

PLANNING COMMITTEE – 23 JULY 2015

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO – 15/503737/FULL		
APPLICATION PROPOSAL Retrospective application for the insertion of replacement windows to the front elevation. as amended by revised drawing received by email 17th June 2015.		
ADDRESS 4 London Road Faversham Kent ME13 8RX		
RECOMMENDATION: GRANT, subject to revised drawing received 17 th June 2015 indicating that the proposed windows will be installed at a minimum of 100mm back from the external face in line with the historic windows position.		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal meets the statutory requirement of preserving or enhancing the character of the conservation area.		
REASON FOR REFERRAL TO COMMITTEE Town Council objection		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr Tomlin AGENT MRW Design
DECISION DUE DATE 27/07/15	PUBLICITY EXPIRY DATE 27/07/15	OFFICER SITE VISIT DATE

1.0 DESCRIPTION OF SITE

1.01 The site is a late C19th terraced property that fronts onto London Road Faversham, close to its junction with the Mall. The front elevation is therefore quite prominent and forms part of a row of properties that read as one group. All are two storeys high, built of red and yellow brick, typically Victorian, 4 London Road originally featured timber sash bay windows, although these have at some time been replaced with unsympathetic top-hung fan-light windows.

2.0 PROPOSAL

- 2.01 The proposal seeks to replace the older windows on the front facing elevation of the property with UPVC sliding sash windows – two windows at ground floor and two windows at first floor level. In the meantime some top-hung UPVC windows have recently been installed here without planning permission. These are now to be removed as part of this application, although the new UPVC windows to the side of the bay windows would be retained.
- 2.02 This application is thus party retrospective - in relation only to the side bay windows. However, it is important to note that following amendments to the application, the current front facing top-hung UPVC windows do not form part of the application and that the application proposes high quality sliding sashes here, albeit in UPVC, but set back within the reveals in a traditional manner.

3.0 PLANNING CONSTRAINTS

- 3.01 The site is located within the Article 4(2) part of Faversham conservation area and is therefore subject to additional restrictions.

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
 National Planning Practice Guidance (NPPG)
 Development Plan:
 Saved policies Swale Borough Local Plan 2008:

E1 (General Development Criteria)
 E15 (Conservation Areas)
 E19 (Design)

5.0 LOCAL REPRESENTATIONS

- 5.01 The Faversham Society considers that the application should be refused because UPVC windows would constitute an unacceptable change in a conservation area, and the property is covered by an Article 4 Direction.
- 5.02 Two local letters of objection have been received. Their comments can be summarised as follows;
- This section of the London Road is a conservation area and the windows must conform with the others in the terrace that are still original. Several houses have gone to great expense to have new wooden box sash windows installed.
 - The new plastic windows of this property are an absolute shame and in no way can conform with conservation rules.

- Residents in the surrounding area have all worked to comply with conservation area rules. Conservation regulations must apply to all. The retrospective application must be refused.

6.0 CONSULTATIONS

- 6.01 Faversham Town Council objects. They comment that the proposed change from timber to UPVC windows would have a significantly harmful effect on the character of the conservation area in this prominent location.

7.0 APPRAISAL

- 7.01 In this case the key consideration is whether the proposal meets the statutory test of preserving or enhancing the character of the conservation area. I always encourage the use of timber for replacement windows in a conservation area, but in this case the applicant is very keen to use UPVC, and it is quite clear that the proposed sliding sash windows would enhance the character of the conservation area, street scene and the property itself compared to the lawful previous position with top-hung frames. They are clearly, by their traditional configuration, an improvement on the original top hung windows which, although now removed, were completely out of character with this traditional building.

- 7.02 I have had concerns over the detailed design of the installed UPVC top-hung windows and considered that amendments relating to the windows were necessary to make the proposal acceptable. The applicant was provided with the opportunity to submit amendments to the scheme, they were forthcoming and my concerns have been addressed. The application as it now stands represents a substantial improvement to the original (and current) appearance of the property.

- 7.03 I would therefore suggest that to replace the original windows (and the present poorly designed UPVC windows) with sliding sash windows, albeit in uPVC but with well designed details, will be an improvement to this property and the area in terms of design and appearance, complying with the requirements of policy E15, making the proposal acceptable.

- 7.04 I have recommended a shorter than normal implementation period in order to speed up the remedial work involved in installing the new sash windows.

8.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun no later than the expiration of one year beginning with the date on which the permission is granted.

Reasons: In pursuance of Section 91 of the Town and Country Planning Act 1990 amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

Reasons: In the interest of preserving or enhancing the character of the conservation area

The Council's approach to the application

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice. Where possible, suggesting solutions to secure a successful outcome. As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the applicant/agent was advised of minor changes required to the application and these were agreed.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.