

01 December 2020

**Statement to accompany planning application for retention of uPVC windows
At 6 Burn Lane, Hexham, Northumberland, NE46 3HN**

This application follows receipt of enforcement letter from Alex Campbell to the applicant dated 23rd November 2020, providing notification of a breach of condition (2) of the approved application 16/02201/FUL. The reason for the breach being the installation of uPVC windows into the property whereas the approved drawings indicated that timber would be used.

Condition 2 states:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are: Location Plan

Elevations as proposed 15103-05(A)

Ground floor plan as proposed 15103-03(A)

First floor plan as proposed 15103-04(A)

The building is not listed nor is it within the conservation area, located on the periphery of the Burn Lane Industrial Estate. As a result, there is no fixed continuity in the building type nor materials used in the form of construction, including the controlled fittings such as doors and windows of this and the surrounding buildings.

Importantly and fundamentally, the buildings within the vicinity of the application site are predominantly fitted with uPVC windows. Examples are shown below:



Properties located in conservation area within 100m to the application site all with white uPVC windows and doors



Left: Adjacent dwelling, patchwork of green and white painted timber windows
 Right: Application site, dark grey uPVC



Left: Car showroom directly opposite, aluminium framed screen glazing
 Right: Offices and showroom, white uPVC within 100m



Both pictures, local authority controlled business units, neighbouring one another on same site, both fronting Burn Lane within 100m of application site, use of white and dark uPVC windows



Left: Yard and workshops immediately adjacent to application site.
Right: Application site, looking toward conservation area, garage on left

It is evident that the applicants are looking to provide high quality places to live, providing improved levels of thermal and noise comfort that such windows allow. In addition, the use of the grey uPVC rather than white, it is considered that they contrast more harmonically with the building.

The improvement or alteration of a building which do not materially affect the external appearance of the building do not constitute development. Therefore, the works in regard to the installation of the replacement windows if the building was to remain unaltered would not require planning permission.



Darryl Bingham Architectural Services.
MRICS MCIAT
07833 934400
darryl@dbarc.co.uk