



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:	13 th February 2013	NON-EXEMPT	

Application number	P2013/0943/FUL
Application type	Full Planning Application
Ward	St George's
Listed building	Unlisted
Conservation area	None
Licensing Implications	None
Site Address	Coombe House, 5 Dalmeny Avenue, N7 0JU
Proposal	Replacement of single glazed timber windows with double glazed uPVC windows.

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



3 PHOTOS OF SITE/STREET



1. Aerial photograph



2. View along Dalmeny Avenue towards subject site



3. Buckhurst House (foreground) and Coombe House



4. Coombe House from Dalmeny Avenue



5. The external walkways



6. Looking towards Buckhurst House

4 SUMMARY

- 4.1 The application is for the replacement of all existing white timber single glazed windows with white double glazed uPVC windows to Coombe House, Dalmeny Avenue.
- 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 the adjacent Hillmarton Conservation Area.

5 SITE AND SURROUNDING

- 5.1 The application site is Coombe House, a 5 storey residential block of flats on the west side of Dalmeny Avenue.
- 5.2 It forms part one of a group of 3 residential blocks of similar age and style. The group also includes Buckhurst Court to the south and Ivinghoe Court to the west.
- 5.3 Buckhurst House has white UPC double glazed windows.
- 5.4 The building is not listed. It is not located within a conservation area but is located adjacent to the Hillmarton Conservation Area.

6 PROPOSAL (IN DETAIL)

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

Revision 1

- 6.3 Amended drawings were received on 14th January 2014. The amendment included:
 - The replacement of all fan light openings with inward opening casements on the lower section of the proposed walkway windows, to increase the amount of glazing and to more accurately reflect the existing window style.

7 RELEVANT HISTORY

Planning Applications:

- 7.1 P841456- Buckhurst House, Hilldrop Estate- Internal reconfiguration of internal space and external alterations including double glazed windows- approved with conditions 29/10/1990

Enforcement:

7.2 None

Pre- application advice:

7.3 None

8 CONSULTATION

Public Consultation

8.1 Letters were sent to occupants of 238 adjoining and nearby properties on 26/6/2013. The public consultation of the application therefore expired on 17/7/2013, 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, 1 letter of support had been received from the public with regard to the application.

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

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

- 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 adjacent to Coombe House, Buckhurst House, has White uPVC double glazing.
- 10.4 Amendments to the proposed walkway windows were requested during the application process. All fanlight openings were omitted and replaced with inward opening casements on the lower section of windows. This increased the amount of glazing within the fanlights and ensured that the windows would have a neater appearance.
- 10.5 As such, the proposed windows would be similar in style to the existing and similar to the double glazed units at the adjacent Buckhurst House. Although the glazing bar profile would be slightly bigger, this would not be so great as to have a significant impact of the character of the building. Also, the majority of windows on the Dalmeny Avenue elevation are set back from the front elevation and screened by external walkways, reducing their visual impact.
- 10.6 The proposed white colour would ensure that the windows would not be out of character with surrounding properties when viewed from the public realm. The windows would be sympathetic to the modern style of the host building and not appear cumbersome or unduly prominent. As all windows within the block are to be upgraded, consistency across the elevations of the building would be maintained.
- 10.7 Overall the proposal would make a positive contribution to local character and would not harm the significance of the adjacent conservation area, in accordance with policy CS8 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.

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>Design and access statement, site plan, CMB 001, CMB 004, CMB 101 revC, CMB 102 revC, CMB 103 revC, CMB 104 revC and CMB 105 revC.</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)

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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