

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department

PLANNING SUB COMMITTEE B		
Date:	8 January 2018	NON-EXEMPT

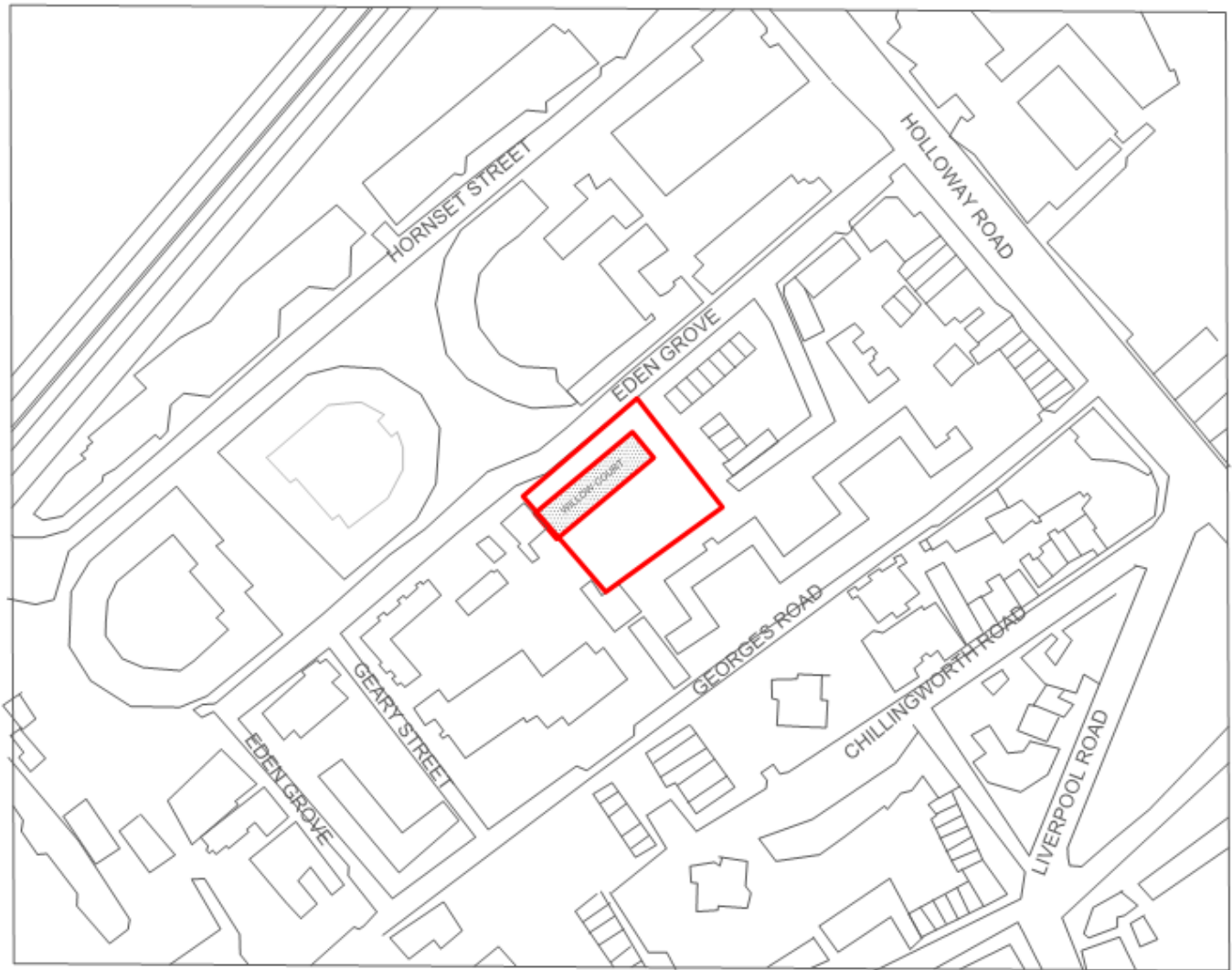
Application number	P2017/1578/FUL (Council's own)
Application type	Full Planning Application
Ward	Holloway Ward
Listed building	Not Listed
Conservation Area	Not within a conservation area
Development Plan	Mayors Protected Vista – Alexandra Palace viewing terrace to St Paul's Cathedral Within 50m of St Mary Magdalene Conservation Area
Licensing Implications	None
Site Address	Willow Court, Eden Grove, London N7 8EH
Proposal	Replacement existing single glazed timber framed windows and doors on the northern and southern elevations with double glazed UPVC windows and doors.

Case Officer	Emily Benedek
Applicant	Islington Council
Agent	Chelsea Smith

1. RECOMMENDATION

The Committee is asked to resolve to **GRANT** planning permission – subject to the conditions set out in Appendix 1.

2. SITE PLAN (site outlined in black))



MAP HIGHLIGHTING THE ST MARY MAGDALENE CONSERVATION AREA BOUNDARIES



Application Site

PHOTOS OF SITE/STREET



Image 1: Aerial View of the Application Site

Application Site



Image 2: Photograph of the Front of the Site



Image 3: Photograph of the Front of the Site in relation to the neighbouring property at 43 Eden Grove (located in the St Mary Magdalene Conservation Area)



Image 4: Photograph of the Rear of the Site

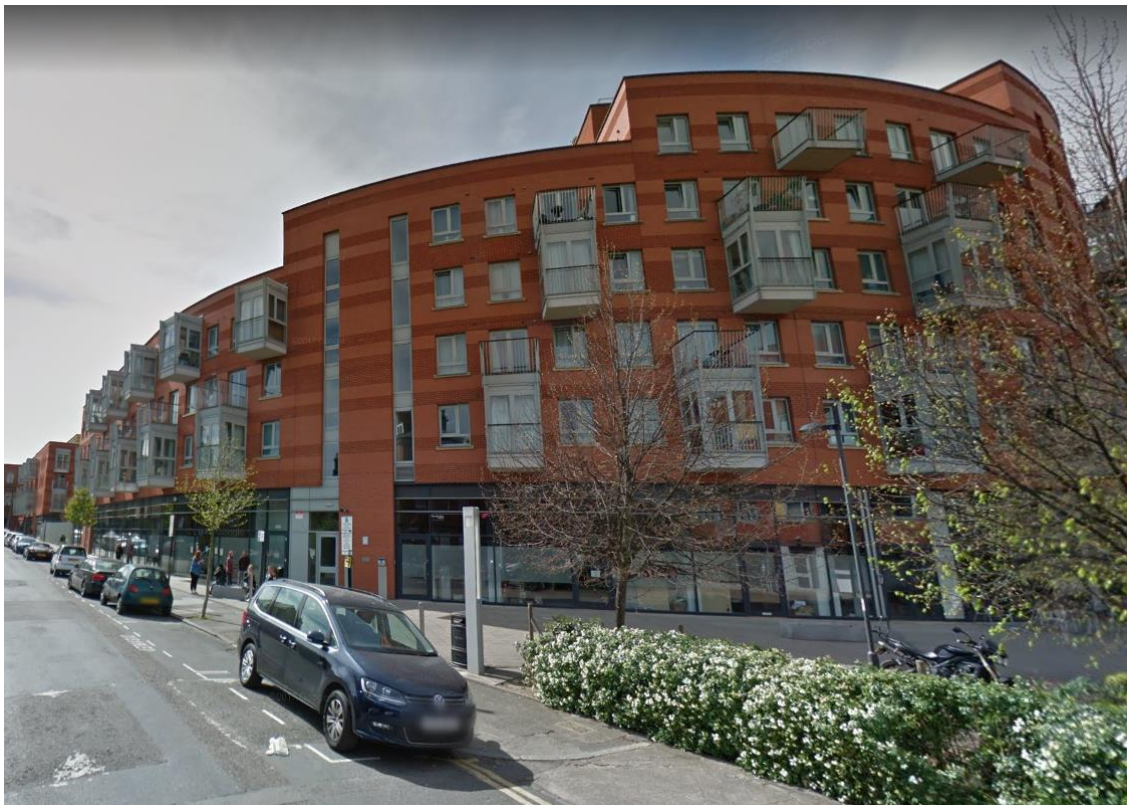


Image 5: Photograph of modern development at Buckier Court opposite the application site



Image 6: Photograph of the Window Sample

3. Summary

- 2.1 Planning permission is sought for the replacement of the existing single glazed timber framed windows with double glazed uPVC windows on the north and south (front and rear) elevations of the residential units known as Willow Court. The key considerations in determining the application relate to the impact on the appearance of the existing building and on the character and appearance of the surrounding area, including the adjoining St Mary Magdalene Conservation Area, as well as sustainability.
- 2.2 The application is brought to committee because the building is owned by the Council and is objected to by Design and Conservation officers.
- 2.3 The application site comprises a four-storey building containing 24no. self-contained residential units located on the south-west side of Eden Grove. The application building is not listed and the site is not located within a conservation area but is situated within 50m of the boundary of the St Mary Magdalene Conservation Area. The surrounding properties are predominantly residential in character with a mixture of historic and modern flatted developments ranging from three to nine storeys in height.
- 2.4 The building currently contains timber framed casement, single glazed windows which is typical to housing estate buildings of this era, and therefore the main differences in their replacement would be the change from single glazed to double glazed units as well as the different materials (uPVC). In addition, the double glazed frames often need to be thicker to compensate for the increased weight of the additional glazing, which can impact on the external appearance of the building. The existing frame is not traditional timber sash but a casement style frame of no significant architectural merit. The change of materials would not result in an unacceptable degree of visual harm to the appearance of the building or to the character and appearance of the area. The replacement windows would have a neutral impact on the character and appearance of the nearby St Mary Magdalene Conservation Area, particularly having regard to the significant variation in building style, age and materials immediately in the vicinity.

3. SITE AND SURROUNDING

- 3.1 The application site comprises a four-storey building on the south (central) side of Eden Grove. The property is a purpose built block of flats which dates back to the 1960s/70s and is used for residential purposes. The building contains 24 self-contained flats. The existing building is constructed out of brick with a slate roof and single glazed timber framed windows located on the front and rear elevations. Three properties in the block have previously changed their windows to UPVC following the receipt of planning permission.
- 3.2 The immediate area is characterised by a mix of historic dwellings and modern developments. As such there is a variety of building styles, heights and designs within the locality. The historic properties are characterised by their timber framed windows whilst the modern flatted developments feature aluminium framed windows.
- 3.3 The building is not listed and is not within a conservation area, however, it is located within 50m of the St Mary Magdalene Conservation Area. The surrounding area is predominantly residential in character.

4. PROPOSAL (IN DETAIL)

Planning permission is sought for the replacement of the existing single glazed timber framed windows with uPVC double glazed windows. The proposed replacement windows are similar in terms of function as the existing windows however will differ in terms of materials. As a new casement will be used, the proposed casement will be 10mm wider than existing when viewed externally.

5. RELEVANT HISTORY:

- 5.1 P051018 - Replacement of existing fencing, to include security door entry system. Approved (04/08/2005)
- 5.2 6 Willow Court:
- P2014/1050/FUL** – Installation of white UPVC double glazed units including alterations to the opening sections of the two first floor bedroom windows to be changed so they allow a "means of escape" and the installation of patio doors from the lounge into the paved yard. Approved (19/01/2015)
- 5.3 14 Willow Court:
- P080676** - Replacement of front door & windows with double-glazed units. Approved (23/05/2008)
- 5.4 2 Willow Court:
- P030918** - Replacement of existing windows with UPVC double glazing. Approved (28/10/2003)

ENFORCEMENT:

- 5.5 None.

PRE-APPLICATION ADVICE:

- 5.6 None.

6. CONSULTATION

Public Consultation

- 6.1 Letters were sent to occupants of 239 adjoining and nearby properties at Eden Grove and Georges Road on 18 May 2017. A site notice was displayed outside the site on 25 May 2017. The public consultation of the application therefore expired on 15 June 2017, however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 6.2 At the time of the writing of this report 2 letters of support and 1 comment had been received from the public with regard to the application. The comment can be summarised as follows:

- **Flat 6 should be excluded from the application as UPVC windows have recently been installed.**

Officer's Comment: The Local Planning Authority does not get involved in personal disputes. This is a private matter between the leaseholder and the applicant. If other works carried out on the building have been carried out with the necessary planning permission, there is no need for other parties to be concerned apart any enforcement action being taken.

Internal Consultees

- 6.3 Design and Conservation: Object to the proposal. The Design and Conservation officer expressed concern about the use of uPVC windows in close proximity to the St Mary Magdalene Conservation Area and their impact on the character and appearance of the area.

External Consultees

- 6.4 None

7. 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

- 7.1 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

- 7.2 The Development Plan is comprised of the London Plan 2016, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan that are considered relevant to this application are listed at Appendix 2 to this report.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 7.3 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

8. ASSESSMENT

8.1 The main issues arising from this proposal relate to:

- Design and Heritage Considerations
- Neighbouring Amenity
- Sustainability

Design & heritage

8.2 Islington's Planning Policies and Guidance encourage high quality design which compliments the character of the area. In particular, DM2.1 of Islington's adopted Development Management Policies requires all forms of development to be high quality, incorporating inclusive design principles while making a positive contribution to the local character and distinctiveness of an area based upon an understanding and evaluation of its defining characteristics. Development Management Policy DM2.3 requires all developments within the setting of a conservation area to be of high quality and ensure they preserve or enhance the conservation area's significance.

8.3 The proposed replacement uPVC windows would match the design of the existing windows with the exception that they would be double glazed rather than single glazed and the materials would be altered from timber framed to uPVC framed. The existing building contains single glazed timber framed windows which are currently in a poor state of repair. Whilst the main concern is that double glazing usually requires thicker frames, the details submitted illustrate that the frame thickness of the proposed windows would be appropriately proportioned to the glazed window pane. A 10mm difference in the thickness of the frame between the existing and proposed windows, as seen in Image 7 below is proposed. Although the windows would be visible on the front and rear elevations, planning officers are of the view that the window frames would not be significantly thicker than the window frames they are replacing, the proposed uPVC framed windows would not result in unacceptable visual harm to the appearance of the building or to the character of the area. In this regard the objections of the Design and Conservation officer are not supported by officers due to existing UPVC windows being present already in the building and given the large variety of building styles in the immediate surroundings. It should be noted that the proposed image also shows the existing panel below the window, although the style of the windows remains the same.

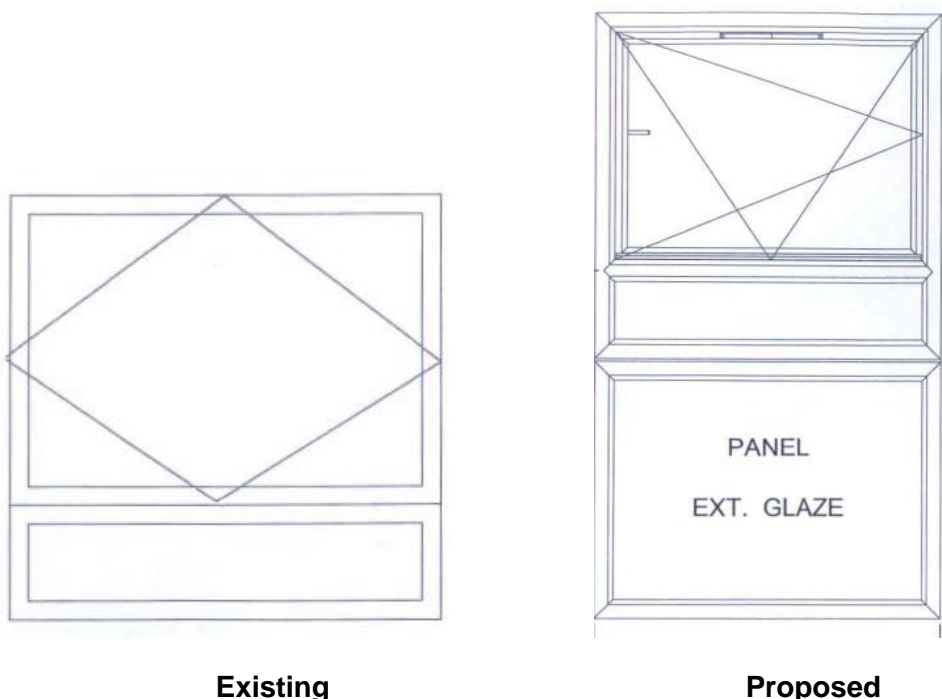


Image 7: Images of existing and proposed window frames

- 8.4 The application site is of a different style to the surrounding properties. The application site is a 1960s/70s style property, whilst properties immediately adjoining the application site are Victorian with traditional timber framed sash windows. Immediately opposite the application site is the modern development in Eden Grove/Hornsey Street with aluminium framed windows and projecting balconies (see Image 5). The style of the existing windows are different to the surrounding properties windows and three flats in Willow Court have altered their windows to uPVC, with the benefit of planning permission. It is therefore not considered that the proposal would cause demonstrable harm to the character and appearance of the property or wider street scene. The application site immediately adjoins the boundary with the St Mary Magdalene Conservation Area on the south, west and north facing elevations. However, the style of the application site is very different to the style and design of these neighbouring properties within the Conservation Area. The application site is also set back from the front of the road behind existing railings. Although the Design and Conservation officer raised concerns about the impact on the Conservation Area, Planning officers consider that given the type of housing, the style of the existing windows and the great variety of building style, age, design and materials, the use of uPVC materials for the proposed window frames are not considered to be harmful to the character and appearance of the conservation area to warrant refusal of the application in this particular location, in this instance.
- 8.5 Given the above, the proposal is considered to be consistent with the aims of the Council's policies on design and to accord with policies 7.6 (Character) of the London Plan 2016, CS8 (Enhancing Islington's character) of the Core Strategy 2011 and Development Management Policies DM2.1 and DM2.3.

Neighbouring Amenity

- 8.6 The application proposes the replacement of the existing windows with new windows to be located in exactly the same location. As no additional windows will be installed, it is not considered that the proposal will have a detrimental impact on the amenity of any adjoining occupiers by way of overlooking or loss of privacy.

Sustainability

- 9.7 The proposed double glazing would improve the insulation and thermal efficiency of each individual residential unit thereby contributing to reductions in carbon emissions, reducing energy costs and additionally helping to combat fuel poverty. The proposed double glazing would enhance the sustainability of the 4 storey building, which contains 24 residential units. The proposals are therefore in compliance with policy DM7.2, which requires developments to be energy efficient in design and specification.

9. SUMMARY AND CONCLUSION

Summary

- 9.1 The proposed window replacement from timber framed single glazed windows to UPVC framed double glazed windows in this particular location, due to the specific details of windows proposed and variety of styles, age and materials in the vicinity is acceptable in this instance. The frame thickness of the proposed windows would be appropriately proportioned to the glazed window pane and would not be overly different to those existing in the building (additional thickness of 10mm). Furthermore, given the appearance of the existing building, it is considered that the proposed replacement uPVC framed windows would not result in visual harm to the overall appearance of the building or wider street scene and adjoining St Mary Magdalene Conservation Area. There is also a clear public benefit achieved in the proposal through the enhanced insulation offered by double glazed windows which will enhance the sustainability of the building.
- 9.2 As such, the proposed development is considered to accord with the policies of the National Planning Policy Framework 2012, the London Plan 2016, the Islington Core Strategy 2011, the Development Management Policies 2013 and Supplementary Planning Documents and as such is recommended for approval subject to appropriate conditions.

Conclusion

- 9.3 It is recommended that planning permission be granted subject to conditions as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

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

List of Conditions:

1	Commencement
	<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	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Design and Access Statement, SLP, 001, 002, WDS01, 011, 012, WDS11, SECS.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Act 1990 as amended and the Reason for Grant and also for the avoidance of doubt and in the interest of proper planning.</p>
3	Materials
	<p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans. The window frames should have a maximum thickness of 160mm and the windows should have a maximum depth of 70mm. 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>

List of Informatives:

1	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website.</p> <p>A pre-application advice service is also offered and encouraged.</p> <p>The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</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 2016, 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 2016 - Spatial Development Strategy for Greater London

London's living places and spaces
Policy 7.4 Local character
Policy 7.6 Architecture

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
Policy DM2.3 Heritage

Energy and Environmental Standards

Policy DM7.1 Sustainable design and construction
Policy DM7.2 Energy efficiency and carbon reduction in minor schemes
Policy DM7.4 Sustainable Design Standards

3. Designations

Mayors Protected Vista – Alexandra Palace viewing terrace to St Paul's Cathedral
Within 50m of St Mary Magdalene Conservation Area

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

The following SPGs and/or SPDs are relevant:

Islington Local Development Plan

- Urban Design Guide (2017)
- St Mary Magdalene Conservation Area

