

Item no.	Classification	Decision Level	Date
7	Open	Planning Committee	12/1/2005
From Interim Development & Building Control Manager		Title of Report Development Control	
Proposal (04-CO-0002) Replacement of existing windows and doors on the front, side and rear elevations with UPVC. Erection of an edge protection handrail to roof and general refurbishment works to the existing elevations of the flats.		Address 1-78 Perth Court, Basingdon Way, SE5 Ward South Camberwell	

PURPOSE

1. To consider the above application which is for Committee determination because it is Council's own development to which there is one letter of objection

RECOMMENDATION

2. Grant planning permission

BACKGROUND

3. The application site is a large, part four, part five, part six storey residential building, located on the eastern side of Basingdon Way, off Denmark Hill. Two other similar blocks, Tayside Court and Swinburne Court, are located adjacent to the application site. A parallel application for the replacement of windows and doors at Tatside Court is also for consideration on this agenda.
4. The estate is not in a Conservation Area, nor is in any part of it listed.
5. The applicant proposes to replace the existing timber-framed window and door frames on the all elevations with double glazed uPVC frames, which are close to the design of the existing windows. The application also includes a handrail around the perimeter of the roof, to a height of 1100mm high.

FACTORS FOR CONSIDERATION

6. Main Issues

The main issues in this case are:

- the aesthetic appearance of the new works
- the impacts on the amenities of the residents in Perth Court.

7. Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:
E.2.3 'Aesthetic Control': Complies

E.3.1 'Protection of Amenity': Complies
SPG 5 'Standards, Controls and Guidelines for Residential Development': Complies

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
Policy 3.11 - Quality in Design: Complies
Policy 3.13 - Urban Design: Complies
Policy 3.2 - Protection of Amenity: Complies
SPG 29 'Standards, Controls and Guidelines for Residential Development': Complies

8. Consultations

Site Notice: 22/10/04 Press Notice: na

Consultees:

1-78 Tayside Court, Basingdon Way, SE5.
1-78 Perth Court, Basingdon Way, SE5.

Replies from:

30 Perth Court: Supports application

2 Perth Court: works need to be completed to a high standard

48 Perth Court: Supports application

Camberwell Society: Objects to the use of uPVC in replacement windows. Refer to UDP Objective 8 To Protect and Improve Amenity and Environmental Quality and Encourage Sustainable Development/Policies 3.4, 3.5 pages 77-80 of Southwark Plan.

PLANNING CONSIDERATIONS

9. Presently, the existing windows are in a poor state of repair and have in places been painted over, resulting in an unkempt appearance of the buildings. The proposed development is considered to be an improvement in comparison with the existing window and door frames and the appearance of the existing building and surrounding area will not be compromised.
10. The new window and door frames are fitted into the existing openings, and are broadly similar to the existing. The change of materials will not significantly affect the appearance of the block. The proposed roof level guardrail will be visible from street level, but will not have any substantial impact on the appearance of the building.
11. The design of windows would additionally enhance the security of occupiers and double glazing results in less heat loss from the building. Although UPVC is not seen as a particularly sustainable material the proposed windows would have energy conservation as a major advantage over the existing single glazed units.
12. As such, the proposed development is consistent with Policies E.2.3 Aesthetic Control, E.3.1 Protection of Amenity and Supplementary Planning Guidance 5 of the Southwark Unitary Development Plan 1995 and consistent with Policies 3.11 Quality in Design, 3.13 Urban Design, 3.2 Protection of Amenity and Residential Design Standards 29 of the Draft Southwark Plan [Second Draft Deposit March 2004].

EQUAL OPPORTUNITY IMPLICATIONS

13. The proposed windows will improve the quality of the built environment and will not

restrict access to and from the subject building

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

14. Double glazed window would contribute to saving energy and sustain the principles of LA21

LEAD OFFICER	Seamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Andrew Fitzgerald	[tel. 020 7525 5440]
CASE FILE	TP/H2011	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	
	[tel. 020 7525 5402]	