

SECTION '2' – Applications meriting special consideration

Application No : 14/02916/FULL1

Ward:
Crystal Palace

Address : 9D Crystal Palace Park Road Sydenham
London SE26 6EG

OS Grid Ref: E: 534854 N: 170735

Applicant : Mr J Hearn

Objections : NO

Description of Development:

Six replacement uPVC windows

Key designations:

Conservation Area: Crystal Palace Park
Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Sites of Interest for Nat. Conservation

Proposal

Permission is sought for a the installation of six replacement uPVC windows to this top floor flat.

Location

The application site is located to the western edge of Crystal Palace Park and forms the top floor of a four storey detached block of four flats. The site is within the Crystal Palace Park Conservation Area and the building is Locally Listed, with Nos.1-15 being a row of similar buildings that are all Locally Listed.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

APCA have objected on the grounds that the replacement windows would be contrary to policy and should be timber framed.

From a conservation perspective it is noted that while the building is locally listed and timber would normally be required, nonetheless there appears to be some uPVC windows already in the building and that these are simple casements at a high level.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

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

Supplementary Planning Guidance: Crystal Palace Park Conservation Area
Supplementary Planning Guidance 1 and 2

The National Planning Policy Framework

Planning History

There is no planning history for this property.

However, Members will note that under application ref. 10/00483 replacement uPVC windows at Flat A No.15 were permitted at Committee. However, under application ref. 12/01683 replacement uPVC windows at Flat A No.11 were refused at Committee on the ground that:

"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."

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). The refusal of such windows at Flat A No.11 in 2012 is also a consideration

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 the file ref. 14/02916 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION BE REFUSED

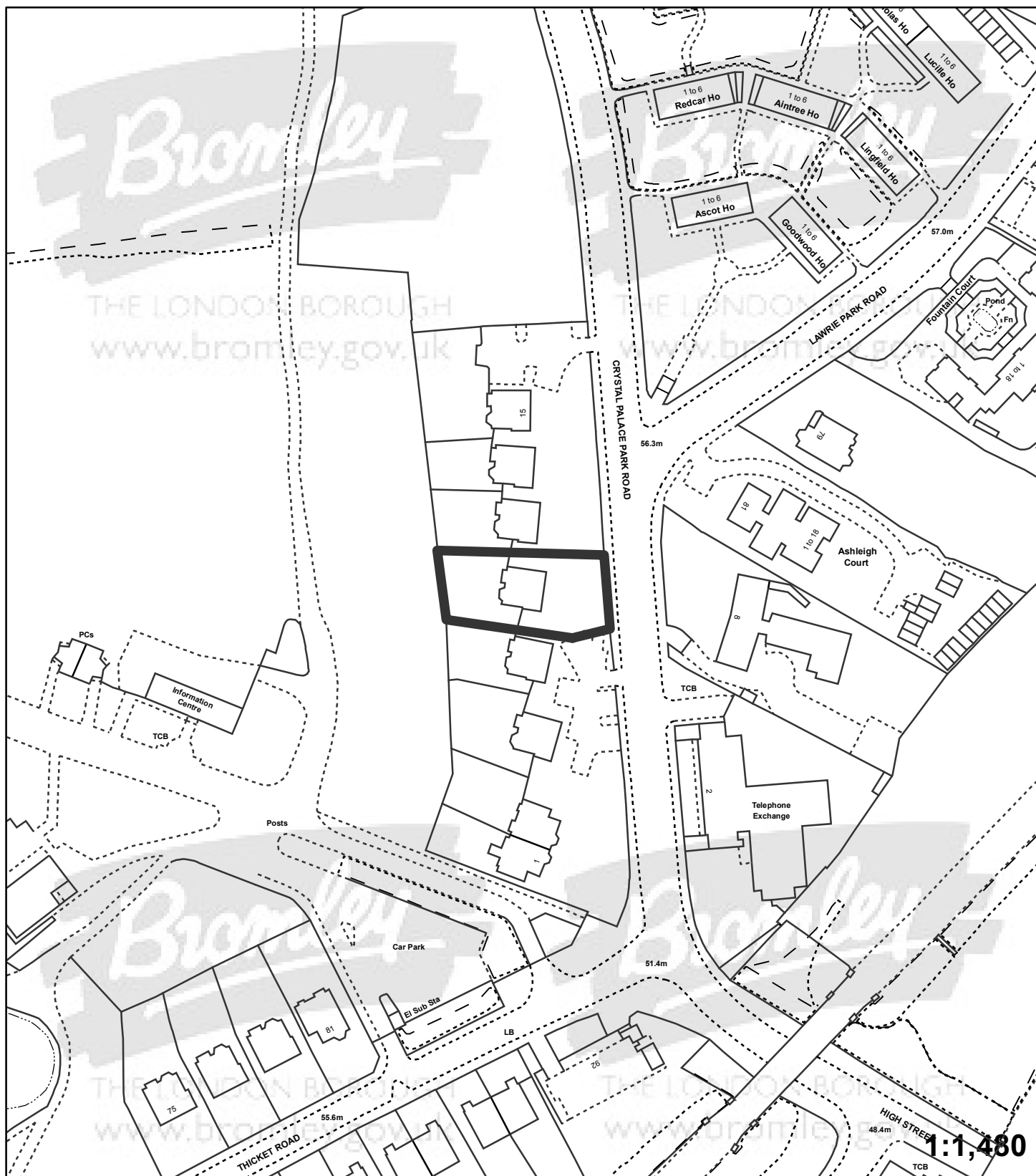
The reasons for refusal are:

- 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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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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