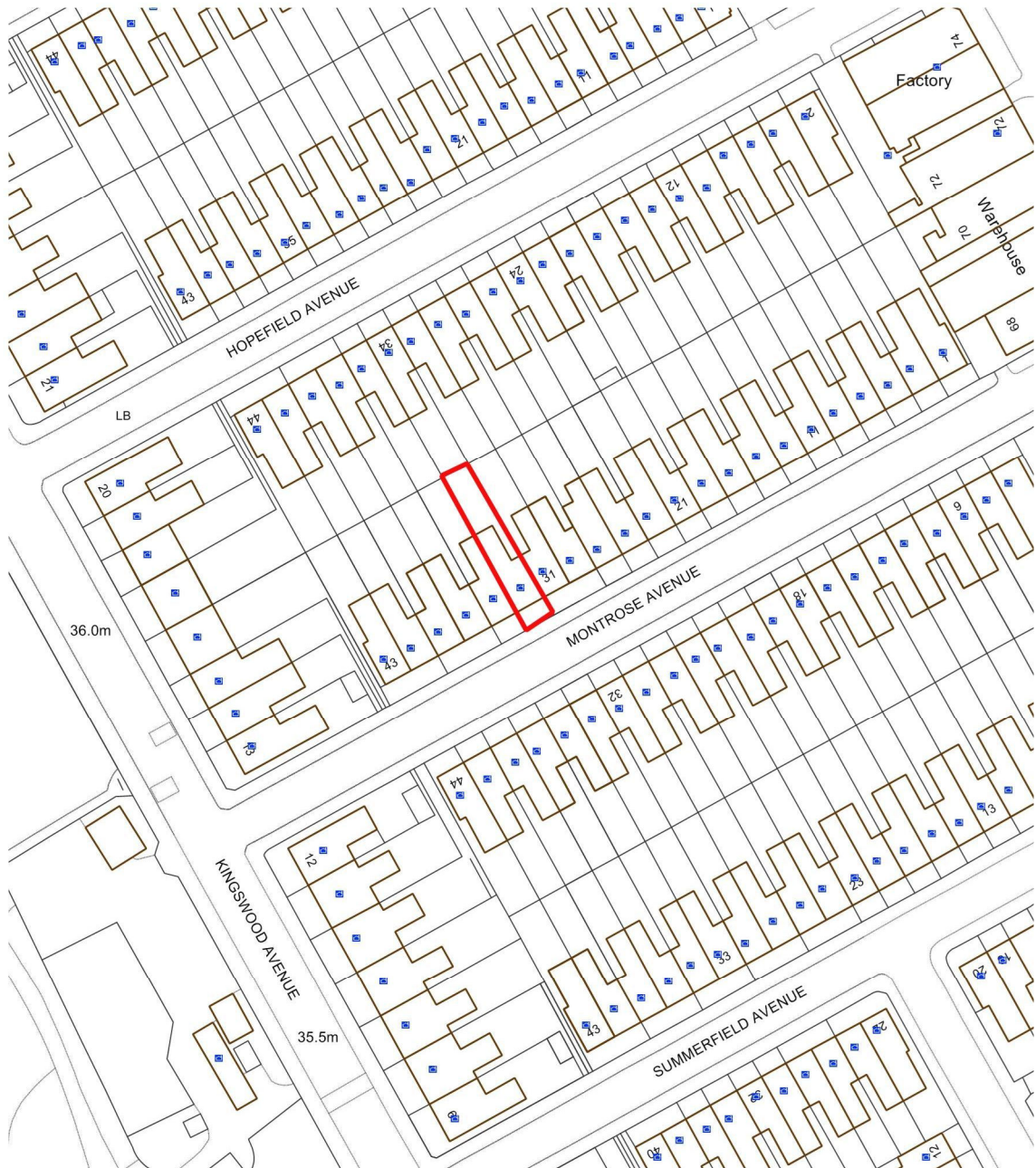
 **Planning Committee Map**
Site address: 33 Montrose Avenue, London, NW6 6LE
© Crown copyright and database rights 2011 Ordnance Survey 100025260



This map is indicative only.

RECEIVED: 26 April, 2011

WARD: Queen's Park

PLANNING AREA: Kilburn & Kensal Consultative Forum

LOCATION: 33 Montrose Avenue, London, NW6 6LE

PROPOSAL: Replacement of existing upvc windows with aluminium casement windows to front elevation of dwellinghouse (Article 4 Direction)

APPLICANT: Mr Francis Dwyer

CONTACT: Mr Michael Dwyer

PLAN NO'S:
See condition 2

RECOMMENDATION

Approval

EXISTING

The property is a 2-storey mid terrace dwellinghouse on the northern side of Montrose Avenue, NW6. The site is within Queens Park Conservation Area. The subject site, located on the northern side of Montrose Avenue, is occupied by a two-storey mid-terrace dwellinghouse and is located within a terrace of 10 post-war buildings (25-43 Montrose Avenue). These properties differ from the generally Edwardian/Victorian character of the surrounding Queen's Park Conservation Area in which they are located. Like the older buildings the post-war properties generally have bays however they are otherwise of much plainer design.

PROPOSAL

See above

HISTORY

E/10/0176 Enforcement appeal dismissed

The installation of uPVC windows to the front of the premises.

A report was received by the enforcement team that new upvc windows had been installed in the property without planning permission, an enforcement notice was served which was appealed by the applicant. The Planning Inspectorate dismissed the appeal refusing to grant planning permission for the upvc windows for the reasons discussed in the main report below.

POLICY CONSIDERATIONS

London Borough of Brent Unitary Development Plan 2004

BE2 Townscape: Local Context & Character
BE9 Architectural Quality
BE25 Development in Conservation Areas
BE26 Alterations & Extensions to Buildings in Conservation Areas

Queen's Park Conservation Area Design Guide

CONSULTATION

Neighbours and the Queens Park Residents Association were consulted by letter on 26th April 2011, a site notice was also put up at the site on 28th April 2011 and a press notice was published on 5th May 2011. No comments have been received.

REMARKS

BACKGROUND

Although the Queen's Park Conservation Area is predominantly characterised by attractive Edwardian/Victorian terraced dwellings there are also a number of short terraces dispersed throughout the area which comprise of more modern dwellings which were erected to replace bomb damaged properties after the second world war. Whilst these post-war dwellings may not be considered to contribute as greatly to the character and appearance of the area they do follow a certain pattern and the relative simplicity and consistency of their facades is considered sympathetic to the buildings of greater architectural or historical interest in the surrounding area. One of the key original features which underpins the facade of these post-war properties would have been the steel framed Crittall windows. Unfortunately, over past years a number of the original Crittall windows to these properties have been replaced using windows of an inappropriate and unsympathetic style which in some cases has detrimentally degraded the group value of the properties within the terrace. Following a number of recent issues, including a planning appeal on this property, regarding the replacement of windows to post-war properties within the Queen's Park Conservation Area Officers intend to include specific guidance for the replacement of such windows within the emerging Queen's Park Conservation Area Design. At present, the proposal would be to adopt the following approach to planning applications for the replacement of windows to post-war properties within the Queen's Park Conservation Area.

- a) Where all of the properties within the terrace have had their original windows have been replaced in a variety of styles and materials Officers will seek to approve replacements to a consistent design, and using aluminium frames, in order to better reflect the proportions and appearance of the original windows. Replacements will not be permitted to include a 'picture' window element.
- b) Where some of the properties within the terrace contain a mixture of replacement styles and materials but some properties have the original windows or have replacements which reflect the original design Officers will adopt a variation of a) based on not supporting the removal of appropriate or original windows
- c) Where all or most windows within the terrace are original or are reasonably designed replacements Officers will seek the installation of windows of the original design.

Given the above, Officers are seeking Members endorsement on this approach through the determination of relevant planning applications in order to provide a consistent approach to standards expected from such applications in advance of the Queen's Park Conservation Area Design Guide. This and one other relevant application (11/0323) appear on the current agenda.

PROPOSED WINDOW REPLACEMENT

The subject site lies within a terrace of post war housing within the Queen's Park Conservation Area which is predominantly characterised by earlier Edwardian/Victorian terraced dwellings. The proposal involves the replacement of the existing upvc windows to the front elevation of the dwellinghouse with aluminium replacements. It is noted that all of the other post war properties within the terrace appear to have replaced the original crittall windows with a variety of replacements, there are no examples of crittall windows within this stretch.

APPEAL DECISION E/10/0176

As explained above the existing windows in this property do not benefit from planning permission and an appeal inspector has concluded that they are unacceptable. The appeal inspector found that while the Council's Design Guidance for the QPCA makes no mention of the post-war replacement dwellings, with advice restricted to the timber sash windows typical of the Victorian dwellings, this does not negate the provisions of UDP Policy BE25. This policy requires special attention to be paid to the preservation or enhancement of the character and appearance of the area and the protection of such areas from unsympathetic alterations.

While the property would have originally had crittal windows, those which were most recently replaced were aluminium casement windows like those in the rest of the post-war terrace. The installed upvc windows are obviously thicker and heavier than the aluminium frames. The appeal inspector commented that while the post-war houses may not be considered to contribute greatly to the character and appearance of the area they do follow a certain pattern and the relative simplicity and consistency of their facades allows attention to focus on the buildings of greater architectural or historical interest.

The addition of the upvc fenestration of such substantially different proportions and design at all 3 levels made the appeal property appear incongruous and out of keeping with its neighbours, and generally more obtrusive in the streetscene.

PROPOSED ALUMINIUM CASEMENT WINDOWS

As noted above, there are no examples of crittal windows in this terrace so while in other situations replacement crittal windows may be realistically sought, in this case the concern is with establishing a good quality slender frame and sympathetic window arrangement suitable to the simple character of the building and to form a precedent for future window replacements in this row. The proposed replacement aluminium windows provide sympathetic reference to the original crittal design through the proportioning of the fenestration and siting of the openings. Whilst the narrow horizontal glazing bars are omitted from the design, the main vertical divides are replicated in proportion to the original windows.

Existing plans have not been provided meaning precise measurements of the upvc frames are not available they have however been viewed on site by officers and the widths of the frames are notably greater than the proposed aluminium frames shown on plans and of which a sample has been provided. For example, the width of the opening casement frame as existing is about 7.7cm while the proposed is 5cm, this difference is significant and even more so when two openers are positioned next to each other.

The window arrangement has also received detailed consideration and officers are of the opinion that the arrangement proposed here can be recommended as an acceptable arrangement for this row of post-war terraces. While these properties vary in whether or not they have a bay the window pattern and the position of openers can be applied in either situation.

At first floor the single window to the left side was recommended to be non-opening however the applicant advised that it is to a small separate room and therefore the opener proposed is accepted.

Overall, it is considered that the proposed replacement windows would be in keeping with the character of the surrounding properties and that the development would preserve and enhance the character of the surrounding Queen's Park Conservation Area. As such, 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
Queens Park 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.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

Site plan
110420/01 A

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

- (1) The applicant is advised that there is a valid enforcement notice the removal of the windows and as such the hereby approved windows should be installed without delay.

Any person wishing to inspect the above papers should contact Liz Sullivan, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5377