

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration Department

PLANNING SUB COMMITTEE B		
Date:	21 November 2017	NON-EXEMPT

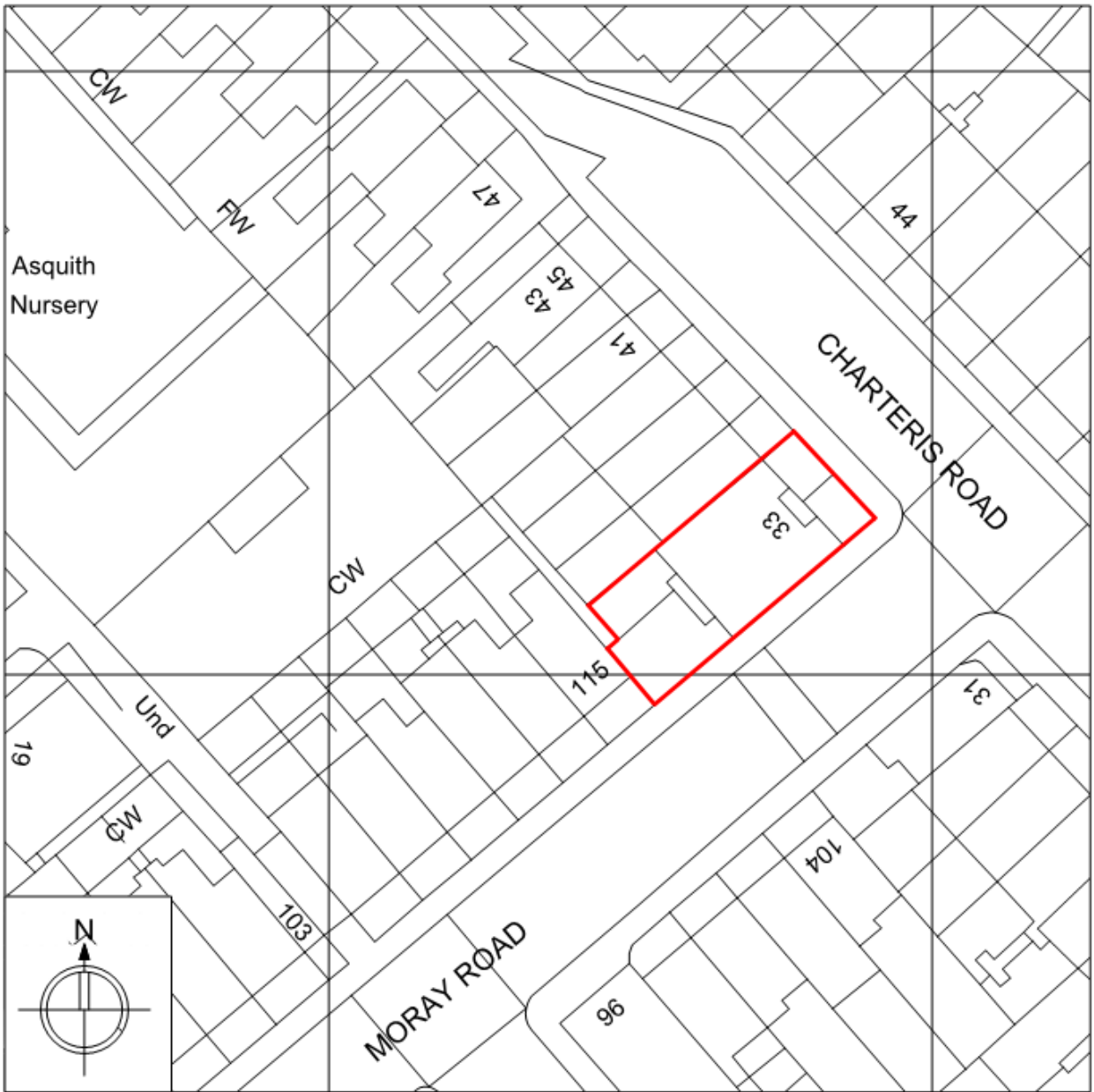
Application number	P2017/0306/FUL (Council's own)
Application type	Full Planning Application
Ward	Finsbury Park Ward
Listed building	Not Listed
Conservation Area	Not within a conservation area
Development Plan	Finsbury Park Core Strategy Key Area Local Cycle Route Within 50m of Tollington Park Conservation Area
Licensing Implications	None
Site Address	Flats A-F, 33 Charteris Road, London N4 3AA
Proposal	Replacement existing single glazed timber framed casement windows with uPVC double glazed windows.

Case Officer	Emily Benedek
Applicant	Ms Linda Harris
Agent	FES Group

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)



3. PHOTOS OF SITE/STREET



Application Site

Image 1: Aerial View of the Application Site



Image 2: Photograph of the Front of the Site



Image 3: Photograph of the side of the Site facing Moray Road



Image 4: Photograph of the rear of the Site



Image 5: Photograph of Nos 35-41 Charteris Road whose windows comprise a mix of timber and uPVC



Image 6: Photograph of the Window Sample

Summary

- 3.1 Planning permission is sought for the replacement of the existing single glazed timber framed windows with double glazed uPVC windows on the front, side and rear elevations of the residential units known as Flats A-F, located at 33 Charteris Road. 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 conservation area, as well as sustainability.
- 3.2 The application is brought to committee because the building is owned by the Council.
- 3.3 The application comprises a three-storey building containing 6no. self-contained residential units located on a corner site at the junction of Charteris Road and Moray Road. The application site is not listed and is not located within a conservation area but is situated within 50m of the boundary of the Tollington Park Conservation Area. The surrounding properties are predominantly residential in character with a mixture of period terrace housing and post-war infill developments.
- 3.4 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 Tollington Park Conservation Area.

4. SITE AND SURROUNDING

- 4.1 The application site comprises a three-storey building on the south-west side of Charteris Road at the junction with Moray Road. 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 6 self-contained flats (known as Flats A-F). The existing building is constructed out of brick with a slate roof and single glazed timber framed windows located on the front, rear and side elevations.
- 4.2 The application site dates back to the 1960s/70s and is of the same style and design as the adjoining residential properties at Nos 35 and 37 Charteris Road. Several of these neighbouring properties have changed their windows from timber to uPVC, without the benefit of planning permission. However, these properties differ greatly from the Victorian properties on Charteris Road, with traditional timber sash windows and are the predominant style for residential properties in this location. The application building is therefore considered to be atypical.
- 4.3 The building is not listed and is not within a conservation area, however, it is located within 50m of the Tollington Park Conservation Area. The surrounding area is predominantly residential in character.

5. 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 and appearance 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. The proposed windows will also contain internal and external trickle vents.

6. RELEVANT HISTORY:

6.1 **P2016/1597/FUL** – Replacement of existing single glazed timber windows with uPVC double glazed windows. Withdrawn 18/08/2016. The application was withdrawn as the site boundaries were wrong and could not be altered in the duration of the application.

940581 - Replacement of brick wall with timber fencing to incorporate a tree currently on public land into a private garden. Approved 16/09/1994)

ENFORCEMENT:

6.2 **E/2014/0213** – Rear outbuilding. No further action as the shed had been there more than four years. Case closed (28/05/2014).

PRE-APPLICATION ADVICE:

6.3 None.

7. CONSULTATION

Public Consultation

7.1 Letters were sent to occupants of 40 adjoining and nearby properties at Charteris Road and Moray Road on 31 January 2017. The public consultation of the application therefore expired on 21 February 2017, however it is the Council's practice to continue to consider representations made up until the date of a decision.

7.2 At the time of the writing of this report no responses had been received from the public with regard to the application.

Internal Consultees

7.3 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 Tollington Park Conservation Area and their impact on the character and appearance of the area.

External Consultees

7.4 None

8. 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

8.1 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

8.2 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)

8.3 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2

9. ASSESSMENT

9.1 The main issues arising from this proposal relate to:

- Design
- Neighbouring Amenity
- Sustainability

Design

9.2 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.

9.3 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 and would not be overly different to those existing in the building with a 10mm difference in the thickness of the frame between the existing and proposed windows, as seen in Image 7 below. Although the windows would be visible on the front, side and rear elevations, given 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.

9.4 The Design officer raised concerns regarding the size of the trickle vents on the front of the window frames. The applicant explained that trickle vents are now a requirement for new windows and need to be vented to the exterior. As the site is largely obscured by existing hedging at the ground floor level and there is a large tree obscuring the site, the trickle vents will not be unduly prominent and are therefore, on balance, considered acceptable.

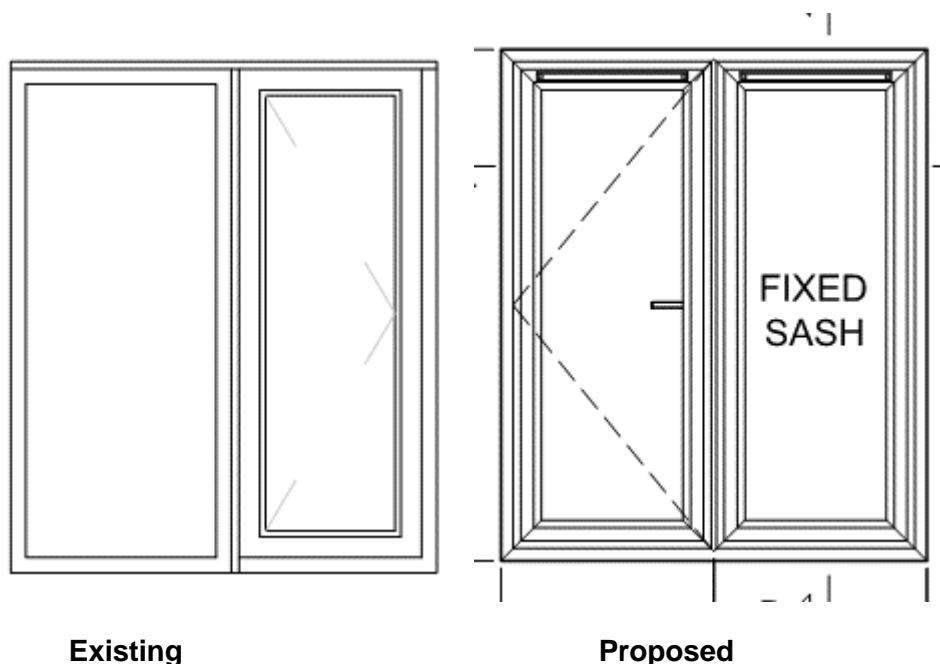


Image 7: Images of existing and proposed window frames

- 9.5 The application site forms part of a small number of properties on this section of the road (Nos 33-45) which are of different style to the surrounding properties. The application site is a 1970s style property, whilst the majority of houses on Charteris Road are Victorian with traditional timber framed sash windows. It is noted that some of these 1970s units have already changed their windows to uPVC and will match the proposal once carried out. Whilst these alterations were carried out without planning permission, photo data shows that the double glazed windows have been there for more than 4 years and are therefore lawful. Given that the style of the existing windows are different to the surrounding properties windows and that several other properties in the immediate locality have altered their windows to uPVC, it is not considered that the proposal would cause demonstrable harm to the character and appearance of the property or wider street scene. Several of the immediate neighbouring properties at Nos 35-41 Charteris Road have partially changed their windows to uPVC and therefore, as Image 5 demonstrates, these dwellings comprise a mix of timber framed and uPVC framed windows. The style of these windows are not traditional timber sash windows but a casement style frame which are of no significant architectural merit and therefore the change of material is not considered to be harmful to the properties or wider locality. Furthermore, as the properties that have already changed their windows to uPVC are closer to the boundary with the Tollington Park Conservation Area than the application site (which is located 27 metres from the Conservation Area boundary), it is not considered that the proposal would have a detrimental impact on the character and appearance of this conservation area. Although the Design officer raised concerns about the impact on the Conservation Area, Planning officers consider that given the type of housing, the limited views of the site and the style of the existing windows, the use of uPVC materials for the proposed window frames are not considered to be harmful to the character and appearance of the area to warrant refusal of the application for this reason.
- 9.6 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 Policy DM2.1.

Sustainability

- 9.7 The proposed double glazing would improve the insulation and thermal efficiency of each individual unit thereby contributing to reductions in carbon emissions and reducing energy costs. The proposed double glazing would enhance the sustainability of the 3 storey building, which contains 6 residential units. The proposals are therefore in compliance with policy DM7.2, which requires developments to be energy efficient in design and specification.

10. SUMMARY AND CONCLUSION

Summary

- 10.1 The details submitted illustrate that 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. 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.
- 10.2 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

10.3 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	<p>Commencement</p> <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>Approved plans list</p> <p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>DS001 Revision B, PD001 REV-B, PD002 REV-B, WS001 Revision B, WS003 Revision A, Sheet 1 of 3 Revision 1, Sheet 2 of 3, Sheet 3 of 3, Z00.1, Sample 0123 works sheet 401204Y.</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	<p>Materials</p> <p>CONDITION: The development shall be constructed in accordance with the schedule of materials noted on the plans. 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	<p>Positive statement</p> <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>Whilst no pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant.</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>
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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

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

Finsbury Park Core Strategy Key Area
Local Cycle Route
Within 50m of Tollington Park 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)

