

UTT/2343/11/LB (Saffron Walden)

(Reason: Council application)

PROPOSAL: Replacement windows and doors.
LOCATION: 1-26 Walden Place, Saffron Walden.
APPLICANT: Uttlesford District Council.
AGENT: Uttlesford District Council.
GRID REFERENCE: TL 535-385
EXPIRY DATE: 17.01.2012
CASE OFFICER: Joe Mitson
APPLICATION TYPE: Other

1. NOTATION

1.1 Grade II Listed Building.

2. DESCRIPTION OF SITE

2.1 The building comprises a relatively modern two storey range of sheltered flats set in grounds attached to the older part of the grade II listed building.

3. PROPOSAL

3.1 The application comprises the removal of the existing brown stained timber windows and doors and the insertion of replacement upvc double glazed windows and doors.

4. APPLICANT'S CASE

4.1 Walden Place is a listed grade two building, joined to Myddlyton Place by means of a single storey brick built extension. It is sheltered accommodation, brick built with factory made soft wood windows and doors all stained brown. The proposal is to replace all factory made timber windows and doors which have become rotten and bowed, causing draughts to windows at flats 1-26 to all elevations. New windows and doors are to be made of double glazed slim lined upvc A rated in white. The new windows are to be opening casements.

5. RELEVANT SITE HISTORY

5.1 UTT/0879/10/LB for replacement doors and windows was withdrawn by the applicant.

6. POLICIES

6.1 National Policies

PPS5 – Planning for the Historic Environment.

6.2 East of England Plan 2006

ENV6 – The historic Environment. Page 1

6.3 **Essex Replacement Structure Plan 2001**

No policies relevant.

6.4 **Uttlesford District Local Plan 2005**

Policy ENV2 – Development affecting Listed Buildings

7. **PARISH/TOWN COUNCIL COMMENTS**

7.1 Saffron Walden Town Council do not object.

8. **CONSULTATIONS**

8.1 Conservation Officer has no objections.

8.2 English Heritage does not object. Previous advice was provided in relation to an earlier application and it is debateable whether this amended proposal would be more appropriate. In discussions with the Conservation Officer it was agreed that it might be possible that the proposed change of material could be regarded as neutral in its effect were it accompanied by changes to the design of the windows so as to make the general character of the building more sympathetic to the historic than it is now. The present application reflects this advice to some degree. It is now proposed that the new upvc windows be side hung rather than top hung and this type of window would appear to be more in keeping. However, the amendments to the scheme has been confined to this one detail and it is disappointing that the opportunity has not been taken to rethink more thoroughly about how the re-fenestration of the building might improve its appearance and make it complement the eighteenth century house more satisfactorily. It is questioned whether the proposed work would be appropriate and we encourage further thought to be given to the re-fenestration of the building. However, we do not formally object given that it might be argued that the effect of what is proposed would be neutral.

9. **REPRESENTATIONS**

9.1 Neighbour notification period expired 6th January 2012. No comments received.

10. **APPRAISAL**

The issue to consider in the determination of the application is:

A The impact on the setting and character and appearance of the listed building (ULP ENV2, PPS5, EEP Policy ENV6).

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10.1 The proposal seeks to replace the existing brown stained timber doors and windows with upvc doors and windows. The building is a large extension to the imposing listed building and is not unduly sympathetic in terms of size and scale. However, it must be ensured that changes to the extension do not impact further on the setting of the historic part of the building.

10.2 The proposed changes would introduce a material that is usually considered alien to historic buildings. However, changes in the style of the fenestration have been introduced since the previous application was withdrawn. The replacement

openings would not have a beneficial impact on the building; the question is whether they would have a neutral or harmful impact.

- 10.3 The Conservation Officer is of the view that the proposals would have a neutral impact, a view English Heritage consider debatable. However, they do not raise a formal objection to the proposal. It is considered that the proposed style of fenestration, with side hung openings, represents an improvement on the current windows. This must be balanced against the replacement of timber windows with upvc.
- 10.4 Given the impact of the extension it is not considered, on balance, that the proposal would be harmful but instead would have a neutral impact on the setting of the historic element of the listed building. Although such materials would not normally be supported in this case it is considered the style of windows would be an improvement on the existing and it is recommended consent be granted.

10 CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A It is considered that the replacement doors and windows would have a neutral impact on the listed building.

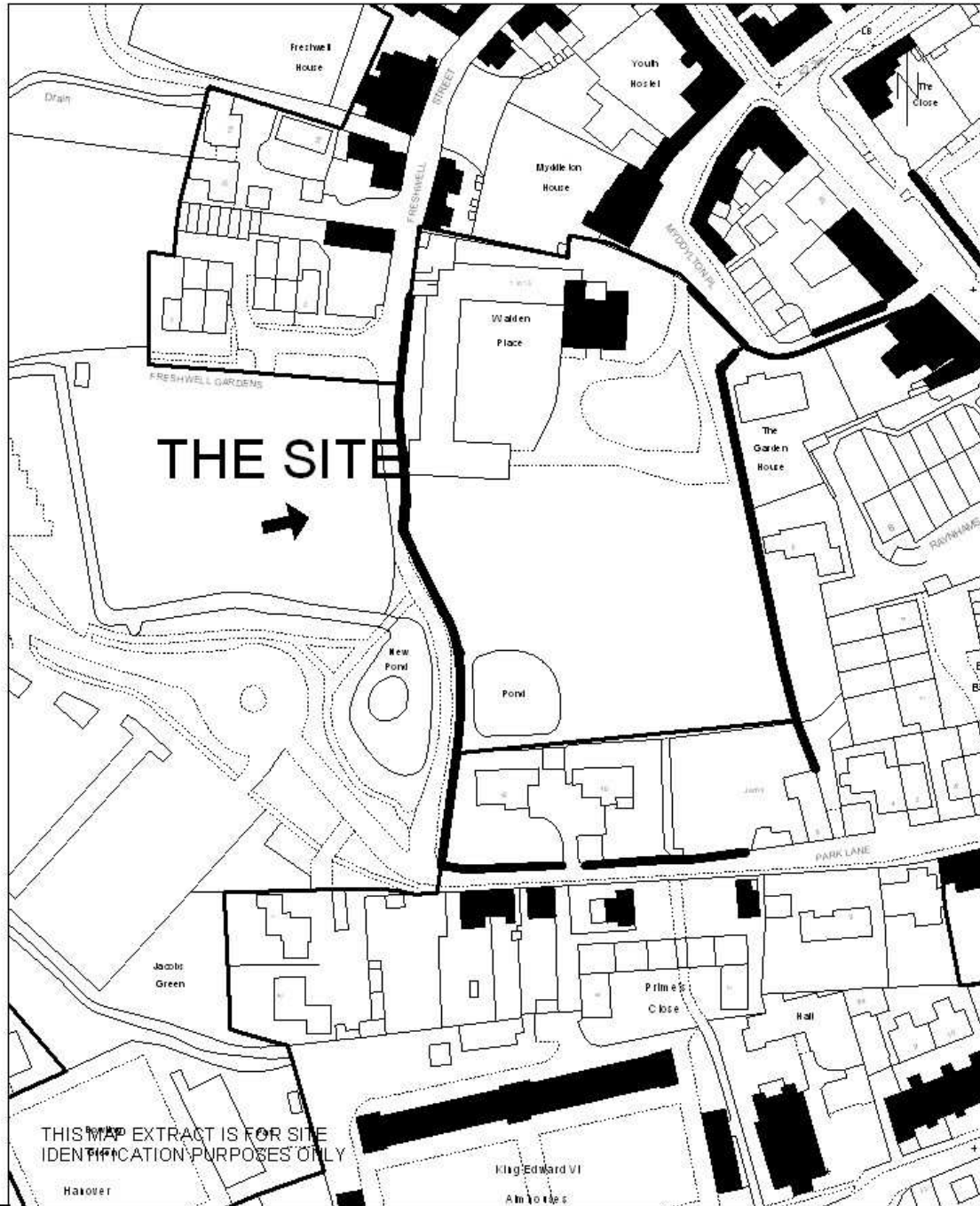
RECOMMENDATION – APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the policies detailed below of the Uttlesford Local Plan (adopted 2005).



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