

LOCATION: 14 Glenhill Close, London, N3 2JS

REFERENCE: F/01270/12

Received: 30 March 2012

Accepted: 01 June 2012

WARD(S): Finchley Church End

Expiry: 27 July 2012

Final Revisions:

APPLICANT: William Pears Group

PROPOSAL: Replacement of existing windows with double glazed metal frame windows

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
0769-PA-001 Existing; 0769-PA-010 Proposed; Design and Access Statement;

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 3 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason:

In order to safeguard the special architectural or historic interest of the building and the Glenhill Close conservation area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

- 4 The hereby approved windows shall match the original windows in material and style.

Reason:

In order to safeguard the special architectural or historic interest of the building and the Glenhill Close conservation area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Core Strategy (2012) and Development Management Policies DPD (2012).

In particular the following policies are relevant:

Core Strategy (Adopted) 2012: CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012: DM01, DM02, DM06

ii) The proposal is acceptable for the following reason(s): Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Core Strategy and Development Management policies and would be in keeping with the character and appearance of the existing flatted development and wider Glenhill Close Conservation Area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

iii) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

Supplementary Planning Documents and Guidance

Design Guidance Note No 5 – Extensions to Houses

The Council guide 'Extension to Houses' was approved by the Planning and Environment Committee (The Local Planning Authority) in March 2010. This supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

The Council is currently consulting on the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Relevant Planning History: None

Consultations and Views Expressed:

Neighbours Consulted:	86	Replies:	7
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- The windows of Glenhill Close are a key feature of the special character of the Conservation Area.
- Any replacement windows should match exactly the original window design and materials to maintain the existing character.
- The windows are a main feature of the architecture, any replacement should replicate exactly the originals in their design and materials to keep the character and uniformity of the Conservation Area.
- The steel framed windows, featuring suntrap design with curved glazing, slender frames and large sheets of glazing are a key feature of the architecture and contribute to the horizontal emphases of the 1930s style.

- The proposal will destroy the special character and appearance of Glenhill Close which has survived remarkably unchanged since it was built.
- The Council's planner and conservation officer must be satisfied that the existing windows require replacement rather than professional maintenance, as the decision is bound to set a precedent for other flats.

Internal /Other Consultations:

- Conservation and Design- No objection

Date of Site Notice: 14 June 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a small estate of 66 flats located off Litchfield Grove within the Finchley Church End ward at the centre of the Borough.

Located to the north of the site is Finchley Central Underground Station and to the south of the site are the grounds of the Avenue House estate.

The estate, known as Glenhill Close was designated as a Conservation Area in 2001.

Glenhill Close, which is designed in the style of the Modern Movement, was developed in two distinct phases; the first in 1936 when 46 flats were built, these were considered to be the more architecturally impressive of the two phases. The second phase was in 1961, following the demolition of the tennis club located to the rear, when four, two-storey blocks were built containing 20 flats. The builders (George Payne and Co.) of the development at Glenhill Close used the same design for other projects in the area including that at Gainsborough Court, Nether Street, N3 and at Ossulton Way, N2.

The Conservation Area Character Appraisal notes in regard to windows specifically in the first phase of development; "*Windows are of the Crittall variety and feature the suntrap design with curved glazing. The windows are given a horizontal emphasis in the modern style of the 1930s.*"

Proposal:

This application seeks consent to replace the existing single glazed Crittall windows in one first floor flat (no.14) with double glazed units to match the existing.

The specifications of the new double glazing are as follows:

- 4mm float glass
- 4mm Krypton gas filled cavity
- 4mm low E internal pane
- Crittall single glaze window frame

Planning Considerations:

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 of the Development Management Policies (Adopted) 2012 states that where appropriate, all development will be expected to demonstrate compliance with national and Londonwide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents.

Policy DM06 of the Development Management Policies (Adopted) 2012 relates to the Borough's heritage and conservation. It requires all heritage assets to be protected in line with their significance and any development proposal must either preserve or enhance the character and appearance of the 16 Conservation Areas in Barnet.

As existing, the Glenhill Close Conservation Area benefits from little change to its original design. One property near the entrance to the estate has had some incongruous additions, but other than the accumulation of a few satellite dishes and the cars the Conservation Area remains in a very well preserved state, and this includes the retained original windows and doors throughout. The application property was built in the first phase of development on site in 1936, which is considered to hold greater architectural importance than the second phase due to the level of detail which included features such as the curved bays and windows, and brickwork detailing.

There have been ongoing negotiations over several months with the applicant to find the best way to meet the needs of the applicant whilst also preserving the strong uniform character of windows found within the Conservation Area. The first window sample proposed was considered to be too heavy in its appearance and not considered to adequately match the profiles of the existing windows on site.

Subsequently, the Lightfoot Window Company (Kent) were instructed and an acceptable solution was found. It is now proposed to replace the existing Crittall metal frames with new single glaze metal frames, identical in appearance to the existing, but which are able to accommodate Slimlite double glazed units. As such the appearance of the frame would be exactly the same as the existing but with a double glazed pane inserted instead of single glazed. This approach is welcomed and supported.

Therefore, the amended proposals would comply with the aforementioned policies and Council Design Guidance on Extensions to Houses and would be an acceptable addition to the flatted dwellinghouse. The replacement windows would have an acceptable impact on the character and appearance of the Conservation Area, streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The comments made by objectors are noted and agreed with. However, it is considered that a suitable replacement window has been sourced that will cause no harm to the character and appearance of the existing flatted unit on site, or the wider Glenhill Close Conservation Area. This is because the replacement unit provides a double glazed pane within a single glaze window and thus the appearance overall will be the same on site.

4. EQUALITIES AND DIVERSITY ISSUES

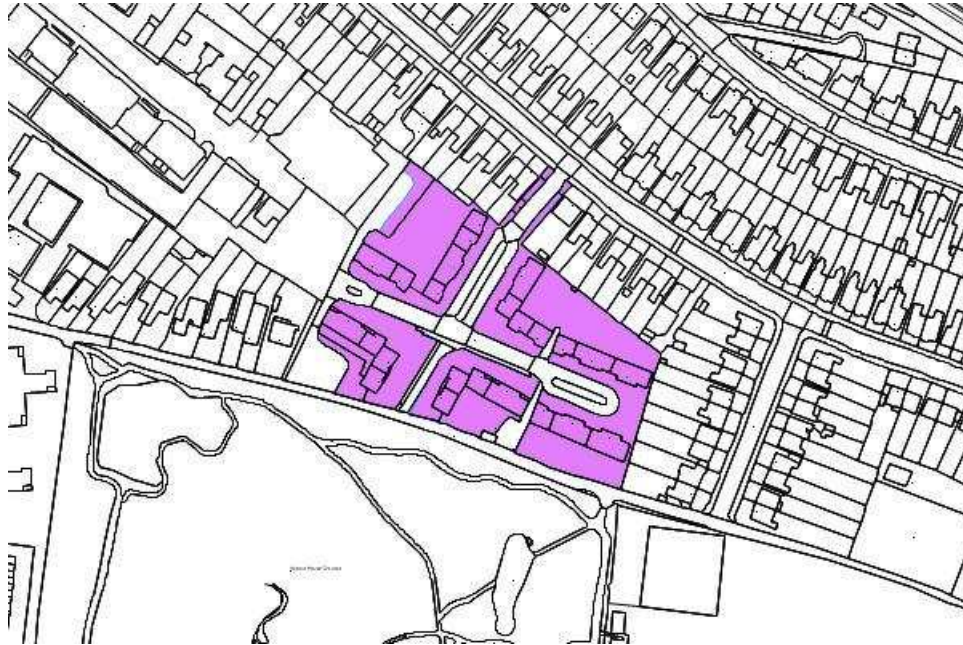
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Local Plan policies and would be in keeping with the character and appearance of the individual flatted property and wider Glenhill Close Conservation Area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for **APPROVAL**.

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