

APPLICATION NO	PA/2017/1891
APPLICANT	Rachel Coles
DEVELOPMENT	Planning permission to replace the windows at the front of the property with black and white flush fit conservation style UPVC windows
LOCATION	Thornsett, Bigby Road, Brigg, DN20 8HN
PARISH	Brigg
WARD	Brigg and Wolds
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Support by Brigg Town Council

POLICIES

National Planning Policy Framework: Paragraph 131 states that the local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its consideration, and the more important the asset, the greater the weight should be. Where there is a harmful effect on the significance of a heritage asset which is less than substantial harm, paragraph 134 requires the public benefit of the proposal to be weighed against the harm

North Lincolnshire Local Plan: DS1, HE2

North Lincolnshire Core Strategy: CS5, CS6

CONSULTATIONS

Highways: No objections.

Conservation: Plastic windows are inappropriate for the front elevation of this building, highlighted as a “building of townscape merit in the Brigg Conservation Area”.

Recommend that the application should be refused and the existing approved application should remain valid on the building as previously approved which adheres to national legislation and local policy aimed at ‘preserving and enhancing the character of the conservation area’.

The present application does not conform with Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 council policy HE2 and the adopted policy in the Brigg Conservation Area appraisal.

TOWN COUNCIL

Support application.

PUBLICITY

A site and press notice have been posted. No letters of representation have been received.

ASSESSMENT

Thornsett is a part of a group of Edwardian buildings that were influenced by the art and crafts movement with their steeply pitched roofs with gables, Tudor timbers and large chimneys. They were included in an extension to Brigg Conservation Area, extended in 2004, because of their architectural importance and their contribution to the conservation area character as a whole. They have been highlighted as buildings of townscape merit which means they have made a positive contribution to the character of the conservation area.

This application seeks to replace the windows to the front of the property with 'conservation style' upvc windows. Permission was granted under PA/2015/1318 to install these windows to the rear and rear/side elevations which have now been installed.

The main issue in determining this application is whether the proposed windows would have an adverse impact on the character and appearance of the conservation area.

Policy HE2 and the Conservation Area appraisal states that alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest. The approach with these key buildings is that their period characteristics and architectural features should be carefully conserved to achieve this overarching aim to 'preserve and enhance' the character of the conservation area.

A previous application on the site was approved for upvc windows to the side (rear view of the building) PA/2015/1318 but the replacement windows to the front aspect of the building were constructed in timber. This application was subject to pre application conservation advice which advised that timber windows should be used in order to recognise its status as a townscape merit building and to 'preserve and enhance the character of the conservation area'.

It is recognised that there are some plastic windows in the adjoining properties but there are also a number of these Edwardian townhouse townscape merit buildings in the area that have their original timber windows.

If all these buildings were allowed to have plastic on those front aspect elevations that can be seen from the public domain then there would be no examples left of how these historic buildings originally looked. Therefore, this would entail a significant loss in character to the conservation area. There is no justification in this instance to the additional harm to the character of the conservation area.

The replacement plastic windows clearly look modern because of their bevelled edges on all window elements and the bulky, smooth shiny appearance.

The application should be refused and the existing approved application should remain valid on the building as previously approved which adheres to national legislation and local policy aimed at 'preserving and enhancing the character of the conservation area'.

The present application does not conform with Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 council policy HE2 and the adopted policy in the Brigg Conservation Area appraisal.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposal, by virtue of the inappropriate use of materials (UPVC windows), would detract from the character of Brigg Conservation Area, contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 of the National Planning Policy Framework, Core Strategy policy CS6, Local Plan policy HE2 and the guidance set out in the Brigg Conservation Area Appraisal.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

