

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 22 August 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved St James's	
Subject of Report	Beaumont Buildings, Martlett Court, London, WC2B 5SF		
Proposal	Installation of replacement timber sash and casement windows and flat entrance doors to flats and new render detailing around windows in gable elevations of Fletcher, Beaumont and Sheridan Buildings.		
Agent	Ms Taraneh Sahban		
On behalf of	Contracts Manager Dave Routley		
Registered Number	22/04567/COFULL	Date amended/ completed	11 July 2022
Date Application Received	11 July 2022		
Historic Building Grade	Unlisted		
Conservation Area	Covent Garden		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

2. SUMMARY & KEY CONSIDERATIONS

The site comprises three tenement blocks - Sheridan, Beaumont and Fletcher Buildings, each of five storeys. While located just outside the boundary of the Covent Garden Conservation Area, they are attractive late Victorian red brick buildings with timber sash windows and galleried walkways overlooking the internal communal gardens.

The application proposes the replacement of all original single glazed timber windows,

primarily sashes, to all elevations of the three blocks.

The key considerations in this case are:

- The acceptability of the proposed windows in design terms.
- The visual impact of the proposed works on the setting of nearby designated heritage assets, including impact on adjacent listed buildings and the Covent Garden Conservation Area.
- The environmental impact of the works and the energy efficiency benefits of the new windows.

Letters of objection have been received from 8 residents within the application properties raising both design concerns and non-planning matters.

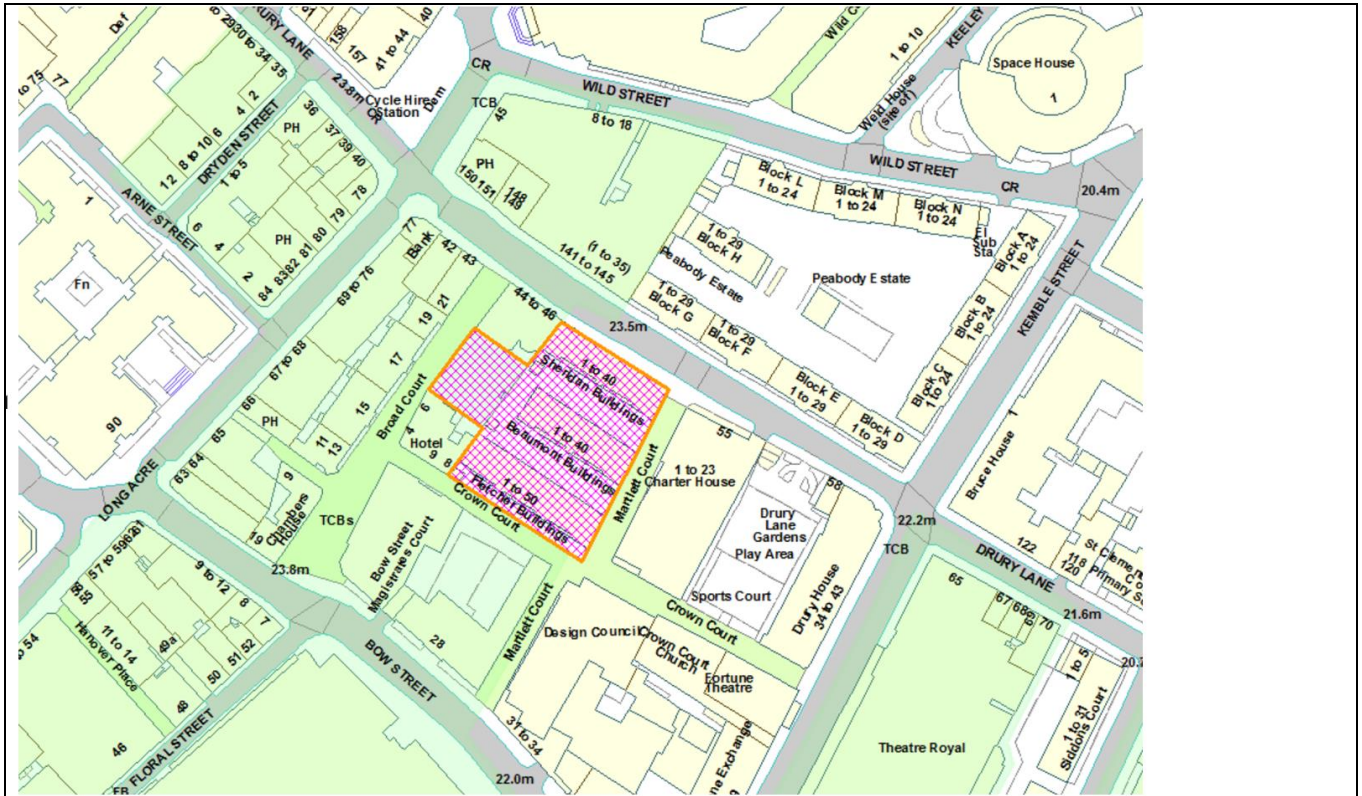
While new timber double glazed sashes can never be exactly the same as the original single glazed examples, the windows would (with the exception of the steel windows to the bathrooms) replicate the material, design, construction and opening profile of the existing windows. The use of timber sashes is highly appropriate to these Victorian blocks, which are considered to be 'undesigned heritage assets'.

There would be public and private benefits in terms of energy efficiency of the building and the consequent impact of lowering the carbon footprint of the blocks, which will help mitigate climate change. There will also be private benefits to the health and well-being of residents, who will have properties that would be easier and cheaper to heat and maintain.

The works will maintain the appearance of these attractive Victorian buildings with timber sash windows and preserve the setting of the nearby listed buildings and the setting of the Covent Garden Conservation Area.

As set out in this report, the development proposed would accord with relevant policies in the Westminster's City Plan 2019 – 2040 (the City Plan) and the London Plan. The application is therefore recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Existing windows within the application properties

5. CONSULTATIONS

5.1 Application Consultations

COVENT GARDEN AREA TRUST
Any response to be reported verbally.

COVENT GARDEN COMMUNITY ASSOCIATION
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
RECEIVED

No. Consulted: 223
Total no. replies: 11 (received from 9 residents)
No. objections: 10 (received from 8 residents)
No. support: 0
No. neutral; 1

Ten objections received raising one or all of the following:

- Some of the doors and windows have already been replaced by leaseholders;
- How long will the work take; query what the impact on flat interiors will be, who pays for any damage?
- Will the works affect ventilation to rooms? Shower positions are relevant to windows designs.
- Do not want timber windows, as future maintenance will not be sufficient and will not cater for waterproofing, timber windows difficult to clean.
- Do not want upvc replacement.
- Query whether building is listed or in the conservation area.
- There are already upvc windows installed;
- Cost of new windows; why more expensive wooden ones if building not listed?
- Neighbouring buildings have pvc, want redecoration works to take place, but not with wood.
- Reasoning for the work is vague and works are not necessary.
- Lack of consultation.
- Too many documents and difficult to scrutinise;

1 neutral comment, asking to be kept updated.

PRESS NOTICE/ SITE NOTICE: Yes

5.2 Applicant's Pre-Application Community Engagement

Engagement was carried out by the applicant with the residents prior to the submission of the planning application.

The engagement undertaken by the applicant (as listed in the submitted Statement of Community Involvement) are summarised below:

As the application is submitted on behalf of City of Westminster for three of its housing blocks a summary document of the engagement was requested, which is available in the background papers.

It advises that a number of meetings have taken place in the form of online residents information sessions in January 2021 and April 2022, face to face sessions in September and November 2022 and correspondence dated February 2023 regarding the case going to Planning Applications Sub-Committee.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered

to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The site comprises three tenement blocks - Sheridan, Beaumont and Fletcher Buildings, each of five storeys. While located just outside the boundary of the Covent Garden Conservation Area, they are attractive late Victorian red brick buildings with timber sash windows and galleried walkways overlooking the internal communal gardens.

7.2 Recent Relevant History

None relevant.

8. THE PROPOSAL

Permission is sought to replace all of the windows and front entrance doors in the three blocks and replace the plywood detailing with render to end gable elevations. The new windows would primarily be double glazed timber sash windows with the exception of the steel windows to the bathrooms. The windows would replicate the material, design, construction and opening profile of the existing windows.

There are also internal aspects to these proposals involving the changing of internal doors, riser doors etc, but these do not require planning permission and have been omitted from the original description.

9. DETAILED CONSIDERATIONS

9.1 Land Use

Policy 12 of the City Plan [Housing quality] encourages the improvement of residential accommodation. These works will improve the acoustic and energy performance of windows in the blocks and therefore accord with the aim of policy 12.

9.2 Environment & Sustainability

The works will improve the energy efficiency of the properties and be in accordance with City Plan policy 36, which aims to reduce on site energy demand.

Whilst the disposal of the existing single glazed 19th century sash windows would

have a negative environmental impact, in the longer term, new timber sash windows will improve the energy efficiency of the building, reduce energy demand and consequently result in benefits to the resident's comfort, wellbeing and lower heating bills.

The reduced energy demand of the building contributes to the City Council's aim to become zero carbon by 2040 and mitigate climate change.

9.3 Biodiversity & Greening

There are no biodiversity or greening implications arising from this application.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 66 of the LBCA Act requires that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 72 of the LBCA Act requires that *"In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39 in the City Plan 2019-2040 relates to heritage and requires that 'development 'must optimise the positive role of the historic environment in Westminster's townscape, economy and sustainability, and will: 1. ensure heritage assets and their settings are conserved and enhanced, in a manner appropriate to their significance'.

With regard to conservation areas it says 'Development will preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible'.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be

approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Detailed Design

The new windows are timber sashes designed to replicate the existing designs. A large number of drawings have been submitted and detailed sections were received on 27 March.

The detailed design is acceptable and a condition is recommended to require that the horns on the sashes match the existing ones, as the one currently shown is atypical of the period.

Impact on Heritage Assets.

Dramatic changes of style, architectural quality and or / use of lower quality materials in alterations and extensions to buildings can have a harmful visual impact on the setting of heritage assets, such as listed buildings or a conservation area. These works can lessen the appreciation and views of heritage assets when a marked or striking contrasts are juxtaposed against each other.

Fortunately, in this case, the use of timber sash windows will ensure the visual impact of the works to these period blocks is minimised and that the buildings continue to have a positive contribution to the setting of adjacent listed buildings and the Covent Garden Conservation Area.

This accords with policy 38, which requires an exemplary standard of high-quality design, policy 39 which requires Westminster's heritage context to be respected and policy 40 which requires the use of appropriate materials in alterations and extensions.

9.5 Residential Amenity

The new windows will have a greater noise insulation quality and therefore residential amenity will be improved as a result of the works.

The works will be subject to standard hours of works conditions, as such noise disturbance will be minimised to the set hours.

9.6 Transportation, Accessibility & Servicing

There are no transportation, accessibility & servicing implications arising from this proposal.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

9.8 Other considerations

Comments have been made from local residents regarding the cost of the windows, that an alternative form of window would be preferable, that some of the doors and windows have already been replaced by leaseholders and matters relating to bathroom windows and ventilation. These are matters that are either non-planning matters or in the case of bathroom ventilation would be considered under the building regulations.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

Planning obligations are not relevant in the determination of this application.

10. Conclusion

The timber sash windows will have a similar appearance to the existing examples and will preserve the significance of these undesignated heritage assets and will benefit the resident's comfort and wellbeing, lowering the building's energy use and contribution to climate change.

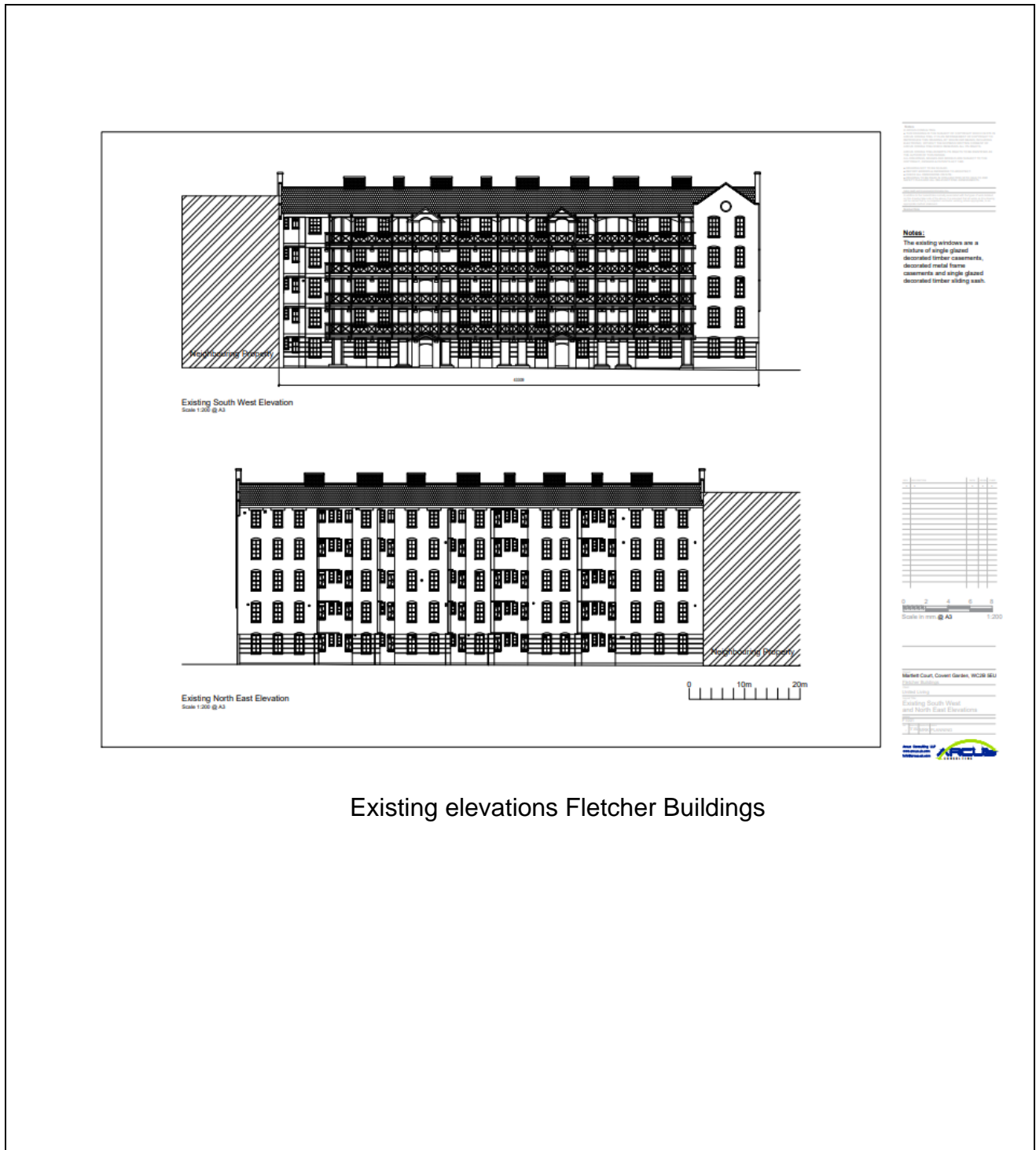
Given the use of timber, the works will have a neutral impact on the appearance of the building and preserve its complementary contribution to the setting the Covent Garden Conservation Area and adjacent listed buildings.

As such, the proposal is considered acceptable, mindful of policies 38, 39 and 40 of the City Plan 2019-2040 and therefore, a recommendation to grant conditional permission is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(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: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk
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10. KEY DRAWINGS



Existing elevations Fletcher Buildings



Notes

- The proposed windows will match the existing design and style.
- There will be a mixture of double glazed decorated timber casements and decorated metal frame casements and sliding sash window units.
- The bottom sash of the window units overlooking the highway to the first, second, third and fourth floors will have to be fixed to create a protected canal space in the event of a fire within one of the properties.

Level	Area	Volume
1st		
2nd		
3rd		
4th		
5th		
6th		
7th		
8th		
9th		
10th		
11th		
12th		
13th		
14th		
15th		
16th		
17th		
18th		
19th		
20th		

Scale in mm @ A3 1:200

Market Court, Court Garden, WC2B 9EU
Date: 10/10/2018
Proposed South West and North East Elevations
1:200 @ A3

Proposed elevations Fletcher Buildings



Proposed elevations Sheridan Building.

DRAFT DECISION LETTER

Address: Beaumont Buildings, Martlett Court, London, WC2B 5SF,

Proposal: Installation of replacement timber sash and casement windows and flat entrance doors to flats, as well as new render detailing around windows to gable elevations of Fletcher, Beaumont and Sheridan Buildings.

Reference: 22/04567/COFUL

Plan Nos: 0001_SLP (A4), 1000_Block Plan (A2), F1000, F1001, F1002, F1003, F1004, F1005, F1006, F1007, F1008,, , B1000, B1001, B1002, B1003, B1004, B1005, B1006, B1007, B1008, , , S1000, S1001, S1002, S1003, S1004, S1005, S1006, S1007, S1008, , , MC2001_MC Ex Window Detail 1, MC2002_MC Ex Window Detail 2, MC2003_MC Ex Window Detail 3 (A3), MC2004_MC Pr Window Detail 1, MC2005_MC Pr Window Detail 2, MC2007_MC Pr Door Detail, MC2006_MC Pr Window Detail 3., , HF0-UL-FD30PAS524-FLUSH 001.,

Case Officer: John Wilman

Direct Tel. No. 020 7641
07866037008

Recommended Condition(s) and Reason(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 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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 3 You must apply to us for approval of detailed drawings of the following parts of the development: , , 1) Sash horn detail to sash window to be amended to reflect the design found on the original sash windows., , You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry

out the work according to these details. (C26DB)

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 4 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 , onot 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.