

SECTION '2' – Applications meriting special consideration

**Application No :** 12/01683/FULL1

**Ward:**  
**Crystal Palace**

**Address :** Flat A 11 Crystal Palace Park Road  
Sydenham London SE26 6EG

**OS Grid Ref:** E: 534853 N: 170753

**Applicant :** Mrs Kathryn Johnson

**Objections : NO**

**Description of Development:**

Replacement windows

Key designations:

Conservation Area: Crystal Palace Park  
Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Locally Listed Building  
London Distributor Roads

**Proposal**

Planning permission is sought for the replacement of the existing timber framed, single glazed windows, with uPVC double glazed units.

**Location**

The application property is a ground floor flat within a locally listed three/four storey building, which is located on the western side of Crystal Palace Park Road and falls within the Crystal Palace Park Conservation Area. The property forms part of a group of similar locally listed dwellings in this part of Crystal Palace Park Road.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application. At the time of writing no responses had been received.

**Comments from Consultees**

The Advisory Panel for Conservation Areas (APCA) did not inspect the application.

**Planning Considerations**

The application falls to be determined in line with the following policies:

Unitary Development Plan:

BE1 Design of New Development  
BE10 Locally Listed Buildings  
BE11 Conservation Areas

The London Plan:

7.8 Heritage Assets and Archaeology

The National Planning Policy Framework (NPPF) is also of relevance.

From the conservation perspective, it is advised that UPVC is considered to be inappropriate for use in historic buildings and that replacement frames should be of traditional timber construction. It is advised that the proposal is, in its present form, inappropriate to the historic context and contrary to Policies BE10 and BE11.

### **Planning History**

There is no recent planning history of relevance at the site.

Members should be aware that planning permission was granted retrospectively for replacement UPVC windows at Flat A, 15 Crystal Palace Park Road under ref. 10/00483. This property is also Locally Listed and falls within the Crystal Palace Park Road Conservation Area.

Members may also wish to note that other properties in the vicinity of the site forming part of this group of Locally Listed buildings feature UPVC windows, which do not appear to have the benefit of planning permission.

### **Conclusions**

The main issues relating to the application are the effect that it would have on the character of the Conservation Area, the appearance and special local interest of the building. As the windows will replace existing windows (with no new openings proposed) it is not considered that a detrimental impact to neighbouring residential properties would arise.

In view of the fact that the host building is Locally Listed and within a Conservation Area, the use of UPVC windows would generally be considered inappropriate and out of character with the historic and local interest of the building. However, planning permission was granted in 2010 for replacement UPVC windows to a ground floor flat in an adjacent Locally Listed building, and there are other examples of UPVC windows within the group of buildings (which do not appear to have the benefit of planning permission).

Members will therefore need to consider whether the impact of UPVC windows particularly in terms of the impact on the Conservation Area and Locally Listed building, is significant enough to warrant the application being refused.

Background papers referred to during production of this report comprise all correspondence on files refs. 12/01683 and 10/00483, excluding exempt information.

**RECOMMENDATION: PERMISSION BE REFUSED**

The reasons for refusal are:

- 1 The proposed replacement windows would result in alterations of an untraditional appearance detrimental to the historic and architectural integrity of the locally listed building, and would be visually unsatisfactory when seen from neighbouring properties, and harmful to the character and appearance of the Crystal Palace Park Conservation Area thereby contrary to Policies BE1, BE10 and BE11 of the Unitary Development Plan.

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