

Report to Planning applications committee
Date 10 October 2013
Report of Head of planning services
Subject 13/01283/F 25 Neville Street Norwich NR2 2PR

Item
5(6)

SUMMARY

Description:	Replacement of windows.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Nelson
Contact Officer:	Lara Emerson Planner 01603 212257
Valid Date:	28th August 2013
Applicant:	Mr Peter Hedges
Agent:	Mr Malcolm Bird

INTRODUCTION

The Site

Location and Context

1. The site is located on the northern side of Neville Street which lies just to the west of the city. The property in question is a locally listed Victorian end-terrace property.
2. The properties within this row of terraced houses (25-43 odd) mainly have timber sliding sash windows which match those of the application property. However, there are exceptions- 2 of the 9 houses have PVC windows of a different design to the original timber sashes and 1 of the 9 has timber casement windows of a different design to the original sashes.

Constraints

3. The area is characterised by rows of two storey Victorian terraced houses and forms part of the Heigham Grove conservation area. Neville Street lies within sub-section E of the conservation area appraisal which is described as "Medium size C19th terraces varied in character". A specific issue mentioned within the appraisal is that of "alterations to windows and doors which introduce different styles which disrupt the visual harmony of traditional terraces within street views".
4. The property itself, along with most of the houses on Neville Street, is locally listed and is subject to an Article 4 direction which removes permitted development rights (including the replacement of windows and doors on front elevations where they front the highway). Such works require planning permission as a result.

Planning History

5. No recent planning history.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. Currently the property has timber sliding sashes to the ground and first floor with the ground floor having a box bay with two slim timber sliding sash windows to the front elevation and slimmer timber sash windows to the side elevations. The ground floor windows are in fairly poor condition. On the first floor is a single large timber sash window with glazing bars forming a cross on both the top and bottom panes.
7. The proposal is for 4 replacement windows to the ground floor of 25 Neville Street. The 4 proposed ground floor windows are UPVC and of identical dimensions to the existing timber windows. Following comments from the council's conservation officer, the design was altered so that the frame was set back behind the reveal and the exterior moulding was chamfered.

Representations Received

8. The application has been advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received, one of which was from The Norwich Society, citing the issues as summarised in the table below.

9.

Issues Raised	Response
PVC frames would alter the appearance of the property and the adjacent properties, all of which have wooden windows	Paragraphs 13-16
The windows should be replaced with single glazed timber windows with secondary glazing for insulation	Paragraph 14
Double-glazed timber windows should be used instead	Paragraph 14
PVC is not in keeping with the architectural style of the street	Paragraph 16
This would continue the trend of the installation of modern windows in the street which is damaging the street's aesthetic quality	Paragraph 16

Consultation Responses

10. Consultee: Chris Bennett, NCC Design & Conservation

Date of response: 29/08/2013

Comments: Acceptable in principle. The frame is acceptable since it is set back behind the reveals. The moulded exterior glazing bars and frame should be chamfered instead of decoratively moulded.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change

Policy 2 – Promoting good design

Policy 12 – Remainder of Norwich area

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 – Development in conservation areas

HBE12 - High quality of design

EP22 – Protection of residential amenity

Emerging DM policies

DM3 – Delivering high quality design

DM9 – Safeguarding Norwich's heritage

Supplementary Planning Documents and Guidance

Heigham Grove Conservation Area Appraisal (March 2011)

Heigham Grove Article 4 Direction Guidance Notes (May 2011)

Principle of Development

Policy Considerations

11. The most relevant policies to this proposal are HBE8, HBE12 of the Replacement Local Plan which relate to design and conservation areas. The conservation area appraisal will also help to direct the decision.

Impact on Living Conditions

Loss of Light, Privacy and Outlook

12. The windows are in the same position and of the same dimensions as those currently in place. As such, there is no change to neighbours' light, privacy or outlook.

Design

Impact on Locally Listed Building

13. It is important to consider the impact of these window replacement works on the appearance and character of this locally listed building. Following the conservation officer's comments about the window design features, revised sections were requested to reflect the preferred features. Despite the use of PVC, the dimensions and design features of the replacement windows have been chosen to be as similar as possible to the existing timber sliding windows. For instance, chamfered moulding creates the same effect as the putty that would be used on timber sash windows. The windows are also set back in the reveal behind the brickwork to mimic the design of the original timber windows. As such it is considered that it will be difficult to differentiate between the new and the old windows and so the

building's overall appearance will remain largely unchanged.

14. Some of the comments suggest that single or double glazed timber windows should be used instead. The paragraph above highlights the fact that owing to their dimensions, these windows will look very similar to the existing timber windows. As such, the material alone is not considered a justifiable reason for refusal.

Impact on Conservation Area

15. For the reasons stated in paragraph 13 above, it is considered that the window replacements will have a very minor impact on the appearance of the building. Since the building's façade is set back from the pavement by approximately 1.5m there is limited opportunity for the proposals to be noticed from or cause harm to the conservation area.
16. This row of properties (25-43 odd) has a largely uniform set of sliding windows on the ground floor. A few of the properties have replaced the windows with a different style of window, some of which are PVC. It is considered that it is the different style rather than the different material which is damaging to the conservation area. It is important to note that it is the style of windows rather than the material which is considered valuable within the Heigham Grove Conservation Area Appraisal. The council's conservation officer is happy with the use of PVC but has been clear that the design features are most important (i.e. chamfered external moulding and the setting of the windows behind the surrounding brick reveal).
17. It is worth noting that there is an enforcement case being heard by this committee relating to windows which have been installed without permission at 39 Neville Street. Whilst the windows at No. 39 are also PVC, they are of a significantly different style and design to the windows which they replaced. The distinction between the cases lies in the fact that the proposed windows in this case are of very similar design to the existing windows.

Environmental Issues

Energy Efficiency

18. The replacement of the single glazed timber windows and the installation of double glazed PVC windows will improve the energy efficiency of the property by improving the thermal efficiency of the glazing and the window frames.

Conclusions

19. It is considered that the design is in keeping with the property and that the proposal is unlikely to have an adverse impact on the amenities of the immediate neighbours or the wider conservation area. As such the proposal accords with the criteria set out within policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.
20. Article 31(1)(cc) Statement
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at both the application and pre-application stage, the application has been approved subject to appropriate conditions and for the reasons outlined in the committee report.

RECOMMENDATIONS

Recommendation: to approve application 13/01283 for 25 Neville Street and grant planning permission, subject to the following conditions:-

- 1) Time limit
- 2) In accordance with plans



© Crown Copyright and database right 2013. Ordnance Survey 100019747.

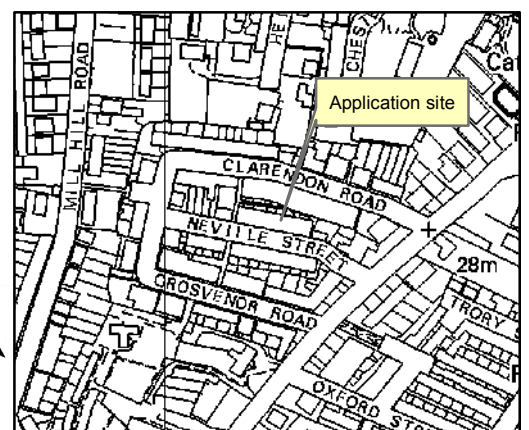
Planning Application No 13/01283/F
 Site Address 25 Neville Street

Scale 1:500



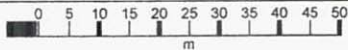
NORWICH
 City Council

PLANNING SERVICES



62200m

622100m



CORPORATE RESOURCES

06 AUG 2013

POST ROOM

OS Mastermap
05 August 2013, ID: BLJT-00248362
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 622084 E, 308384 N

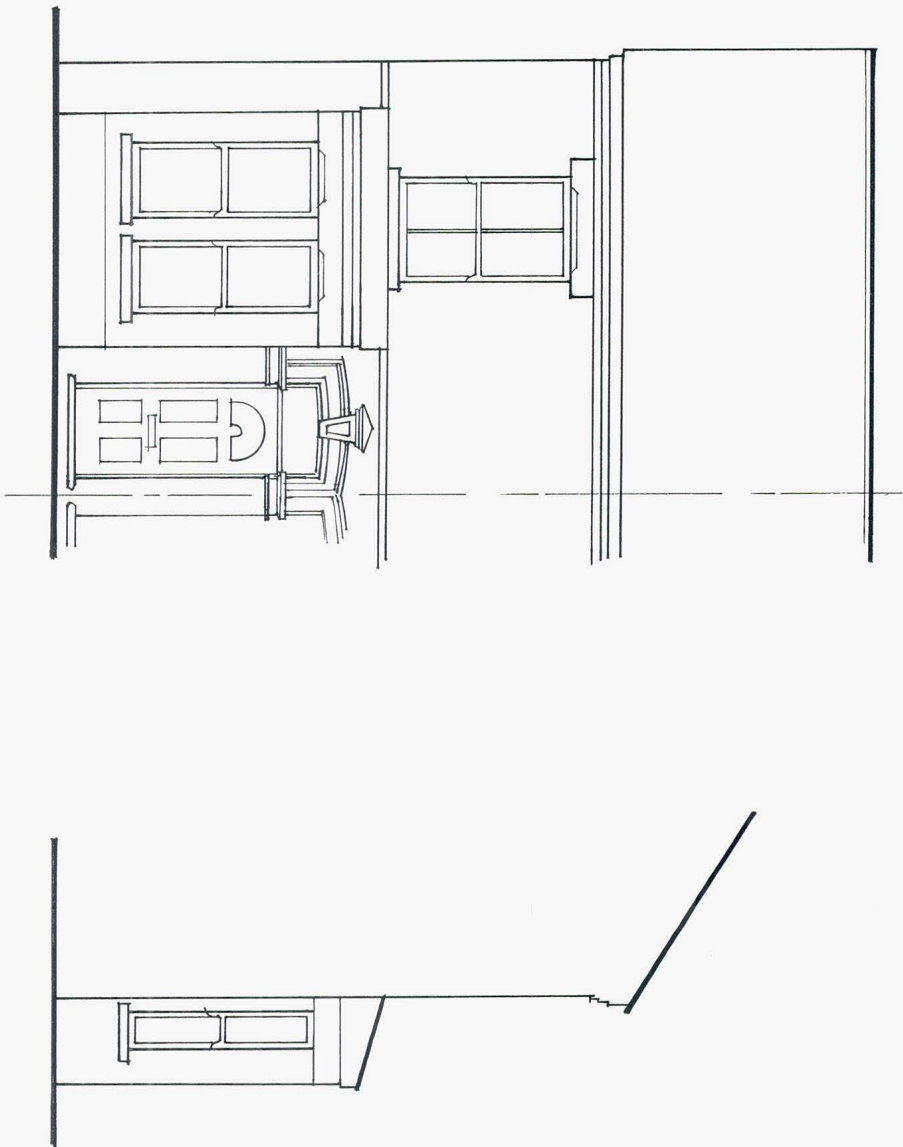
© Crown Copyright. Licensed to 100010000

Mapping
sourced from

OS Ordnance
Survey



bluejet
manning



CORPORATE RESOURCES

06 AUG 2013

POST ROOM