

Committee Report
Planning Committee on 25 November, 2009

Case No. 09/2019

RECEIVED: 3 September, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 31 Pasture Road, Wembley, HA0 3JB

PROPOSAL: Replacement of existing timber-framed windows with UPVC-framed windows to dwellinghouse (Article 4 Direction)

APPLICANT: Mr Hiten Shah

CONTACT:

PLAN NO'S:

- Attachment 1 - showing Photographs of the Existing Dwellinghouse
- Attachment 2 - showing Details of Proposed Windows to the Dwellinghouse
- Attachment 3 - showing Photographs of the neighbouring dwellinghouse windows at No. 25 & 33 Pasture Road and No. 32 Stapenhill Road
- Un-numbered A4 Sheet showing Details of the Proposed Lounge Window
- Un-numbered A4 Sheet showing Photograph of the Existing Lounge Window
- Un-numbered A4 Sheet showing Details of the Proposed Front Bedroom Window
- Un-numbered A4 Sheet showing Photograph of the Existing Front Bedroom Window
- Un-numbered A4 Sheet showing Details of the Proposed Front Box Room Window
- Un-numbered A4 Sheet showing Photographs of the Existing Box Room Window
- Un-numbered 2 x A4 Sheet showing Details of the Box Room Side Window
- Un-numbered A4 Sheet showing Photographs of the Existing Box Room Side Window
- Un-numbered A4 Sheet showing Photograph of the Front Full View of the Dwellinghouse
- Un-numbered A4 Sheet showing Details of the Proposed Rear Patio Doors/Windows and Photograph of the Existing Rear lounge Patio Doors/Windows
- Un-numbered A4 Sheet showing Details of the Proposed Back Bedroom Window and Photograph of the existing Back Bedroom Window
- Un-numbered A4 Sheet showing Details of the Proposed Side Lounge Window and Photograph of the Existing Side Lounge Window
- Un-numbered A4 Sheet showing Cross-Section of the Proposed Window
- Ordnance Survey Map showing the Site Location

RECOMMENDATION
Refusal

EXISTING

The proposal relates to a two-storey "Curton" style dwellinghouse with enclosed front porch area situated on the west side of Pasture Road located within Sudbury Court Conservation Area served with Article 4 Direction.

PROPOSAL

The proposal is to replace the original timber frame windows to the dwellinghouse with UPVC double glazed windows.

HISTORY

13/07/1998 Renewal of front garden surfacing and new boundary wall - Approved (ref: 98/0951)

06/07/1998 Detail pursuant to condition 4 (details of garage door) of full planning permission ref: 97/1343 dated 19/08/97 for demolition of existing garage and erection of new detached garage at the side - Appeal Dismissed (ref: 98/0815)

19/08/1997 Demolition of existing garage and erection of new detached garage at side - Approved (ref: 97/1343)

06/05/1997 Demolition of existing garage and erection of new detached garage and paving of front garden - Refused (ref: 97/0521)

POLICY CONSIDERATIONS

Adopted Unitary Development Plan 2004 Policies

BE2 Townscape: Local Context & Character

BE9 Architectural Quality

BE25 Development in Conservation Area

BE26 Alterations & Extensions to Buildings in Conservation Areas

Sudbury Court Conservation Area Design Guide

SUSTAINABILITY ASSESSMENT

Not Applicable

CONSULTATION

The application has been advertised by both Press and Site Notice and the following has been consulted on the proposal:

-Nos. 29 & 33 Pasture Road

-Sudbury Court Conservation Area

A letter has been received from Sudbury Court Residents' Association raising objections to the proposal on the grounds that the UPVC windows are not appropriate for the properties within Sudbury Court Conservation Area. However, there may be properties in the area where Aluminium and UPVC windows are installed but they may have been there prior to the setting of the Sudbury Court Conservation Area.

REMARKS

Since 2004 it has been the Council's policy to require replacement windows in all its conservation areas to be made from timber and to match the proportions and appearance of the original windows associated with the particular style of house in which they are being installed. This approach has been reviewed and officer's have come to the view that in a number of Brent's conservation areas including Sudbury Court the proportion of houses that have either original or replacement timber windows is relatively small and that the slow rate of change of means that the character of Sudbury Court Conservation Area is likely to be dominated by non timber windows for

the foreseeable future. It is also apparent that the majority of residents wanting to change their windows are seeking UPVC replacements rather than timber. It is also the case that the Council's insistence on timber windows is preventing some residents from replacing their current poor quality windows because of the perceived additional cost associated with wooden windows compared to UPVC. Consequently the Council has decided to revise its policy and allow UPVC windows provided that they match the style, appearance and proportions of the original windows associated with the particular style of house.

In the case of the application site, the property has the least complicated type window found in Sudbury Court Conservation Area. The dwellinghouse that is the subject of this particular application still has its original timber frame single glazed windows. Because of their poor condition and a desire to have double glazing the applicant is seeking to replace them with a new UPVC system. Under the new approach to window replacements set out above UPVC would now be acceptable. However in this particular instance officers are not satisfied that the replacement windows will adequately reflect the style and appearance of the originals.

The windows in question are the simplest style of window found on the Sudbury Court Estate - casements divided into equal rectangular sections. The frames are unadorned. The upper section has a leaded pattern while lower section has clear glazed area with no leaded pattern. Given that the application dwellinghouse has the most simplistic type window of the Sudbury Court Conservation Area it is believed that this type of windows can be replicated in UPVC material. However the applicant has not submitted sufficient detail for the officers to be satisfied that the replacement windows will be an appropriate match for the originals. No details or plans of the existing windows have been submitted. Furthermore the plans of the proposed replacements do not indicate the depth or width of the frames and do not show the correct leaded pattern. Officers are therefore concerned that the replacement windows would fail to preserve or enhance the character and appearance of the Sudbury Court Conservation Area. Consequently this application is recommended for refusal.

RECOMMENDATION: Refuse Consent

CONDITIONS/REASONS:

- (1) The proposal by virtue of failing to provide plans shows details of the existing windows, and by failing to provide sufficiently detailed plans of the replacement windows, will result in replacement windows that would significantly detract from the appearance and character of the original dwellinghouse, the visual amenity of the locality and as such would fail to preserve or enhance the character and appearance of the Sudbury Court Conservation Area contrary to policies BE2, BE9, BE25 and BE26 of Brent's adopted Unitary Development Plan 2004, advice contained in the Sudbury Court Conservation Area Design Guide and the provisions of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

1. Adopted Unitary Development Plan 2004
2. Sudbury Court Conservation Area Design Guide
3. A letter of objections from Sudbury Court Residents' Association

Any person wishing to inspect the above papers should contact Mumtaz Patel, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5244



Planning Committee Map

Site address: 31 Pasture Road, Wembley, HA0 3JB

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This map is indicative only.