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<td>Peckham Community Council</td>
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**From**
Interim Development & Building Control Manager

**Title of Report**
DEVELOPMENT CONTROL

**Proposal**
Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters. (07-CO-0014)

**Address**
GRANTHAM HOUSE FRIARY ESTATE, GREEN HUNDRED ROAD, LONDON, SE15 1RN

**Ward** Livesey

**PURPOSE**

1. To consider the above application. The application requires Committee consideration as it is Council's own development and in view of objections received.

**RECOMMENDATION**

2. Grant planning permission

**BACKGROUND**

**Site location and description**

3. Application premises comprise a five storey block of flats that is located within the Friary Housing Estate and is bounded by Peckham Park Road, Green Hundred Road and Friary Road. The Estate contain a number of other blocks that are of similar design and height.

4. The Estate is not within a conservation area and neither of are any of the blocks within the estate, including Grantham House, listed.

**Details of proposal**

5. The proposal under consideration is for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters.

**Planning history**

6. No available planning history.

**Planning history of adjoining sites**

7. Planning application currently under consideration for replacement of existing windows and doors. Glazed door screen to lobby and stairs with entryphone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of commercial premises) to be renewed. General refurbishment including replacement of gutters and re-roofing; Bridgnorth House, Peckham Park Road, (07-CO-0012)
Planning application currently under consideration for replacement of existing windows and doors new glazed lobbies with entry phones (canopy over the door). Repairs to existing brickwork; Aylesbury House Friary Estate, Friary Road, (07-CO-0013).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters; Exeter House, Friary Estate, Friary Road, (07-CO-0015).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Cardiff House, Peckham Park Road, (07-CO-0016).

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the impact of the proposal on the character of the building and the wider area with regards to visual amenity.

Planning Policy

At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

Southwark Plan 2007 [Modifications Version]

Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.2 - Protection of Amenity
Policy 4.2 - Quality of Residential Accommodation

Southwark Unitary Development Plan 1995 [UDP]

Policy E.2.3 - Aesthetic Control
Policy E.3.1 - Protection of Amenity

London Plan 2004

None specific

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

None specific
Consultations

Site Notice: 04 May 2007

Press Notice: not required

Internal Consultees

None

Statutory and non-statutory consultees

None

Neighbour consultees
1 to 45 Grantham House
1 to 46 Aylesbury House
1 to 75 Cardiff House
Bridgnorth House
1 to 38 Reading House
62-68 (even) Ethnard Road

Re-consultation

Not required

Consultation replies

Internal Consultees

None

Statutory and non-statutory consultees

None

Neighbour consultees

Occumier of 18 Cardiff House
Occumier of 48 Cardiff House
Occumier of 50 Cardiff House
Occumier of 6 Reading House
Occumier of 12 Reading House
Occumier of 36 Reading House
Occumier of 20 Lynn House
Occumier of 27 Lynn house
Occumier of 9 Grantham House
Unwin and Friary Tenants and Residents Association

All the consultees had similar objections to the proposed replacement windows. The common concerns can be summarised as follows:

The vast majority of the opposition related to the preference of sliding 'sash' styled windows as opposed to the proposed 'top swing' option, as it was considered that the proposed option would adversely affect the architecture and appearance of the building and would reduce access to daylight into the units. It was generally viewed that the 'sash' style would be more in keeping with the appearance of the building.

There was also some concern that the consultation process was not extensive enough, and more specifically that the consultation period was too short and there was only one viewing available in the weekend.

Further, there was concern that approval for window upgrade works associated with other housing estate blocks was being sort as part of this planning application.

One concern also related to the perceived impeedence of an emergency exit, and yet another objection was concerned with the safety of children with the proposed option.

Re-consultation
None

PLANNING CONSIDERATIONS

Principle of development

11 The replacement of existing windows and doors and erection of a new glazed lobby with entry phone control, general refurbishment works including retiling the roof and renewal of gutters raise no specific policy issues. The replacement of existing windows which are considered to have reached the end of their lifespan and are no longer considered to be effective in so far as efficient energy saving is concerned is something the Council would encourage in-principle.

Environmental impact assessment

12 There are no environmental impact implications in so far as the proposal is concerned.

Design issues

13 Grantham House is a five storey inter-war building dating from the 1930s and form part of Friary Housing Estate which also comprise a number of blocks of similar height and design. The building benefits from having a uniform and symmetrical style that incorporates timber framed Georgian style sliding sash windows. Although the sash windows would be replaced, the proposed windows would maintain the principle design features in the form of the glazing bars that would continue to maintain the 'neo-Georgian' appearance.

17 The external refurbishment works which include retiling the roof with clay pantiles and renewal of gutters with black PVCu deep flow gutters would contribute to the overall visual improvement of the building which in design terms raise no specific issues.

18 Although objections have been received with regards to the window type proposed as opposed to the use of sash windows as replacement, it is not considered that the objections can be sustained on grounds of design and the fact that the windows would
detract from the character of the building. Given that the proposed windows would result in a like for like arrangement and the fact that the building is not listed neither in a conservation area, the installation of casement windows is considered to be acceptable in this case.

19 Furthermore, Council policy states that 'Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high quality environments for people to live and work in. The policy further states that new buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution that is specific to their site's shape, size, location and development opportunities. The installation of new windows is unlikely to alter the character of the building especially given that the principal design features, with the arrangement of glazing bars will continue to maintain the 'neo-Georgian' appearance of the block.

Other matters

20 A number of the objectors raised concern over the pre-application consultation process carried out by a private company in which two replacement window styles were presented. The objectors advised that the sliding sash window example was faulty and that not all residents were afforded the opportunity to vote on the two options.

However this was a pre-application matter. Consultation on this application has been solely on the basis of the casement style windows described in this report, and on which all residents have had the opportunity to comment.

There are no concerns with the proposed new entrance door and entryphone system.

Conclusion

21 The proposed window replacements and lobby entrance upgrades are considered to improve the amenities of the occupying residents and, whilst the proposed replacement windows will not be of the sliding sash type their design is considered overall to be sufficiently sympathetic to the appearance of the block as a whole. As such, it is recommended that the application be approved.

For the aforementioned reasons, it is considered that the development would have no significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the policies of the adopted or emerging Unitary Development Plans.

COMMUNITY IMPACT STATEMENT

22 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities / groups likely to be affected by the proposal have been identified as: the impact on the living conditions of occupants of the building, and the impact on the streetscene.

c] The likely adverse or less good implications for any particular communities / groups
have also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

The works would improve the energy efficiency of the building by reducing heat loss and thereby energy consumption.

LEAD OFFICER  David Stewart  Interim Head of Development and Building Control
REPORT AUTHOR  Donald Hanciles  Snr Planning Officer Development Control [tel. 020 7525 5428]
CASE FILE  TP/H2023
Papers held at:  Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES  [tel. 020 7525 5403]
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters.

At: GRANTHAM HOUSE FRIARY ESTATE, GREEN HUNDRED ROAD, LONDON, SE15 1RN

In accordance with application received on 26/01/2007

and Applicant's Drawing Nos. 8936/MC/30, 8936/MC/31, 2694/116, 2694/117

RECD 3/4/07 - 3 UN-NUMBERED DRAWING PLANS - Typical entry phone details

Schedule

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason
As required by Section 91 of the Town and Country Planning Act 1990 as amended

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:


b) Policies E.2.3 'Aesthetic Control' & E.3.1 'Protection of Amenity' of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.
PURPOSE
1 To consider the above application. The application requires Community Council consideration in view of the number of representations received.

RECOMMENDATION
2 Grant planning permission

BACKGROUND

Site location and description
3 Application premises comprise a five storey block of flats located within the Friary Housing Estate. The frontage onto Peckham Park Road, comprises a short shopping parade with the entrance to the residential from inside the estate. The Estate contain a number of other blocks that are of similar design and height.

4 The Estate is not within a conservation area and neither of are any of the blocks within the estate, including Bridgnorth House, listed.

Details of proposal
5 The proposal under consideration is for replacement of existing windows and doors. Glazed screen to lobby and stairs with entry phone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of commercial premises) to be renewed. General refurbishment including replacement gutters and re-roofing.

Planning history
6 No available planning history.

Planning history of adjoining sites
7 Planning application currently under consideration for replacement of existing windows and doors new glazed lobbies with entry phones (canopy over the door). Repairs to
existing brickwork; Aylesbury House Friary Estate, Friary Road, London, SE15 1RW (07-CO-0013).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters; Grantham House, Green Hundred Road, (07-CO-0014).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters; Exeter House, Friary Estate, Friary Road, (07-CO-0015).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Cardiff House, Peckham Park Road, (07-CO-0016).

FACTORS FOR CONSIDERATION

Main Issues

11 The main issues in this case are:

   a] the principle of the development in terms of land use and conformity with strategic policies.

   b] the impact of the proposal on the character of the application building and the wider area in terms of visual amenity.

Planning Policy

12 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

13 Southwark Plan 2007 [Modifications Version]

   Policy 3.12 - Quality in Design
   Policy 3.13 - Urban Design
   Policy 3.2 - Protection of Amenity
   Policy 4.2 - Quality of Residential Accommodation

14 Southwark Unitary Development Plan 1995 [UDP]

   Policy E.2.3 - Aesthetic Control
   Policy E.3.1 - Protection of Amenity

15 London Plan 2004

   None specific
Consultations

16 Site Notice: 04 May 2007
Press Notice: not required

17 Internal Consultees
None

Statutory and non-statutory consultees
None

18 Neighbour consultees
45 - 57 (odd) Peckham Park Road
1 to 45 Grantham House
1 to 46 Aylesbury House
1 to 75 Cardiff House
Bridgnorth House
1 to 38 Reading House
1 to 19 Exeter House

Re-consultation
Not required

Consultation replies

20 Internal Consultees
None

Statutory and non-statutory consultees
None

21 Neighbour consultees
Unwin & Friary TRA
Occupier of 18 Cardiff House
Occupier of 48 Cardiff House
Occupier of 50 Cardiff House
Occupier of 6 Reading House
Occupier of 12 Reading House
Occupier of 36 Reading House
Occupier of 20 Lynn House
Occupier of 27 Lynn house
Occupier of 9 Grantham House

All the consultees had similar objections to the proposed replacement windows. The common concerns can be summarised as follows:

The vast majority of the opposition related to the preference of sliding ‘sash’ styled windows as opposed to the proposed ‘top swing’ option, as it was considered that the proposed option would adversely affect the architecture and appearance of the building and would reduce access to daylight into the units. It was generally viewed that the ‘sash’ style would be more in keeping with the appearance of the building.

There was also some concern that the consultation process was not extensive enough, and more specifically that the consultation period was too short and there was only one viewing available in the weekend.

Further, there was concern that approval for window upgrade works associated with other housing estate blocks was being sort as part of this planning application.

One concern also related to the perceived impedence of an emergency exit, and yet another objection was concerned with the safety of children with the proposed option.

PLANNING CONSIDERATIONS

Principle of development

The replacement of existing windows and doors and the erection of a new glazed screen to lobby and stairs with entry phone control, with new steps, handrails and canopy over door, in addition to renewal of steel hoardings and general refurbishment of the block raise no specific policy issues. The replacement of the existing windows which are considered to have reached the end of their lifespan and no longer considered to be effective in so far as energy efficient saving is concerned, is something the Council would encourage in principle.

Environmental impact assessment

There are no environmental impact implications in so far as the proposal is concerned.

Design issues

Bridgnorth House is a five storey inter-war building dating from the 1930s and form part of Friary Housing Estate which also comprise a number of blocks of similar height and design. The ground floor of Bridgnorth House comprises a short retail parade which fronts onto Peckham Park Road. The upper parts of the building benefits from having a uniform and symmetrical style that incorporates timber framed Georgian style sliding sash windows. Although the sash windows would be replaced, the proposed windows would maintain the principle design features in the form of the glazing bars that would continue to maintain the ‘neo-Georgian’ appearance.

The external refurbishment works which include the retiling of the roof with clay pantiles and renewal of gutters with black PVCu deep flow gutters would contribute to the overall visual improvement of the building which in design terms raise no specific issues. The renewal of the steel hoardings to the rear and side windows of the commercial premises is also considered acceptable and would contribute positively to the overall improvement of the block.
Although objections have been received with regards to the window type proposed as opposed to the use of sash windows as replacement, it is not considered that the objections can be sustained on grounds of design and the fact that the windows would detract from the character of the building. Given that the proposed windows would result in a like for like arrangement and the fact that the building is not listed neither in a conservation area, the installation of casement windows is considered to be acceptable in this case.

Furthermore, Council policy states that 'Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high quality environments for people to live and work in. The policy further states that new buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution that is specific to their site's shape, size, location and development opportunities. The installation of new windows is unlikely to alter the character of the building especially given that the principal design features, with the arrangement of glazing bars will continue to maintain the 'neo-Georgian' appearance of the block.

Other matters

A number of the objectors raised concern over the pre-application consultation process carried out by a private company in which two replacement window styles were presented. The objectors advised that the sliding sash window example was faulty and that not all residents were afforded the opportunity to vote on the two options.

However this was a pre-application matter. Consultation on this application has been solely on the basis of the casement style windows described in this report, and on which all residents have had the opportunity to comment.

There are no concerns with the proposed new entrance door and entryphone system.

Conclusion

The proposed window replacements and lobby entrance upgrades are considered to improve the amenities of the occupying residents and, whilst the proposed replacement windows will not be of the sliding sash type their design is considered overall to be sufficiently sympathetic to the appearance of the block as a whole. As such, it is recommended that the application be approved.

For the aforementioned reasons, it is considered that the development would have no significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the policies of the adopted or emerging Unitary Development Plans.

COMMUNITY IMPACT STATEMENT

In line with the Council’s Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities / groups likely to be affected by the proposal have been identified as: the impact on the living conditions of occupants of the building, and the impact on the streetscene.
c) The likely adverse or less good implications for any particular communities/groups have also been discussed above.

**SUSTAINABLE DEVELOPMENT IMPLICATIONS**

37 The works would improve the energy efficiency of the building by reducing heat loss and thereby energy consumption.

**LEAD OFFICER**
David Stewart
Interim Head of Development and Building Control

**REPORT AUTHOR**
Donald Hanciles
Snr Planning Officer Development Control [tel. 020 7525 5428]

**CASE FILE**
TP/H2023

Papers held at:
Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Replacement of existing windows and doors. Glazed door screen to lobby and stairs with entryphone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of commercial premises) to be renewed. General refurbishment including replacement of gutters and re-roofing.

At: BRIDGNORTH HOUSE, PECKHAM PARK ROAD, LONDON, SE15 1RJ

In accordance with application received on 26/01/2007

and Applicant's Drawing Nos. 8936/MC/28, 2694/118

RECD 03/4/07 - 3 UN-NUMBERED DRAWINGS - Typical Entryphone Details

Schedule

1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason
As required by Section 91 of the Town and Country Planning Act 1990 as amended

2 Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- Policies E.2.3 'Aesthetic Control' & E.3.1 'Protection of Amenity' of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.
This site plan supplied by the London Borough of Southwark is for Planning and Building Control purposes only.
1 **PURPOSE**

To consider the above application. The application requires consideration by Peckham Community Council as the property is owned by the Council and objections have been received.

2 **RECOMMENDATION**

To grant planning permission

**BACKGROUND**

**Site location and description**

3 The area is comprised of a number of 5 storey residential blocks of estate houses, known collectively as the Friary Estate, with the subject block known as the Aylesbury House, which dates from the 1930s.

4 Between the other residential housing estate blocks are grassed open areas and playgrounds, and opposite Friary Road is the St Francis RC Primary School, and further down is the Our Lady of Sorrows RC Church. The wider community is generally comprised of residential use, both in the form of housing estate blocks and terraced dwellinghouses.

5 The site is not located within a conservation area and the building is not listed.

**Details of proposal**

6 Planning permission is sought to replace the existing wooden framed windows with new PVC ones.

7 Further, as part of the improvement works new entryphone systems will also be installed to improve security. These improved entrance doors are to be installed to the existing entrance lobbies and will be hardwood framed and glazed of a similar style to those used elsewhere within Friary Estate. Existing flat entrance doors will be upgraded with steel armour frames and security doors to those blocks and flats where they have not already been provided. The doors will have magnetic locks and are to be in accordance with the Council’s standard.

8 Similar improvement works are also proposed on the remaining blocks within the estate.
Planning history

9 Nothing relevant

Planning history of adjoining sites

10 2007 – planning permission sought for Replacement of existing windows and doors. Glazed door screen to lobby and stairs with entryphone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of commercial premises) to be renewed. General refurbishment including replacement of gutters and re-roofing; Bridgnorth House, Peckham Park Road, London, SE15 1RJ (07-CO-0012).

2007 – planning permission sought for Replacement of existing windows and doors new glazed lobbies with entry phones; Exeter House Friary Estate, Friary Road, London, SE15 1RW (07-CO-0015).

2007 – planning permission sought for Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Grantham House Friary Estate, Green Hundred Road, London, SE15 1RN (07-CO-0014).

2007 – planning permission sought for Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Cardiff House, Peckham Park Road, London, SE15 6TS (07-CO-0016).

FACTORS FOR CONSIDERATION

Main Issues

11 The main issues in this case are:

a) the principle of the development in terms of land use and conformity with strategic policies.

b) the amenity impacts of the proposal on the host building and wider neighbourhood.

Planning Policy

12 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

13 Emerging Southwark Unitary Development Plan [Jan 2007]

3.2 "Protection of Amenity"
3.12 "Quality in Design"
3.13 "Urban Design"
4.2 "Quality of Residential Accommodation"

14 Southwark Unitary Development Plan 1995 [UDP]

E.2.3 "Aesthetic Control"
E.3.1 "Protection of Amenity"
Consultations

15 Site Notice
7 February 2007

Press Notice
N/A

Internal Consultees
None

Statutory and non-statutory consultees
N/A

Neighbour consultees
The Occupiers of 1 - 46 Aylesbury House, Friary Estate, Friary Road

Re-consultation
N/A

Consultation replies

16 Neighbour consultees
Occupier of 18 Cardiff House
Occupier of 48 Cardiff House
Occupier of 50 Cardiff House
Occupier of 74 Cardiff House
Occupier of 6 Reading House
Occupier of 12 Reading House
Occupier of 34 Reading House
Occupier of 36 Reading House
Occupier of 20 Lynn House
Occupier of 27 Lynn house
Occupier of 9 Grantham House
Unwin and Friary Tenants and Residents Association

All the consultees had similar objections to the proposed replacement windows. The common concerns can be summarised as follows:

The vast majority of the opposition related to the preference of sliding 'sash' styled windows as opposed to the proposed 'top swing' option, as it was considered that the proposed option would adversely affect the architecture and appearance of the building and would reduce access to daylight into the units. It was generally viewed
that the ‘sash’ style would be more in keeping with the appearance of the building.

There was also some concern that the consultation process was not extensive enough, and more specifically that the consultation period was too short and there was only one viewing available in the weekend.

Further, there was concern that approval for window upgrade works associated with other housing estate blocks was being sort as part of this planning application.

One concern also related to the perceived impedance of an emergency exit, and yet another objection was concerned with the safety of children with the proposed option.

**PLANNING CONSIDERATIONS**

**Principle of development**

The existing windows on the front (facing onto the access balconies) elevations of the building are generally of the bottom hung inward-opening style of window, similar to that proposed. Whereas, the windows to the other elevations are traditional ‘sash’ window style. The windows are in poor condition and are in need of replacement. There are no objections to their replacement in planning terms.

**Design**

Policy 3.12 of the emerging Southwark Plan states: Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.

Aylesbury House is an inter-war building dating from the 1930s that is of a uniform and symmetrical style that incorporates timber framed Georgian style sliding sash windows. Whilst some objectors have commented that sash windows should be installed in order to maintain the existing aesthetic, it is considered that the principal design features, that is the arrangement of the glazing bars, will continue to maintain the ‘neo-Georgian’ appearance.

Taking into account the like for like arrangement of the glazing bars, and the fact that the building is not listed nor in a Conservation Area, the installation of casement opening windows is considered to be acceptable in this case.

**Other Matters**

A number of the objectors raised concern over the pre-application consultation process carried out by a private company in which two replacement window styles were presented. The objectors advised that the sliding sash window example was faulty and that not all residents were afforded the opportunity to vote on the two options.

However this was a pre-application matter. Consultation on this application has been solely on the basis of the casement style windows described in this report, and on which all residents have had the opportunity to comment.

There are no concerns with the proposed new entrance door and entryphone system.

**Conclusion**

The proposed window replacements and lobby entrance upgrades are considered to improve the amenities of the occupying residents and, whilst the proposed replacement windows will not be of the sliding sash type their design is considered overall to be sufficiently sympathetic to the appearance of the block as a whole. As
such, it is recommended that the application be approved.

30 For the aforementioned reasons, it is considered that the development would have no significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the policies of the adopted or emerging Unitary Development Plans.

COMMUNITY IMPACT STATEMENT

31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities / groups likely to be affected by the proposal have been identified as: the impact on the living conditions of occupants of the building, and the impact on the streetscene.

c] The likely adverse or less good implications for any particular communities / groups have also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

32 The works would improve the energy efficiency of the building by reducing heat loss and thereby energy consumption.
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

- Replacement of existing windows and doors new glazed lobbies with entry phones (canopy over the door).
- Repairs to existing brickwork

At: AYLESBURY HOUSE FRIARY ESTATE, FRIARY ROAD, LONDON, SE15 1RW

In accordance with application received on 26/01/2007

and Applicant’s Drawing Nos. 36, 37, 111, 110.

Schedule

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:


b] Policies E.2.3 “Aesthetic Control” and E.3.1 “Protection of Amenity” of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.
This site plan supplied by the London Borough of Southwark is for Planning and Building Control purposes only.
Purposes

1. To consider the above application. The application requires consideration by Peckham Community Council as the property is owned by the Council and objections have been received.

Recommendation

2. Grant planning permission.

Background

Site location and description

3. The application site is five (5) storey residential building located within the Friary Estate. It is one of a number of similar developments within the estate that date from the 1930s and are of facing brick in appearance incorporating bay windows to the Green Hundred Road elevation and balconies to the Friary Road elevation with hipped roofs over.

4. The existing fenestration involves white timber sliding sash windows with paned glazing.

5. Exeter House is not a listed building and is not located within a Conservation Area.

Details of proposal

6. The proposed development involves the replacement of the existing windows with PVCu top-swing reversible casements with glazing bars of similar size to the existing but flush fitted into the double glazing.

7. The application also seeks permission for new lobby entrance doors to be hardwood-framed and glazed and the installation of an entryphone system.

Planning history

8. None on system.

Planning history of adjoining sites

9. 2007 – planning permission sought for Replacement of existing windows and doors. Glazed door screen to lobby and stairs with entryphone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of
commercial premises) to be renewed. General refurbishment including replacement of gutters and re-roofing; Bridgnorth House, Peckham Park Road, (07-CO-0012).

2007 – planning permission sought for Replacement of existing windows and doors and new glazed lobbies with entry phones (canopy over the door). Repairs to existing brickwork; Aylesbury House Friary Estate, Friary Road, (07-CO-0013).

2007 – planning permission sought for Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Grantham House Friary Estate, Green Hundred Road, (07-CO-0014).

2007 – planning permission sought for Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters; Cardiff House, Peckham Park Road, (07-CO-0016).

FACTORS FOR CONSIDERATION

Main Issues

13 The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the impact of the development on the character of the building and area.

Planning Policy

14 At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

15 Southwark Plan 2006 [Modifications Version]

3.2 "Protection of Amenity"
3.12 "Quality in Design"
3.13 "Urban Design"
4.2 "Quality of Residential Accommodation"

16 Southwark Unitary Development Plan 1995 [UDP]

E.2.3 "Aesthetic Control"
E.3.1 "Protection of Amenity"

Consultations

17 Site Notice:

19/04/2007

18 Internal Consultees
None.

19 Statutory and non-statutory consultees
Neighbour consultees

20 All residents of Exeter House plus the residents of 1 Cardiff House and 9 Grantham House.

Consultation replies

21 Neighbour consultees

One letter of support was submitted 4 Exeter House. The following residents wrote in objection:

Occupier of 18 Cardiff House
Occupier of 47 Cardiff House
Occupier of 48 Cardiff House
Occupier of 50 Cardiff House
Occupier of 6 Reading House
Occupier of 12 Reading House
Occupier of 36 Reading House
Occupier of 20 Lynn House
Occupier of 27 Lynn house
Occupier of 9 Grantham House

Unwin and Friary TRA /TMO

All the consultees had similar objections to the proposed replacement windows. The common concerns can be summarised as follows:

The vast majority of the opposition related to the preference of sliding 'sash' styled windows as opposed to the proposed 'top swing' option, as it was considered that the proposed option would adversely affect the architecture and appearance of the building and would reduce access to daylight into the units. It was generally viewed that the 'sash' style would be more in keeping with the appearance of the building.

There was also some concern that the consultation process was not extensive enough, and more specifically that the consultation period was too short and there was only one viewing available in the weekend.

Further, there was concern that approval for window upgrade works associated with other housing estate blocks was being sought as part of this planning application.

One concern also related to the perceived impedance of an emergency exit, and yet another objection was concerned with the safety of children with the proposed option.

PLANNING CONSIDERATIONS

Principle of development

22 The replacement of windows that have reached the end of their productive life and are
no longer effective with efficient and energy saving fenestration is something the Council would encourage in-principle.

**Environmental impact assessment**

The proposal is not of such a scale that would require an Environmental Impact Assessment.

**Design issues**

Policy 3.12 of the emerging Southwark Plan states: Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.

Exeter House is an inter-war building dating from the 1930s that is of a uniform and symmetrical style that incorporates timber framed Georgian style sliding sash windows. Whilst some objectors have commented that sash windows should be installed in order to maintain the existing aesthetic, it is considered that the principal design features, that is the arrangement of the glazing bars, will continue to maintain the 'neo-Georgian' appearance.

Taking into account the like for like arrangement of the glazing bars, and the fact that the building is not listed nor in a Conservation Area, the installation of casement opening windows is considered to be acceptable in this case.

There are no concerns with the proposed new entrance door and entryphone system.

**Other matters**

A number of the objectors raised concern over the pre-application consultation process carried out by a private company in which two replacement window styles were presented. The objectors advised that the sliding sash window example was faulty and that not all residents were afforded the opportunity to vote on the two options.

However this was a pre-application matter. Consultation on this application has been solely on the basis of the casement style windows described in this report, and on which all residents have had the opportunity to comment.

**Conclusion**

The proposed window replacements and lobby entrance upgrades are considered to improve the amenities of the occupying residents and, whilst the proposed replacement windows will not be of the sliding sash type their design is considered overall to be sufficiently sympathetic to the appearance of the block as a whole. As such, it is recommended that the application be approved.

For the aforementioned reasons, it is considered that the development would have no significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the policies of the adopted or emerging Unitary Development Plans.

**COMMUNITY IMPACT STATEMENT**

In line with the Council’s Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in
respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities / groups likely to be affected by the proposal have been identified as: the impact on the living conditions of occupants of the building, and the impact on the streetscene.

c) The likely adverse or less good implications for any particular communities / groups have also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

33 The proposed development is considered to accord with Sustainable Development principles and will assist in improving the building's energy consumption.

LEAD OFFICER    David Stewart     Interim Head of Development and Building Control
REPORT AUTHOR    Gordon Adams     Planning Officer [tel. 020 7525 5452]
CASE FILE        TP/H2023
Papers held at:  Regeneration Department, Council Offices, Chiltern, Portland Street
                 SE17 2ES   [tel. 020 7525 5403]
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters.

At: EXETER HOUSE FRIARY ESTATE, FRIARY ROAD, LONDON, SE15 1RL

In accordance with application received on 26/01/2007

and Applicant’s Drawing Nos. 8936/MC/29, 2694/115

REC’D 3/4/07 - 3 UN-NUMBERED DRAWING PLANS - Typical entryphone details

Schedule

1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:


b] Policy E.2.3 "Aesthetic Control" of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.
**PURPOSE**

1. To consider the above application

**RECOMMENDATION**

2. Grant planning permission

**BACKGROUND**

**Site location and description**

3. Application premises comprise a five-storey block of flats that is located within the Friary Housing Estate and is bounded by Peckham Park Road, Green Hundred Road and Friary Road. The Estate contain a number of other blocks that are of similar design and height.

4. The Estate is not within a conservation area and neither are any of the blocks within the estate, including Cardiff House, listed.

**Details of proposal**

5. The proposal under consideration is for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters.

**Planning history**

6. No available planning history.

**Planning history of adjoining sites**

7. Planning application currently under consideration for replacement of existing windows and doors. Glazed door screen to lobby and stairs with entryphone control. New steps, handrails and canopy over door (east elevation). Steel hoardings (rear and side windows of commercial premises) to be renewed. General refurbishment including replacement of gutters and re-roofing; Bridgnorth House, Peckham Park Road, (07-CO-0012).

8. Planning application currently under consideration for replacement of existing windows and doors new glazed lobbies with entry phones (canopy over the door). Repairs to existing brickwork; Aylesbury House Friary Estate, Friary Road, (07-CO-
Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters, Grantham House (07-CO-0014).

Planning application currently under consideration for replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control, general external refurbishment works, including retiling the roof and renewal of gutters; Exeter House, Friary Estate, Friary Road, (07-CO-0015).

FACTORS FOR CONSIDERATION

Main Issues

The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] the impact of the proposal on the character of the building and the wider area with regards to visual amenity.

Planning Policy

At its meeting on 28th March 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Modifications version March 2007] subject to consultation on revised wording in respect of policies 4.1, 4.2 and 4.4 prior to formal adoption in June 2007. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the emerging plan is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

Southwark Plan 2007 [Modifications Version]

Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.2 - Protection of Amenity
Policy 4.2 - Quality of Residential Accommodation

Southwark Unitary Development Plan 1995 [UDP]

Policy E.2.3 - Aesthetic Control
Policy E.3.1 - Protection of Amenity

London Plan 2004

None specific

Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]

None specific

Consultations

Site Notice: 04 May 2007
Press Notice: not required
Internal Consultees

None

Statutory and non-statutory consultees

None

18 Neighbour consultees

1 to 45 Grantham House
1 to 46 Aylesbury House
1 to 75 Cardiff House
Bridgnorth House
1 to 38 Reading House
45 to 57 Peckham Park Road
1 to 19 Exeter House

Re-consultation

Not required

Consultation replies

19 Internal Consultees

None

Statutory and non-statutory consultees

None

20 Neighbour consultees

55 Cardiff House - no objections, comments that the estate is in need of extra security and also needs tidying up.

Occupier of 18 Cardiff House
Occupier of 47 Cardiff House
Occupier of 48 Cardiff House
Occupier of 50 Cardiff House
Occupier of 6 Reading House
Occupier of 12 Reading House
Occupier of 36 Reading House
Occupier of 20 Lynn House
Occupier of 27 Lynn house
Occupier of 9 Grantham House
Unwin and Friary TRA /TMO

All the consultees had similar objections to the proposed replacement windows. The
common concerns can be summarised as follows:

22 The vast majority of the opposition related to the preference of sliding 'sash' styled windows as opposed to the proposed 'top swing' option, as it was considered that the proposed option would adversely affect the architecture and appearance of the building and would reduce access to daylight into the units. It was generally viewed that the 'sash' style would be more in keeping with the appearance of the building.

23 There was also some concern that the consultation process was not extensive enough, and more specifically that the consultation period was too short and there was only one viewing available in the weekend.

24 Further, there was concern that approval for window upgrade works associated with other housing estate blocks was being sort as part of this planning application.

25 One concern also related to the perceived impedence of an emergency exit, and yet another objection was concerned with the safety of children with the proposed option.

26 One objector thought that new doors were not necessary.

Re-consultation

None

PLANNING CONSIDERATIONS

Principle of development

27 The replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control and general external refurbishment works, including retiling the roof and renewal of gutters raise no specific policy issues. The replacement of the existing windows which are considered to have reached the end of their lifespan and no longer considered to be effective in so far as energy efficient saving is concerned, is something the Council would encourage in principle.

Environmental impact assessment

28 There are no environmental impact implications in so far as the proposal is concerned.

Design issues

29 Policy 3.12 of the emerging Southwark Plan states: Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution, specific to their site’s shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.

30 Cardiff House is an inter-war building dating from the 1930s that is of a uniform and symmetrical style that incorporates timber framed Georgian style sliding sash windows. Whilst some objectors have commented that sash windows should be installed in order to maintain the existing aesthetic, it is considered that the principal design features, that is the arrangement of the glazing bars, will continue to maintain the 'neo-Georgian' appearance.

31 Taking into account the like for like arrangement of the glazing bars, and the fact that the building is not listed nor in a Conservation Area, the installation of casement opening windows is considered to be acceptable in this case.
There are no concerns with the proposed new entrance door and entryphone system.

Other matters

A number of the objectors raised concern over the pre-application consultation process carried out by a private company in which two replacement window styles were presented. The objectors advised that the sliding sash window example was faulty and that not all residents were afforded the opportunity to vote on the two options.

However this was a pre-application matter. Consultation on this application has been solely on the basis of the casement style windows described in this report, and on which all residents have had the opportunity to comment.

There are no concerns with the proposed new entrance door and entryphone system.

Conclusion

The proposed window replacements and lobby entrance upgrades are considered to improve the amenities of the occupying residents and, whilst the proposed replacement windows will not be of the sliding sash type their design is considered overall to be sufficiently sympathetic to the appearance of the block as a whole. As such, it is recommended that the application be approved.

For the aforementioned reasons, it is considered that the development would have no significant adverse effect on the amenity of the host building or neighbourhood character, and it would not be contrary to the policies of the adopted or emerging Unitary Development Plans.

COMMUNITY IMPACT STATEMENT

In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities / groups likely to be affected by the proposal have been identified as: the impact on the living conditions of occupants of the building, and the impact on the streetscene.

c] The likely adverse or less good implications for any particular communities / groups have also been discussed above.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

The works would improve the energy efficiency of the building by reducing heat loss and thereby energy consumption.

LEAD OFFICER  David Stewart Interim Head of Development and Building Control

REPORT AUTHOR  Donald Hanciles Snr Planning Officer Development Control [tel. 020 7525 5428]

CASE FILE  TP/H2023

Papers held at:  Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES  [tel. 020 7525 5403]
Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

- Replacement of existing windows and doors and a new glazed lobby enclosure with entry phone control. General external refurbishment works, including retiling the roof and renewal of gutters.

At: CARDIFF HOUSE, PECKHAM PARK ROAD, LONDON, SE15 6TS

In accordance with application received on 26/01/2007

and Applicant’s Drawing Nos. 2694/112, 113, 114, 8936/MC/38, 39, 40, Three unumbered plans - Typical Entryphone Details

Schedule

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:


b] Policies E.2.3 'Aesthetic Control' & E.3.1 'Protection of Amenity' of The Southwark Unitary Development Plan 1995

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.