

**Report to** Planning applications committee  
**Date** 10 October 2013  
**Report of** Head of planning services  
**Subject** 13/01314/NF3 10, 12, 18, 28, 34 & 57 Essex Street  
Norwich NR2 2BL

**Item**  
**5(5)**

## SUMMARY

<b>Description:</b>	Window replacement works to houses (timber to PVC).
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Town Close
<b>Contact Officer:</b>	Mr James Bonner Planner 01603 212542
<b>Valid Date:</b>	20th August 2013
<b>Applicant:</b>	Norwich City Council
<b>Agent:</b>	Mr Neil Jarvis

## INTRODUCTION

### The Site

#### Location, Context and Constraints

1. The application affects five properties on the north side of Essex Street and one on the south. All of the properties are subject to an Article 4 direction and aside from number 57, are all locally listed. The majority of the houses in question are terraces with 10 and 12 being a pair of semi-detached. All are within the Heigham Grove conservation area.
2. Each property's front windows are original timber sliding sash, except the first floor window above the door on number 18, which has previously been replaced with a PVC casement window.
3. Similarly to many of the other Article 4 terraces in the surrounding area, these properties each have a ~3.5m front garden separating them from the highway.

#### Planning History

**13/01044/NF3** - Window replacement works to houses. (WITHDN - 09/08/2013)

### Equality and Diversity Issues

There are no significant equality or diversity issues.

### The Proposal

4. Every front window will be replaced with vertical sliding PVC sash, each with a single Georgian bar in each section to replicate the 2 over 2 design of the existing. The exception to this is those of number 28 which currently has two bars in each to

create 3 over 3 windows. The replacement will mirror this.

5. All windows will feature run-through horns to imitate those that each window already feature. This has been discussed with the council's conservation officer and he is supportive of the proposals. Aside from the specifics of the windows' design, crucial to the acceptability of the windows is the manner in which they sit in the brick reveal. This is explained further in paragraph 19.
6. The application features similar properties with the same window specification as those dealt with by committee in September (Trory Street – 13/01313/NF3). Like Trory Street the properties have group value with the distinction between the two streets being that Essex Street retains many more original features.
7. Whilst rear windows and doors are shown on the drawings, they are not covered by the Article 4 direction and as they remain Permitted Development, are not covered by the application. No front doors are being replaced.
8. An application was previously submitted (13/01044/NF3) which proposed PVC casement windows on all properties. This was deemed unacceptable and was withdrawn whilst a more suitable window with traditional opening methods was sourced.

## Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below.
- 10.

Issues Raised	Response
Norwich Society – Feel strongly that to retain visual qualities of these properties within conservation area, it is vital that the windows are replaced with single glazed timber windows with secondary glazing to achieve insulation benefits. The windows on the rear are less visually important.	The windows at the rear are PD and do not form part of the application.  For the windows at the front see para.17-22.  For secondary glazing see para.22.
Concern with replacing timber windows with PVC considering the Article 4 direction. Windows should be wooden sash of a similar style to existing with consideration made to fitting wooden double sashes to improve the energy efficiency. Doors should not be replaced.	Doors are not being replaced as part of the proposal.  Regarding windows see para.17-22.
PVC windows are out of character for conservation area and are not allowed under the Article 4 direction. Double wooden sashes are available (see 40 Essex Street) and PVC doors are not acceptable at all. Changes to the rear	The Article 4 direction requires an application to be made. It does not prohibit any particular design/materials.  Doors and rear windows are not part of the proposal.

are not as critical due to the existing numerous alterations. The council should use the conservation area regulations to upgrade the area not degrade the character of the street. Changes to the frontages should be rejected if it impacts upon the architectural and historical value.

Regarding front windows see para.17-22.

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

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 and protecting environmental assets

Policy 2 – Promoting good design

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

HBE8 – Development in Conservation Areas

HBE12 – High standard of design in new development

EP18 – High standard of energy efficiency in new development

#### Supplementary Planning Documents and Guidance

Heigham Grove Conservation Area Appraisal (March 2011)

Heigham Grove Article 4 Direction Guidance Notes (May 2011)

### Other Material Considerations

#### Development Management Policies Development Plan Document – Pre-submission policies (April 2013)

DM1 – Achieving and delivering sustainable development

\*DM3 – Delivering high quality design

DM9 – Safeguarding Norwich's heritage

\* – only limited weight has been applied to DM3 because there is an objection to its submission, but its objectives of protecting and enhancing the local distinctiveness and character (part c) are still broadly supported by existing Local Plan policies HBE8 and HBE12.

### Principle of Development

#### Policy Considerations

11. The key issue is the windows' design and their impact upon the character of the streetscene and wider conservation area. Accordingly the proposal will principally be determined against policies HBE8 and HBE12 of the Replacement Local Plan and policy 2 of the Joint Core Strategy. The conservation area appraisal and Article 4 guidance will help to direct the decision.

12. The increase in energy efficiency has less of a bearing on the decision compared to design as the reason for the application is the Article 4 direction, in this case a

control specifically managing character. However some weight can be attached to policies like EP18 of the RLP and policy 1 of the JCS.

#### **Article 4 direction and the conservation area**

13. The General Permitted Development Order exempts many small developments from the need for planning permission. The designation of a conservation area has some restriction on the types of Permitted Development enjoyed by householders and generally refers to development such as dormers and side extensions rather than the replacement of windows and doors.
14. Houses in a conservation areas do not by default have their Permitted Development rights removed for replacing windows and doors; this is done by the local planning authority making an Article 4 direction on the properties. The direction is used as an additional control to restrict works that would otherwise be Permitted Development. In this case, the Article 4 covering the Heigham Grove area came into force on the 6 June 2011 and is used to manage change at the front and side of the properties, principally seeking to preserve the appearance of the street frontages in this area. The overarching point is to retain or reinstate the desirable uniformity or 'group value' that the houses have.
15. The acceptability of the proposals therefore hinges on whether the windows are incongruous within the row of terraces when seen against the design of the original sashes which make up the historic character of the street that the Article 4 direction wishes to conserve.

#### **Design**

16. The report will now look at the design of the windows with the aim of the Article 4 direction in mind – to preserve or reinstate the character of the area. This involves, with the exception of one house, 2 over 2 pane vertical sash windows that historically are made of timber.
17. Alongside the choice of materials, the importance of their detailing is key to the window's appearance and therefore acceptability. The use of 'horns' – small strips of wood either side of the frame at the bottom – gives an indication of the date of the windows. In this case all of these windows have horns, even those different to the majority (the 3 over 3 sashes on number 28). Accordingly a condition will be attached specifying that all windows will utilise the 'run-through' horns, which will avoid the stuck-on effect that some PVC window horns have.
18. An additional important detail is the use of chamfered window bars to replicate putty – another welcome detail that helps to improve the visual quality of the windows that alongside the horns, helps to more successfully reflect the historic context of the properties.
19. Perhaps the most important specific feature is the manner in which the window unit is fitted into the opening. The detailed drawing shows the whole window set back 100mm from the outer brick face and the frame also set back in the reveal, ensuring only 32mm of each jamb is visible.
20. The PVC sill is optional and depends on the state of the stone sill when the existing window and sill are removed. It is more than likely sills will be required to cover the

damage but it is considered unnecessary to demand a wooden sill as the clear difference in materials would instead detract from the visual quality of the windows.

21. As there is a small garden separating the properties from the highway, a clear distinction in the prominence of windows is apparent when seen against other Article 4 properties such as the locally listed properties along Calvert Street. Providing it has traditional opening methods and an overall appropriate general design, details like glazing bars and the way the window sits within the reveal are arguably more important than the material in cases like this. Given the distance, as viewed from the street the proposed windows are not considered to look apparently different from a timber sash to the extent that it could be considered detrimental to the street scene. In addition the applicant emphasises the need to reduce the maintenance of the properties. In the circumstances the use of an appropriately detailed PVC window is acceptable as it provides a cost-effective means of improving the energy efficiency of the properties whilst not detracting from the uniformity of the terrace.
22. As the adequately detailed windows retain the depth of the window reveals, they will not look out of place within street views.

## **Environmental Issues**

### **Energy Efficiency**

23. The proposed windows will bring about a drastic improvement to energy efficiency over the existing single glazed timber windows, many of which are in a very poor condition. This is in line with the policy 1 of the Joint Core Strategy, saved policy EP18 of the Replacement Local Plan and emerging policy DM1, of which substantial weight can be attached.

## **Local Finance Considerations**

24. None.

## **Conclusions**

25. Despite not being of timber construction the design of the proposed replacement windows respect the shared architectural characteristics of the houses in the street and this is clearly demonstrated by the details provided. Given the relatively less prominent nature of the elevations, the use of PVC over timber is acceptable as the specifics of their design ensures that they are not incongruous. As the proposal retains the depth of the window reveals, when viewed from the street, the proposed windows are not considered to look apparently different from a timber sash to the extent that it could be considered detrimental to the street scene, especially compared to some of the dilapidated windows that are currently in place. Due to the improvements to both occupier amenity and energy efficiency, the windows – which will require less future maintenance by the Council – are on balance considered acceptable and in accordance with the policy objectives of the National Planning Policy Framework, policies 1 and 2 of the Joint Core Strategy, saved policies HBE8, HBE12 and EP18 of the City of Norwich Replacement Local Plan (Adopted Version November 2004 and all other material considerations. The proposed windows retain the features of the original design and will not harm the external appearance of the group of houses. This is in line with the aims of the Article 4 direction. As a result the impact upon the character of the wider Heigham Grove

conservation area cannot be considered adversely detrimental.

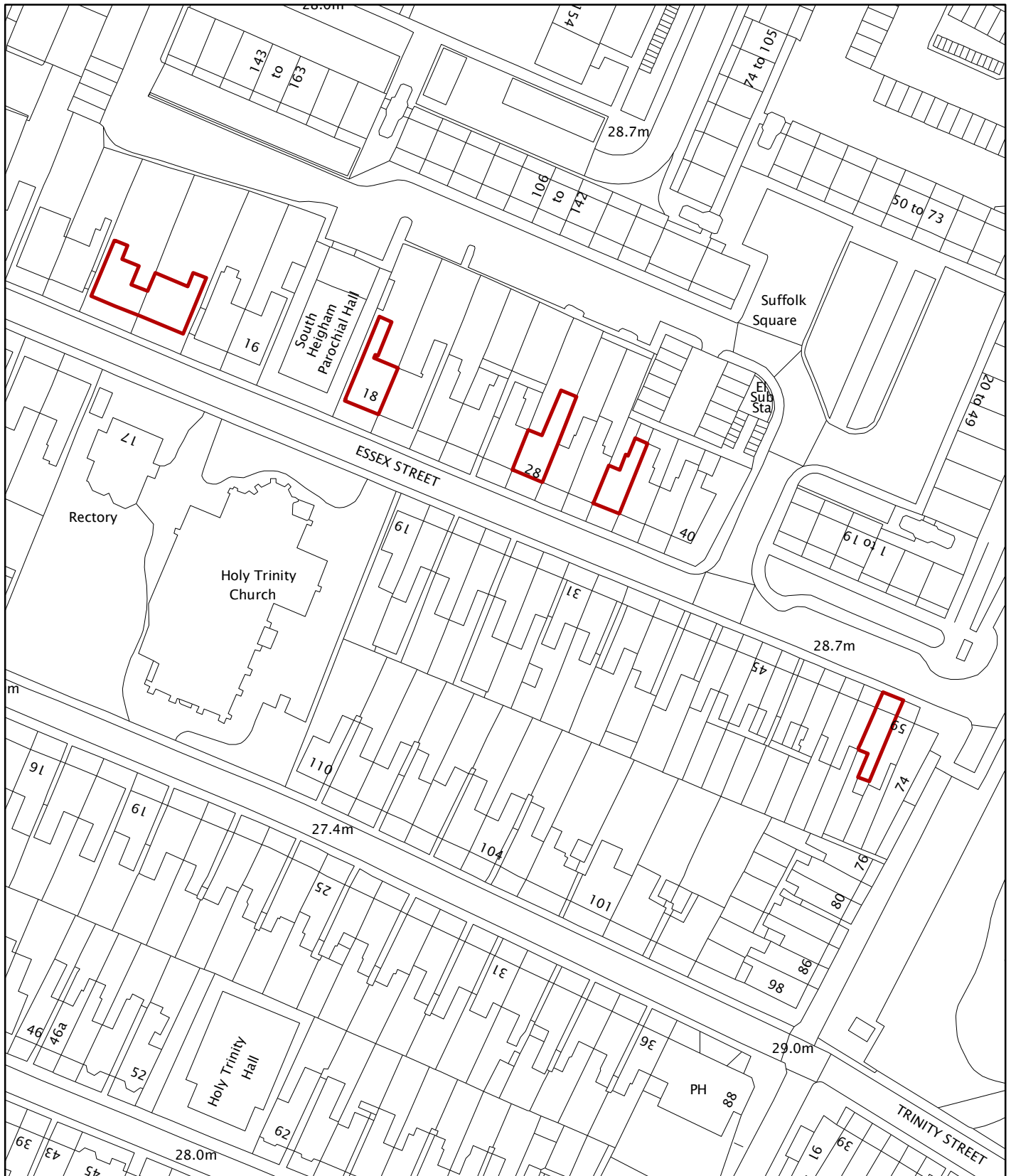
26. Article 31(1)(cc) Statement

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**

To approve Application No (13/01314/NF3) and grant planning permission, subject to the following conditions:-

- 1 – Standard time limit
- 2 – In accordance with the approved plans
- 3 – All proposed windows on the front elevation of each property will be white and feature run-through horns and chamfered external bars.



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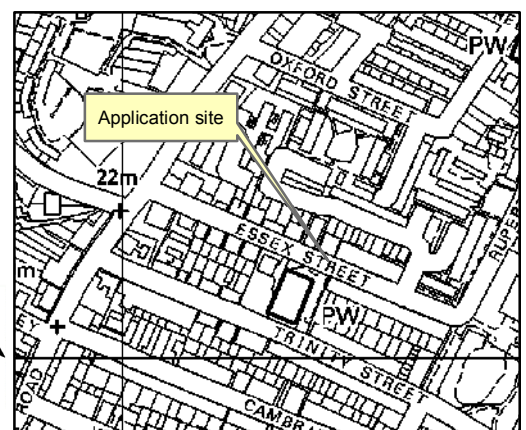
Planning Application No 13/01314/NF3  
 Site Address 10 12 18 28 34 & 57 Essex Street

Scale 1:1,000



**NORWICH**  
 City Council

PLANNING SERVICES



NEW run-through Sash Horn offers enhanced aesthetics which are particularly suited to period properties for an authentic traditional look



Run-through vs bolt-on horn



Run-through horn



Bolt-on horn

