
RECEIVED: 17 August, 2009

WARD: Northwick Park

PLANNING AREA: Wembley Consultative Forum

LOCATION: 57 The Fairway, Wembley, HA0 3TN

PROPOSAL: Replacement of single glazed timber framed windows and porch with double glazed upvc windows and door to front elevation of dwellinghouse (Article 4 Direction)

APPLICANT: Mr Akram Chaudhary

CONTACT: AH Architecture

PLAN NO'S: Location Plan
021 - Proposed lounge windows
019 - Existing and Proposed Elevation showing windows
042 - Plan section of bedroom and lounge windows existing and proposed
027 - Existing and proposed lounge window section
022 - Proposed box room windows
043 - Plan section of box room existing and proposed
020 - Proposed porch
022 - Proposed bedroom windows
Email dated 23 September 2009

RECOMMENDATION

Approval, subject to conditions

EXISTING

The subject site contains a two storey, semi-detached dwelling situated on The Fairway. The site is situated within the Sudbury Court Conservation Area. Surrounding properties are predominantly residential.

PROPOSAL

Replacement of single glazed timber original framed windows and porch with double glazed upvc windows and door to front elevation of dwellinghouse (Article 4 Direction)

HISTORY

None relevant

POLICY CONSIDERATIONS

Brent UDP 2004

BE2 – Townscape: Local Context & Character

BE7 – Public Realm: Street scene

BE9 – Architectural Quality

BE26 - Alterations and Extensions to Buildings in Conservation Areas

SPG

SPG 5 – Altering and Extending Your Home

Sudbury Court Conservation Area Design Guide

Window Replacement Design Guide

SUSTAINABILITY ASSESSMENT

N/A

CONSULTATION

Standard three week consultation period carried out between 24 August 2009 and 14 September 2009 in which 2 properties were notified. A notice was also displayed at the site. Sudbury Court Residents Association were also notified regarding the application and have raised objection to the replacement of the existing windows with UPVC windows.

REMARKS

Replacement Windows

Since the reviews of the Conservation Areas in 2004, Brent's Policies sought replacement windows to provide timber frames with original detailing appropriate to the housing type within Conservation Area Sudbury Court. More recently within Sudbury Court, a similar application in Carlton Avenue West (ref: 08/0793) approved replacement UPVC windows and porch doors as the windows of a significant number of properties in the immediate vicinity had previously been altered, removing the original (typically timber) materials and detailing. This approach includes an assessment of the context of the application site, taking into account the appearance of the existing fenestration in order to determine whether replacement upvc windows are appropriate on a case by case basis.

The recent Planning Enforcement annual report 2008/9 that was endorsed by the Planning Committee on 28th July 2009 accepted that it may be acceptable in some situations to replace windows that do not match the materials and detailing of the original windows with new windows that are not constructed of the original material. This approach related to both the context of the site in relation to the number of original windows in the vicinity together with the detailing of the proposed windows which should replicate that of the original windows.

The application property has original timber windows with lead and sections of coloured glass detailing in the fanlights. The site is most closely associated with 7 other properties as two pairs of semi detached houses. These are situated on the Fairway between the intersection with Carlton Avenue West, to the north and the intersection with Paxford Road to the south. All of the dwellings of this style of property in this section of (Nos. 53, 59, 52, 54, 56 and 58 have had their windows changed.

Whilst the applicant proposes the loss of timber windows, the quantity of non-original windows in the vicinity of the site and the ability to replicate much of the original proportion and detailing is such that your officers consider that the proposed use of uPVC does not warrant the refusal of planning permission in this situation.

On this basis, sections have been sought from the applicant to ascertain that the detailing of the

replacement windows would be sufficient to preserve and enhance the character and appearance of the conservation area. These have been provided and your officers consider that the UPVC windows proposed is considered acceptable. The windows reflect the sight lines of the original windows and drip rails have been included. The projecting profiles that are typical of openable uPVC windows has been included for all window regardless of whether they are open or fixed, thus maintaining the rhythms of the window frames and glazing.

The applicants also propose the replacement of the porch. The overall design of the windows and door replicate the existing porch. However, further information has been sought to confirm the profile of the windows and doors, including the use of externally mounted glazing bars. The further information will be discussed in the Supplementary Report.

On balance, as the proposed UPVC windows are considered to be sufficient quality given the aforementioned context of the site and the proposal is considered to maintain the character and appearance of the Conservation Area, as altered by the aforementioned existing intrusions into its original character within the immediate vicinity.

Summary

In view of the context of the application property, it is not considered appropriate to insist on the retention of the existing timber windows. The proposed design and proportions of the replacement UPVC windows are considered to be sufficient in quality to preserve the character of the dwelling and preserve and enhance the character and appearance of the conservation area. The proposal is therefore considered to be in accordance with Council policies and is duly recommended for **approval, subject to 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
Central Government Guidance
Council's Supplementary Planning Guidance 5 - Altering and Extending Your Home
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.

INFORMATIVES:

None Specified

REFERENCE DOCUMENTS:

PPG15 - Planning and the Historic Environment
Brent Adopted UDP 2004 policies
Sudbury Court Conservation Area Design Guide
Window Replacement Design Guide

Any person wishing to inspect the above papers should contact Sarah Crew, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5234



Planning Committee Map

Site address: 57 The Fairway, Wembley, HA0 3TN

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