

<b>Reference:</b>	PA/2025/942	<b>Application Type:</b>	Planning Permission
<b>Address:</b>	6 Low Street, Winterton, DN15 9RS	<b>Description:</b>	Replace existing white uPVC door and frame with black uPVC composite door and frame
		<b>Date of Response:</b>	8/8/2025
		<b>Case Officer:</b>	Christopher Clark

**Heritage/Conservation Considerations:**

**Designated Heritage Assets:**

Winterton Conservation Area

**Non-Designated Built Heritage Assets:**

**Advice/Comments:**

The application is for a replacement front door at 6 Low Street within Winterton's conservation area. The property is one of a pair of mid-20<sup>th</sup> century houses both have undergone alterations and are identified as neutral buildings in Townscape Analysis of the conservation area.

The local authority has a statutory general duty as respects conservation areas in exercising of planning functions in section 72 Planning (Listed Buildings and Conservation Areas) Act 1990. In this exercise ***special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.***

This duty is echoed within Policy HE2 of the Local Plan.

Winterton's conservation area has been on Historic England's national heritage at risk register (<https://historicengland.org.uk/listing/heritage-at-risk/search-register/list-entry/4822>) since 2010 – identified to be in poor condition and deteriorating despite the Article 4 Direction in place to provide planning control for the incremental changes that plague the area (uPVC doors and windows, concrete roof tiles etc).

In considering the current proposal the existing door sets a particularly poor baseline therefore it is hard to argue the proposal would not be an enhancement however in itself the continued use of uPVC doors, windows etc will not preserve or enhance the appearance of Winterton's conservation area. There is a need to respect the appearance and character (of the area) so that it relates to the significance.

If the council accepts the use of such doors, windows this would be at odds with the authorities adopted supplementary planning guidance for Winterton's conservation area which states *`Modern machine-made flat clay tiles will rarely be acceptable, neither will concrete tiles, artificial slate or plastic doors and windows....Front doors should be made from timber, planked or with recessed moulded panels.`* setting an undesirable precedent.

The proposal is considered to cause less than substantial harm to the conservation area. The existence elsewhere of such doors in the material proposes does not justify their continued use. The Case Officer should note the findings of the Planning Inspector in paragraphs 8 and 9 of APP/Y2003/D/24/3343650 are relevant here (speaks to the argument that where adverse changes have taken place, further harmful changes are not justified because of this).

A supportable revision would be for a door in the style proposed in timber, which would be in line with relevant legislation, policy and the adopted supplementary planning guidance for Winterton's conservation area.

Without revision the application should not be supported, in its present format it would set an undesirable precedent and would not assist with the duty of the local planning authority for the desirability preserving or enhancing the appearance of its conservation areas and ultimately working towards removal of Winterton's conservation area from the Historic England Heritage at Risk Register.

**Relevant Legislation/ Policy/ Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72  
North Lincolnshire Local Plan Adopted 2003 Policy HE2  
National Planning Policy Framework Para 208, 212, 215

<b>Reviewed by:</b>	Felix Mayle MA Dist IHBC	<b>Date:</b>	8/8/2025
---------------------	--------------------------	--------------	----------