

Item No. 6.1	Classification: OPEN	Date: 15 November 2011	Meeting Name: Camberwell Community Council
Report title:	Development Management planning application: Council's own development Application 11-AP-0296 for: Council's Own Development - Reg. 3 Address: 114-118 CROFTON ROAD, LONDON, SE5 8NA Proposal: Replacement of existing single glazed crittal windows and French doors with double glazed PVC-u windows and French doors.		
Ward(s) or groups affected:	Brunswick Park		
From:	Head of Development Management		
Application Start Date 4 July 2011		Application Expiry Date 29 August 2011	

RECOMMENDATION

- 1 Grant planning permission, subject to conditions. This application is referred to Camberwell Community Council because it is a 'Council's own' application and one objection has been received.

BACKGROUND INFORMATION

Site location and description

- 2 The application property comprises a three storey block of flats with a pitch roof located to the southern end of Crofton Road, at its junction with Lyndhurst Grove. The site is in a predominantly residential area.
- 3 The property is not in a conservation area, is not listed, and is not near to any listed buildings.

Details of proposal

- 4 The proposal under consideration is for replacement of the existing single glazed crittal windows and French doors with double glazed PVCu versions.

Planning history

- 5 None.

Planning history of adjoining sites

- 6 52 Lyndhurst Grove

0101952 - Erection of single-storey rear extension. Planning permission was GRANTED in March 2002.

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 - Design and Conservation
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 7.6 - Architecture

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

None specific

Principle of development

- 7 The replacement of the existing single-glazed crittal windows and French doors with new double glazed upvc versions raises no specific land use 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 energy efficiency is concerned, is supported in principle.

Environmental impact assessment

- 8 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

- 9 The proposal raises no issues with regard to the amenity of adjoining occupiers in so far as loss of outlook or privacy is concerned, and would improve the amenity of the occupiers of the flats by providing improved insulation and reducing noise.

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

- 10 None envisaged.

Traffic issues

- 11 The proposal raises no traffic issues.

Design issues

- 12 The application building is a 3 storey block of flats dating from around the 1960s, in a residential street characterised by mainly terraced Victorian housing. The building benefits from a simple rectangular construction with a pitch roof. It is constructed of brick with window openings, French doors with Juliette balconies. The proposed new windows and French doors would improve the appearance of the building and would not result in any loss of visual amenity.
- 13 An objection has been received from the Camberwell Society on the grounds that the upvc window replacements are not sustainable and are unsympathetic, resulting in harm to the character and appearance of the area. However, it is not considered that a refusal of planning permission on this basis would be warranted. The building is not listed or in a conservation area, and is of modern construction. There are no listed buildings within close proximity to the application site either. The use of UPVC is therefore considered to be acceptable, particularly as a number of other properties in the street have UPVC windows. With regard to sustainability, there would be benefits in providing double glazing in terms of reducing heat loss.
- 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'.
- 15 The proposed works would not significantly alter the appearance of the building and would match the existing windows in terms of size and proportions.

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

- 16 None. The application property is not adjoined to or within close proximity of a listed building neither is it in a conservation area.

Impact on trees

- 17 There are no trees affected by the proposal.

Planning obligations (S.106 undertaking or agreement)

- 18 The proposal raises no S106 issues.

Sustainable development implications

- 19 The proposed works would increase the energy efficiency of the flats.

Other matters

- 20 None specific

Conclusion on planning issues

- 21 In conclusion, the replacement of existing single glazed crittal windows and French doors with PVCu double glazed version is in principle considered to be acceptable.

The building is not listed or in a conservation area, and the use of PVCu would not be harmful to the appearance of the building or the streetscene. No loss of amenity to neighbouring occupiers would occur, and the amenity of occupiers of the building would be improved. It is therefore recommended that planning permission be granted.

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; no issues

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

Consultations

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

Consultation replies

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

25 Summary of consultation responses

One objection has been received from the Camberwell Society; refer to Appendix 2.

Human rights implications

26 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.

27 This application has the legitimate aim of providing new uPVC 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

28 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2148-114 Application file: 11-AP-0296 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: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Donald Hanciles, Senior Planning Officer	
Version	Final	
Dated	24 August 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team	4 November 2011	

Consultation undertaken

Site notice date: 16 July 2011

Press notice date: not required

Case officer site visit date: 16 July 2011

Neighbour consultation letters sent: 14 July 2007

Internal services consulted:

Not required

Statutory and non-statutory organisations consulted:

Not required

Neighbours and local groups consulted

Date Printed	Address
14/07/2011	119B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	119A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	FIRST FLOOR AND SECOND FLOOR FLAT 106 CROFTON ROAD LONDON SE5 8NA
14/07/2011	FIRST FLOOR AND SECOND FLOOR 51 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	114A CROFTON ROAD LONDON SE5 8NA
14/07/2011	121 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	115 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	123 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	FIRST FLOOR AND SECOND FLOOR FLAT 108 CROFTON ROAD LONDON SE5 8NA
14/07/2011	125A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	112A CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 49 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	GROUND FLOOR FLAT 110 CROFTON ROAD LONDON SE5 8NA
14/07/2011	125B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	124A CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 106 CROFTON ROAD LONDON SE5 8NA
14/07/2011	GROUND FLOOR FLAT 51 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	113 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	52 LYNDHURST GROVE LONDON SE15 5AL
14/07/2011	50 LYNDHURST GROVE LONDON SE15 5AL
14/07/2011	124 CROFTON ROAD LONDON SE5 8NA
14/07/2011	TOP FLAT 49 LYNDHURST GROVE LONDON SE15 5AN
14/07/2011	GROUND FLOOR FLAT 108 CROFTON ROAD LONDON SE5 8NA
14/07/2011	117B CROFTON ROAD LONDON SE5 8LZ
14/07/2011	117A CROFTON ROAD LONDON SE5 8LZ
14/07/2011	111 CROFTON ROAD LONDON SE5 8LZ
14/07/2011	112B CROFTON ROAD LONDON SE5 8NA
14/07/2011	122 CROFTON ROAD LONDON SE5 8NA
14/07/2011	116 CROFTON ROAD LONDON SE5 8NA
14/07/2011	114 CROFTON ROAD LONDON SE5 8NA
14/07/2011	120 CROFTON ROAD LONDON SE5 8NA
14/07/2011	118 CROFTON ROAD LONDON SE5 8NA
20/06/1837	London SE5 9QN

Re-consultation:

Not required

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Camberwell Society - object on grounds that uPVC windows are not sustainable and are unsympathetic, resulting in harm to the character and appearance of the area and a negative effect on the environment. The Local Authority should be setting an example of sustainable modernisation.