

Item No. 17**SCHEDULE A**

APPLICATION NUMBER	CB/11/01950/FULL
LOCATION	Flat 12 Crowther Court, Shortmead Street, Biggleswade, SG18 0AR
PROPOSAL	Replace windows to front, side and rear or property and new front door with fanlight above Biggleswade
PARISH	Biggleswade North
WARD	Biggleswade North
WARD COUNCILLORS	Cllr M Jones & Cllr J Lawrence
CASE OFFICER	Judy Self
DATE REGISTERED	01 June 2011
EXPIRY DATE	27 July 2011
APPLICANT	Mr Miah
AGENT	Anglian Home Improvements
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Ward Councillor request - Cllr Mrs J Lawrence - A planning request based on the precedent within the street of the installation of PVC windows Full Application - Refused

Site Location:

The application site (flat no. 12) is located in Crowther Court which is a two storey apartment building which lies to the west side of Shortmead Street in Biggleswade. Crowther Court falls within the conservation area and is formed around two listed buildings. Whilst the main building is of a modern construction it was designed to be sympathetic to the adjacent historic buildings and to the surrounding conservation area. At the time of the site visit the existing timber windows were in poor repair.

Planning permission is sought for the replacement of 6 white frames windows and 1 black door with PVCu units.

RELEVANT POLICIES:**National Policies**

PPS 1 Delivering Sustainable Development (2005)

PPS 3 Housing (2006)

PPS 5 The Historic Environment

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Not applicable

Core Strategy and Development Management Policies, November 2009

Policy DM3	High Quality Development
Policy CS15	Heritage
Policy DM13	Heritage in Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire. A Guide for Development (2010)

Planning History

No planning history

Representations: (Parish & Neighbours)

Biggleswade Town Council	No objection
Adj. Occs	No comments received
Site Notice Posted 10/6/11	
Advertised 1/7/11	

Determining Issues

The main considerations of the application are;

1. Impact upon the site and setting of the listed building and upon the character and appearance of the Conservation Area
2. Impact upon the neighbouring residential amenity.
3. Any other implications of the proposal.

Considerations

1. *Impact upon the site and setting of the listed building and upon the character and appearance of the Conservation Area*

No. 12 is a ground floor flat which extends the depth of the main building. The windows/door to be replaced are as follows:

Front elevation – 1 window and door
Side elevation of archway – 3 windows
Rear elevation – 2 windows and door

The adjoining property to the north is the listed building no. 81 Shortmead Street. It is proposed to replace the existing timber windows and door of the flat with white PVCu double glazed units and the door with a black PVCu unit (with fanlight above).

Concern has been raised by the Conservation Officer and refusal has been recommended for the reasons as follows:

The application site lies within the Biggleswade conservation area. The Crowther Court building, although recently constructed was design to be sympathetic to the historic buildings which surround it and to the conservation area. The front façade of the building onto Shortmead Street is considered to be the most sensitive because this is highly visible within the public realm of the conservation area. The proposal to replace all windows and doors on the publicly visible elevation from timber to PVCu is not supported in conservation terms because this would detract from the character and appearance of the building and result in harm to the conservation area.

PVCu windows and doors as a replacement to timber are rarely satisfactory when a traditional style and profile is required. In this case, the windows and doors were designed to be integral to the character of the building, along with the use of other traditional materials on it. The replacement with a modern material, would erode part of the quality of the existing building and consequently fail to preserve the character and appearance of the conservation area, and negatively affect the setting of the listed buildings (nos. 81 and 77 Shortmead Street).

2. Residential Amenity of Neighbouring Properties

Given the nature of the proposed development no harm to residential amenity (by way of overbearing impact, overlooking or loss of light) is considered to arise.

3. Any other implications of the proposal

There are no other implications

That Planning Permission be Refused for the reasons set out as follows:

- 1 The proposal to replace the windows and door on the publicly visible elevations of the building, by reason of their design and materials, would detract from the traditional character and appearance of the existing property, and consequently cause harm to the significance of the conservation area, and setting of listed buildings at Nos. 81 and 77 Shortmead Street which are both heritage assets in accordance with PPS5: Planning for the Historic Environment.

The proposal would therefore fail to preserve the character and appearance of the conservation area and be contrary to policies CS15, DM3 and DM13 of the Core Strategy and Development Management Policies, Adopted 2009 and PPS5: Planning for the Historic Environment, 2010.

DECISION

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