



PLANNING COMMITTEE REPORT

Development Management Service
 Planning and Development Division
 Environment and Regeneration Department
 PO Box 333
 222 Upper Street
 LONDON N1 1YA

PLANNING SUB- COMMITTEE B		AGENDA ITEM NO:	
Date:	17 March 2014	NON-EXEMPT	

Application number	P2013/3883/FUL
Application type	Full Planning Application
Ward	Hillrise
Listed building	Unlisted
Conservation area	None
Licensing Implications	None
Site Address	1-42 Highlands Close and 1-4 Barnfield Close, Highlands Estate, London N4
Proposal	Replacement of existing timber single glazed windows doors with UPVC double glazing.

Case Officer	Sally Fraser
Applicant	Islington Council
Agent	Mears Projects

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission:

1. subject to the conditions set out in Appendix 1;

2 SITE PLAN (Site outlined in red)



3 PHOTOS OF SITE/STREET



1. Looking south along Crouch Hill towards the site



2. View of the site from Crouch Hill



3. View of the site from Mount View Road

4 SUMMARY

- 4.1 The application is for the replacement of all existing green timber single glazed windows with dark brown double glazed uPVC windows on the Highlands Estate-blocks 1-42 Highlands Close and 1-4 Barnfield Road.
- 4.2 The main consideration is the impact of the development on the character and appearance of the area.
- 4.3 The proposed development is considered to be acceptable. The proposed windows would be in keeping with the character of the area and would not detract from the appearance of the host buildings.

5 SITE AND SURROUNDING

- 5.1 The application site includes properties within the Highlands Estate, N4, which is owned by Islington Council. Properties within the estate have frontages that face onto Crouch Hill to the west and Mount View Road to the north.
- 5.2 The properties fronting Crouch Hill are flats. Those fronting Mount View Road and are single dwelling houses.
- 5.3 The properties are not listed and there are no listed buildings within close proximity.
- 5.4 The site is not located within a conservation area.

6 PROPOSAL (IN DETAIL)

- 6.1 The existing windows are in disrepair. They are green, timber framed and single glazed.
- 6.2 The proposed windows would be dark brown uPVC and would match the existing in terms of the arrangement of glazing bars.

7 RELEVANT HISTORY

Planning Applications:

- 7.1 None

Enforcement:

- 7.2 None

Pre- application advice:

- 7.3 None

8 CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of 138 adjoining and nearby properties on 14/11/2013. A site notice was displayed on 21/11/2013. The public consultation of the application therefore expired on 12/12/2013, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.2 At the time of the writing of this report, 0 objections had been received from the public with regard to the application.

External Consultees

- 8.3 None

Internal Consultees

8.4 None

9 RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

9.3 The relevant SPGs and/or SPDs are listed in Appendix 2.

10 ASSESSMENT

10.1 The main issue arising from this proposal relates to:

- the impact of the windows on the character and appearance of the area and the host buildings

Impact of the new windows on the character and appearance of the area and the host buildings

10.2 Development management policy DM2.1 states that 'all forms of development are required to be of high quality... and make a positive contribution to the local character and distinctiveness of an area, based upon an understanding and evaluation of its defining characteristics.'

10.3 The surrounding area has a mixture of window styles. The residential block adjoining the site on Crouch Hill has White uPVC double glazing.

10.4 The proposed windows would be similar in style to the existing, however the glazing bar profile would be slightly bigger. For example, the amount of glazing currently in window W1, on the Crouch Hill elevation, is 3.18m². The amount of glazing as

proposed would be 2.91m². It is considered that the difference in the amount of glazing would not be so great as to have a significant impact of the character of the building; nor result in a perceptible reduction in the amount of light received.

- 10.5 The proposed brown colour would ensure that the windows would not be out of character when viewed from the public realm. The windows would be sympathetic to the modern style of the host buildings and would not appear cumbersome nor detract from their appearance.
- 10.6 The windows within the single family dwelling houses on the site could be changed without the need for planning permission; however as all windows within the estate are to be upgraded, including the single family houses, the proposal would ensure that consistency in window style across all elevations of the building would be maintained.
- 10.7 Overall the proposal would make a positive contribution to local character, in accordance with policy CS9 of the Core Strategy 2011 and policy DM2.1 of the Development Management Policies 2013 and the Urban Design Guide.

11 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed development is acceptable. The proposed new windows would cause no harm to the character and appearance of the area nor detract from the appearance of the host buildings.

Conclusion

- 11.2 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 – RECOMMENDATION A.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to **conditions** to secure the following:

List of Conditions:

1	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site plan, design and access statement, HLE 004 revA, HLE 002 revA, HLE 001 revA, HLE 104 revA, HLE 103 revA, HLE 102 revA, HLE 101 revA and HLE 003 revA.</p> <p>REASON: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans and within the Design and Access Statement. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>REASON: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan policies and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 (Delivering the strategic vision and objectives for London)

Policy 7.4 (Local character)

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

Policy DM2.1 (Design)

4. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- Urban Design Guide

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