

<b>ADDRESS:</b> 1-10 Purcell Street, London, N1 6RD	
<b>WARD:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> James Clark
<b>APPLICATION NUMBER:</b> 2021/3009	<b>VALID DATE:</b> 07-10-2021
<b>DRAWING NUMBERS:</b> AD/H432-1-10 Purcell Street-01; AD/H432-1-10 Purcell Street-02; AD/H432-1-10 Purcell Street-03 REV A; AD/H432-1-10 Purcell Street-04 REV B; Veka M70 colour chart; Veka Matrix 70 Specification Sheet	
<b>APPLICANT:</b> London Borough of Hackney Property & Asset Management Jacqueline Thompson	<b>AGENT:</b> Mrs Ann Fan Mulalley & Company Ltd
<b>PROPOSAL:</b> Replacement of existing windows, doors and panelling.	
<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**

	<b>Yes</b>	<b>No</b>
<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

<b>LAND USE</b>	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace Sqm</b>
<b>Existing</b>	C3	A block of flats	N/A
<b>Proposed</b>	No Change	No Change	N/A

## CASE OFFICER'S REPORT

### **1.0 SITE CONTEXT**

- 1.1 The application site is located to the northeast 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 1-10 Purcell Street:**

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

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

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

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

#### **1.1 21-30 Purcell Street:**

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

2021/2864 - Replace existing timber windows and doors with uPVC double glazed windows and doors, colour Rosewood. Granted at committee - 12/01/2022

#### **1.2 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: 19/10/2021
- 3.2 Date Statutory Consultation Period Ended: 04/01/2022

Officer note: Consultation letters were originally sent on 19th October, however occupants of the 1-10 Purcell Street stated these letters were not received. A second round of consultation letters were sent on 10th December.

3.3 Site Notice: Yes.

3.4 Press Advert: Not required.

### 3.5 Neighbours

3.5.1 Letters of consultation were sent to 10 adjoining owners/occupiers.

3.5.2 At the time of writing the report, objections in the form of 2 written letters of objection had been received. This representation is summarised below:

- Concerns relating to the previous approval as it did not seem viable to replace the windows without replacing the wider structure including panelling and doors (Officer note: This is not a material planning consideration).
- The proposal would replace the stairwell windows however as the stairwell is not heated these works are not necessary. (Officer note: This is not a material planning consideration).
- Opposition to the use of plastic windows as the existing timber are considered to be of sufficient quality
- Lack of consultation or attempts to reach people prior to submission (Officer note: This is not a material planning consideration).
- Claims that the leaseholders are against the proposal due to costs (Officer note: This is not a material planning consideration).
- Concerns relating to maintenance (Officer note: This is not a material planning consideration).
- Fire concerns raised relating to the plastic windows. (Officer note: Fire mitigation and safety is covered by Building Regulations).
- Objections to having to use the computer system to register a objection as they do not consider the councils ICT systems to be secure after the cyber attack (Officer note: In line with the Development Management Procedure Order and as advised on the consultation letters publicising the proposed development, other means of making representations pursuant to an application are available.)
- Roof should not be replaced (Officer note: This is not proposed as part of the submission).
- Do not want scaffolding outside the building, claims the windows can easily be replaced from the inside. (Officer note: This is not a material planning consideration).
- Concern about workmen visiting the flats increasing the risk of coronavirus (Officer note: This is not a material planning consideration).

3.5.3 *Officer Response:* Many of the concerns raised are not material considerations and relate to disputes between the leaseholders and Housing department, concerns at the construction stage and other non-material considerations. While concerns about fire risk are noted, the proposed windows would be required to meet relevant U values and safety requirements under Building Regulations. The other issues raised will be addressed in the report below.

**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 Comment**

5.1 This proposal is a Council's own planning application submitted as part of its Improvement Programme to its residential properties. Similar planning applications have been submitted for other blocks within Purcell Street (see 'Relevant History', above). Planning permission was previously granted for the installation of new

UPVC windows to this block; however, the current application includes some minor additions to that previously granted, including proposed window replacements to the communal windows. The main considerations relevant to this application are:

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

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 relevant material considerations. In light of this, the proposed development is considered to be acceptable in principle.

### 5.4 ***Conservation and Design***

5.4.1 Numbers 1 to 10 are a block of flats which appear to date from circa 1980. They are fairly traditional construction: brown brick with some red brick banding under a tiled pitched roof, with some brown timber balcony detailing. The building is not nationally listed, locally listed or in a Conservation Area. It would not be considered to be a Non-Designated Heritage Asset. They are not in the setting of any heritage assets. Any issues here are of design rather than conservation.

5.4.2 LP33 policy LP1 states that development should respond to local character and context and be compatible with existing townscape. Of relevance is that Numbers 1-10 Purcell Street are identical in design to three other blocks (forming Numbers 11-10, 21-30 and 31-40). It is noted that the Council has previously consented to the very same replacement windows (twice in each case) for each of these blocks. It is also noted that the principle of UPVC windows has been established at this building (Numbers 1-10 Purcell Street) through application 2021/1385, approved at October 2021 Planning Sub-committee. In addition, Members resolved to grant planning permission at adjoining 21-30 Purcell Street, at January Planning Sub-committee.

5.4.3 Although the permissions at the three other identical blocks do not appear to have yet been implemented, this could lawfully take place at any point within the three year life of the permissions. Given these facts, it is considered that it would be better contextual design in this case for the windows in Numbers 1-10 Purcell Street to match those of the other buildings in the original single planned development of four blocks.

5.4.4 The proposed replacement windows on the front and rear elevations would match the existing in terms of style but would vary in material and slightly in colour. Despite this slight variation officers consider the design of the proposal to suitably match the existing and is therefore considered acceptable especially given the precedent and established context for similar proposals being approved both on-site and in the surrounding area. Officers note that the proposal will also replace

the panelling below some of the windows as well as some of the doors. No information has been provided for this so a condition in the event of approval requiring additional information, prior to commencement.

5.4.5 Officers consider the proposed 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.

5.4.6 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 and appearance of the application site.

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

5.5.1 The proposal would have no impact upon the amenity of neighbouring properties in terms of light, outlook or loss of privacy due to the nature of the proposal.

#### 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 application site. 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, doors and panelling to the front and rear elevations are deemed acceptable. The replacements will improve the standard of accommodation for the flats by 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. A condition will be attached in the event of approval requiring further design details of the proposed panelling and doors.

**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 **Design Details**

Prior to the commencement of the relevant part of the works hereby approved, detailed drawings/full particulars of the proposed panelling and doors, including sections at 1:5 scale, along with external facing materials shall be submitted to, and approved by, the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be maintained as such thereafter.

REASON: In order to preserve the character and uniformity of the block of flats.

**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>	James Clark Planning Officer x1453	2 Hillman Street London E8 1FB