

UTT/1308/11/LB – (GREAT CHESTERFORD)

(Referred to Committee because the applicant is a Council employee)

PROPOSAL: Replacement of three windows.

LOCATION: The Gables, Carmel Street, Great Chesterford.

APPLICANT: Andrew Taylor.

AGENT: None.

GRID REFERENCE: TL508428

EXPIRY DATE: 22 September 2011.

CASE OFFICER: Nicholas Ford.

1.0 NOTATION

1.1 Grade II listed building/Within Conservation Area.

2.0 DESCRIPTION OF SITE

2.1 The Gables is a Grade II listed 17th Century timber framed and plastered two storey dwelling in the historic centre of Great Chesterford which fronts on to Carmel Street.

3.0 PROPOSAL

3.1 Listed building consent is sought for removal of two timber single glazed windows to the dining room on the rear elevation and replacement with new timber single glazed windows as well as replacement of the right hand half of the front elevation landing window (viewed externally). All windows would have putty to secure the glazing.

4.0 APPLICANTS CASE

4.1 The proposal is the removal of modern (probably inserted in the 1960's) wooden windows from the dining room and replacing them with purpose made single glazed wooden windows.

4.2 The current windows are not historically sympathetic as the glazing bars are too thick and lack detail, have top hung opening lights, are not flush fitting and need to be replaced due to rot.

4.3 The new windows would be a different, more sympathetic style and would match the majority of the other windows on the rear elevation, for example the bedroom windows on the first floor. Window joinery will be painted white to match the rest of the house and the frame would be painted black.

5.0 RELEVANT SITE HISTORY

5.1 None relevant.

6.0 POLICIES

6.1 National Policies

- Policy PPS5 Planning for the Historic Environment.

6.2 Uttlesford District Local Plan 2005 Page 1

- Policy ENV2 Development affecting Listed Buildings

7.0 PARISH COUNCIL COMMENTS

- 7.1 No objection.

8.0 CONSULTATIONS

- 8.1 Conservation Officer: The Gables is a timber framed and plastered house of 17th Century origins listed grade II with later alterations and extensions.
- 8.2 The proposal subject of this application is to replace three existing modern windows which are in poor state of repair with single glazed painted timber windows all as indicated on the submitted drawings.
- 8.3 The design of the new windows would respond well to the architectural character of the listed building and would represent marked improvement to the windows which are to be replaced. I consider that the special architectural and historic interest of the listed building would be enhanced by the proposed work. I suggest approval subject to conditions.

9.0 REPRESENTATIONS

- 9.1 None received. Notification period expired 18 August 2011.

10.0 APPRAISAL

- 10.1 The issues to consider in the determination of the application are:

Whether the proposed works preserve the special architectural or historic interest which the building possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), PPS5 and ULP Policy ENV2.

- 10.2 The Conservation Officer has considered the proposed replacement windows and provided advice. She states that the proposed window design responds well to the character of the listed building and would be a marked improvement to the rotten windows to be replaced. Subject to conditions to ensure appropriate finish and beading, the works are considered to accord with relevant Government guidance and local policies.

11.0 CONCLUSION

- 11.1 The following is a summary of the main reasons for the recommendation:
- 11.2 The proposed works would both preserve and enhance the special architectural and historic interest of the listed building subject to conditions.

RECOMMENDATION – CONDITIONAL LISTED BUILDING CONSENT

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

REASON: In order to comply with Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. C.3.1 The works hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans printed on this Decision Notice, unless agreed in writing by the local planning authority.

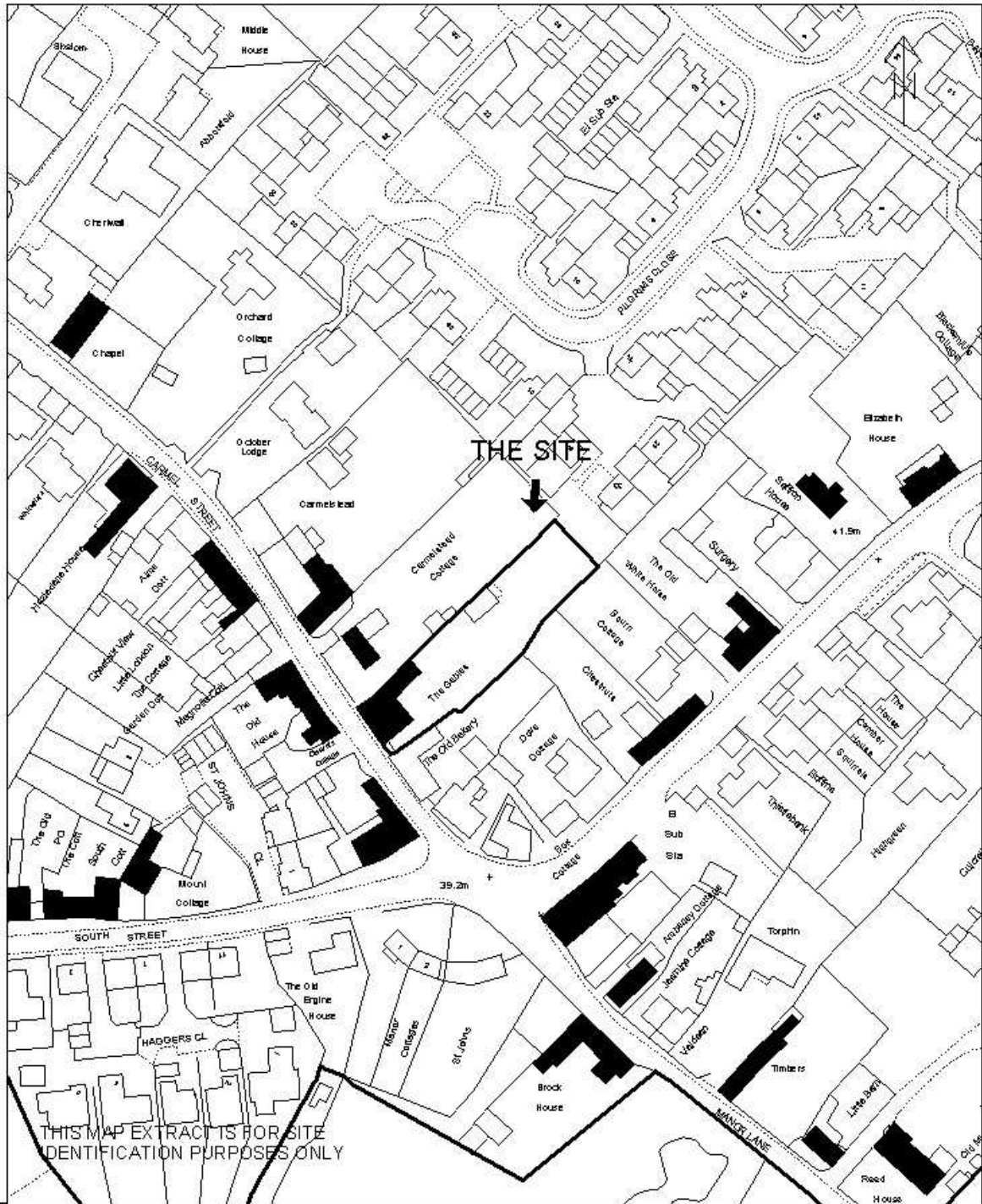
REASON: To ensure the scheme will be carried out as approved and because any changes must be agreed in advance in writing by the local planning authority

3. All new windows shall be single glazed and formed in painted timber.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.

4. The glass shall be held with putty not timber beading.

REASON: In the interests of the preservation of the special architectural and historic character of the listed building.



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