

ADDRESS: 1-10 Purcell Street, Hackney, London, N1 6RD	
Ward: Hackney Downs	Case Officer: James Clark
APPLICANT: London Borough of Hackney	AGENT: Ms Ann Fan
DRAWING NUMBERS: AD/H432-1-10Purcell Street-01 AD/H432-1-10Purcell Street-02 AD/H432-1-10 Purcell Street-03 AD/H432-1-10 Purcell Street-04 Design and Access Statement Revision A	
PROPOSAL: Replacement of the existing timber windows with UPVC windows on the front and rear elevations.	
POST SUBMISSION REVISIONS: Revisions are as follows <ul style="list-style-type: none"> The proposed elevations and design and access statement were modified to clarify that the proposed replacement windows will be Rosewood in colour to match the existing brown windows. No further consultation letters were sent given the lack of material changes to the proposal. 	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions.	
NOTE TO MEMBERS: This application is referred to members of the Planning Sub-Committee due to an objection being received for this council's-own application.	

ANALYSIS INFORMATION
ZONING DESIGNATION: (Yes) (No)

	(Yes)	(No)
CPZ	F	
Conservation Area		No
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Employment Area		No

LAND USE:	Use Class	Use Description	Floorspace Sqm
Existing	C3	A block of flats	N/A
Proposed	No change	No change	N/A

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site is located to the north east of the junction between Purcell Street and Pitfield Street.
- 1.2 The site consists of a four-storey block of flats with balconies on the western elevation and walkways on the eastern elevation. Both the eastern and western elevations have a variety of brown bottom hung casement windows.
- 1.3 There are no locally or statutory listed buildings in the surrounding area and the closest conservation area is Hoxton Street located some distance to the east of the site. The surrounding area is characterised by residential blocks with two other buildings of a matching architectural style to the east of the site. Notably, one of these already has permission for the replacement of the timber window with UPVC equivalents.

2.0 HISTORY

- 2.1 No recent or relevant planning history on the site

3.0 Consultations

3.1 Dates

- 3.1.1 Date Statutory Consultation Period Started: 13-05-2021
- 3.1.2 Date Statutory Consultation Period Ended: 03-06-2021
- 3.1.3 Site Notice: Yes.
- 3.1.4 Press Advert: Not required.

3.2 Neighbours

- 3.2.1 Letters of consultation were sent to the 10 residents of the block of flats. At the time of writing the report, objections in the form of 1 written letter of objection had been received. This representation is summarised below:

- Concerns were cited by the loss of timber windows and their replacement with UPVC equivalents as this would be detrimental to the appearance of the block. Furthermore concerns were raised over the opening style and pattern of the replacement windows.

3.2.2 The above comments are addressed within the assessment section of this report.

3.3 Statutory / Local Group Consultees

3.3.1 No external consultation undertaken other than as set out in paragraph 3.2.

4.0 POLICIES

4.1 London Plan (2021)

D6 – Housing quality and standards

The new London Plan was published on 2 March 2021 and now carries full planning weight as development plan policy in the consideration of planning applications.

4.1.1 The published London Plan (2021) policies have not been significantly altered in their intention or wording, in comparison with the now superseded 2016 policies, with respect to their application to this proposed development

4.2 Hackney Local Plan 33 (LP33)

LP1 – Design quality and local character

LP2 – Development and Amenity

LP17 – Housing Design

4.3 Supplementary Planning Documents / Guidance

Greater London Authority:

Social Infrastructure (2015)

Sustainable Design and Construction (2014)

London Borough of Hackney

Sustainable Design and Construction SPD (2016)

Residential extensions and alterations supplementary planning document (2009)

4.4 National Planning Policies/Guidance

National Planning Policy Framework (2019)

5.0 Planning considerations

5.1 The main considerations relevant to this application are:

- Principle of Development
- Conservation and Design
- Neighbouring amenity
- Standard of accommodation

- Drainage
- Sustainability
- Biodiversity

5.2 Each of these considerations is discussed in turn below.

5.3 ***Principle of Development***

5.3.1 The principle of undertaking residential alterations is in accordance with planning policy at local, regional and national levels, subject to assessments of other material considerations. In light of this, the proposed development is considered to be acceptable in principle.

5.4 **Conservation and Design**

5.4.1 Conservation and design officers had no objection to the proposal.

5.4.2 The proposal would replace the existing single glazed, brown, timber, top hung casement windows with double glazed, rosewood, UPVC, top hung casement windows. The proposed replacement windows on the front and rear elevations would match the existing in terms of open style but vary in material and slightly in colour. Officers consider the material to be acceptable as the block is not considered to be of a traditional style that would benefit significantly from the retention of its original timber windows. Furthermore, despite this slight variation in colour, officers consider the proposed rosewood to suitably match the existing.

5.4.3 Given that the proposed replacements are UPVC some increase in proportions can be expected. The applicant has provided a manufacturers brochure for VEKA Matrix windows as well as cross-sections for the UPVC windows. These do show a slight increase in proportions although not so significant so as to be detrimental to the character of the dwelling.

5.4.4 The opening pattern of the proposed windows would appear to match the existing and therefore no concerns are raised in regards to the cleaning and maintenance of the existing windows.

5.5 **Neighbouring Amenity**

5.6 The proposal would have no impact upon the amenity of neighbouring properties as the proposed replacement windows would result in no loss of light, outlook or privacy given that the proposal is a direct replacement of the existing windows.

5.7 **Standard of Accommodation**

5.8 In terms of the amenity impacts of the works on the subject site, the proposal is considered to enhance the standard of accommodation provided to the occupants of the flats by improving the thermal efficiency and the security of all the flats within the property.

5.9 **Sustainability**

- 5.10 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.
- 5.11 Policy SI 4 of the London Plan and LP54 of LP33 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change. Policy LP55 applies to all new developments and states that these must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- 5.12 The proposed windows will be constructed from modern materials and will include windows that will improve the thermal performance and natural ventilation of the subject buildings. Given the scale of the development, this is an acceptable response to the policies.
- 5.13 Overall, the proposal is considered to result in a sustainable form of development.

5.14 Biodiversity

- 5.14.1 Policy G5 of the London Plan and LP46 of Local Plan 33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space. The proposal will not alter the existing green infrastructure of the site.
- 5.14.2 Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 of LP33 reinforces this policy, stating that all development should protect and where possible enhance biodiversity leading to a net gain. Due to the scale of the proposal officers consider there to be no opportunities to enhance biodiversity.

6.0 CONCLUSION

- 6.1 The design of the proposal is considered acceptable, it will result in no loss of neighbouring amenity and it will improve the standard of accommodation for the flats.

7.0 RECOMMENDATIONS

7.1 Recommendation A

- 7.1.1 **That planning permission be GRANTED, subject to the following conditions:**
- 7.1.2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

7.1.3 The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

7.1.4 All works affecting the external surfaces, in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the details submitted and hereby approved in respect of materials used, detailed execution and finished appearance.

REASON: In the interests of protecting the character and appearance of the host buildings.

7.2 Recommendation B

7.2.1 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

8. INFORMATIVES

Signed..... Date.....

ALED RICHARDS
Director, Public Realm

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website Policy/guidance from other authorities/bodies referred to in this report are available for	Claire Moore x4430	1 Hillman Street, London E8 1FB

	<p>inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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