

**UTT/12/5510/LB (Takeley)**

*(Referred to Committee because applicant is related to Cllr Mrs J Cheetham)*

**PROPOSAL: Replacement windows and French doors**

**LOCATION: Beech Cottage, Smiths Green, Takeley**

**APPLICANT: Mr R Cheetham**

**AGENT: N/A**

**GRID REFERENCE: TL 565-213**

**EXPIRY DATE: 10 December 2012.**

**CASE OFFICER: Mrs M Jones**

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**1.0 NOTATION**

1.1 Outside Development Limits. Countryside Protection Zone. Grade II Listed building.

**2.0 DESCRIPTION OF SITE**

2.1 The application site is situated on the western side of Smiths Green in a set back position. The property is a grade II cottage said to date from the 16<sup>th</sup> or 17<sup>th</sup> century. It is a timber framed and plastered cottage with a plain tiled roof. The existing windows are timber framed and single glazed with glazing bars. The cottage has had modern extensions including a two storey cross wing extension and a single storey lean-to side extension

**3.0 PROPOSAL**

3.1 The proposal is for the replacement of windows and doors to the modern part of the listed building. The new casement windows would be painted timber with ovolo sections and would be double glazed.

**4.0 APPLICANTS CASE**

4.1 Design and Access Statement (summary)  
These applications relate to the windows and french door set in the modernised portion of the cottage quite separate from the heritage front.  
The replacement units will be purpose made, double glazed, timber flush casement windows with ovolo sections, factory painted and dual weather stripped, having significantly better thermal insulation as well as being better suitability to the listing status. The new windows will complement the cottage from the rear and side extensions visually as well as providing improved functionality and security.

**5.0 RELEVANT SITE HISTORY**

5.1 UTT/1487/02/FUL & UTT/1488/02/LB: Replacement of side addition, removal of wall in kitchen and raising of floor in new addition approved 2002

5.2 UTT/0945/09/LB: Installation of 2 no. rooflights to lean-to roof at side. Approved.

## **6.0 POLICIES**

### **6.1 National Policies**

National Planning Policy Framework  
Technical Guidance to the National Planning Policy Framework.

### **6.2 East of England Plan 2006**

Policy ENV6 - The Historic Environment  
Policy ENV3 - biodiversity and Earth Heritage

### **6.3 Essex Replacement Structure Plan 2001**

- N/A

### **6.4 Uttlesford District Local Plan 2005**

Policy ENV2 – Development affecting Listed Buildings

## **7.0 PARISH COUNCIL COMMENTS**

7.1 Supports application.

## **8.0 CONSULTATIONS**

### **Internal Specialist Advice**

8.1 This is a grade II cottage said to date from the 16<sup>th</sup> or 17<sup>th</sup> century. The cottage has been more than doubled in size through extensions to the rear. The windows throughout are storm proof ones, all to the same type of pattern, dating from the 1970s or 1980s. I would not object to the installation of double glazed windows in the modern rear extensions to the old cottage. However, although the proposed windows are flush fitting with beads on the interior faces, I am not satisfied that they are suitable, partly because they seek to replicate the existing ones which are not very well proportioned. I see no need for them to be an exact match and this should be an opportunity to install better looking windows to a traditional pattern. To achieve this it would be preferable to use narrow double glazed units, such as those supplied by Slimlite and Histoglass as well as others, which would make it possible to have frames of lighter section and thinner glazing bars. In its present form I would not regard this application as acceptable, but with these modifications it could be. The revised design of the windows, omitting the fan lights, is now considered to be acceptable

## **9.0 REPRESENTATIONS**

9.1 This application has been advertised and no representations have been received.

## **10.0 APPRAISAL**

The main issues are

1) The effect on the character and setting of the Listed building. (ULP policy ENV2)

In considering a proposal for listed building consent, the duty imposed by section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy ENV2 seeks to protect the fabric, character and setting of listed buildings from development which would adversely affect them.

The proposed replacement windows and French doors to be replaced are all located in the modern rear extensions of the listed building. The design of the windows has been negotiated and Specialist Design Advice is that the revised design of the windows would not be detrimental to the special character of the listed building.

## **11.0 CONCLUSION**

12.0 The proposal is acceptable.

### **RECOMMENDATION – LISTED BUILDING CONSENT WITH 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 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

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