

<b>ADDRESS:</b> 21-30 Purcell Street, London, N1 6RD	
<b>WARD:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> Danny Huber
<b>APPLICATION NUMBER:</b> 2021/2864	<b>VALID DATE:</b> 17/09/2021
<b>DRAWING NUMBERS:</b> AD/H432-21-30PurcellSt-01; 02; 03 A; 04 A; Design and Access Statement Rev B; Veka M70 colour chart; Veka Matrix 70 Specification Sheet	
<b>APPLICANT:</b> London Borough of Hackney	<b>AGENT:</b> Mrs Ann Fan Mulalley & Company Ltd
<b>PROPOSAL:</b> Replace existing timber windows and doors with uPVC double glazed windows and doors, colour Rosewood.	
<b>POST SUBMISSION REVISIONS:</b> None	
<b>RECOMMENDATION SUMMARY:</b> Grant planning permission subject to conditions.	
<b>NOTE TO MEMBERS:</b> None.	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	
Substantial level of objections received	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	<b>yes</b>

## ANALYSIS INFORMATION

### ZONING DESIGNATION

	Yes	No
<b>CPZ</b>	F	
<b>Conservation Area</b>		X
<b>Listed Building (Statutory)</b>		X
<b>Listed Building (Local)</b>		X
<b>Priority Employment Area</b>		X

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, four of these already have permission for the replacement of the timber window with UPVC equivalents.

### **2.0 RELEVANT HISTORY**

#### **2.1 21-30 Purcell Street:**

2021/1391 - Replacement of windows to front and rear elevations. Granted at delegated level - 30/06/2021.

#### **2.2 1-10 Purcell Street:**

2021/1385 - Replacement of existing windows. Granted at committee - 13/10/2021

#### **2.3 11-20 Purcell Street:**

2021/1381 - Replace uPVC windows with uPVC double glazed windows. Colour rosewood. Granted at delegated level - 29/06/2021

2021/2853 - Replace existing timber windows and doors with uPVC double glazed windows and doors, colour Rosewood. Granted at delegated level - 10/11/2021

#### **2.4 31-40 Purcell Street:**

2021/1394 - Replacement of the existing windows on the front and rear elevations. Granted at delegated level - 28/06/2021

2021/2852 - Replace existing timber windows and doors with uPVC double glazed windows and doors. Granted at delegated level - 17/09/2021

### **3.0 CONSULTATIONS**

- 3.1 Date Statutory Consultation Period Started: 25/10/2021
- 3.2 Date Statutory Consultation Period Ended: 23/11/2021
- 3.3 Site Notice: Yes.
- 3.4 Press Advert: Not required.
- 3.5 **Neighbours**

- 3.5.1 Letters of consultation were sent to 30 adjoining owners/occupiers.
- 3.5.2 At the time of writing the report, objections in the form of 3 written letters of objection had been received. This representation is summarised below:
- object to the change from wood to uPVC in terms of character and appearance
  - replacing wood with uPVC is not environmentally sound
  - thermal benefits will not be realised if the walls are not replaced with cavity walls with insulation
  - the existing windows are fully functioning and do not need replacing; not sustainable to replace functioning windows
  - the current windows can be turned inside out allowing residents to save money on cleaning; this is not possible with the new windows
  - discrepancy between the Section 20 notice and planning application in terms of white vs rosewood uPVC finish
  - the uPVC is a higher fire risk than the timber
  - felt proper notice was not given to residents
- 3.5.3 *Officer Response:* Officers note that the window opening mechanism is shown to be the same on the existing and proposed drawings; while concerns are noted the ability to clean the windows is not material to the planning assessment. The discrepancy between the planning application and the Section 20 notice is not a matter for planning consideration. While concerns about fire risk are noted, the proposed windows would be required to meet relevant U values and safety requirements. The other issues will be addressed in the report below.
- 3.5.4 The above comments and all material planning considerations are addressed within the assessment section of this report.

### 3.6 **Statutory / Local Group Consultees**

- 3.6.1 Shoreditch CAAC: No objection.

## 4.0 **RELEVANT PLANNING POLICIES**

### 4.1 **Hackney Local Plan 2033 2020 (LP33)**

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP17 Housing Design
- LP54 Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change

### 4.2 **London Plan 2021**

- D1 London's Form, Character and Capacity for Growth
- D3 Optimising Site Capacity through the Design-led Approach
- D6 Housing Quality and Standards
- G5 Urban Greening
- G6 Biodiversity and Access to Nature

SI 4 Managing Heat Risk

### 4.3 SPD / SPF / Other

*Mayor of London*

Social Infrastructure (2015)

Sustainable Design and Construction SPG (2014)

*London Borough of Hackney*

Residential Extensions and Alterations SPD (2009)

Sustainable Design and Construction SPD (2016)

### 4.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

### 4.5 Legislation

Town and Country Planning Act 1990

## 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
- 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 The proposal would replace the existing 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 and are

similar to others recently approved within close proximity to the site, as referenced in the history section above.

5.4.2 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 as to be detrimental to the character of the dwelling.

#### 5.5 ***Neighbouring Amenity***

5.5.1 The proposal would have no significant 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.

#### 5.6 ***Standard of Accommodation***

5.6.1 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.

#### 5.7 ***Sustainability***

5.7.1 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.

5.7.2 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 of LP33 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.

5.7.3 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.

5.7.4 Overall, the proposal is considered to result in a sustainable form of development.

### 6.0 **CONCLUSION**

- 6.1 The proposed replacement windows to the front and rear elevations is deemed acceptable. The replacement windows will improve the standard of accommodation for the flats through providing increased thermal efficiency and will not have a demonstrably adverse impact upon the character and appearance of both the application site and wider surrounding context.

### **7.0 RECOMMENDATIONS**

#### **Recommendation A**

- 7.1 **That planning permission be GRANTED, subject to the following conditions:**

7.1.1 **Commencement within three years**

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).

7.1.2 **Development in accordance with plans**

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.

7.1.3 **Materials**

All new external finishes in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance, unless otherwise stated on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **Recommendation B**

- 7.2 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).

### **8.0 INFORMATIVES**

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- NPPF Applicant/Agent Engagement

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

**Aled Richards** - Director, Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for 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>	<p>Danny Huber Planning Officer x1453</p>	<p>2 Hillman Street London E8 1FB</p>