Development Management – Delegated Officer Report

Application Number: AWDM/0765/16 Recommendation –APPROVE

Site: Marquis Of Granby West Street, Sompting.

Proposal: Replace existing timber framed windows to all elevations. Purpose made timber replacement windows to front and north east elevation and double glazed uPVC windows to rear and south west side elevation (re submission of AWDM/0047/16)

Date of site visit: 21.06.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a public house within Sompting village. The main part of the building is two-storey with single storey elements either side, it has a pantile, hipped roof with parapet in front. The building is set back from the highway with vehicular access and parking to the front. It fronts onto a mini round about and road junction with Church Street and West Street. There are dwellings to the south and west of the site and countryside to the east. The site is located within Sompting Conservation Area.

The windows in the building are currently metal casement windows within white-painted timber surrounds. To the front and some side windows the glazing is leaded. Permission was sought in March 2016 for the replacement of all the existing windows with double glazed uPVC units to all elevation, including leaded glazing to replace where currently existing.

This application was refused for the following reason: -

The proposed replacement uPVC windows by reason of their modern material, frame thickness, profile and proportions would differ noticeably from the existing windows, having a heavier appearance that would detract from the architectural integrity and interest of the existing building and fail to enhance or preserve the character or appearance of the Sompting Conservation Area. The proposed development is therefore contrary to saved policies AB4 and AB6 of the Adur District Local Plan and the NPPF.

Following advice from the Council as to what could be likely to be supported in this case the current application was submitted which seeks consent for the removal and replacement of the existing timber framed windows. The windows to the front and north east elevation are to be replaced with purpose made timber windows with double glazing. To the rear and south west side of the building double glazed uPVC is proposed. It is proposed that the leaded detailing is to be replicated within the

replacement windows. Although the lead will be applied to the external of the new double glazed sealed units. After consideration it was felt that the principle of the replacement of the windows was acceptable yet the profile of the new timber windows should be altered to attempt to replicate the external projection profile of the existing timber frames and metal windows. Amended plans have been received to show this and also to show the leaded detailing to the external of the windows.

Representations: None received

Sompting Parish Council: - Sompting Parish Council is pleased that the applicant has changed the style of all windows on the front and north east elevations which is more in keeping with the property and the fact that the property is within the Conservation Area.

Southern Water: - No objections

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB6, AB11, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

The application for consideration here is for the suitability of the replacement windows in this location with part timber and uPVC windows of the style to match existing. The upgrading of the building can be supported in principle. There would be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The main issue for consideration here is the effect upon the character and appearance of the existing building and its setting within the Conservation Area.

The replacement windows have been designed to match the casement style and leaded glazing of the existing windows. However the existing windows are metal and therefore timber won't be quite as slim and replicate exactly however the plans show the timber replacements to match in style and appearance those as existing. The amended plans show the external projection on the frame of the windows to replicate existing. The windows as existing have slim glazing bars and leaded glass. Consideration has been given to the application of the lead to the external of the windows. This could not be carried out any other way with the use of double glazed sealed units and on balance it was considered that as this feature was integral to the character of this building then this could not be lost and the method used would be satisfactory in this case.

It was discussed when determining the previous application that there could be scope to replace some of the windows to the side and rear of the building that were not directly visible from public viewpoints or from within the Conservation Area. The plans show some of the replacements to be in uPVC with design and opening methods as existing. This is acceptable and will not cause a significantly harmful effect on the character of the building and the Conservation Area.

The building is uniform and simple in character with symmetry created by the windows, being bays at ground floor and flush casements at first floor. Due to the simplicity of the building the windows are the most dominant, decorative feature of the building and are therefore especially important. They are highly prominent in relation to the character of the building within the Conservation Area. The siting of the building also adds to its significance within the Conservation Area. It greatly impacts upon surrounding public views.

The Adur District Local Plan states that the District Planning Authority has in respect of Conservation Areas a statutory duty to pay special attention to the desirability of preserving or enhancing their character or appearance. Policy AB4 states that, 'new development (including extensions and alterations) within Conservation Areas will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area.'

Policy AB6 also states that, 'where an application for planning permission, Conservation Area consent or grant aid is submitted for the alteration, change of use, extension or repair of a building within a Conservation Area, the District Planning Authority will seek the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features.' This is endorsed by the National Planning Policy Framework which states that new development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

It is considered that the proposed replacement windows as shown on the amended plans will allow the Conservation Area to be preserved by updating the existing windows yet in a sympathetic and careful manner. However whilst allowing flexibility to the owners by allowing uPVC in parts of the building where the visual impact will be insignificant. The proposal meets with these policy requirements.

When viewing 'Streetviews' of the site over time it was seen that although the window frames were painted white currently that in the recent past they had been painted black. Officers took the view that this colour was preferable to white and that the black colour appeared less domestic in style and that the black colour would allow for a visually slimmer window frame profile. It was considered that the uPVC window frames could also be manufactured in black to match the rest of the building. This is conditioned below and the applicant's agent has agreed to this requirement.

Also of note are the leaded stained glass detailing within the existing smaller side windows which are to be replaced. It is regrettable that such decorative retaining will be lost when the windows are replaced however it was not felt that there would be any reasonable way of preserving this in situ with any up to date replacement. It was felt that this loss could not be a reason to resist this scheme which over all will preserve the character and appearance of the Conservation Area. It was requested that the stained glass should be removed carefully and preserved and displayed in some way within the Public House. This would allow it to continue to be a part of the building. The applicant's agent has confirmed that this would be acceptable. An informative is attached.

Recommendation

APPROVE

1. time limit
2. approved plans
3. colour of windows to be black
4. leaded detailing to be applied to the external of the glass and shall remain as such at all times.
5. Design and opening methods of the proposed windows shall match that of the existing windows.

Informative:

1. Pro active statement
2. The stained glass leaded features within the existing windows shall be carefully removed, preserved and displayed publically within the Public House to allow these character features to continue to be a part of the historic building.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 22nd August 2016

Authorised by: Jo Morin Date: 24.08.2016