

UTT/18/2681/LB - (QUENDON AND RICKLING)

(Referred Committee as related to Councillor)

PROPOSAL: **Proposed Installation of secondary glazing**

LOCATION: **Street Farm, Cambridge Road, Quendon CB11 3XJ**

APPLICANT: **Mrs L Clark**

AGENT: **N/a**

EXPIRY DATE: **26 December 2018**

CASE OFFICER: **Rosemary Clark**

1. NOTATION

- 1.1 Within Development Limits, Grade II Listed Building, Conservation Area

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a detached late 18th Century/early 19th Century, two storey red-brick dwelling with outbuildings. It is located adjacent to the main B1384 that runs through the village of Quendon set back behind a small front garden.

3. PROPOSAL

- 3.1 This application relates to the installation of secondary glazing to 8 windows of the property. The secondary glazing would be aluminium with a hardwood timber surround.

4. APPLICANT'S CASE

- 4.1 Design and Access Statement submitted with application.

5. RELEVANT SITE HISTORY

- 5.1 None relevant

6. POLICIES

- 6.1 **National Policies** (2018)

- National Planning Policy Framework – Revision 2

- 6.2 **Uttlesford Local Plan (2005)**

- Development affecting a Listed Building – ENV2

7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 No objection

8. CONSULTATIONS

Conservation Officer

No objection in principle subject to following condition:-

Further detail regarding the appearance of the proposed glazing is provided to and approved by the local authority, including information regarding how the units will be attached to the window surrounds and of the material construction of the existing windows.

9. REPRESENTATIONS

- 9.1 The application has been advertised on site and in the local press. The neighbouring properties have been consulted. No responses received.

10. APPRAISAL

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

A Whether the proposal would adversely impact the historic importance of the Listed Building

- A Whether the proposal would adversely impact the historic importance of the listed building

- 10.1 In considering whether to the grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which is possesses (Section 16(2) and (66)1 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

- 10.2 Policy ENV2 (Development affecting Listed Buildings) seeks to protect the fabric, character and the setting of listed buildings from development, which would adversely affect them. This policy reflects the thrust of the statutory duty in section (66)1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Consequently extensions and alterations to listed buildings are strictly controlled to fulfil the requirements of the Act. This is also highlighted in the NPPF (2018).

- 10.3 The proposal is to install secondary glazing to the windows as indicated. The existing windows are traditional timber box sashes and the aluminium framed secondary glazing has been designed to not interfere with any of the architectural features or disturb any historic features. It is therefore considered that the proposal is sensitively designed and there would be no detrimental impact to the special architectural and historic elements of this listed building and the proposal complies with the NPPF and Policy ENV2 of the Uttlesford Local Plan (Adopted 2005).

11. CONCLUSION

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

- A The proposal is acceptable in terms of design and would not be harmful to the historic fabric of the heritage asset. The proposal therefore complies with Uttlesford Local Plan Policy ENV2 and the NPPF..

RECOMMENDATION – APPROVAL WITH CONDITIONS

Conditions

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

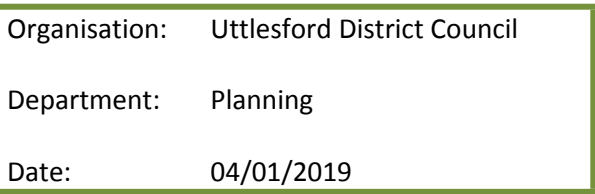
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before work commences further details regarding the appearance of the proposed glazing, including information on how the units will be attached to the window surrounds and of the material construction of the existing windows, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved details

REASON: In the interest of the special historic significance and appearance of the heritage asset in accordance with the NPPF, Rev2 (2018) and Uttlesford Local Plan Policy ENV2 (adopted 2005).

Application: UTT/18/2681/LB

Address: Street Farm, Cambridge Road, Quendon, Saffron Walden, CB11 3XJ



Date: 04/01/2019