

RECEIVED: 24 August, 2009

WARD: Brondesbury Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 1-30 Inc, Peascroft House, Willesden Lane, Kilburn, London, NW6

PROPOSAL: Installation of replacement grey-powder-coated-aluminium-framed, double-glazed windows to the building (revised description 30/09/2009).

APPLICANT: Brent Housing Partnership

CONTACT: Baily Garner LLP

PLAN NO'S: 2340 P02
23430 P08 Revision A
2340 01

RECOMMENDATION

Approval

EXISTING

A 6-storey post-war block of flats located on the northern side of Willesden Lane, close to the junction of Coverdale Road, NW6. The site does not contain a listed building and is not located within a conservation area.

PROPOSAL

Installation of replacement powder-coated-aluminium-framed, double-glazed windows to the 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.

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

Public consultation was undertaken between 03/09/2009 - 24/09/2009. In response to comments from Councillor Shaw Ward members were also formally consulted about the application 96 neighbouring properties were consulted; 5 objections, 4 of which were from neighbouring residents and 1 from a Councillor Shaw were received which outlined the following concerns and points:

- The new windows should match the windows that were installed in Avonhurst House a few years ago, which are double-glazed powder-coated aluminium in a grey colour. The new windows should match the finish, material, pattern and profile of the units. Avonhurst & Peascroft House form an ensemble and are a single development, therefore the windows should match.
- The windows should match the mullions, transoms and opening windows of Avonhurst House.
- The new windows should be double-glazed
- The replacement windows should not be white powder coated, as this would ruin the aesthetic consistency of the group of buildings.
- Lack of detailed profiles of the proposed windows indicating dimensions of the frames.

Response to objectors comments

All of the above issues are addressed as part of the assessment of the application as detailed within the remarks section. A report into the replacement window scene at Avonhurst House appears elsewhere on this agenda.

REMARKS

Proposal

Peascroft and Avonhurst House are located in close proximity, to each other and the original windows in both developments were sliding metal frame. Peascroft is a 6-storey block of flats whilst Avonhurst forms a 3-storey block.

There are other blocks of flats in close proximity (Garfield Court to the south) with original metal windows. There are applications to replace the windows in Garfield and Avonhurst House as well as Peascroft House which are being assessed concurrently. To date, it appears the only original windows that have been replaced within the three developments are on the ground and first floors of Avonhurst House, where approval was given for replacement double-glazed grey powder coated windows which were a mixture of side and top-hung (planning reference 04/0905).

These replacement windows are considered of an acceptable quality of design and appearance. In order to ensure a uniformity of design of windows across the three blocks of flats, revised plans were requested for the colour of the windows in all three applications to match the grey colour of the windows recently approved and implemented in Avonhurst House. It was also requested that profiles of the window frames to be provided as these were omitted from the original submission. Confirmation was received from the agent by email that the shade of grey would match those used in Avonhurst House (RAL 7001) on 30/09/2009.

It was not considered necessary for the proposed windows to carry an exact match of the pattern and profile of the windows approved in Avonhurst House as it was felt the aesthetic consistency between the buildings would be retained providing a matching colour, material and approximate frame thickness was applied.

The revised plans and details indicate that the proposed windows shall be double glazed aluminium with powder coating to match the grey colour used in the ground and first floor windows of Avonhurst House.

The loss of the sliding opening mechanism is considered acceptable as all of the windows in

Peascroft, Avonhurst and Garfield House are to be replaced with side or top hung windows. In any case, it is not considered that the original sliding windows in themselves are of a high standard of design and objectors have mentioned the difficulties with ongoing cleaning and maintenance with the current sliding windows.

It is considered that the replacement windows as revised would respect the character of the block of flats and would closely match the design and proportions of the proposed replacement windows within the adjacent Avonhurst & Garfield House. The proposal is therefore considered to be compliant with policies BE2 and BE9 of the adopted Unitary Development Plan 2004, and is recommended for approval accordingly.

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
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home

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:

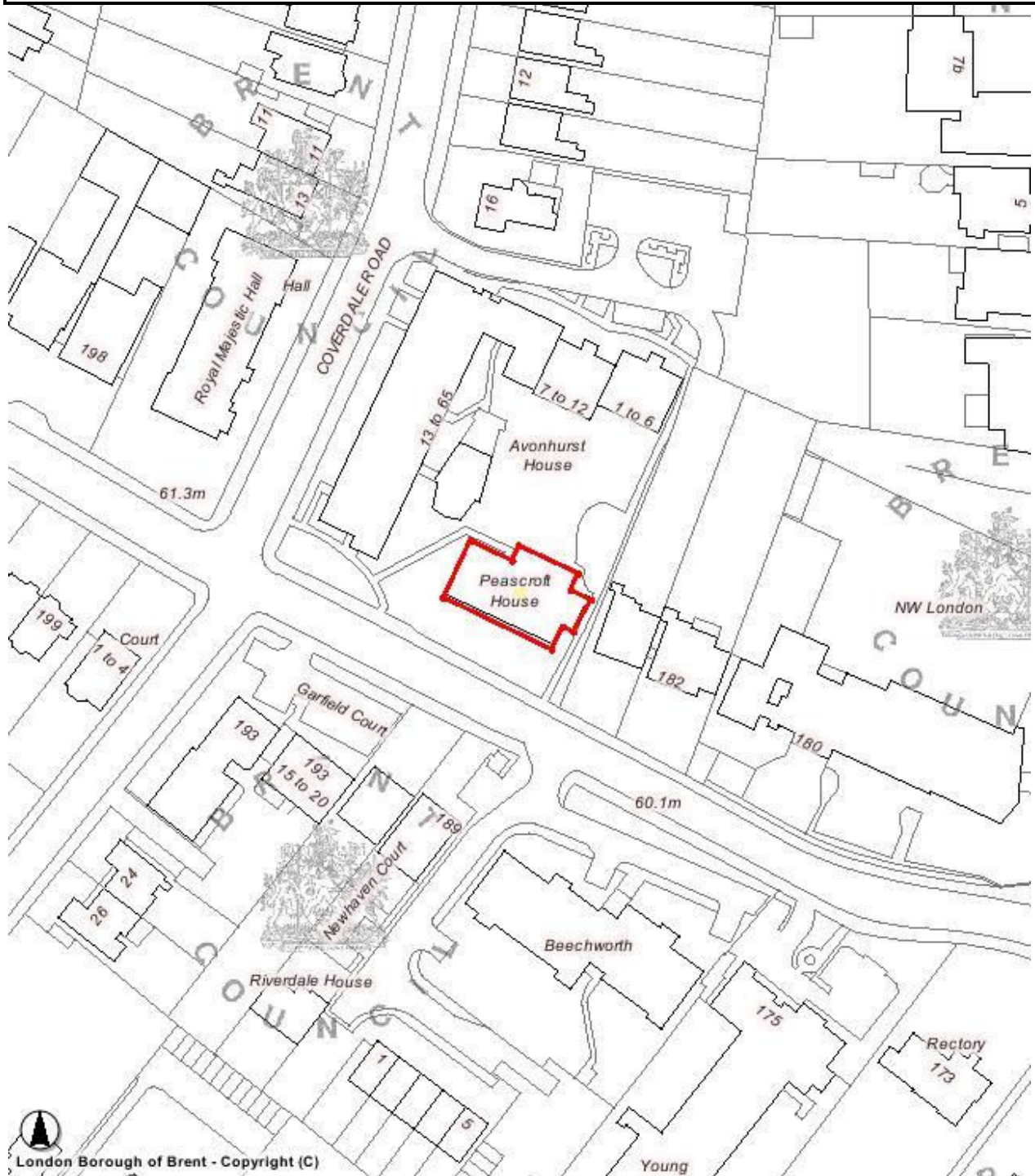
Any person wishing to inspect the above papers should contact Roland Sheldon, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5232



Planning Committee Map

Site address: 1-30 Inc, Peascroft House, Willesden Lane, Kilburn, London, NW6

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