

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 10 October 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	5, 7 And 9 Old Pye Street And 10 Abbey Orchard, London, SW1P 2LD		
Proposal	Replacement of existing windows and doors with aluminium framed double-glazed windows and doors.		
Agent	True Associates		
On behalf of	The Abbey Pye Freehold Company		
Registered Number	17/02963/FULL	Date amended/ completed	5 April 2017
Date Application Received	5 April 2017		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

5, 7, and 9 Old Pye Street and 10 Abbey Orchard is an unlisted building located outside of a Conservation Area, but adjoining the Peabody Estates: South Westminster Conservation Area.

Planning permission is sought for the replacement of all existing windows and doors with new aluminium framed double-glazed windows and doors. The existing windows consist of aluminium sash frames and are painted purple red (RAL 3004). The proposed replacement windows consist of aluminium tilt and turn frames and would be painted anthracite grey (RAL 7016).

An objection has been received from a resident of a flat within the building on the grounds that the proposed colour of the replacement windows would be out of keeping with the colour of the existing two-tone red and buff coloured brickwork. Additionally the objector is concerned that this is a substantial aesthetic change, and will require the repainting of the substantial amount of metalwork on the building, including balconies, ventilation grilles, exterior doors, entrance gates, bollards, and drainpipes.

Whilst the current appearance and colour of the windows is suitable to the overall building design, they are not considered pivotal to its architectural composition and therefore the proposed replacement

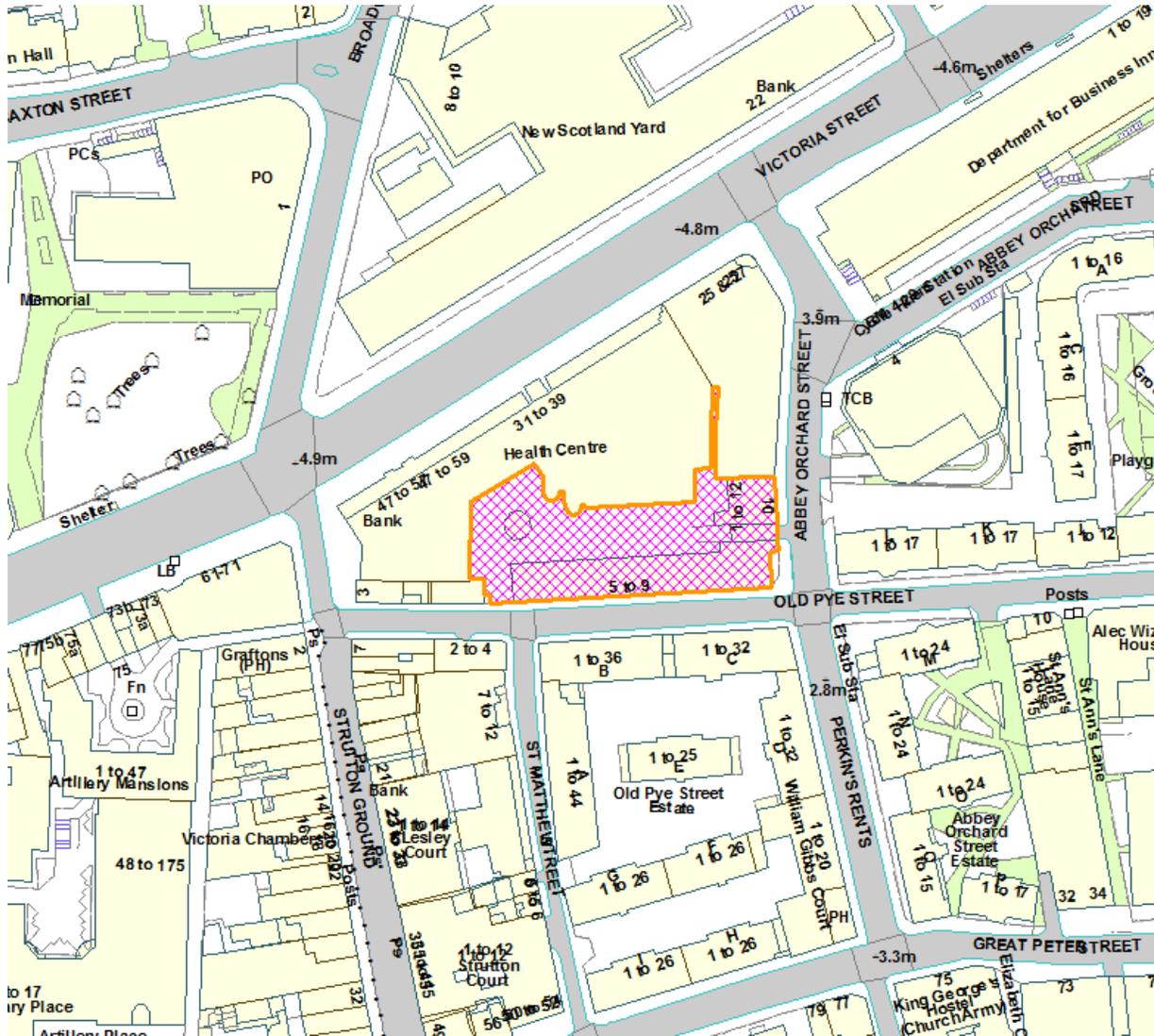
design and style is deemed to preserve the character of the building and area.

The principle of the replacement of the windows is therefore considered acceptable, subject to a condition requiring submission of detailed drawings (elevations and sections) of all proposed windows and doors. This is to ensure their appearance is satisfactory in relation to frame and casement sizes being proportional to the building.

A condition is also recommended requiring that the balconies and entrance gates of the building are painted the same colour as the new windows and doors to ensure that one overall and seamless design is undertaken. In summary and on balance the proposed works are considered acceptable and in accordance with DES 5 of the UDP.

The objection also raises the issue that the change has not been approved by the owners of the flats who all share the freehold of the property. This is considered to be a private matter and planning permission could not be reasonably withheld on these grounds.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Abbey Orchard Street elevation



Old Pye Street elevation

5. CONSULTATIONS

THORNEY ISLAND SOCIETY:

No objection.

WESTMINSTER SOCIETY:

No objection.

VICTORIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. consulted: 193

No. of replies: 1

Objection from a resident of a flat within the building on the following grounds:

- Change of colour of windows to a dark grey (almost black) would be out of keeping with the two-tone red and buff coloured brickwork of this 1980s block;
- The colour change will entail the repainting of the substantial amount of metalwork on the building, including balconies, ventilation grilles, exterior doors and entrance gates, bollards and drainpipes, changing the aesthetic appearance of these buildings;
- The existing colour should remain the same or a colour should be chosen which is more complementary and sympathetic to the existing brickwork and building;
- The proposals have not been approved by the owners of the flats who all share the freehold.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. RELEVANT PLANNING HISTORY

None relevant.

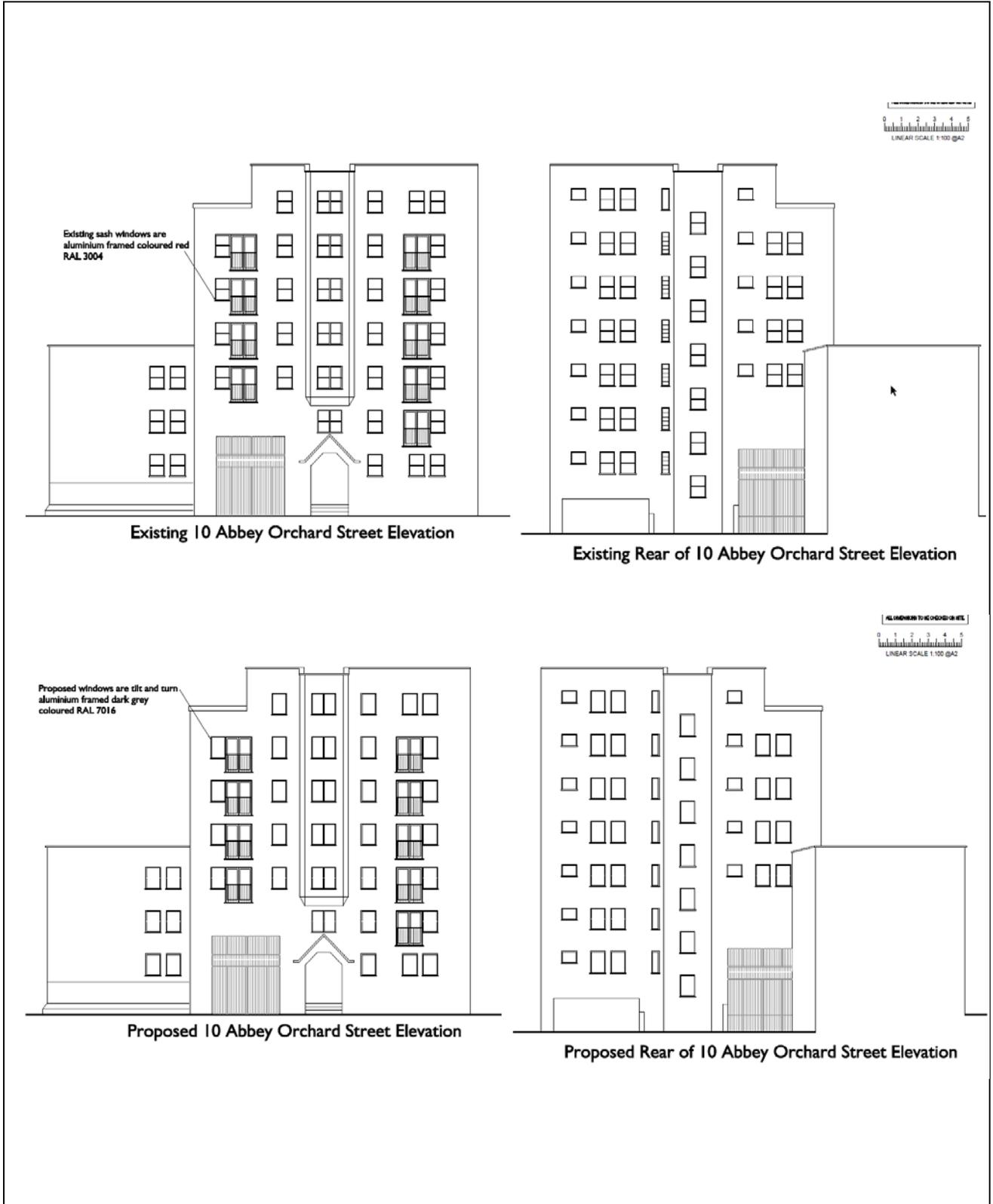
7. BACKGROUND PAPERS

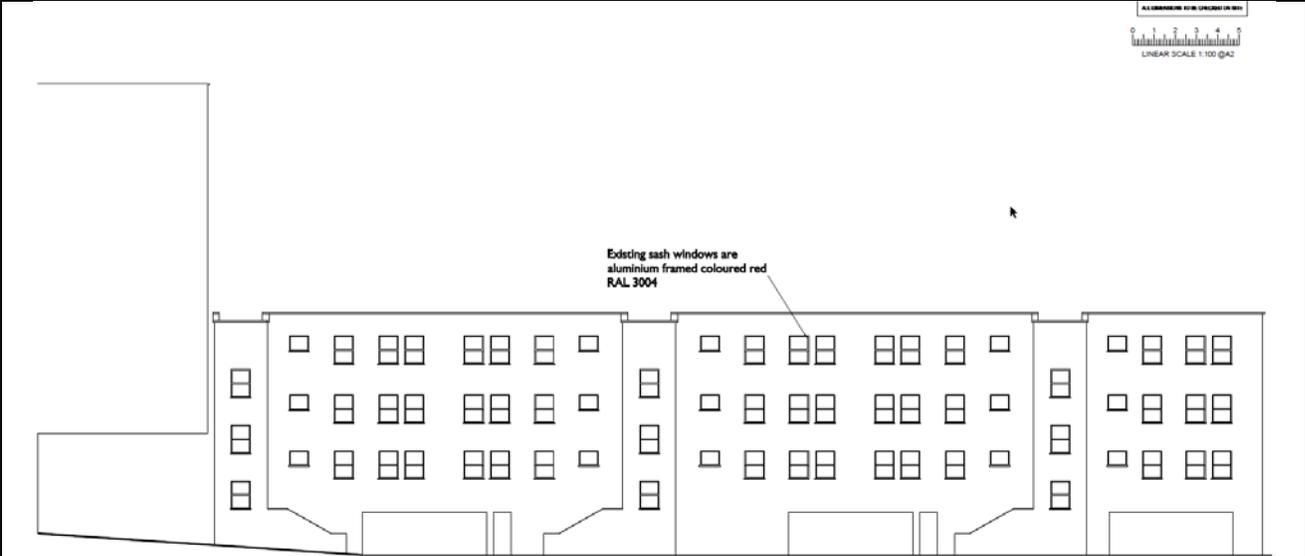
1. Application form
2. Response from Thorney Island Society dated 12 April 2017
3. Response from Westminster Society dated 19 April 2017
4. Email from owner/ occupier of Flat 1, 10 Abbey Orchard Street dated 12 May 2017

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddoward@westminster.gov.uk

8. KEY DRAWINGS





Existing Rear of 5-9 Old Pye Street Elevation



Proposed Rear of 5-9 Old Pye Street Elevation

DRAFT DECISION LETTER

Address: 5, 7 And 9 Old Pye Street And 10 Abbey Orchard, London, SW1P 2LD,

Proposal: Replacement of existing windows and doors with aluminium framed double-glazed windows and doors.

Plan Nos: H13668PA/001 Existing Abbey Orchard Street Elevation; H13668PA/001 Existing Old Pye Street Elevation (1); H13668PA/001 Existing Old Pye Street Elevation (2); H13668PA/006 Proposed Old Pye Street Elevation; H13668PA/004 Proposed Old Pye Street Elevation; H13668PA/005 Proposed Abbey Orchard Street Elevation; H13668PA/110 Existing Window Detail 1:10; H13668PA/111 Existing Window Detail 1:10; Velfac Overview (frame section details - 11 pages); Photographs of existing building.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are

shown on the drawings we have approved or are required by conditions to this permission.
(C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) all external window and door types.

You must not start work until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must paint the balconies and entrance gates of the building the same colour as the new windows. The balconies and entrance gates must be maintained this colour.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.