

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1774.23

WARD: Marshalls & Rise Pk **Date Received:** 1st December 2023

ADDRESS: 9 Risebridge Road
Romford

PROPOSAL: Replacement of all front facing windows with double glazed timber frames windows. Replacement of all rear facing windows with Double glazed upvc windows. Replacement of side windows with double glazed upvc and timber windows

DRAWING NO(S): B146179-1100 Rev. A
B146179-1101 Rev. A
B146179-3000 Rev. A
Site Location Plan (9 Risebridge Road, Romford)
Email from Planning Agent to Case Officer (dated 03/05/2024)

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

SITE DESCRIPTION

The application site features a two storey detached dwelling. It is one of the original Class II houses constructed as part of the 1910/11 Gidea Park Exhibition.

It is situated within the Gidea Park Conservation Area and is the subject of an Article 4 Direction.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for the replacement of all front facing windows with double glazed timber frames windows, replacement of all rear facing windows with double glazed upvc windows and the replacement of side windows with double glazed upvc and timber windows.

RELEVANT HISTORY

- * L/HAV 2011/73 - Re-Building Garage + Carport (Approved)
- * 54/83 - Reconstruction of Double Garage (Withdrawn)
- * P0661.86 - Repaint Garage Doors White (at present green) (Approved)

* P0662.86 - Replacement Upstairs Windows (To Georgian) (Approved)

* P1688.86 - Rebuilding of Damaged Front Boundary Wall (Approved)

P1417.22 Single storey side extension & part single part two storey rear extension

Apprv with cons 25-11-2022

P0053.97 First floor side extension

Apprv with cons 25-04-1997

P0154.91 Single storey extension to rear for kitchen & cloakroom (Revised plans received 29/05/ 91)

Apprv with cons 27-06-1991

CONSULTATIONS/REPRESENTATIONS

The application was advertised by way of a site notice, in the local press and letters sent to surrounding landowners. No representations were received.

Comments also received from the stakeholders below can be summarised as follows:

The Gidea Park Civic Society - Use of uPVC would not preserve or enhance but would set precedent for creeping change which would destroy integrity of conservation area.

Built Heritage Officer - Replacement of historic windows not fully justified. Proposed uPVC windows to the rear and west elevation would cause a very low level of less than substantial harm to the significance of the conservation area.

RELEVANT POLICIES

* NPPF

- Conserving and Enhancing the Historic Environment

* London Plan (adopted 2021)

- Policy D1 - London's form, character and capacity for growth

- Policy D4 - Delivering good design

- Policy T6 - Car parking

* Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)

- Policy 24 (Parking provision and design)

- Policy 26 (Urban Design)

- Policy 27 (Landscaping)

- Policy 28 (Heritage Assets)

MAYORAL CIL IMPLICATIONS

The proposal would not be liable for Mayoral CIL.

STAFF COMMENTS

An in-person site visit was undertaken to the application site by the case officer. In determining this planning application, site photographs, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

CONSERVATION AREA

The application site is situated within the Gidea Park Conservation Area, which was designated to preserve the character and appearance of Gidea Park estate.

The issues for consideration in this case are the impacts of the proposal upon the special character and appearance of the Gidea Park Conservation Area. The statutory duty applied to Local Planning Authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This is reflected in Havering Local Plan 2016-2031 Policy 28 which states that the Council will support proposals that, amongst other things, would provide well designed and high quality development in a Conservation Area.

It is acknowledged that the property has been extended historically and that the windows currently in situ are not original. Given there are 1911 Exhibition Houses along Risebridge Road - such as nos. 14 and 19 - which were granted planning consent for double glazed windows in the past, it is considered that the replacement of the dwelling's existing single glazed windows with double glazed ones would not be unacceptable in principle.

However, of great concern is the proposal of uPVC windows. There is a strong presumption against uPVC windows as they are incompatible with the high-quality traditional craftsmanship and detailing of historic buildings within the conservation area. The adopted character appraisal recognises that uPVC windows are detrimental to the special interest of the area.

Although the side and rear elevation of the subject property makes less contribution to the character and appearance of the area, the loss of timber windows and use of uPVC ones is considered to cause 'less than substantial' harm to the conservation area's significance, albeit at a very low level. It is noted that uPVC windows exist within the immediate context of the site, however these are judged to be intrusive to the character and appearance of the conservation area and Council records do not indicate that planning permission has been granted for uPVC windows along Risebridge Road. Additional uPVC windows would not preserve or enhance the area's character or appearance.

Also, the submitted drawings show that the dwelling would benefit from a mixture of timber and uPVC windows as a result of the proposals; the front and right side elevation windows would be timber whereas the rear and left side elevation windows of the dwelling would be uPVC. It is considered that this inconsistency in window types would further detract from the aesthetic value of the building and thereby also its contribution to the overall character, appearance and significance of the Conservation Area.

In an email to the case officer dated 03/05/2024, the agent refers to the granting of planning permission for uPVC replacement windows at nos. 23 Risebridge Road (ref: P0603.19), 6 Heaton Grange Road (ref: P2152.07) and 53 Heath Drive (P0850.23) and aluminium frames approved to rear of 32 Risebridge Road (ref: P0277.17) as providing a "clear precedent for materials other than timber to be used for replacement windows to the rear elevation".

With regards to P2152.07, this application did not concern the replacement of that dwelling's windows but the erection of a front and rear dormer window and the property is not located in the Gidea Park Conservation Area.

As for P0850.23, this application did not concern the replacement of that dwelling's windows but the erection of a first floor side and rear extension. The site which that application concerns, 53 Heath Drive, is not in the immediate vicinity of the application site and also is not an exhibition house, which are considered to make a significant positive contribution to the character and appearance of the Gidea Park Conservation Area.

It is acknowledged that uPVC windows were granted consent as part of P0603.19, but in this case, the submitted plans for that application indicate the property already had uPVC windows that were proposed to be replaced with like for like ones. Contrastingly, 9 Risebridge Road has single-glazed timber casement windows which are representative of its construction period and integral to the architectural character and aesthetic value of the property. The single glazed windows are part of the positive contribution the site makes to the character and appearance of the conservation area. As such, there is a strong presumption against their loss to ensure the character and appearance of the conservation area is preserved.

In relation to P0277.17, unlike that application, this one does not propose aluminium frames but uPVC ones and it should be noted that the officer's report for P0277.17 stipulated that the aluminium frames "... offer a slimmer profile and more delicate sightline than UPVC alternatives which are not encouraged".

Provisions for development proposals that will lead to less than substantial harm to the significance of a designated heritage asset are set out in paragraph 208 of the NPPF. Specifically, this paragraph states that this harm "should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

The proposal will be of personal benefit to the applicant but it is not considered that there are any public benefits that would outweigh the harm of the development on the conservation area because timber windows are considered a unique and attractive feature of the subject property, important to its integrity which would be lost as a result of the proposals.

The duty of the LPA is to ensure that new development preserves or enhances the character and appearance of the conservation area. Whilst acknowledging that the original property has been

subject to previous alterations, the windows are currently timber framed, which is the appropriate material for a property of this age and type and the conservation area in which it is situated. The replacement of the windows with uPVC would not be appropriate in terms of materiality and could not be considered to either preserve or enhance the character and appearance of the building or the wider conservation area; as such, it is considered to be contrary to the 1990 Act and Local Plan policies.

The proposed rear and left side elevation uPVC windows are therefore considered to fail to preserve or enhance the character and appearance of the property or that of the Gidea Park conservation area.

IMPACT ON AMENITY

The proposals are considered to be harmful to residential amenity.

HIGHWAY/PARKING

The proposals would not create any parking or highway issues.

KEY ISSUES/CONCLUSIONS

It is considered that the replacement of the current windows on the rear and side elevations with uPVC ones would cause harm to the historic, architectural interest and aesthetic value of the property, eroding its evidential value.

The proposals would therefore neither preserve, nor enhance the special character of the Gidea Park Conservation Area and therefore are contrary to Policies 26, 27 and 28 of the Havering Local Plan (2016-2031), Policy HC1 of the London Plan and the guidance in the NPPF. Accordingly, it is recommended that planning permission be **REFUSED**.

RECOMMENDATION:

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

1 Refusal non standard

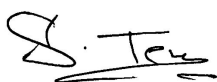
It is considered that the replacement of the existing rear and left-side elevation windows with uPVC ones would, by reason of their detailed design and use of unsympathetic and inappropriate materials to this Exhibition dwelling fail to respect the original design and window detailing of the host dwelling, thereby appearing as a visually intrusive form of development that would be harmful to the character and appearance of the host dwelling and fail to conserve or enhance the surrounding Gidea Park Conservation Area, contrary to Policies 26 and 28 of the Havering Local Plan (2016-2031), Policy HC1 of the London Plan, the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the guidance in the National Planning Policy Framework.

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 for it was given to the applicant via email on 02/05/2024.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

14th May 2024