

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2339.21

WARD: Pettits

Date Received: 10th December 2021

ADDRESS: Miller Court
61 Main Road
Romford

PROPOSAL: Replacement fenestration and re-covering to all roof areas.
Replacement timber casement windows with new bespoke joinery timber casement windows to match existing design. Replacement of the roof coverings with Redlands Rosemary Craftsman plain clay tiles to match existing, with a heritage roof window as smoke ventilation to communal stairwell.

DRAWING NO(S): Existing Roof Plan 200574-1200 P1
Proposed Roof Plan 200574-2000 P1
Existing Elevations 200574-1300 P1
Proposed Elevations 200574-3000 P1
Window Elevations (Sheet 1 of 4) RCM-03-E1
Sections H-H & J-J RCM-03-S4
Window Elevations (Sheet 3 of 4) RCM-03-E3
Window Elevations (Sheet 4 of 4) RCM-03-E4
Sections A-A & B-B RCM-03-S1
Sections C-C & D-D RCM-03-S2
Sections E-E - G-G RCM-03-S3
Window Elevations (Sheet 2 of 4) RCM-03-E2

RECOMMENDATION: It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

SITE DESCRIPTION

Miller Court is a large Georgian house constructed in 1912 located within Romford and the Gidea Park Conservation Area. The building is used for residential purposes and comprises of flat dwellings. The site is neighboured by no. 59 and 61A Main Road, which are all large buildings that comprise of flat units.

The site is not a Listed Building but is considered to provide a degree of visual amenity within the CA.

A number of the original architectural features remain within building and is considered to contribute to the visual amenity and character of the Conservation Area.

DESCRIPTION OF PROPOSAL

The submitted planning application seeks permission for the following:

- Replacement fenestration and re-covering to all roof areas.
- Replacement timber casement windows with new bespoke joinery timber casement windows to match existing design.
- Replacement of the roof coverings with Redlands Rosemary Craftsman plain clay tiles to match existing, with a heritage roof window as smoke ventilation to communal stairwell.

RELEVANT HISTORY

P2381.21	Replacement of the roof coverings with Redlands Rosemary Craftsman plain clay tiles to match existing, with the introduction of a heritage roof window as smoke ventilation to communal stairwell. Awaiting Decision
P1336.20	The proposed scheme includes replacement fenestration and recovering to all roof areas. The existing single glazed painted timber casement windows are to be replaced with new double glazed composite timber windows with white aluminium cloaking, to match existing. The works also include the introduction of a roof window as smoke ventilation to a communal stairwell. Refuse 11-11-2020
P0252.20	Replacement of single glazed white timber windows to double glazed white timber windows to match the existing in size, colour, style, proportion of fenestration Refuse 22-04-2020
D0221.13	Certificate of Lawfulness for replacement of existing single glazed timber windows on a like for like basis with new glazed timber windows PP not required 07-01-2014
E0018.13	Certificate of Lawfulness for replacement of existing single glazed timber windows on a like for like basis with new glazed timber window Withdrawn - Invalid 19-11-2013
P0911.13	Replacement of existing single glazed timber windows on a like for like basis with new glazed timber window. Withdrawn 04-11-2013
P2073.02	Single storey rear extension Apprv with cons 13-01-2003
C0002.96	Demolish rear annex and extend existing building at ground, first floor and roof levels to create 9 No. elderly persons flats and 4 No. flats with associated external works

	Apprv with cons	23-12-1997
P0315.96	Demolish rear annex and extend existing building at ground, first floor and roof levels to create 9 No. elderly persons flats and 4 No. flats with associated external works	
	Apprv with cons	23-12-1997
P1206.93	Conversion of Sheltered Unit to 11 No. 1-bed self contained flats and alterations to parking area at front of site. Additional plans received 30/11/93.	
	Apprv with cons	22-12-1993

CONSULTATIONS/REPRESENTATIONS

Neighbours were notified via letter. No responses were received.

Heritage Services -

Not supportive of the replacement of all windows without any justification. Otherwise supports the condition and recommends the following conditions:

Roof tiles: Samples or detailed specifications of the new roof tiles, which shall be natural clay rosemary tiles to match existing, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Roof window: The roof window shall be of low profile conservation type, the details of which should be submitted to and agreed in writing by the Local Planning Authority prior to its installation.

RELEVANT POLICIES

Havering Local Plan (2016 - 2031)

Policy 26 Urban design

Policy 28 Heritage Assets

London Plan (2021)

Policy D4 Delivering good design

Policy HC1 Heritage conservation and growth

Heritage SPD (2011)

STAFF COMMENTS

The proposal is a resubmission of the previously refused P1336.20, which was refused due to the proposal detracting from the character and appearance of the application building to the detriment of the streetscene and CA. A previous scheme was further refused under P0252.20 for the same reasons.

Another application has been submitted under P2381.21, which relates solely to the works in the event that the works to the windows are unacceptable.

Further consideration is required as to whether the proposal overcomes the previous reasons for refusal.

CONSERVATION AREA

As per the comments by Heritage Services, the replacement of the roof coverings with the Redland Craftsman plain clay tiles to match the existing is acceptable. The installation of a roof window for smoke ventilation to the communal stairwell is further considered to be acceptable and would not be harmful to the conservation area. Conditions relating to the submission of samples/details of roof tiles and roof windows and approved in writing by the LPA have been recommended by the Heritage Officer and agreed by the agent.

Concerns have been raised regarding the wholesale replacement of all the windows on the elevations of the dwelling and the Heritage Officer has objected unless sufficient justification is provided. The existing windows are timber framed and single glazed. As is typical with many timber windows, the windows provide a good deal of visual amenity and contain sashes, which are uncommon within uPVC windows. The submitted heritage statement outlines that the proposed replacement windows will have composite timber frames and will retain the characteristic design features of the existing windows. The Heritage Officer cited a lack of sufficient justification for the replacement of the windows and no further justification has been provided by the agent.

It is therefore considered that insufficient information has been submitted in support of the planning application and is therefore recommended for refusal.

KEY ISSUES/CONCLUSIONS

Insufficient information has been submitted in support of the replacement of the existing windows and it is considered that the proposal would negatively impact the Conservation Area as a result, contrary to Policy 28 of the Havering Local Plan. It is therefore recommended for refusal.

RECOMMENDATION:

It is recommended that **planning permission be REFUSED** for the following reason(s)

1 Refusal non standard

Insufficient information has been submitted in support of the replacement of the existing windows and submitted details cannot guarantee that the proposal will be in keeping with the character of the host property and preserve and enhance the character and appearance of the Conservation Area contrary to Policies 26 and 28 of the Havering Local Plan.

INFORMATIVES

1 Refusal - No negotiation ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the Agent via email on 1st March 2023.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

1st March 2023