

East Hants District Council
Penns Place
Petersfield
HANTS
GU31 4EX

Our ref: EH/10061

13 March 2021

Dear Sirs

Re: Lower Staceys, Main Road, Bentley, GU10 5NF

Replacement of 7 x windows with timber double glazed casement windows and 1 x uPVC heritage window to bathroom.

This Planning and Design Statement accompanies the planning application submitted on behalf of our clients, Mr & Mrs Frankland for the replacement of windows on their property.

Site and Surroundings

The property is a ground floor apartment, in a three-storey building, now sub-divided into apartments. The building is semi-detached and is situated within the defined settlement boundary of Bentley and the Adopted Neighbourhood Plan for Bentley

The building lies within Bentley Conservation Area. The property is an Edwardian period building, and whilst not a statutory listed building, it is considered to be a non-designated heritage asset. The Bentley Conservation Area Character Appraisal identifies the building as a '*notable unlisted building which have positive streetscape value*'.

Stacey's and Stacey's Cottage *A substantial red brick and tile hung early 20th century house with projecting gable ends and decorative timber stud work. First floor jettied, multiple chimneystacks and interesting turret with slate roof to rear which is a particularly interesting focal point. Originally one dwelling now extended and subdivided into several. (para.5.7 Appraisal).*

Planning History

Ref: 57294 – Replacement windows to ground floor and rear residential door with A rated 'flush sash' heritage windows in white woodgrain uPVC (as amended by plans received 7 July 2017, 7 August 2017 and 9 January 2018). GRANT



The Officer's report states that:

'Some of the timber windows appear contemporary with the building, whilst others are later additions, for example those on the later side extension. The proposed use of UPVC is generally not considered to enhance the appearance of buildings, particularly in the context of heritage buildings. In this instance however, having regard to the inappropriate joinery on the later side extension and rear of the building, and to the presence of UPVC windows on the first floor flat of the same building, it is considered that their use in this instance would be acceptable as they would not be visually prominent from the street or result in the loss of traditional window joinery. Amended plans have been received that show the traditional and contemporary windows to the main front and west elevation would be retained and consequently the application is now considered acceptable'.

The Proposal

Planning permission is required for the replacement windows due to the property being sub-divided into apartments. Apartments/flats do not benefit from any permitted development rights. There is no Article 4 Direction.

The apartment occupies the ground floor of the property. The windows to be replaced are all within the ground floor elevations.



Note: The photographs above show the front elevation of the property indicating the timber windows retained on the ground floor and the upvc on the upper floors (first floor apartment in separate ownership).



The windows are to be replaced with timber casement windows described as 'Deco Casement Window' finished in white. The full detailed design specifications supplied by Sherbourne Windows accompany the application.

Living Room





Office





Bathroom





Planning Considerations

The proposed development requires planning permission for the reason that the property is an apartment and has no permitted development rights. The Development Plan policies and the Bentley Neighbourhood Plan support the principle of replacement windows subject to an assessment of the impact of the proposals upon the character and appearance of the building located in the Bentley Conservation Area.

The property is identified as a notable building in the Conservation Appraisal. It is not listed.

Core Strategy Policies CP29 Design and CP30 Historic Environment seek high quality design and proposals must preserve and enhance the historic environment.

Policy HE5 Alterations to a Building in a Conservation Area only permits alterations that preserve and enhance the Conservation Area by using appropriate materials, reflecting the scale, design and finishes of the building and that improve the condition of the building.

Bentley Neighbourhood Plan (Made 2016) Policy 2: Design and Development Principles reflects the policy criteria set out in Policy HE5 and the principles set out in CP29 and CP30. The policy supports alterations provided that the scale, design, materials reflect the building.

Heritage Assessment

Paragraph 189 of the National Planning Policy Framework (NPPF) (2019) states that :

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

The heritage asset is the Bentley Conservation Area. The designation reflects the linear development of the settlement. The historic street pattern and arrangement of the buildings is a distinctive characteristic of the area. The Appraisal describes: *‘Buildings are a mix of small terraced worker’s cottages, large residential dwellings and farm building complexes; and plot sizes vary accordingly’.*

‘The character is portrayed by the relationship between the larger isolated properties, which are set back from the road, and enclosed by old brick and/or malmstone walls and many fine mature trees’.

Further references discuss the importance and presence of trees in the Conservation Area and the enhancement of the street scene, vistas and views. The backdrop of buildings frame the periphery of these recognised views.

Assessment of proposals and impact upon the significance of the Conservation Area.

The proposed alterations involving the replacement of windows to the ground floor do not alter or harm in any way the special characteristics and qualities defined in the Conservation Area Appraisal.

The proposals do not impact upon the street scene vistas along Main Road nor change the wider views of the Conservation Area, with the treescape and backdrop of buildings.



The building as a whole is set back into its plot and enjoys a deep front garden and associated landscaping and parking for the apartments. There is mature landscaping to the front boundary including a mature and impressive tree.

In addition, the site is enclosed by a red brick wall which considerably screens the building from the road and is very much an intrinsic feature to the setting and appearance of the Conservation Area.

The siting and screening of the building only allows glimpses of the ground floor from public views (at the vehicle entrance). Ironically it is the upper floors with the uPVC windows that can be seen from outside the site and within the street scene.

The proposed replacement windows will not harm the character or appearance of the building. The windows are to be made of timber and the design is very in keeping with that of the existing. It is noted that the Council (in the previous planning application) acknowledged that the windows in the front and side elevations of the property were a mix of contemporary and later additions and they did not wish to see UPVC replacement windows installed in the front elevation windows.

Our client accepted this decision and retained the wood windows. Since then our client has sourced a replacement window that is in timber and reflects the style of window of the property. The timber 'Deco' casement window are double glazed and will be finished in white.

A uPVC window is proposed for the bathroom which is on a section of a side façade neither visible from the road nor to the public, facing at only two metres distance a three metre high fence and shrub in a small semi-enclosed area set back seven metres from the main front facade. It is completely hidden from the other two side windows of the Living Room shown in the photographs. Viewed from the exterior the only other windows that are visible with it are the existing uPVC windows of the ground floor kitchen and of the upper floors on the same and adjacent façades, so the proposed uPVC window would be a match and more in keeping.

Summary

The proposed windows are in keeping with the style and character of the building and the fabric and appearance of this 'notable' building is not compromised by the replacement windows.

The proposed windows fully accord with the policy intentions of Policies CP29, CP30, HE2 and HE5 of the Development Plan and the policy objectives of Policy 2 of the Neighbourhood Plan. Furthermore the proposals accord with the requirements of the National Planning Policy Framework 2019.

It is accordingly requested that planning permission be granted.

Please contact the writer of there are queries.

Yours faithfully

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