

Committee	PLANNING COMMITTEE C	
Report Title	21-101 (Odd), WELLS PARK ROAD, SE26 6JQ	
Ward	Sydenham	
Contributors	Diane Verona & Joost Van Wells	
Class	PART 1	8 NOVEMBER 2012

Reg. No. DC/12/80949

Application dated 24.7.2012, completed 20.08.2012

Applicant Baily Garner Mr Bennett on behalf of Mr Gwyer Lewisham Homes.

Proposal The installation of replacement Pvcu doors and windows in the front, side and rear elevations of 21-43 & 45-101 Wells Park Road SE26

Applicant's Plan Nos. P35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, Row92507-0, -1, -2, Profile Print 706.100E, Design & Access Statement.

Background Papers

- (1) Case File LE/73/21/TP
- (2) Adopted Unitary Development Plan (July 2004)
- (3) Local Development Framework Documents
- (4) The London Plan

Designation Adopted UDP - Existing Use

1.0 Property/Site Description

- 1.1 This application relates to 21 – 101 (odd) Wells Park Road SE26, two three storey plus roof space blocks comprising 41 maisonettes in total. The application sites are located on the south side of Wells Park Road opposite its junctions with both Dallas Road and Springfield Rise.
- 1.2 The property is aligned to face Wells Park Road. The frontage of the property is north facing and the rear south facing.
- 1.3 The plot is bounded to the south and rear by the blocks of other residential dwellings in Bradford Close and Prospect Close and to the west by properties in Coombe Road. The area is predominantly residential in character.
- 1.4 The site is not within a Conservation Area, nor within the vicinity of any listed buildings and Wells Park Road is not a classified Road.
- 1.5 The original windows are of a timber framed casement design, in a dark coloured finish. Some of the windows and doors in the blocks have already been replaced in Pvcu.

2.0 Planning History

- 2.1. No relevant planning history. No planning permissions have been granted for replacement windows and/or doors.

3.0 Current Planning Application

- 3.1 The proposal is for the installation of replacement Pvcu double glazed doors and windows in the front, side and rear elevations at 21-43 & 45-101 Wells Park Road SE26.
- 3.2 This application is made in respect of the replacement of the existing timber framed windows which are single glazed. Rear access and private balcony doors are also included in this scheme in order to provide thermal efficiency and security of the properties.
- 3.3 The replacement windows will be double glazed white Pvcu units of the same design as the existing timber casement windows.
- 3.4 The existing structural window and door openings will be unaltered.

4.0 Consultation

- 4.1 This section outlines the consultation carried out by the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.
- 4.2 During the initial consultation process in May 2012, a site notice was displayed outside the application building and letters were sent to neighbouring properties. Ward Councillors were also consulted.

Written Responses received from Local Residents

- 4.3 3 letters were received from residents of 43, 47 & 71 Wells Park Road, objecting to the proposals on the following grounds:
- The existing windows and doors are double glazed and were fitted six years ago. They are still in good condition.
 - The tenanted flats are well overdue for new doors and windows but leaseholders' windows and doors do not need replacing.
 - Opposed to the proposal.

(Letters are available to Members)

5.0 Policy Context

- 5.1 In considering and determining applications for planning permission the local planning authority must "have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations" (Section 70 (2) of the Town and Country Planning Act 1990). Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that the determination of planning applications must be made in accordance with the development plan unless material

considerations indicate otherwise. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), those saved policies in the adopted Lewisham UDP (July 2004) that have not been replaced by the Core Strategy, and policies in the London Plan (July 2011). The National Planning Policy Framework does not change the legal status of the development plan.

National Planning Policy Framework (NPPF)

- 5.2 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states that (paragraph 211), policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. In summary, this states, that for a period of 12 months from publication of the NPPF decision takers can give full weight to policies adopted since 2004 even if there is limited conflict with the NPPF. Following this period weight should be given to existing policies according to their consistency with the NPPF.
- 5.3 Officers have reviewed the Core Strategy and saved UDP policies for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, 214 and 215 of the NPPF.

London Plan (July 2011)

- 5.4 The London Plan policies relevant to this application are:
- Policy 5.3 Sustainable design and construction
 - Policy 7.4 Local character
 - Policy 7.6 Architecture

Lewisham Core Strategy (June 2011)

- 5.5 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the London Plan and the saved policies of the Unitary Development Plan, is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting Policies from the Lewisham Core Strategy as they relate to this application:

Objective 10: Protect and enhance Lewisham's character
Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 15 High quality design for Lewisham

Unitary Development Plan (2004)

- 5.6 The saved policies of the UDP relevant to this application are:
- STR URB 1 The Built Environment
 - URB 3 Urban Design
 - URB 6 Alterations and Extensions
 - HSG 4 Residential Amenity

6.0 Planning Considerations

- 6.1 The main issue to be considered in respect of this application is the impact of the proposed replacement windows and doors on the appearance of the properties and the surrounding area.
- 6.2 The existing windows are casement and a mixture of side hung and top hung. Some windows have been replaced by existing leaseholders, some of which have been replaced in white Pvcu and do not match the original fenestration. The remaining original windows, balcony and rear access doors are in poor condition.
- 6.3 Although the proposed replacement windows will differ in materials and frame thickness to the remaining original 1970's fenestration, because of the diversity and mixture of the current window designs, frame thicknesses, colours and materials, the proposed replacement of the remaining windows and doors in white Pvcu will bring a greater degree of uniformity to the blocks.
- 6.4 Due to the design of the subject buildings, which are of no significant architectural or historical merit, the use of Pvcu framed double glazed windows and doors is not considered to harm or detract from the appearance of the building or the streetscene.
- 6.5 There is considered to be no objection in land use planning terms to the window and door designs as proposed. It is not proposed to impose a condition requiring that all of the windows must be replaced.

7.0 Consultations

- 7.1 A number of objections have been received from residents who have already carried out window replacements to their individual flats. The issue of whether the window and door replacement works are carried out to flats occupied by leaseholders and the matter of leaseholder contributions to refurbishment works is a separate matter between the applicant as freeholder and the individual leaseholders.

8.0 Conclusion

- 8.1 This application has been considered in the light of policies set out in the development plan and other material considerations including policies in the adopted Core Strategy.
- 8.2 The proposed windows and doors are considered acceptable and the proposed alterations would not have a detrimental impact on neighbouring amenity.

9.0 Summary of Reasons for Grant of Planning Permission

- 9.1 On balance, it is considered that the proposals satisfy the Council's Land Use and environmental criteria and is in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions and HSG 4 Residential Amenity in the adopted Unitary Development Plan (July 2004) and Policy 15 High quality design for Lewisham in the adopted Core Strategy (June 2011).
- 9.2 It is considered that the proposals are appropriate in terms of their form and design and would not result in material harm to the appearance or character of the surrounding area or the amenities of neighbouring occupiers. The proposals are thereby in accordance with Policies URB 3 Urban Design, URB 6 Alterations and Extensions and HSG 4 Residential Amenity in the adopted Unitary Development Plan

(July 2004) and Policy 15 High quality design for Lewisham in the adopted Core Strategy (June 2011).

10.0 RECOMMENDATION

GRANT PERMISSION subject to the following conditions:

- (1) The development hereby permitted shall begin not later than three years from the date of this decision.
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans reference: P35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, Row92507-0, -1, -2, Profile Print 706.100E, Design & Access Statement.

Reasons

- (1) As required by Section 91 of the Town & Country Planning Act 1990.
- (2) To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.