

PLANNING APPLICATION SUBMITTED ON BEHALF OF MR. ADAM HARVEY SEEKING PLANNING PERMISSION FOR THE REPLACEMENT OF EXISTING FIRST FLOOR FRONT ELEVATION TIMBER SASH WINDOWS WITH UPVC SASH WINDOWS AND AN EXISTING TIMBER REAR DOOR TO BE REPLACED WITH A UPVC DOOR AT 74, HIGH STREET, KELVEDON, ESSEX CO5 9AE

SUPPORTING STATEMENT

RAYMOND STEMP ASSOCIATES LIMITED

WESTON BUSINESS CENTRE

HAWKINS ROAD

COLCHESTER, ESSEX CO6 8JX

Telephone: 01206 274190

74, HIGH STREET, KELVEDON

DESCRIPTION OF THE SITE

- 1.1 The application site is located on the east side of Kelvedon High Street and is located at the junction of High Street with The Chase. The property is not a statutory Listed Building but falls within the Kelvedon Conservation Area.
- 1.2 The property is a two-storey semi-detached house in residential use. It has a centralised front door with sash windows serving the rooms on the ground floor facing towards the High Street. At first floor level on the front elevation are three timber sash windows. It is these three windows that are in a poor condition and now need to be replaced.
- 1.3 On the rear elevation and hidden from any public viewpoint is a timber door which also needs to be replaced. A photograph of the front elevation of this property is produced below.



- 1.4 It can be seen from the above photograph that the property the subject of this application is a semi-detached property. The ground floor of the adjoining property is a retail shop occupied by Boots Chemist. There are four windows at first floor level, the original timber

windows have been replaced with UPVC windows. It would seem desirable therefore that there is a degree of consistency in the design and appearance of this whole semi-detached property.

- 1.5 The ground floor of 74 High Street was at one time used as a retail unit like the adjoining property. However, in 1996 the Council granted planning permission for the removal of the existing plate glass window and replacing it with a sliding sash window, (application 96/00904/FUL.
- 1.6 The Kelvedon Conservation Area is made up of a number of properties with UPVC windows, many of which are at first floor level. These UPVC windows blend in well with the existing buildings and go unnoticed. This does demonstrate that no undue harm is caused to the character of the area by the installation of UPVC windows.
- 1.7 A survey of the properties in the High Street, Kelvedon, that fall within the Conservation Area, was carried out. This survey was conducted at pavement level in front of these properties. It was not particularly easy to distinguish between timber frames and UPVC frames but it is considered that the following properties do represent a fair and reasonable assessment of the properties located within the Conservation Area possessing UPVC windows.
- 1.8 These properties consist of the following:
34, High Street, 36, 49, 60, 70, 84, (Conservative Club), 92, 104A, 108-112, 114A, 124, 126, 154, 185-189, 209, 213, The Dentist, Flat above China Garden, Janet C. Davies, Funeral Directors and One Stop Shop, Kelvedon House, Flats above The Sandwich Bar, Twisted Cork at Peter's house.
- 1.9 With so many properties within the Conservation Area possessing new UPVC windows, which have not caused any demonstrable harm to the character and appearance of the Conservation Area, having either been allowed with a grant of planning permission or have gone unnoticed, there now seems little point for a rigid insistence of timber windows when the real and positive benefit is to achieve an affordable contribution to climate change

PROBLEMS.

- 2.1 The windows, subject of this planning application, are at first floor level and have deteriorated to such an extent that they no longer serve the purpose that windows should. This is of concern to the Applicant as his daughter has a bedroom at the front of the property served by some of these windows.

2.2 The windows no longer keep in any heat generated within the dwelling. The rooms served by these windows are damp and cold. In essence they are a health hazard and becoming unusable. The windows need to be replaced at a price which is affordable. There is no reason why the Applicant should be treated differently to other persons who have installed UPVC windows to their property in this area.

COSTS

3.1 The cost of renewing these windows in timber would amount to [REDACTED]. The cost of renewing these windows in UPVC amounts to [REDACTED]. Both quotations are based on providing double glazed units. A copy of these estimates is attached in APPENDIX A. The cost of renewing these windows in timber represents a 121% increase in the cost of renewing them in UPVC.

3.2 It can be seen from these figures that the cost of providing timber window frames far exceeds the cost of providing equally good units in UPVC.

3.3 The Applicant does not see any reason why he should provide these expensive timber window frames when other people have not. This is especially aggravating as this is a semi-detached property where the bottom half of the adjoining property is occupied by Boots Chemist and the windows above the shop unit are of UPVC.

THE CHALLENGE OF CLIMATE CHANGE

4.1 One of the main thrusts of Government policy is to conserve energy. This is no longer a local problem but is now of international importance as the report by the Intergovernmental Panel on Climate Change (IPCC) has demonstrated.

4.2 The IPCC has now released its latest report which covers seven years of in-depth assessments. Whilst the findings of this report are depressing, it is considered essential reading for everyone if the planet is to be saved.

4.3 The findings confirm that people are the cause of greenhouse gas emissions as can be seen from the widespread and rapid global changes including sea levels and climate extremes resulting in widespread harm to lives and livelihoods.

4.4 The conclusion is drawn that climate change is worsening and immediate action around the world is needed. The IPCC recognises that whilst existing policies and technologies have had an impact in reducing emissions, further work is needed for everyone to be involved.

4.5 The proposal the subject of this application has had regard to this important issue of saving energy with double glazed units at an affordable price. It may be argued that the proposal only

relates to one property but it is a small step in the right direction. Every small step that can be achieved in making a positive contribution in meeting this concern is in the right direction.

4.6 The benefit of producing windows with energy-saving glazing should be considered as paramount as many who may need to replace sub-standard windows are not in a position to afford the cost of timber replacement windows. The balance lies in the benefit of making a positive contribution to climate change over causing any perceived harm to the character of the Conservation Area. In this specific case it has already been demonstrated that there are many properties within the Conservation Area with UPVC glazing. The alleged harm of such glazing is therefore considered to be outweighed by the real and positive benefits of making an affordable contribution to climate change.

4.7 Local Planning Authorities need to give greater weight to this international problem and give positive encouragement to projects that attempt to improve the housing stock in their area especially in a location where the host property is not a Listed Building and the character of the area has been eroded through similar examples.

4.8 The Planning Officer's delegated report recognises the fact by stating that:-

“UPVC framing may be evident within the High Street, it is not considered that this sets a precedence for granting planning permission for the removal of the existing timber windows”

4.9 The material fact is that the precedence relating to UPVC windows already exists and the Council's report failed to have any regard to energy conservation.

4.10 It is emphasised that it is the existing character and appearance of the Conservation Area, as it is, that must be considered, not its character and appearance as a decision-maker may like it to be.

4.11 This is particularly relevant in this Conservation Area where the character and appearance has changed over time. It is considered that that character has been eroded through numerous examples of similar development such as the replacement of traditional windows with modern ones, where they have been carried out maybe without planning permission, but they exist. It is considered that these minor changes do not have an adverse effect on the character of the Conservation Area as a whole.

THE BENEFITS OF THE PROPOSAL

5.1 It is considered that the real and positive benefits of this proposal are that:

- 1) The double-glazing measures would help to reduce energy requirements and the proposal would therefore make a positive contribution towards meeting the challenge of climate change. It may only be a small step but every step in this direction can help.
- 2) Without affordable action being taken the visual appearance of this dwelling could deteriorate having a real adverse effect on the appearance of the Conservation Area.
- 3) The proposal will bring about an improvement in the quality and living conditions of a dwelling in the District and should be recognised.
- 4) The proposal, being a semi-detached property, is sympathetic to the local character as UPVC windows exist at first floor level on the front elevation of the other half of the semi-detached property.

PERCEIVED HARM

6.1 The perceived harm of the proposal needs to be considered in relation to the fact that there are many examples of UPVC windows within this Conservation Area, as recognised by the Planning Officer in the delegated report and in addition the other half of this semi-detached property has UPVC windows at first floor level on the front elevation. The use of other materials as required by the Conservation Officer would not result in a harmonious development.

CONCLUSIONS

7.1 It is considered that the benefits from this modest proposal far exceed any alleged harm. On this basis, the District Council is respectfully requested to grant planning permission subject to any appropriate Conditions.

76 HIGH STREET KELVEDON

APPENDIX A

Fee quotations for replacement timber windows and replacement UPVC windows.

Prepared by Everest Limited

Customer Name : Mr Adam Harvey

Email [REDACTED]

Customer Address : 74 High Street, Kelvedon, COLCHESTER, Essex, CO5 9AE

Install Address : 74 High Street, Kelvedon, COLCHESTER, Essex, CO5 9AE

Home Phone : 0

Work Phone:

Mobile Phone: [REDACTED]

Any illustrations are to show openings and design styles as viewed from inside, and are not drawn in proportion or to scale with each other.



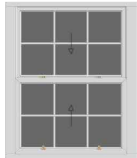
1) Bedroom 1 - Building Works (Front)

Access Equipment, Design:BD1 , To Fit Windows:Yes, Equipment Type:Easidec



2) Bedroom 1 - Services (Front)

Services, Design:ADM1A , Services Fee:Standard



3) Bedroom 1 - Window 1 (Front)

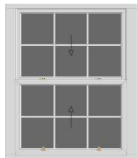
Softwood Trad. Timber Sash, Design:TS1 , Dimension:104cmx136cm, External Finish:Arctic White, Internal Finish:Arctic White, Vent Head:Yes, Furniture Finish: Gold, Sealed Unit Type:Energy Saver Plus, Glass/Panel:Clear, Grn Lead Style L1: Authentic Georgian, Grn Lead Style L2:Authentic Georgian, Grn Lead Size:18mm Georgian (Anti-Rattle)



External Finish:
Arctic White



Sealed Unit Type:
Energy Saver Plus



4) Bedroom 1 - Window 2 (Front)

Softwood Trad. Timber Sash, Design:TS1 , Dimension:104cmx136cm, External Finish:Arctic White, Internal Finish:Arctic White, Vent Head:Yes, Furniture Finish: Gold, Sealed Unit Type:Energy Saver Plus, Glass/Panel:Clear, Grn Lead Style L1: Authentic Georgian, Grn Lead Style L2:Authentic Georgian, Grn Lead Size:18mm Georgian (Anti-Rattle)



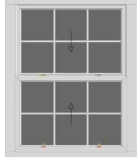
External Finish:
Arctic White



Sealed Unit Type:
Energy Saver Plus

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Home Phone	: 0	Work Phone:	
		Mobile Phone:	[REDACTED]

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5) Bedroom 2 - Window (Front)

Softwood Trad. Timber Sash, Design:TS1 , Dimension:104cmx136cm, External Finish:Arctic White, Internal Finish:Arctic White, Vent Head:Yes, Furniture Finish:Gold, Sealed Unit Type:Energy Saver Plus, Glass/Panel:Clear, Grgn Lead Style L1:Authentic Georgian, Grgn Lead Style L2:Authentic Georgian, Grgn Lead Size:18mm Georgian (Anti-Rattle)



External Finish:
Arctic White



Sealed Unit Type:
Energy Saver Plus



6) Kitchen - Door (Rear)

Exclusives uPVC Entrance/French Dr, Design:F1 , Dimension:90cmx206cm, Opening:In, Hung:Right, Door Style:5, Finish:White, Leaf Colour:White, Midrail A:Yes, Furniture Type:A:Lever/Lever Front, Door Handle Style:Modern, , Door Handle Finish:Gold, Hinge Finish:Gold, Sealed Unit Type:Energy Saver Triple Glazed, Glass/Panel A1:Clear, Glass/Panel A2:White Panel, Grgn Lead Style L1:Standard Georgian, Grgn Lead Size:18mm Georgian (Anti-Rattle), Grgn Bar Finish:White



Finish:
White



Leaf Colour:
White



Door Handle Style:
Modern



Sealed Unit Type:
Energy Saver Triple
Glazed

Customer Name	Mr Adam Harvey	Email	[REDACTED]
Customer Address	74 High Street, Kelvedon, COLCHESTER, Essex, CO5 9AE		
Install Address	74 High Street, Kelvedon, COLCHESTER, Essex, CO5 9AE		
Home Phone	0	Work Phone:	Mobile Phone: [REDACTED]

Key Summary Points of your Everest Quotation

- Includes a complete Technical Survey
- Existing materials are carefully removed and disposed of, where appropriate materials will be recycled.
- Dedicated customer service and project management.
- Transferable guarantees
- Total price includes VAT.

Exclusives uPVC Entrance/French Dr

- 10 year unconditional guarantee on all workmanship and materials
- Everest SmartLock (upgrade option) has a 2 year guarantee
- 20 year guarantee on sealed unit against fog and condensation - double and triple glazed
- 20 year guarantee against discolouration of the standard white uPVC
- Virgin grade uPVC frames with calcium organic stabilisers
- Multi-point, bi-directional locking mechanism
- Rebated door leaf with double weatherproof Q lon seals
- PAS24 and BS6375 accredited for weather, security and operational performance
- Secured by Design, the Official Police Security Initiative*
* For doors with letterboxes to be Secured by Design they must have a Letterbox Fishing Guard
- Toughened safety glass used in accordance with Building Regulations

Softwood Trad. Timber Sash

- Authentic style cords
- Traditional window framing
- Engineered timber for increased stability & rigidity
- Softwood & Hardwood timber FSC (Forestry Stewardship Council) accredited
- Finger jointed softwood for knot free finish
- 30 year guarantee against rot or fungal attack
- 5 year guarantee on the paint or stain finish
- Optional authentic sash horns
- Optional side-hung lower sash for easy cleaning
- Traditional style window furniture
- Toughened safety glass used in accordance with Building Regulations
- 10 year guarantee on all workmanship and materials (windows must be maintained in accordance with care instructions)
- For properties within 1 mile of the coastline, the guarantee period is 5 years, subject to survey

Customer Details
Mr Adam Harvey
74 High Street
Kelvedon
COLCHESTER
Essex
CO5 9AE

Home Phone: 0
Work Phone:
Mobile Phone: [REDACTED]
Email: [REDACTED]

Installation Address
As above

Price Summary:

Contract Price: [REDACTED]

Payment Schedule:
Advance Deposit: 20.00%

Total Deposit: [REDACTED]

Balance

Total Balance: [REDACTED]

Your Everest quotation was provided by: MR RICHARD CHAPMAN
Telephone:

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External Finish:
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Sealed Unit Type:
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4) Bedroom 1 - Window 2 (Front)

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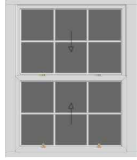
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External Finish:
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