

Committee Report
Planning Committee on 3 February, 2010

Case No. 09/3374

RECEIVED: 21 October, 2009

WARD: Mapesbury

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 32A-C, Keyes Road, London, NW2

PROPOSAL: Installation and replacement of white timber double glazed windows to 3 flats (as amended by plans received 17/12/2009)

APPLICANT: Stadium Housing Association

CONTACT: Ashford Commercial

PLAN NO'S: 021009-1, 021009-2;
021009-3; 021009-4;
Jeldwen 1 Jeldwen 2
Jeldwen 4

This application was deferred at the planning committee on 16/01/2010 to allow for committee members to conduct a site visit.

RECOMMENDATION

Approval

EXISTING

3 flats occupying a semi-detached building within the Conservation Area

PROPOSAL

Full planning permission is sought for replacement timber sash windows.

HISTORY

No relevant planning history

POLICY CONSIDERATIONS

London Borough of Brent Adopted Unitary Development Plan 2004

The development plan for the purpose of S54A of the Town and Country Planning Act is the Adopted Brent Unitary Development Plan 2004. Within that plan the following list of policies are considered to be the most pertinent to the application.

BE2 Proposals should be designed with regard to local context, making a positive contribution to the character of the area, taking account of existing landforms and natural features. Proposals should improve the quality of the existing urban spaces, materials and townscape features that contribute favourably to the area's character and not cause harm to the character and/or appearance of an area or have an unacceptable visual impact on Conservation Areas.

- BE7 A high quality of design and materials will be required for the street environment.
- BE9 Creative and high-quality design solutions specific to site's shape, size, location and development opportunities. Scale/massing and height should be appropriate to their setting and/or townscape location, respect, whilst not necessarily replicating, the positive local design characteristics of adjoining development and satisfactorily relate to them, exhibit a consistent and well considered application of principles of a chosen style, have attractive front elevations which address the street at ground level with well proportioned windows and habitable rooms and entrances on the frontage, wherever possible, be laid out to ensure the buildings and spaces are of a scale, design and relationship to promote the amenity of users providing satisfactory sunlight, daylight, privacy and outlook for existing and proposed residents and use high quality and durable materials of compatible or complementary colour/texture to the surrounding area.
- BE26 Requires that alterations and extensions to properties in Conservation Areas should retain the original design and materials, or where not practical be sympathetic to the original design in terms of dimensions, texture and appearance.

Planning Documents

Mapesbury Conservation Area Design Guide

CONSULTATION

Neighbouring residents consulted by letter sent out 29/10/2009. A site notice was placed up on 02/11/2009.

Objections have been received from 3 residents on Keyes Road on the grounds that:

1. UPVC windows would be out of keeping with the character of all the other windows on the street.
2. Out of keeping with character of the Conservation Area
3. UPVC is unsustainable
4. Windows could be repaired rather than replaced.

The main concern of local residents is that the small panels of glass in the upper sash of the main front windows cannot be reproduced under modern methods as the exact type of glass and any attempt to reproduce them would not be in keeping with the character and appearance of the subject and surrounding dwelling. In response to this the applicants are proposing to use a film attached to the glass panels to recreate this effect. Your officers are satisfied that this method would meet the need to preserve or enhance the Conservation Area and therefore support this proposal.

In response to points 1 and 3 timber is proposed and therefore the material is in accordance with the character of the area.

In response to the fourth point the applicant has stated the following:

The Stadium HA policy encompasses things like aesthetic compliance with original building feature styles, especially within conservation areas. High-energy efficiency, thereby contributing towards energy cost savings and a reduction in carbon footprint for each of the improved homes. Security standards are improved and typically meet Secured by Design enhanced security standards for windows of BS 7950 and doors of PAS 0233/024

Stadium has a policy of product replacement wherever this is most economically fulfilled, thereby minimising levels of maintenance and redecoration works programs. The operational, mobilisation, access and scaffolding costs for this number of dwellings would be prohibitive if a simple repair and redecoration cycle were to be applied as a company policy, which includes the whole fabric of the buildings.

REMARKS

The application seeks planning permission to replace existing timber windows with replica timber windows with the same design features to the front and rear of the property.

Locality

The named property is located within the Mapesbury Conservation Area, which is covered by an Article 4 . The property has timber windows in situ while the other residential properties on Keyes Road and Hoveden Road predominantly have timber framed windows that are in keeping with the design detailing of the original dwellinghouse. The Local Authority seeks to retain and preserve original features; more especially in Conservation Areas.

Materials

Over the last 300 years, timber has been a dominant window material resulting in timber windows being a well known feature of both British architecture and indeed the Mapesbury Conservation Area. As such officers consider the replacement (timber) material to be appropriate in order to preserve the character of the area

Technical Detail (Design and Appearance)

All frontage windows which are sash will be with softwood and be double glazed and painted white. The existing window design styles are retained through out the property and replaced on like for like design style. Amended plans have been received showing the detail of the front windows matching that of the existing and surrounding street scene and including the sash horn detail.

The Housing Associations are in the process of upgrading their housing stock to Government's Design Homes Standards. This application is in line with the numerous applications that have been approved within other Conservation Areas in the Borough. It is stated in the D&A and Heritage Statements that the proposed new products are of a similar operating type and of similar profile size to those already installed.

Conclusion

The proposed replacement windows are considered to be in keeping with the character and appearance of the dwelling and surrounding streetscene and will preserve the character of the Conservation Area and thus compliant to policies BE7, BE9 and BE25 of the Unitary Development Plan 2004. Accordingly approval is recommended.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

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

Brent Unitary Development Plan 2004
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
Mapesbury 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 with 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 approved shall be carried out and completed in all respects in accordance with the proposals contained in the application, and any plans or other particulars submitted therewith.

Reason: To ensure that the proposed development will be carried out as approved so as to avoid any detriment to the amenities by any work remaining incomplete.

- (3) The proposed replacement windows hereby approved shall match the existing windows in every respect, particularly in terms of their length and width of the glazing area, style, frame depth and thickness, drip-rail design if any and thickness, proportions and sizes of upper & lower sash and/or casements, the thickness of the sills, the even profiles of the opening and fixed casements, and the even sight-lines.

Reason: In order to maintain the attractive, original design of windows in the Mapesbury Conservation Area in accordance with the objectives of policy BE25 of the Brent Unitary Development Plan 2004.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

UDP 2004
Mapesbury Conservation Area Design Guide

Any person wishing to inspect the above papers should contact Robin Sedgwick, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5229



Planning Committee Map

Site address: 32A-C, Keyes Road, London, NW2

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