

Report to Planning applications committee

Item

26 February 2015

Report of Head of planning services

Subject Application no 14/01846/F - 27 Trinity Street
Norwich NR2 2BQ

4(C)

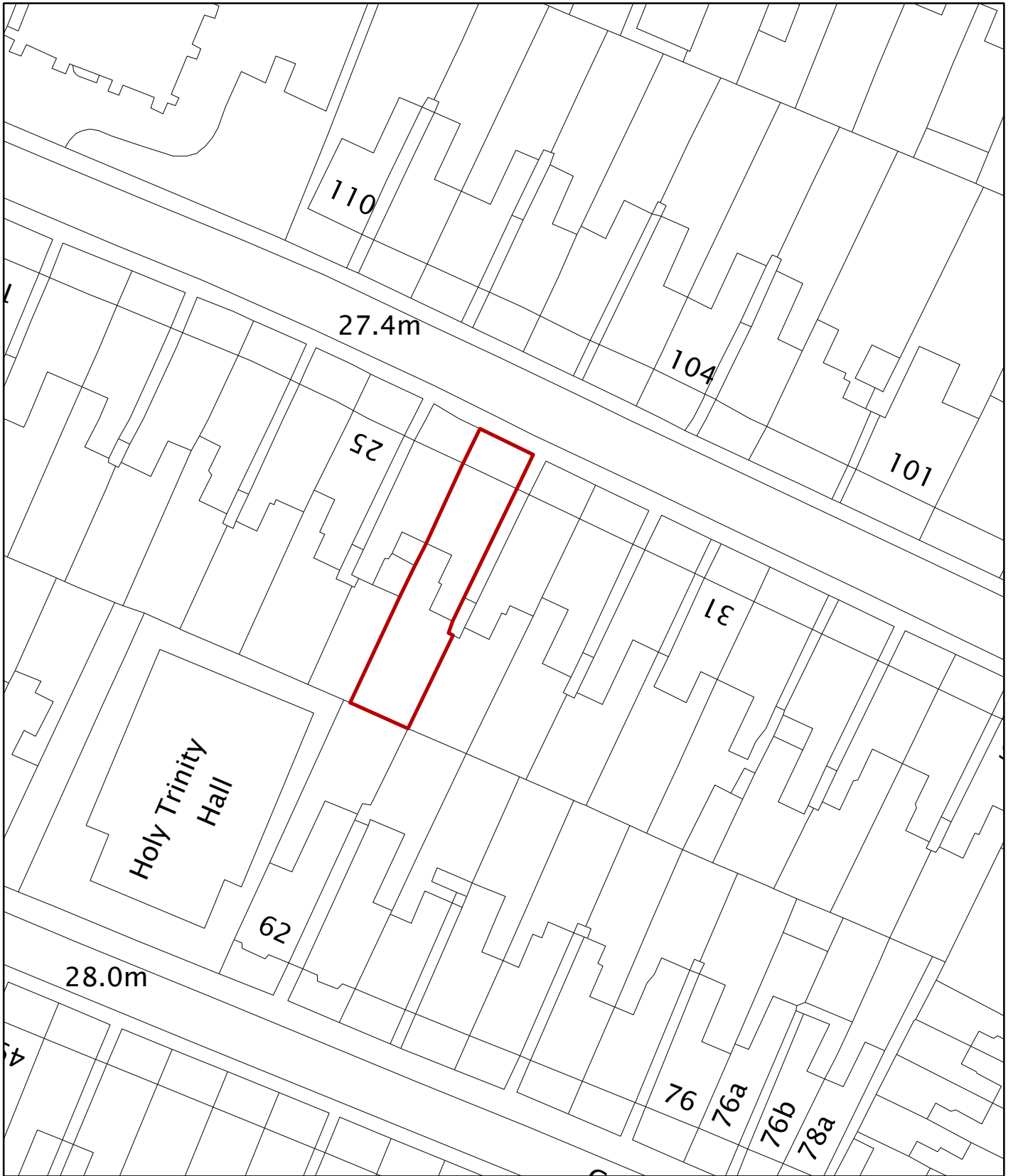
Applicant Miss Fiona Anderson

Reason for referral Objections

Ward:	Town Close
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Replacement windows.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1) Design & Heritage	Materials, detailing
Expiry date	9 March 2015
Recommendation	Approve



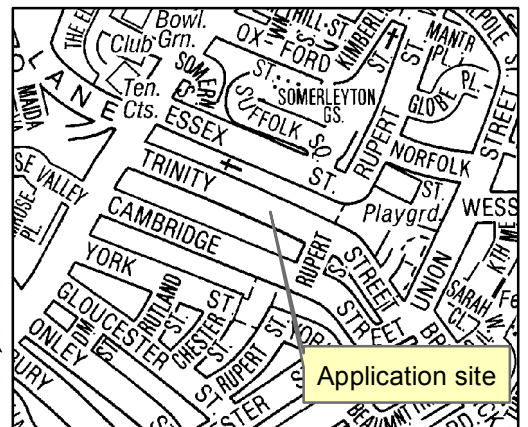
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Planning Application No 14/01846/F
 Site Address 27 Trinity Street

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



Application site

The site and surroundings

1. This is a mid-terrace Victorian property which sits on the south side of Trinity Street to the west of the city

Constraints

2. The site sits within the Heigham Grove Conservation Area
3. The property is locally listed and is covered by an Article 4 Direction which restricts the replacement of windows on the front elevation
4. Near to the site is the Grade II listed Holy Trinity Church

Relevant planning history

5. No recent planning history.

The proposal

6. Replacement of 3 wooden sash windows with PVC sliding sashes of a replicative design on the front elevation. The windows are of the 'Rehau' brand which is a design that has been previously supported by the council within Article 4 areas.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
UPVC windows would have a detrimental impact on the character of the street	Paragraphs 15-17
Timber sashes should be used instead in order to preserve the identity and heritage of the street	Paragraphs 15-17
The existing windows are not in a poor condition	Paragraph 18
This will set a precedent for UPVC windows in conservation areas	Paragraph 19

Consultation responses

8. Consultation responses are summarised below. The full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

9. The proposals are acceptable so long as no sash horns are proposed, windows are set back within the window reveal, and the stone sills are retained.

NB: Confirmation of these details has since been received from the agent.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design & Heritage

14. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 & 128-141.
15. Owing to the matching dimensions, detailing and method of opening, the replacement windows are considered to be acceptable despite the use of UPVC instead of timber.
16. These Rehau windows have been carefully designed with features (i.e. chamfered external glazing bars, no window horns and a sliding method of opening), that allow these PVC windows to have an appearance similar to their timber predecessors. It is worth noting that the Rehau window is one that has been supported by the council previously because of its design.

17. The building façade is also set back a distance of 3.5m from the pavement, and from this distance the material will not be obvious. It is therefore considered that the proposed windows would have a minimal impact on the appearance of the building or on the wider conservation area.

Other matters raised

18. Some objectors have stated that the windows are not in poor condition. However, on inspection there does appear to be some deterioration of the existing timber windows. In any case, it is not for the planning authority to decide whether the proposals are necessary, or desirable, but simply to consider the acceptability of the proposals put before us.
19. An objector also raised concerns about setting a precedent. An application is required for replacement windows fronting the highway on any property covered by the Article 4 Direction and each case will be judged on its own specific and particular merits. The council has refused and taken enforcement action against PVC windows of an inappropriate design within Article 4 areas. It is the detailed design that is considered to be the determining factor in making an assessment rather than simply the material alone.

Equalities and diversity issues

20. There are no significant equality or diversity issues.

Local finance considerations

21. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
22. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
23. In this case local finance considerations are not considered to be material to the case.

Conclusion

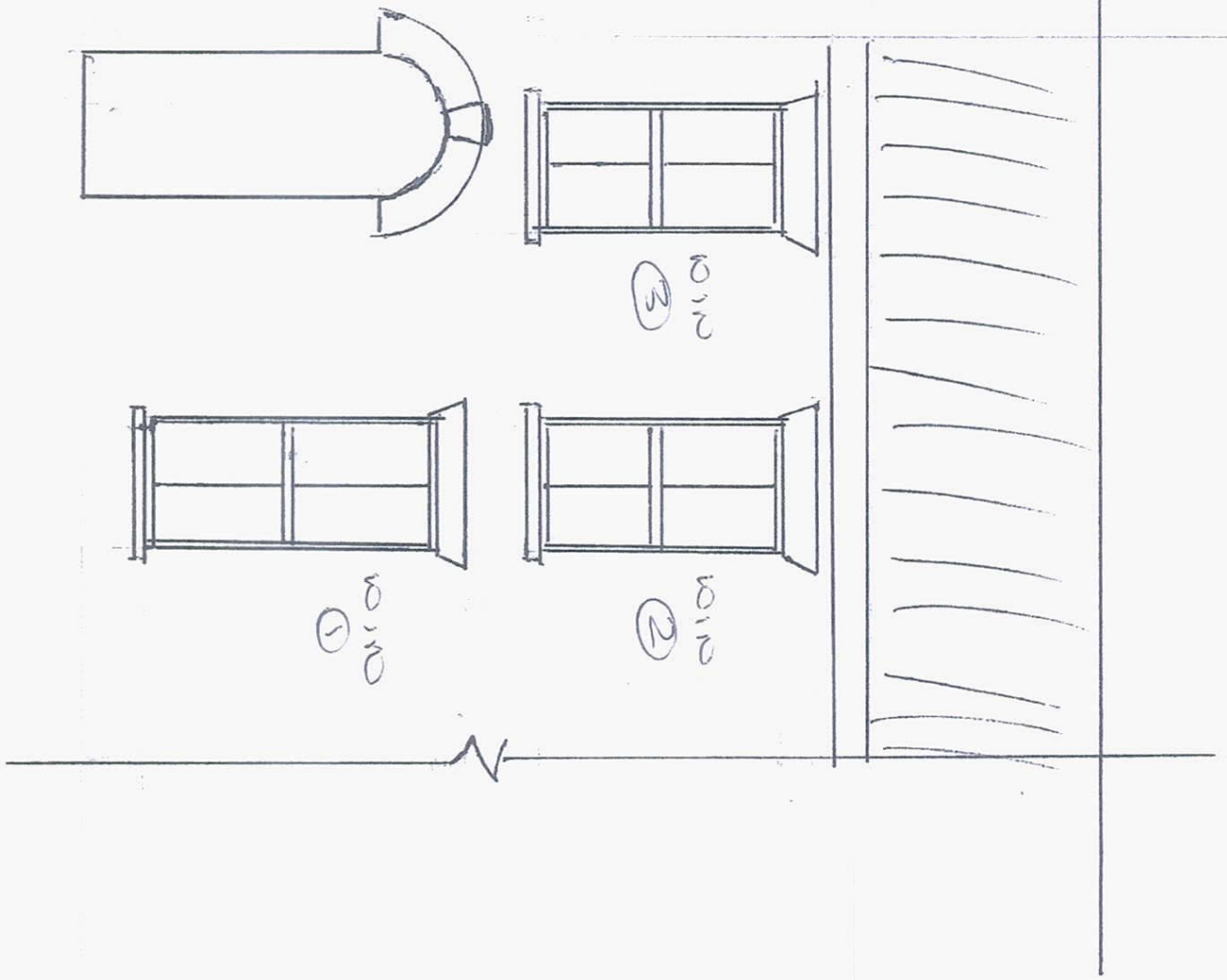
24. The windows have been designed to closely replicate the original windows, and therefore there will be minimal impact on the appearance of the building or the surrounding conservation area. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 14/01846/F - 27 Trinity Street Norwich NR2 2BQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

PROPOSED RENOVATIONS. WINDOWS
TO 27 TRINITY STREET DERBICHT
EXISTING TIMBER TO BE RENOVATED
WITH RENAISSANCE HERITAGE GUIDANCE
SASH WINDOWS.



Organisational Development
12 JAN 2015
Post Room