

Item No. 2	Classification OPEN	Decision Level Planning Committee	Date 05/05/04
From INTERIM DEVELOPMENT AND BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-2277) Installation of PVC-u double glazed replacement windows and doors to all flats.		Address 5-13 Springhill Close SE5 Ward South Camberwell	

PURPOSE

- 1 To consider the above application which is for determination by Planning Committee as it is for development by the Council to which an objection has been received.

RECOMMENDATION

- 2 Grant planning permission

BACKGROUND

- 3 The property is a three storey apartment block built in the late 1970s. It is bounded by Kings College Hall to the south, and the Hambleton Clinic and a Community Welfare Centre to the west. The building is not listed nor is it in a Conservation Area.
- 4 The proposal is for the installation of new PVC-u windows and doors to replace existing. The existing windows are of a simple design with slim metal frames, and many are in need of repair. The proposal is part of a wider refurbishment programme currently being undertaken by the Housing Department. The design of the several of the windows will differ slightly, including a horizontal split in the sash allowing a second opening within each frame.

FACTORS FOR CONSIDERATION

Main Issues

- 5 The main issues in this case are the impact of the proposal on the appearance of the building.

Planning Policy

- 6 Southwark Unitary Development Plan 1995 [UDP]:
Policy E.2.3 'Aesthetic Control' - considered to comply, the new windows and alterations are acceptable in design terms.
Draft Southwark Plan [agreed for Deposit April 2004]:
Policy 3.11 - Quality in Design: considered to comply
Policy 3.13 - Urban Design: complies

Design SPG: considered to comply.

Consultations

7 Site Notice: 14/1/04

Press Notice: NA

Consultees:

1-13 (consec) Springhill Close, Champion Hill SE5 8AJ

1-15 (consec) Ruskin Court, Champion Hill SE5 8AH

The Manager, The Hambleden Clinic, Blanchdowne, SE5 8HL

The Facilities Manager, Community & Welfare Centre, Blanchdowne, SE5 8HL

Replies from:

8 The Camberwell Society: Notes the proposal.

8 Springhill Close [leaseholder]: Objects to the design in that the 'openers' will be reduced by half. Expresses lack of confidence in the N.H.O to ensure quality of work, and cost of works.

PLANNING CONSIDERATIONS

9 Although the style and openings of the windows and the materials used in their construction will change it is not considered that this will be detrimental to the external appearance of the building. It is not considered that the changes to the external appearance of the building will be harmful to visual amenity or the streetscene.

10 The comments made by the objector in respect of the ability of the NHO to ensure the quality and cost of the works is not a material planning consideration. Concerns about the size and/or number of openings is a matter of choice for the applicant and tenants and leaseholders of the flats concerned.

EQUAL OPPORTUNITY IMPLICATIONS

11 None applicable

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

12 PVC-u is not an entirely sustainable solution as it may potentially need replacement after 30 years. However, the replacement of the existing windows and doors with double glazed units will reduce heat loss within this block of flats and secure entry doors will make the building a safer environment.

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