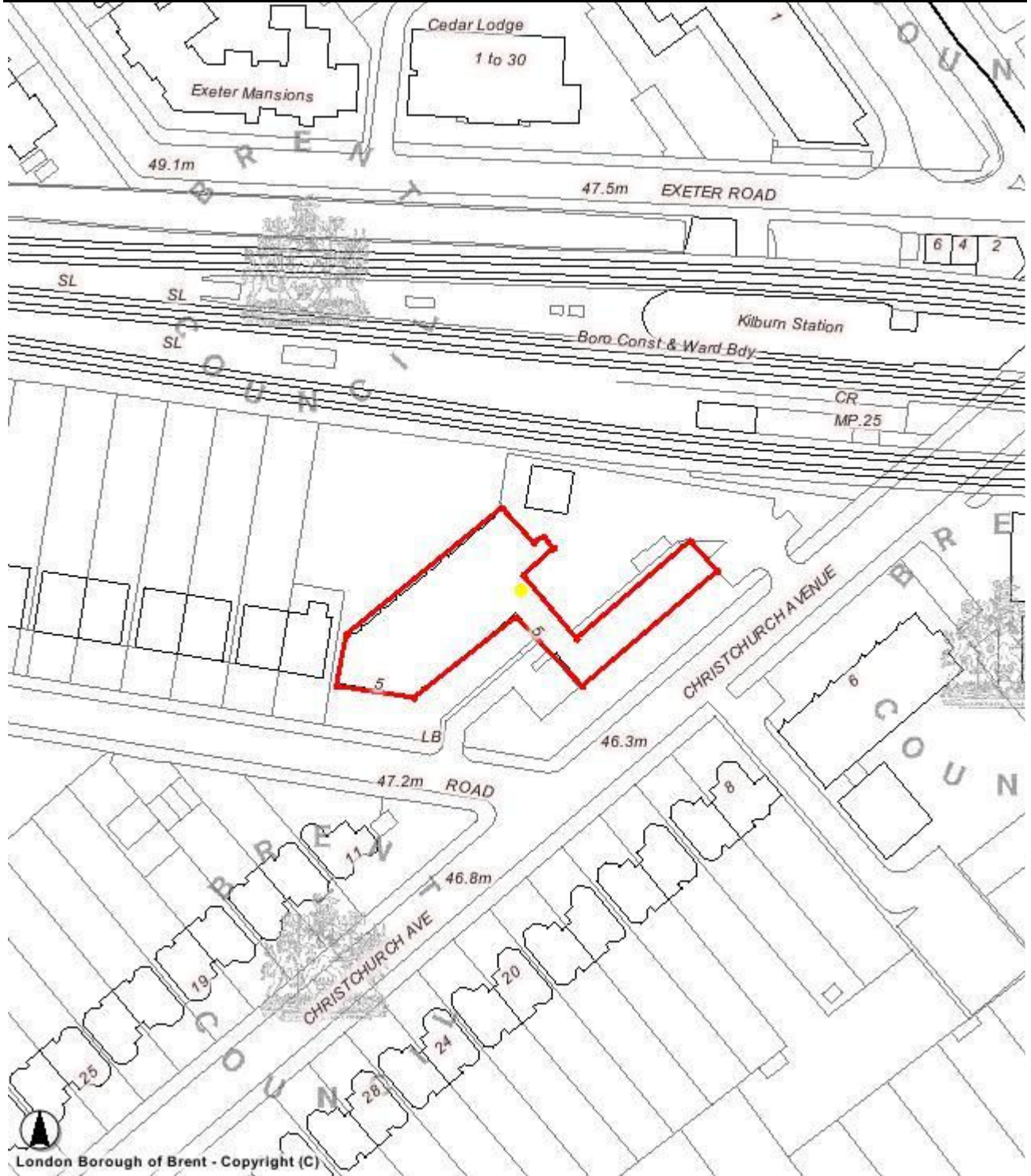
Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 1-82 Inc, Landau House, Chatsworth Road, London, NW2

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