

<b>Item No.</b> 6.2	<b>Classification:</b> OPEN	<b>Date:</b> 4 October 2011	<b>Meeting Name:</b> CAMBERWELL COMMUNITY COUNCIL
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 11-AP-2507 for: Council's Own Development - Reg. 3  <b>Address:</b> JESSIE DUFFETT TENANTS HALL, WYNDHAM ROAD, LONDON, SE5 0UB  <b>Proposal:</b> Replace all existing timber frame windows with new double glazed upvc windows, additionally timber frame courtyard door to be replaced with upvc door.		
<b>Ward(s) or groups affected:</b>	Camberwell Green		
<b>From:</b>	HEAD OF DEVELOPMENT MANAGEMENT		
<b>Application Start Date</b> 17 August 2011		<b>Application Expiry Date</b> 12 October 2011	

## RECOMMENDATION

- 1 Grant planning permission.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application property comprises a single storey tenants' hall building which is situated to the centre of the Wyndham and Comber Residential Estate just off the Wyndham Road. The property is adjoined to the north by a small public open space and to the south by an open concrete area. Immediately to the east and west are residential properties.
- 3 The area is characterised by a mixture of residential uses including the adjacent multi-storey residential building Coniston House which is situated to the east of the application site.
- 4 The application site does not form part of the curtilage of a listed building and is not situated within a Conservation Area.

### Details of proposal

- 5 The proposal under consideration is for the replacement of all existing timber frame windows with new double glazed upvc windows and timber framed courtyard door to be replaced with upvc door.

### Planning history

- 6 There is no planning history of relevance

## **Planning history of adjoining sites**

- 7 There is no planning history of relevance

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

The main issues to be considered in respect of this application are:

- a) the impact on the appearance of the building.
- b) the impact on the streetscape in so far as visual amenity is concerned.

### **Planning policy**

#### Core Strategy 2011

Strategic Policy 12 - Conservation and Design  
Strategic Policy 13 - High Environmental Standards

#### Southwark Plan 2007 (July) - saved policies

Policy 3.2 - Protection of Amenity  
Policy 3.12 - Quality in Design

#### London Plan 2011

Policy 7.4 - Architecture

#### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

None specific

### **Principle of development**

- 8 The replacement of all existing timber framed windows with new double glazed upvc windows together with the replacement of a timber framed courtyard door with upvc door would raise no specific policy issues and would result in general improvement to the appearance of the building. 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**

- 9 An Environmental Impact Assessment is not required as part of this planning application.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 10 The proposal raises no issues with regards to the amenity of adjoining occupiers in so far as loss of outlook or privacy is concerned. In visual amenity terms the proposal makes a positive contribution to the surrounding area and the streetscape and for that reason is considered to be acceptable.

## **Impact of adjoining and nearby uses on occupiers and users of proposed development**

- 11 None envisaged

### **Design issues**

- 12 Jessie Duffett Tenants Hall is a single storey community hall centrally located within a Council Housing estate dating from the 1960s and form part of Wyndham Housing Estate. The building benefits from a simple rectangular construction with a flat roof. The external envelope of the building benefits from simple tile cladding and high level windows, majority of which are fixed shut. Although the existing timber windows would be replaced, the proposed windows would maintain the principle design features in the form of the window size and proportions that would continue to maintain the existing appearance of the building.
- 13 Although an objection has been received with regards to the window type proposed as opposed to the use of timber or powder coated aluminium as replacement, it is not considered that the objection 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 double glazed upvc windows is considered to be acceptable in this case.
- 14 Furthermore, saved policy 3.12 'Quality in Design' 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 will continue to maintain the improved appearance of the building.

### **Impact on character and setting of a listed building and/or conservation area**

- 15 None envisaged. The application property is not to or within close proximity of listed buildings neither is it in a conservation area or adjacent to one.

### **Sustainable development implications**

- 16 The replacement windows will improve the energy efficiency of the building.

### **Other matters**

- 17 No other matter arising.

### **Conclusion on planning issues**

- 18 The proposed window replacements and new door upgrade are considered to improve the facilities for users of the building and, whilst the proposed replacement windows will not be of timber or powder coated aluminium their design is considered overall to be sufficiently sympathetic to the appearance of the building. As such, it is recommended that the application be approved.
- 19 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 saved policies of the Southwark Plan or the Core Strategy 2011.

### **Community impact statement**

20 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; no issues

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

### **Consultations**

21 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

22 Details of consultation responses received are set out in Appendix 2.

23 Summary of consultation responses  
one letter of objection received from the Camberwell Society

### **Human rights implications**

24 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

25 This application has the legitimate aim of providing replacement upvc double glazed windows. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

26 Not required

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H2048  Application file: 11-AP-2507  Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5428 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Donald Hanciles, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	20 September 2011	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to Constitutional Team</b>	23 September 2011	

## Consultation undertaken

**Site notice date:** 31 August 2011

**Press notice date:** Not required

**Case officer site visit date:** 31 August 2011

**Neighbour consultation letters sent:** 1 September 2011

### Internal services consulted:

Conservation and Design

### Statutory and non-statutory organisations consulted:

Not required

### Neighbours and local groups consulted

Date Printed	Address
01/09/2011	FLAT 63 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 64 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 62 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 60 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 61 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 65 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 69 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 70 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 68 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 66 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 67 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 59 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 51 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 52 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 50 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 48 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 49 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 53 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 57 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 58 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 56 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 54 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 55 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 71 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 81 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	FLAT 82 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	96 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	94 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	JESSIE DUFFETT TENANTS HALL WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	FLAT 40 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UF
01/09/2011	CABRIOLET CARS LIMITED TOULON STREET LONDON SE5 0XR
01/09/2011	2 TOULON STREET LONDON SE5 1AB
01/09/2011	THE WINDMILL 98-100 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	ST JOSEPHS R C PRIMARY SCHOOL PITMAN STREET LONDON SE5 0TS
01/09/2011	92 WYNDHAM ROAD LONDON SE5 0UB
01/09/2011	FLAT 75 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 76 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 74 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG
01/09/2011	FLAT 72 CONISTON HOUSE WYNDHAM ESTATE WYNDHAM ROAD LONDON SE5 0UG



## Consultation responses received

### Internal services

**Conservation and Design** - comments incorporated into body of report

### Statutory and non-statutory organisations

None

### Neighbours and local groups

Camberwell Society - object on grounds that the use of upvc double glazed is not sustainable and will result in crude fenestration. Suggest the use of timber or powder coated aluminium.

No further representations received at the time of writing this report