

Reference:	PA/2024/1234	Application Type:	Reserved Matters
Address:	10 Saxby Hill, Saxby All Saints, Brigg, DN20 0QL	Description:	Details of appearance of 1 no new dwelling
		Date of Response:	11/11/2024
		Case Officer:	Jennifer Ashworth
Heritage/Conservation Considerations:			
Designated Heritage Assets: Saxby All Saints Conservation Area			
Non-Designated Built Heritage Assets: N/A			
Advice/Comments:			
<p>Further to previous comments dated 11th November, it is noted that requested further information is still not supplied.</p> <p>Detail of the method of trickle ventilation for the new windows has not been provided. This is crucial to understanding the appearance of these windows and their appropriateness for use in conservation areas.</p> <p>This detail is not available through the Rehau website, nor in the brochure provided by the applicant on 9th December. To understand the available options the Rehau Technical Advice and Guidance team were contacted by telephone on the afternoon of 10th December. They noted that the windows are not made directly by them but at an individual fabricator level and as such this detail would need to be provided by whomever the applicant is actually liaising with to build the windows. It should be noted that trickle vents that would protrude from the outer or inner frame of the window or the sash itself are not acceptable in any type of window (upvc, timber or aluminium) within conservation areas.</p> <p>If a concealed trickle vent cannot be achieved by the fabricator then an alternative window would need to be sourced here. Externally protruding trickle vents as described above undermine any attempt to recreate the traditional appearance of sash windows and would not preserve or enhance the character and appearance of the conservation area. It is imperative this detail is understood before the application can be approved.</p> <p>The applicant is encouraged to visit 8 Cornhill, Spilsby (East Lindsey) or seek out the details of planning application S/165/00392/23 at East Lindsey District Council which shows the permitting of a similar styled uPVC window within a conservation area with acceptable detail including concealed, overhead trickle vents.</p> <p>A composite panelled door will not replicate the character or detail that is produced by a timber door this is evidenced by the detail provided by the applicant dated 9th December which clearly bear little resemblance to timber panelled doors and the depth and detail of the panelling. The technological advancements made in uPVC windows has not been realised or matched in the production of doors in new materials. As such for this element of the development a timber door must be utilised to preserve the appearance of the conservation area, it is noted the style has been revised to a four panel door.</p> <p>For new buildings in this context, the Brett Martin “cast iron” effect is acceptable.</p>			
Relevant Legislation/ Policy/ Guidance			
Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72			

North Lincolnshire Local Plan Adopted 2003 HE2, CS6

Reviewed by: Felix Mayle MA Dist IHBC

Date: 10/12/2024