

UTT/0376/12/LB - THAXTED

(The applicant is related to a member of staff)

PROPOSAL: Proposed installation of secondary glazing to front windows

LOCATION: 2 Fishmarket Street, Thaxted

APPLICANT: Miss H Whiteley

AGENT: Miss H Whiteley

GRID REFERENCE: TL611-309

EXPIRY DATE: 28 May 2012

CASE OFFICER: Mrs K Denmark

APPLICATION TYPE: Other

1. NOTATION

1.1 Within development limits/Conservation Area/Grade II Listed Building.

2. DESCRIPTION OF SITE

2.1 The application site is located within the historic core of Thaxted close to the Guildhall. It is a two storey render property with a plain tile roof.

3. PROPOSAL

3.1 The proposal relates to the insertion of secondary double glazing to the four front windows. Two windows serve the lounge, one a bedroom and one a bathroom. The proposed windows would be hardwood and aluminium.

4. APPLICANT'S CASE

4.1 Set among many listed buildings in the heart of Thaxted's historic centre, thus the desire to have a minimum impact upon the visual appearance of the cottage by installing secondary double glazing. This will increase insulation and security whilst not detracting from the appearance of the windows.

5. RELEVANT SITE HISTORY

5.1 UTT/0700/09/FUL: Retrospective application to retain raised timber decking. Unconditionally approved 19 August 2009.

5.2 UTT/0701/09/LB: Retrospective application to retain raised timber decking. Unconditionally approved 19 August 2009.

5.3 UTT/0613/08/FUL: Conversion of former library to 2 no dwellings. Alteration to roof, insertion of door and window. Conditional approval 29 May 2008.

5.4 UTT/0614/08/LB: Internal alterations. Conditional approval 29 May 2008.

5.5 UTT/1979/05/LB: Conversion of disused library to dwelling. Removal of flat roof and replace with lean-to roof, insertion of door and window, internal alterations. Conditional approval 21 April 2006.

5.6 Change of use in building from Public Library (Class D1 (xvi)) to (Class B1(a)) offices and (Class A2) financial services. Conditional approval 20 October 2004.

6. POLICIES

6.1 National Policies

NPPF

6.2 East of England Plan 2006

Policy ENV6

6.3 Essex Replacement Structure Plan 2001

N/A

6.4 Uttlesford District Local Plan 2005

Policy ENV2

7. PARISH COUNCIL COMMENTS

7.1 To be reported. Notification period expired 16 May 2012.

8. CONSULTATIONS

Design Advice:

8.1 Verbal comments - no objections.

9. REPRESENTATIONS

9.1 This application has been advertised and no representations have been received. Advertisement expired 25 May 2012.

10. APPRAISAL

The issue to consider in the determination of the application is whether the proposal would have a detrimental impact on the character and appearance of the listed building (ULP Policy ENV2, NPPF).

10.1 The Council's Conservation Officer has no objections to the proposed installation of secondary glazing to this listed building subject to the existing windows being retained. The proposal would not have a detrimental impact on the historic character and appearance of the listed building.

11. CONCLUSION

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

The proposal would not have a detrimental impact on the historic character and appearance of the listed building.

RECOMMENDATION – CONDITIONAL APPROVAL

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 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

3. All existing windows shall be retained undamaged.

REASON: In the interests of preserving the historic character and appearance of the listed building and its setting.



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