

4 Balliol Road lies within the Tower Gardens Conservation Area and is considered to positively contribute to its significance. Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period. The various phases of the estate illustrate the increasing use of garden suburb planning principles within the street layout, moving from the simple terrace form to the creation of a more varied street scene.

The estate has a simple but coherent layout which demonstrates the architect's intention to achieve 'variety within unity' by treating each terrace differently. This has achieved a variation of design by the imaginative mix of Arts and Crafts and vernacular materials and detailing, including the prominent use of gables and tall chimney stacks. The buildings are of high quality design and the use of Arts-and-Crafts and vernacular details and materials is considered to be a essential characteristic of the Conservation Area which greatly contributes to its significance.

4 Balliol Road was built between 1909-1911 and the buildings along this road are are plainer than some of the others within the area, however the original windows and doors, terracotta tiling detailing and recessed porches create an attractive appearance. 4 Balliol Road retains its original windows and doorway, along with No. 2.

Tower gardens has seen quite a lot of unauthorised window replacements with inappropriate materials and opening methods. There is currently a program of works to rectify this with appropriate timber windows which match the original. planning decisions on this estate have been consistent in requiring timber windows to the front elevation.

There is little information provided with the application. While the photos indicate which windows and door is proposed to be replaced there are no provided plans, elevations or detail sections and the sketches provided on the quote form, whilst indicating two with a sash opening method and one casement the information provided does not show what the design, arrangement or details for the arrangement of the windows would be. The door sketch is also not accurate, or shows the moulding etc.

There is no heritage statement, nor any information on the condition of the existing windows. The photos provided show indications of damp and some paint cracking, but it is unclear if this is surface damage to the paintwork which could be repaired.

However aside from this, in principle replacing the original timber windows with uVPC replacements is not acceptable as it would cause less than substantial harm to the significance of the Tower Gardens Conservation Area by eroding the high quality detailing and vernacular materials. Best conservation Practice is to retain and repair original windows. This is also included in the Conservation Area Management Plan (page 39 of the Tower Gardens Conservation Area Appraisal) which states:

*3.3.9. Original windows and doors are important elements of the conservation area. Their inappropriate alteration or replacement can be very damaging to the special character and appearance of the building and wider area.*

*3.3.10. It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life*

Overall, as there is no heritage statement, condition survey or details of the proposed windows and door there is insufficient information to assess the significance of the building, and the impact the proposed works would have, and should be considered in line with NPPF paragraph 194 and policy DM9. However, there would also be an in principle objection to the loss of original windows, and their replacement with uPVC as it would erode the high quality detailing and vernacular material in this part of the conservation Area and would be considered to cause less than substantial harm to the Conservation Area. As there is insufficient information to satisfactorily assess the impact of the proposed works, and an in principle objection to the loss of the original windows Conservation would not support this application.