

DELEGATED ASSESSMENT

Application no:	PA/2021/307
Proposal:	Planning permission to replace four windows and door to front elevation
Location:	1 George Street, Kirton In Lindsey, DN21 4NA
Applicant:	Ms Patricia Parsons
Officer:	Brian Mc Parland
POLICY	
Local Plan:	DS1, DS5 & HE2
Core Strategy:	CS1, CS2, CS5 & CS6
NPPF:	Section 12
Planning (Listed Buildings and Conservation Areas) Act 1990:	Section 72
CONSULTATIONS	
Highways:	No objection.
Drainage:	No objection.
Conservation Officer:	Objection – <i>The upvc windows and door are inappropriate and detract from the character and appearance of this building of townscape merit and the Kirton in Lindsey conservation area.</i>
Parish/Town Council	No objection.
PUBLICITY:	Site notice posted.
LETTERS OF COMMENT:	Two comments received. One in support and one objection (plastic windows are not in keeping with the area).
MATERIAL CONSIDERATIONS:	Impact on the character of the conservation area and design; Impact on the amenity of neighbours.

The Site

The application site is within development limits and is occupied by a two-storey dwelling on the east side of George Street. The surrounding area is predominantly residential and characterised by dwellings of mixed character. Some commercial developments are also noted. The application site is within a SFRA flood zone 1 (low) and there are no Tree Preservation Orders (TPO's) within the vicinity. It is acknowledged the site is within the Kirton in Lindsey Conservation Area.

The Proposal

The submitted application seeks full planning permission to replace four windows and door to front elevation.

Impact on the character of the area and design

Policies DS5 and CS5 are concerned with visual amenity. In respect of impact on character, proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours. HE2 states, all development proposals in, or which affect the setting of, Conservation Areas should preserve or enhance the character and appearance of the area and its setting.

The council's conservation officer has been consulted and comment the following:

The vast majority of the buildings in both sections of the Kirton in Lindsey Conservation Area are modest two storey houses or cottages and date to the 18th and 19th centuries.

George Street winds around the back of the historic Market Place, with high stone and red brick walls which provide a strong sense of enclosure and is the heart of the conservation area. No.1 George Street, the application building, is a small nineteenth century cottage typical of the conservation area that has been identified as a building of townscape merit in the Kirton in Lindsey conservation area appraisal. This means it makes an important contribution to the character of the conservation area.

The Kirton in Lindsey conservation area appraisal states the following regarding buildings of townscape merit.

A large number of Buildings of Townscape Merit, unlisted buildings, which it is considered contribute positively to the character of the Kirton in Lindsey Conservation Area, have been identified. They largely date to the late 18th or 19th century. The buildings are generally unaltered or, could with some restoration, be easily restored to their original appearance. Their age and architectural interest is considered to provide sufficient justification for them to be given special protection...

...considered to be of local importance they contribute positively to the character of the conservation. The demolition of such buildings will erode and dilute the existing character of the Conservation Area and adversely affect its appearance. Additionally, because these buildings are an important part of the character of the conservation area, special attention needs to be paid to applications to alter and extend these properties.

North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified as a "Building of Townscape Merit". Additionally, alterations and extensions to these buildings will have to be particularly sensitively designed and take into account their historic and architectural interest...

...every effort should be made to retain all existing traditional architectural features of these buildings the removal or loss of which will need to be fully justified within the context of any adverse impacts which this loss will have on the character and appearance of the Conservation Area. Alterations will need to incorporate matching designs and materials appropriate to the age and character of the building.

In addition, the adopted policy in the Kirton Supplementary Planning Guidance on materials for new development in the conservation area states:

...windows should be made from timber and traditional detailed with vertically sliding sashes or horizontally sliding casements. Top-hung false "sashes" are not suitable. Front doors should be made from timber, with four or six recessed moulded panels. All timber should be painted not stained... traditional materials and details should be specified for new development. The use of material other than timber is unacceptable for windows, doors and conservatories in conservation areas.

This policy is in place to conserve the area character and therefore should be adhered to. The proposed upvc windows and door have already been installed in breach of planning regulations. The frames are significantly thicker than a traditional timber window and have pronounced bevelling and have a uniformed smooth shiny finish associated with upvc windows. As such they stand out as an incongruous element in the historic building and the conservation area. This does not comply with the adopted policy in the Kirton in Lindsey SPG.

There are some plastic windows in the conservation area the majority have been put in without permission or exempt from enforcement due to the length of time they have been in, but the majority of windows in this part of the conservation area are timber.

Historic England advises in their guidance¹ that replacement uPVC windows ...*pose one of the greatest threats to the heritage value of historic areas, particularly in towns and villages*. It is important that the plasticisation of the conservation area does not continue as this will have a detrimental impact on the conservation area.

It is important to use authentic traditional materials are used so they relate to the heritage values of this building as well as the broader CA. Paragraph 196 of the NPPF directs that less than substantial harm should also be weighed against the public benefits of the proposal. There are no public benefit arising from this application which is insufficient to outweigh the harm identified`.

In light of the above, the upvc door and windows by way of their design fail to preserve the character and the appearance of the Kirton in Lindsey Conservation Area. As such, the upvc door and windows conflict with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policy HE2, Core Strategy policy CS6 & the adopted polices in the Kirton in Lindsey Supplementary Planning Guidance.

Impact on the amenity of neighbours

Policy DS1 of the North Lincolnshire Local Plan (Adopted May 2003) and policy CS5 of the Core Strategy (Adopted June 2011) are concerned with quality of design and amenity. In respect of impact on character, policy DS1 states; the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.

The proposed door and windows are of a modest, low-impact form of development.

It is considered the the upvc door and windows by way of their design do not prejudice the existing neighbouring amenity such as the of loss of daylight, overshadowing, overbearing or loss of privacy. As such, the development would be in accordance with policy DS1.

RECOMMENDATION: Refuse for the following reason(s)