

Item No.	Classification	Decision Level	Date
8	Open	Planning Committee	12.1.2005
<b>From</b> Development & Building Control Manager		<b>Title of Report</b> Development Control	
<b>Proposal</b> (04-CO-0003 ) Window and door replacement, roof and general refurbishment works.		<b>Address</b> 1-78 Tayside Court, Basingdon Way, SE5.  <b>Ward</b> South Camberwell	

### PURPOSE

1. To consider the above application which is for Committee determination because it is a Council's own development to which there are two letters of objection.

### RECOMMENDATION

2. Grant planning permission

### BACKGROUND

3. The application site is a large, part four, part five, part six storey housing block, located on the southwest side of Basingdon Way, off the eastern side of Denmark Hill. Two other similar blocks, Perth Court and Swinburne Court, are located adjacent to the application site. A parallel application for the replacement of windows and doors at Perth Court is included for consideration elsewhere 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, within the same openings. The application also includes a handrail around the perimeter of the roof, to a height of 1100mm high.

### FACTORS FOR CONSIDERATION

#### Main Issues

6. The main issues in this case are:
  - the aesthetic appearance of the new works
  - the impacts on the amenities of the residents in Tayside Court.

#### Planning Policy

7. 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
8. 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

### **Consultations**

9. 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:**

3 Tayside Court: No objection, but concern about how the works will be carried out.

5 Tayside Court: No objection

22 Tayside Court: Supports application

31 Tayside Court: Querying design of new doors

76 Tayside Court: Concern about the cost of the works to leaseholders, and feel the decision to carry out the works has already been made.

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**

10. 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 terms of appearance of the replacement windows over the existing. Although the proposal will result in the material of the window changing from timber to UPVC the replacement windows are in broadly the same style as the existing.
11. The design of windows would additionally enhance the security of occupiers and double glazing results in less heat loss from the building.
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

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CASE FILE

TP/H2011

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