

APPLICATION NO	PA/2010/0465
APPLICANT	Prime Life Ltd
DEVELOPMENT	Planning permission to vary condition 3 of PA/2008/1089 dated 17/09/2008 to require timber windows in the main building and retain UPVC windows in the outbuildings
LOCATION	The Manor House Residential Home, Whitton Road, Alkborough
PARISH	ALKBOROUGH
WARD	Burton Stather and Winterton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Alkborough Parish Council

POLICIES

Planning Policy Statement 5: Planning for the Historic Environment sets out the policy principles guiding the determination of applications for consent relating to all heritage assets.

North Lincolnshire Local Plan: Policy HE2 (Development in Conservation Areas) requires all development to preserve or enhance the character and appearance of the area and its setting. The policy sets out detailed criteria for assessing applications in conservation areas.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

PARISH COUNCIL

Object: 'The use of uPVC would be detrimental to the appearance of an historical building within a Conservation Area.'

PUBLICITY

Advertised by site and press notice, and neighbouring properties notified. No comments have been received.

ASSESSMENT

The application site is a detached two-storey manor house which is in use as a care home. The site is within the Alkborough conservation area.

This application seeks to vary condition 3 of planning permission PA/2008/1089. That permission relates to rendering part of the building, creating a new window opening and replacing other windows.

Condition 3 of PA/2008/1089 required all new and replacement windows to be constructed from timber, the reason being:

'To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan and to protect the conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan'.

The main issue to be considered in the determination of this application is whether the use of uPVC in this building would cause harm to the historical nature of the building or to the wider conservation area.

The main part of the building, the original Manor House, is a very attractive historical building which makes a significant contribution to the conservation area and it is important to protect the architectural integrity of this building. This has been identified as making a 'positive' contribution to the conservation area.

The current proposals are the result of negotiations with the agent and the council's conservation officer to seek the best solution which meets the needs of the operators of the site and the need to protect an important heritage asset.

The proposals would see three existing uPVC windows removed from the main house and replaced with timber Georgian-style sash windows.

This would be a significant benefit to the integrity of the historical part of the building.

The windows in the outbuildings would be uPVC. The outbuildings are not of such importance as the main building and rendering has been permitted due to a mismatch of brick types as alterations have been made over a period of time.

Overall the proposals are seen as a net improvement and should be supported.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 1243/21.

Reason

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

3.

No development shall commence on site until detailed drawings of the windows at a scale of 1:10, including cross-sectional details, have been submitted to and approved in writing by the local planning authority. Only the approved windows shall be installed and these shall be retained thereafter.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan and to protect the conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan.

4.

Timber shall be used in the construction of the replacement windows in the main brick building as detailed in the Design and Access Statement dated April 2010. The new timber windows shall be installed within 12 months of the date of this planning permission and thereafter retained in that condition.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan and to protect the conservation area in accordance with policy HE2 of the North Lincolnshire Local Plan.



Application site including outbuilding shown hatched

--- NLLP development boundary
 [Orange Hatched Box] Conservation Area

Drawing Title: 2010/0465

OS Grid Ref: SE88362200	Drawn by: KC	Scale: 1:1250	Date: 01/06/2010
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