

Date	Comment	Respondent name and method of response	Nature of response	Council response
1) 20/12/2016	<p>What does CONSULTATION mean? Will there be meetings with Residents' associations such as Capel Gardens Residents Limited/Groups/ such as Civic/Heritage Societies?</p> <p>What is the time scale – 2 years,5 years etc.?</p> <p>Your report contains much detailed information and comments on what needs to be attended to in order to improve the aesthetics of Capel Gardens and Pinner Court? How will the cost of such improvements be apportioned/funded?</p> <p>Public Areas: Street Furniture, Public Gardens, Public Lighting. There were very interesting comments on how pleasing and important the "green" areas are. However, we are most surprised and disappointed that no mention was made of the very poor state of the public gardens. They are rarely maintained and weeded and, at present, are in a particularly bad state. There is occasional mowing of the grass but no trimming of the edges, borders and shrubs.</p>	Maureen Donovan Lochrie and Anne Smith -email	Objection	<p>The gardens in front of Capel Gardens and Pinner Court known as Boulevard Gardens is a part of the Councils Parks and Open Spaces portfolio. Due to budget pressures the Council has had to reduce the frequency of grounds maintenance operations over its Parks and Open Spaces and this has had an effect on Boulevard Gardens. Many parks have a 'Friends' group who assist with park operation and build on the work of the Council. The Council would welcome any local backing in moving from a maintenance mind-set to one of value creation and sustainability, where public parks are valued as an essential asset and a shared civic responsibility. This is outlined within the amended draft document. The respondent was emailed on 13th January 2017 confirming that the consultation concerned the draft Pinner Road CAAMS and that comments will be addressed within the public report. The respondent was offered a formal consultation meeting.</p>

	<p>The streets surrounding Capel Gardens are rarely swept and there is often litter/glass left to lie for weeks on end.</p> <p>What are the Council's long-term plans for the upkeep of the area?</p> <p>We await your reply with interest.</p>			
<p>2) 20/12/2016</p>	<p>I'm writing to object in the strongest terms to the proposed Pinner Road Conservation Area Appraisal and Management Strategy. From the perspective of the owners of properties in Capel Gardens the implications of these proposals are irrational, inflexible and unaffordable. They will result in a deterioration of a listed property because they will not permit us to restore the windows of the properties in a way that is sensible and affordable while retaining the character of the building and the conservation area.</p> <p>We owners of flats in Capel Gardens appreciate the Art Deco character of our properties, their distinctive appearance was one of the factors that motivated us to buy them, and we wouldn't wish to compromise that appearance in any meaningful way.</p> <p>However, the original metal windows have deteriorated to the point that many are beyond repair and need replacing. In the worst-affected flats they let in water</p>	<p>Nick Jones - email</p>	<p>Objection</p>	<p>The question of the proposed replacement windows to Capel Gardens, this matter is addressed within the draft CAAMS on pages 25, 26 and 28. The draft appraisal provides suitable options in terms of addressing the condition of the original windows, likely suitable replacements and upgrading thermal efficiency. explains why the existing single glazed windows are important to the flats in Pinner Court and Capel Gardens in the context of preserving the special character and appearance of the Pinner Road conservation area. It also provides suitable options in terms of addressing the condition of the original windows, likely suitable replacements and upgrading thermal efficiency which would address any health concerns. It now specifically states that if the existing windows can be shown to be beyond repair to the Art Deco flats within the conservation area, then the replacement of windows with single glazed like for like windows would be acceptable. It maintains the appraisal that double glazed windows would be inappropriate given the impact on character that this would have, in line with a recent appeal decision for Capel Gardens which is a now a material planning consideration going forward.</p>

which is now damaging the building itself, they are single glazed so waste energy, and in some flats have become a real health hazard for old people or those with young children because the water ingress and condensation creates mould. Some windows are dangerous to the inhabitants and passers-by because the corroding frames are warping and causing panes of glass to shatter.

Since 2009 we and our fellow flat owners have been trying to obtain planning permission to replace these windows with something that would have an identical appearance but would be healthier, safer and waste far less energy. We have put forward many suggestions to Harrow council's conservation officers all of which have been rejected, we have (unsuccessfully) appealed against their decisions and are now in a situation where they have ruled that one, and only one, course of action is acceptable to them, which is:

1. We must replace the windows with single glazed metal framed windows manufactured by a company called Crittall (who manufactured the original windows and still own the design rights). No alternative supplier is acceptable.
2. All residents must replace their windows at the same time.

We feel this is irrational, irresponsible and inflexible because:

2a. By stating that only one window manufacturer is acceptable Harrow are making us a hostage to Crittall who can charge anything they wish, we cannot obtain competitive quotes from alternative suppliers. For example the latest quote from Crittall exceeds £22,000 for our flat alone. I'm sure there are other window suppliers who's products would be visually similar enough that the character of the conservation area would not be threatened. See also point (d).

2b. Crittall can supply double glazed windows which are indistinguishable from the original single glazed windows when viewed from outside the property, but have far better energy saving performance and don't suffer from condensation. But Harrow's refusal to accept double glazing means that we can't make our properties more energy efficient - which runs counter to both government policy and basic common sense. Harrow council's planning proposals will condemn the owners of Capel Gardens to fifty years of unnecessarily high fuel bills.

c. Harrow's refusal to accept double

glazing on the grounds of appearance is irrational because Crittall's own double glazed windows are virtually indistinguishable from the single glazed equivalents. Harrow have suggested alternative energy-saving tactics such as internal secondary glazing however this is often visible from outside the flats, can look worse than a double glazed window, and is far less effective.

d. The appraisal and management strategy document over-dramatizes the impact of replacing the windows. The flats at Capel Gardens are set back at least 50 metres from the road and the difference between single glazed Crittall windows and double glazed equivalents or even steel windows from another manufacturer would be invisible to any passer-by without binoculars. So the argument that replacement windows would impair the visual character of the area is irrational. I refer you to pictures 29.10 and 29.11 in the planning proposal; it would not be possible for anyone looking at this view to distinguish between double and single glazed windows at this distance, or even between Crittall windows and close equivalents from another manufacturer.

e. Internal secondary glazing does not prevent condensation, so mould will still be a problem risking the health of older

residents or those with young children. However Harrow's conservational and planning officials are totally uninterested in such issues related to the wellbeing of its citizens.

f. I am informed that Harrow council have not prevented the Pinner Road Fire Station (a property of similar age and character nearby) from using double glazed replacement windows.

g. Window replacement will be very expensive, as noted above. The requirement for all residents to replace their windows at the same time places an unreasonable burden on those residents who aren't in a position to afford it immediately, and who might perhaps have windows which are less exposed, have deteriorated less, and so are in less need of urgent replacement.

h. We are aware of other councils who have accepted double glazed replacement windows in buildings of similar age and character. We can't understand why Harrow is so opposed to windows which would have no meaningful impact on the appearance of the building or the surrounding conservation area when there are precedents for their successful use in other parts of the country.

i. The planner's suggestion in section 24.9.2 that windows can be repaired is factually incorrect, many are beyond any reasonable repair - as I pointed out earlier some are corroded to the point of being unsafe. In any case Harrow's planner's refusal to allow piecemeal replacement of windows would not permit us to repair those that were repairable and replace those that weren't. Harrow's planners have already rejected the strategy they imply in 24.9.2.

If this was a new building I'm sure that the windows Harrow's planners are demanding that we install would be banned on environmental and health grounds. We and our fellow flat owners are as keen as anyone to preserve the wonderful character of our buildings, but we cannot understand why Harrow won't let us install replacement windows which would be visually indistinguishable from the originals to any normal passer-by but are healthier, safer and more energy efficient.

If the Pinner Road Conservation Areas Appraisal and Management Strategy is adopted it will provide Harrow's planning authorities with even more reasons to forbid a sensible window replacement strategy in Capel Gardens.

<p>3) 20/12/2 016</p>	<p>I have read the draft appraisal and management plans with great interest and am pleased to see that the council is interested in keeping the character of the area.</p> <p>However, as an owner of a flat in Capel Gardens, I would like to say that concerns over the maintenance of the windows within the blocks do not take the welfare of the residents as seriously as could be hoped. The existing windows have been maintained well by the management company but are reaching the end of their viable lives...especially as there are increasing numbers of damage and the poor effects on health as condensation and damp affect people.</p> <p>There is no wish for "piecemeal" change to the windows but there is a need to effect change in keeping with the style of architecture, which is also in step with the expectations of current living conditions, especially as the government is trying to have the standard of housing constantly rising. If the windows are forced to deteriorate further than the possibility of structural damage to the whole building will become greater.</p>	<p>Elisabeth Jones</p>	<p>Objection</p>	<p>As above.</p>
-------------------------------	---	------------------------	------------------	------------------

<p>I bought the flat as I loved its appearance and its place in architectural history but believe that sympathetic and visually appropriate change should be acceptable for the sake of quality of life.</p>			
--	--	--	--

<p>4) 22/11/2 016</p>	<p>Queries about what the conservation area means and whether there is any change in the conservation area boundary. Queried about a possible change of use of buildings in the Cemetery. He asked about a child care facility that has been relocated as the owners are looking to put flats there and asked if Conservation was aware of this.</p>	<p>Rahul Sareen - telephone</p>	<p>Neut ral</p>	<p>The definition of a conservation area is provided in paragraph 29.3 of the draft CAAMS. Informed that any change of use of buildings in the cemetery would be judged against national and local conservation policy to ensure that the proposal preserved the special character and appearance of the conservation area and any other heritage assets that would be impacted. The current proposed changes to the conservation area boundary as a result of the responses received to this consultation are outlined and justified under the 'Conservation Area Boundary', 'Special interest of the area', 'Short history', 'Key views and vistas' and 'Green Spaces and ecology' ie a proposed extension to cover more of the cemetery.</p>
-------------------------------	--	-------------------------------------	---------------------	---

<p>5) 10/12/2016</p>	<p>I am writing to you today regarding Harrow Council's proposal for a conservation area on Pinner Road which affects Capel Gardens and me personally as a resident of Capel Gardens.</p> <p>My partner and I purchased our flat in Capel Gardens in April 2014. We moved in with our son, who is now 7. During the winter months we have issues with condensation and struggle to warm up the flat (due to the drafts and the fact that the current windows are single glazed). My son has a heater in his room that is used every night, as otherwise his room would be too cold.</p> <p>We are aware that the windows need to be replaced, but cannot accept both the exceptionally high costs and also the decision to only allow the windows to be replaced with like for like windows, therefore single glazing. In this day and age where we are being asked to try and reduce our carbon footprint , I cannot understand why we are being forced to replace the windows with single glazing, meaning we would be consuming more</p>	<p>Alexia Stavrides - email</p>	<p>Objection</p>	<p>As above. Also, reference is made to the replacement of the windows at the fire station without planning permission. These were granted at appeal since in this instance the double glazed windows were judged to preserve the special character and appearance of the conservation area, the locally listed building and the setting of the listed and locally listed flats. This is because the pre-existing windows were judged to not to be part of the special character of the heritage assets or their setting. This result appeal does not affect the previous appeal for the windows at Capel Gardens where the replacement with double glazing was in principle judged to be inappropriate given the impact this would have on the heritage assets in light of the signbificance of the existing windows to this building and the wider area.</p>
--------------------------	---	---------------------------------	------------------	--

energy than a property which is double glazed. Therefore meaning that our heating costs are also higher.

In addition to the above, the cost of replacing the windows with like for like windows is extortionate. The cost for our flat is approximately £24000 (for single glazed windows) - like many people nowadays, we do not have this kind of money, nor have access to it, and will be left with no option but to sell up.

Like some of my fellow residents, I get the overwhelming impression that Harrow Council is only concerned with the aesthetics of the building (which wouldn't change with double glazed). We have also recently noticed that although the fire station is part of the conservation area, they have replaced their windows with aluminium double glazed units.

Please can you let me know why the fire station is exempt from your decision to impose single glazed windows? Why

would a company be exempt from these high costs but individuals, couples and families forced to go ahead.

I am asking that you re-think your decision on imposing single glazed, like for like windows and ask that we work together to come to a more cost effective solution.

I look forward to hearing from you.

<p>6) 19/12/2 017</p>	<p>I write to you as a leaseholder of Capel Gardens, regarding your proposal to include the area under conservation.</p> <p>I understand that you held extensive exchange of correspondence, meetings and phone calls with the Board of Capel Gardens (Pinner Residents Ltd in respect of our need to replace the 70-80 years old windows, with Crittal double glazed units, thus keeping in style with the blocks.</p> <p>The windows have passed their sale by date and do not serve the purpose for which they are designed. Due to their state they allow ingress of water, create condensation and are causing health issues to the residents.</p> <p>Whilst I agree that due care and attention should be given in preserving our heritage, I am of the opinion that the Council are giving too much weight to preserving the appearances of the buildings without taking into account any major concerns that the residents have regarding these health issues.</p> <p>Whilst I agree that conserving period buildings may be desirable it is not so when the Council does not allow the replacement of windows (with same double glazed units) when they are at the end of their lives, rusty, the glass can fall and condensations/ mold in single glazed</p>	<p>Eli Bernstein - email</p>	<p>Obje ction</p>	<p>As above regarding windows.</p>
-------------------------------	--	------------------------------	-----------------------	------------------------------------

windows are present.

I would appreciate if you could reconsider our request and let me know why you do not give us permission to replace these windows with double glazed units particularly as the appearance, which you care so much for, will not be materially changed.

Best regards

<p>7) 13/12/2016</p>	<p>Please accept this e-mail as comments for and on behalf of the Board at Capel Gardens.</p> <p>We are in receipt of your letter dated 9th November 2016 which was circulated to all residents at Capel Gardens, Capel Road, Pinner, Middx, HA5 5RE.</p> <p>On this specific point of circulation we would like to point out that a vast number of these flats are tenanted and therefore the lessees themselves may not be privy to this consultation. As the lessees are the ones that are greatly affected by any decision that may be taken, we believe it would have prudent to make enquiries as to who manages Capel Gardens and ensured we received a copy to be circulated to all non resident owners.</p> <p>The board would like to formerly log the following observations:</p> <ul style="list-style-type: none"> • Will there be a formal consultation meeting for residents to attend and voice there concerns? • If not, why? • A petition was signed opposing the Conservation area in 2015 and submitted to the council, are you in receipt of this petition and if so can you please respond to it. • We have advised the planning department at Harrow Council on behalf of the residents the Health & Safety 	<p>Chris Christofi DIRECTOR of the Board Board at Capel Gardens</p>	<p>Objection</p>	<p>The Board of Capel Gardens was made aware of the consultation. A letter was also sent in response to this consultation response. This noted that under the Planning (Listed Buildings and Conservation Areas) Act 1990 there is no duty to directly consult owners who are not in residence. A consultation letter was sent to all flats, houses and other buildings within the conservation area, site notices were put up within the conservation area, an advert was placed in the local newspaper, and letters sent to local amenity societies and Historic England.</p> <p>A formal consultation meeting was offered to discuss the draft Conservation Area Appraisal and Management Strategy (CAAMS) and this was arranged.</p> <p>The issue of designation was fully consulted on and addressed in the March 2015 Cabinet report. This report is available to view at the following direct link: https://www.harrow.gov.uk/www2/documents/g62361/Public%20reports%20pack%20Thursday%2019-Mar-2015%2018.30%20Cabinet.pdf?T=10</p> <p>The petition mentioned was not received and more information about this was requested Could you please provide further details of when the petition was submitted, its content etc?</p> <p>In terms of the appropriateness of designation, this must be judged against Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Here a conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.</p> <p>The issue of replacement windows for Capel Gardens and Pinner Court is addressed above. The issue of replacement windows for the fire station is addressed above.</p>
--------------------------	--	---	------------------	---

issues regarding the single glazed crittal windows, the fact that many flats have gone beyond repair, glass is constantly breaking, the steel Crittal frames are warped, rusted and beyond economical repair, not to mention the severity of the condensation on the existing windows.

- We are aware that the residents have been declined the option to replace their windows and frames with Crittal double glazed units.

- On the point of double glazed windows and frames, an extremely valid question is asked of the council. WHY has the fire station been awarded planning approval for Aluminium Double Glazed windows and frames with the works carried out in October this year. This building is also part of the conservation area.

- Capel Gardens has been flatly refused anything other than Crittal single glazed units, again subject to planning approval.

<p>8) 20/12/2016</p>	<p>Councillor Almond has asked me for some information regarding Pinner Road Conservation Area. I was wondering if you could answer any of the following?</p> <ul style="list-style-type: none"> · When was the area set up? · Which 6 criteria for the inclusion of Pinner Road were satisfied? · When was it initially brought to Cabinet? <p>If you could help with any of this, it would be greatly appreciated.</p>	<p>Mike Neale - email on behalf of Councillor Almond</p>	<p>Neutral</p>	<p>A response was sent. This stated the conservation area was designated on 19th March 2015 by Cabinet and the area was found to meet two or more of the required criteria for designation ie: 1) an area of high architectural and historic merit, 2) high concentration of listed and locally listed buildings, 3) a high concentration of buildings built post 1920 that are innovative in planning or architectural detail and where a large proportion remain unaltered, and 4) The original site layout and landscaping to this area is of high quality and distinguishes the area as special. The report recommending designation went to cabinet first in March 2014 asking for consultation and then again on 19th March 2015 and is available to view at the following direct link: https://www.harrow.gov.uk/www2/documents/g62361/Public%20reports%20pack%20Thursday%2019-Mar-2015%2018.30%20Cabinet.pdf?T=10</p>
--------------------------	---	--	----------------	---

<p>9) 18/12/2 016</p>	<p>Our response to the Review of the Pinner Road Consultation Area Scheme has been sent to you by Signed for Delivery and was received at the Harrow Civic Centre Post Room on 13 December 2016. By now, we assume it has reached your desk.</p> <p>If it has not, we can send it again,</p>	<p>Mr & Mrs G. Darvall - email</p>	<p>Obje ction</p>	<p>This response concerned the request to omit The Lodge, Capel Gardens from the Pinner Road Conservation Area. This matter was reported separately to Cabinet on 16th November 2017 where it was agreed to retain the Lodge within the conservation area.</p>
-------------------------------	--	--	-----------------------	--

<p>10) 16/12/2 016</p>	<p>Thank you for consulting Historic England on the draft Pinner Road Conservation Area Appraisal and Management Strategy. Conservation areas are designated for their special architectural or historic interest, the character and appearance of which it is desirable to enhance or preserve (Planning (Listed Buildings and Conservation Areas) Act 1990). Under section 12 of the National Planning Policy Framework (NPPF) they are defined as designated heritage assets and benefit from a presumption in favour of the conservation of their historic significance.</p> <p>The designation and management of conservation areas is a matter for local determination, however, as the Government's adviser on the historic environment Historic England is pleased to offer advice in support of local heritage protection, drawing on our national perspective. In particular, we wish to make a number of observations to help ensure that the proposed conservation area is appropriate and robust. Our advice follows the best-practice approach set out in our guidance document https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/heag040-conservation-area-designation-appraisal-and-management.pdf/ (2016).</p>	<p>David English, Historic England - email</p>	<p>Support and request amendments</p>	<p>The request to amend the boundary to include all of the cemetery has been carried out and the significance of the space explored further.</p>
--------------------------------	---	--	---	--

Comments

Historic England welcomes the publication of this document, which helps clearly define the conservation areas' historic and architectural interest. It also sets out how the Council aim to meet their statutory duty to have regard to preserving or enhancing these areas of special character. The careful study of local character and appearance is particularly important where you are proposing boundary changes to the conservation areas.

To strengthen this document we would encourage the Council to consider the following The choice to designate part of the cemetery, but not all of it, is unusual. We would encourage you to provide clarification as to why the conservation area boundary to the north does not match that of the cemetery. While the cemetery appears to have been designed in two phases, either side of the Second World War, and thus some areas may have a higher proportion of older tombs than others, the cemetery itself is appears to follow a single landscape design approach. The significance of the landscape design is covered in paragraph 29.68, but merits further analysis in our view. We recommend exploring the later phase of the cemetery in the History section of the appraisal. Similarly, we would also recommend that you explore the

potential historic and architectural interest of the funeral monuments within the landscape. In our view clarifying the conservation area boundary within the cemetery is likely to make it easier to manage historically significant parts of the cemetery in the longer term.

We would question the choice of images to illustrate the views that you have highlighted as important, and also what you are trying to achieve in highlighting these particular views. Are the views selected intended to illustrate key features of the conservation area, buildings within it and its/their setting, or, as with some of the views from Harrow on the Hill, do you consider these views have wider borough wide or strategic importance? If the latter is the case we would expect to see a more robust methodology and clearer guidance on what you are highlighting as important.

With regard to the fire station you may be interested to read our guidance, produced with London Fire Brigade, on this interesting building type:
<https://historicengland.org.uk/images-books/publications/londons-historic-fire-stations/>. This could be included in an appended list of useful sources of information, if residents or developers are looking to learn more about elements of the conservation area.

Within the management strategy we welcome the reference to our guidance

documents. Similarly, we welcome the references to archaeology, and would suggest that you put a reference to the Greater London Archaeological Advisory Service, potentially including contact details and a link to our website:

<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/>.

Conclusion

HistoricEngland supports the publication of this conservation area appraisal. It must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently relate to this or later versions.

11) 09/11/2016	Many thanks for sending this through. What does this mean, if anything, for what the Fire Brigade have done to their windows?	Jason Swift - Email	Query	The query about the fire brigade windows is addressed above.
12) 15/11/2016	<p>I think you have produced a comprehensive Appraisal and Management Study for the Pinner Road Conservation Area.</p> <p>Three minor points to correct:-</p> <p>29.12 – picture – Chapel rather than Capel.</p> <p>29.40 line 9 – Crittall rather than Crittell.</p> <p>29.43 line 7 – spaced rather than paced.</p>	John Orchard - email	Support	The minor typos have been corrected.
13) 11/11/2017	<p>Very interesting and well written document.</p> <p>I have looked over it once so far. You know we are in discussion about the windows. The document touched on the estates being well looked after.</p> <p>There is quite a lot about the green space being attractive in the area. We noticed Harrow Council's commitment to maintaining it as a conservation area.</p> <p>But the public gardens here are a disgrace – both those at Capel Gardens and those at Pinner Court. They are not properly maintained. The grass is cut sometimes but that is it. The vegetation is seldom trimmed, attended to and pruned. Paths are full of weeds. Flower</p>	Maureen Lochrie - telephone	Support	This query about maintenance of the green spaces in front of Capel Gardens and Pinner Court is addressed above.

beds are allowed to grow over. There is little street cleaning. Last summer for 3 months there were shreds of glass at the entrance to Capel Gardens for 3 months. The area is not well-attended. The gardens need to be maintained better. Guidance is needed. Has the council considered a communal partnership with the residents or estate agents to see if this would help?

--	--

<p>14) 08/12/2016</p>	<p>I am a resident at Capel Gardens in Pinner and writing to you about Harrow Council's proposal for a conservation area on Pinner Road which clearly affects Capel Gardens and me personally as a resident.</p> <p>As Harrow Council is fully aware, the residents with the board have been exploring options to replace their ageing windows. Keeping the flats warm in cold weather has always been an issue and with so much draught coming in, even thick curtains only marginally help. Aside from the draught issue, due to the windows now being nearly 80 years old, they have begun to crack as the steel frame often buckles. This is a huge health & safety issue with small children around.</p> <p>At our recent AGM, the residents were informed that the council has rejected an application for double glazed windows. This has come about as a total shock for all. The cost of replacing our existing windows is extremely high and the fact that we would have to replace them with single glazed windows is devastating, My flat alone will cost approx £24000 for single glazed windows and this a huge cost to bear. Some of us will be left with no option but to sell up.</p> <p>I strongly feel that Harrow Council is only concerned with the aesthetics of the building (which wouldn't change with</p>	<p>Rajshree Mistry - email</p>	<p>Objection</p>	<p>As above re windows and fire station.</p>
---------------------------	---	--------------------------------	------------------	--

double glazed) and are not taking into consideration the health and safety of the residents. Some windows are beyond repair. We should not be bullied into living like this by cornering us with a single option. Harrow Council, it seems, is not willing to pay any attention to the plight of the people residing here and are willing to disrupt so many lives.

We have recently noticed that although the fire station is part of the conservation area, they have been granted permission to replace their windows with aluminium double glazed units. Why is the fire station given preferential treatment? I would be interested to know the grounds on which they were given permission to upgrade their windows.

I look forward to hearing from the council with their response on this matter.

<p>15) 22/12/2017</p>	<p>My constituent Alexia Stavrides has contacted me about the consultation on the Pinner Road Conservation Area, specifically in relation to the cost of only allowing like-for-like replacement windows to be installed in the homes of people who live in the area.</p> <p>I would be grateful if her comments could be taken into account during this consultation, and I could be sent a copy of the council's response on this matter.</p> <p>Thank you for your assistance.</p>	<p>Gareth Thomas MP - email</p>	<p>Neutral</p>	<p>As above re windows.</p>
<p>16) 16/12/2016</p>	<p>Pinner Local History Society has considered these proposals and is in full agreement with them.</p>	<p>Pat Clarke for Pinner Local History Society - email</p>	<p>Support</p>	<p>Support is noted.</p>

We are writing to express our continued frustration with the Council's inability to understand the position of the residents of Capel Gardens. The windows in our flat have been condemned by a surveyor. There is damp and mould on the walls in every room and this returns after treatment. In some of the window frames the metal has completely corroded and the glass is in danger of falling out in the next strong winds. It is worth noting as well, that the frames have been confirmed as being irreparable.

The report (section 29.56) comments on the 'warm feeling' from viewing the building from the outside. This is very different to living inside the flats which are draughty and damp and impossible to keep warm. It is very clear that no one involved in writing your report http://www.harrow.gov.uk/downloads/id/9119/draft_pinner_road_conservation_area_appraisal_and_management_strategy%20

has set foot inside any of these flats.

17)
26/11/2
016

We have the following points to raise with the Council:

Priya Sim and
Fergus - email

Obje
ction

As above re windows.

Surely the primary purpose of the Council is concerned with the health of the local population. The damp exacerbates our asthma and causes other breathing difficulties throughout winter

We are being forced by the Council to purchase Crittal single glazed windows at a far higher cost than identical Crittal double glazed windows, bearing in mind that the curved windows would still be there with the double glazed option.

In these modern times, when energy efficiencies are required, the Council should weigh up the benefits of moving with the times versus the superficial appearance which would not be affected by double glazed windows. The Council gardens which in the 1970's were beautiful with numerous flowers are now just soil with not a shrub in them, however the Council wishes that the buildings should look the same as the 1970's. It is inconsistent that the Council saw it fit to install double glazing in the historical Pinner Fire Station and yet want to prevent the private residents from doing likewise which was built in the same decade as these flats.

We are hardworking, tax paying parents, both with full time jobs and have dependents. The Council are making it impossible for us to financially afford to live in our family home. We are not looking for a 'Hollywood lifestyle' (see

29.54 of your document) and living in these flats does not provide that. It was the only available option of purchase at the time.

A successful outcome for us would be for that the area is not designated as a conservation area. We would like double glazed windows which look identical to the single glazed windows and are in keeping with the appearance of this building. These have been granted planning permission in the recent past. Replacement of the single glazed windows by the same single glazed option is a step backward, unaffordable, and does not resolve the damp within the flats.

It would be good for the Council to remember to think of the human aspect to this issue as opposed to only the aesthetic aspect for random passers-by.

<p>18) 14/12/2016</p>	<p>Good Afternoon</p> <p>I am interested in obtaining a copy of the Pinner Road Conservation Area Appraisal as advertised in the Harrow Times dated 24-11-16.</p> <p>It advises to refer to the appraisal online but I have checked and can't find it.</p> <p>Please can you forward this to me.</p> <p>Many thanks</p>	<p>Tracey Stopford - Email</p>	<p>Neutral</p>	<p>Resident pointed to a copy of the CAAMS.</p>
<p>19) 30/11/2018</p>	<p>Can you please take the comments into account with regard to the damp and the double glazing.</p> <p>Also I know Mr & Mrs Darvall have been in contact about their house being excluded from the conservation area.</p> <p>Look forward to hearing from you soon.</p>	<p>Cllr Janet Mote</p>	<p>Neutral</p>	<p>Cllr was emailed to confirm that it would be and Mr and Mrs Darvall's contact with the Cllr was acknowledged.</p>

<p>20) 10/02/2 017</p>	<p>Windows - Concern expressed over guidance for windows to Capel Gardens. Objection to reference to secondary glazing as these could be installed and not align with the design of the original windows and therefore this would harm the character of the area but double glazing would not introduce this issue. Repair is out of the question. A surveyor has viewed windows there and stated they were beyond repair. Raised concern about having to pay twice for installation if the windows are only allowed to be single glazed since it would cost for this and then it would cost for secondary glazing. Repair would not work as insurance would likely not cover them. It would only be on a case by case basis. Want the windows to be in a good condition. There is serious concern the windows will degenerate which could ultimately affect the structure of the building. We would like to create a better living environment and improve the health of residents. There are children in the block. We feel the health of residents is not being considered. Double glazing would look like the original. The fire station has set a precedent. The costs for secondary glazing are too high. Who is going to pay? Would the council pay? We all want double glazing. Can we have single glazing? The document refers to a 'Hollywood lifestyle' yet we are just</p>	<p>Public meeting 13 attendees including Pascal Mc Namarro, Elisabeth Jones, Margaret Roxburgh, Sylvania Pollard, Ferg Sim, Councillor James Bond, Priya Sim, Alexia Stavrides, and James Smith.</p>		<p>As above re windows. In terms of consultation, the CAAMS has been amended wherever possible in line with consultation responses, as long as it remains in line with the statutory duty for the LPA to have due regard to preserving and enhancing the character and appearance of a conservation area in determining planning applications.</p>
--------------------------------	--	--	--	--

	<p>ordinary residents and do not want such a lifestyle. Cllr James Bond noted that decisions relating to this proposal for double glazing have been made on a blind and ignorant basis. Not referring to the conservation officer or case officer but councillors should have visited and been involved. Made reference also to the Lodge and roof tiles changing there and the council not being aware of this. Stated it was a disgrace cllrs not visited.</p> <p>Consultation - Stated they did not receive the original consultation letter about the proposed designation of the conservation area. Letters were not received. They asked what the requirements were by the council over consultation. Stated they submitted a petition against the designation of the conservation area. The petition copy handed in was in relation to the planning application at the time (case officer David Buckley) and this was recorded in relation to that application. It was received after the designation of the conservation area. Feeling this consultation is being done to cover the council but not for the residents. In the meantime the fabric is deteriorating.</p>			
--	---	--	--	--