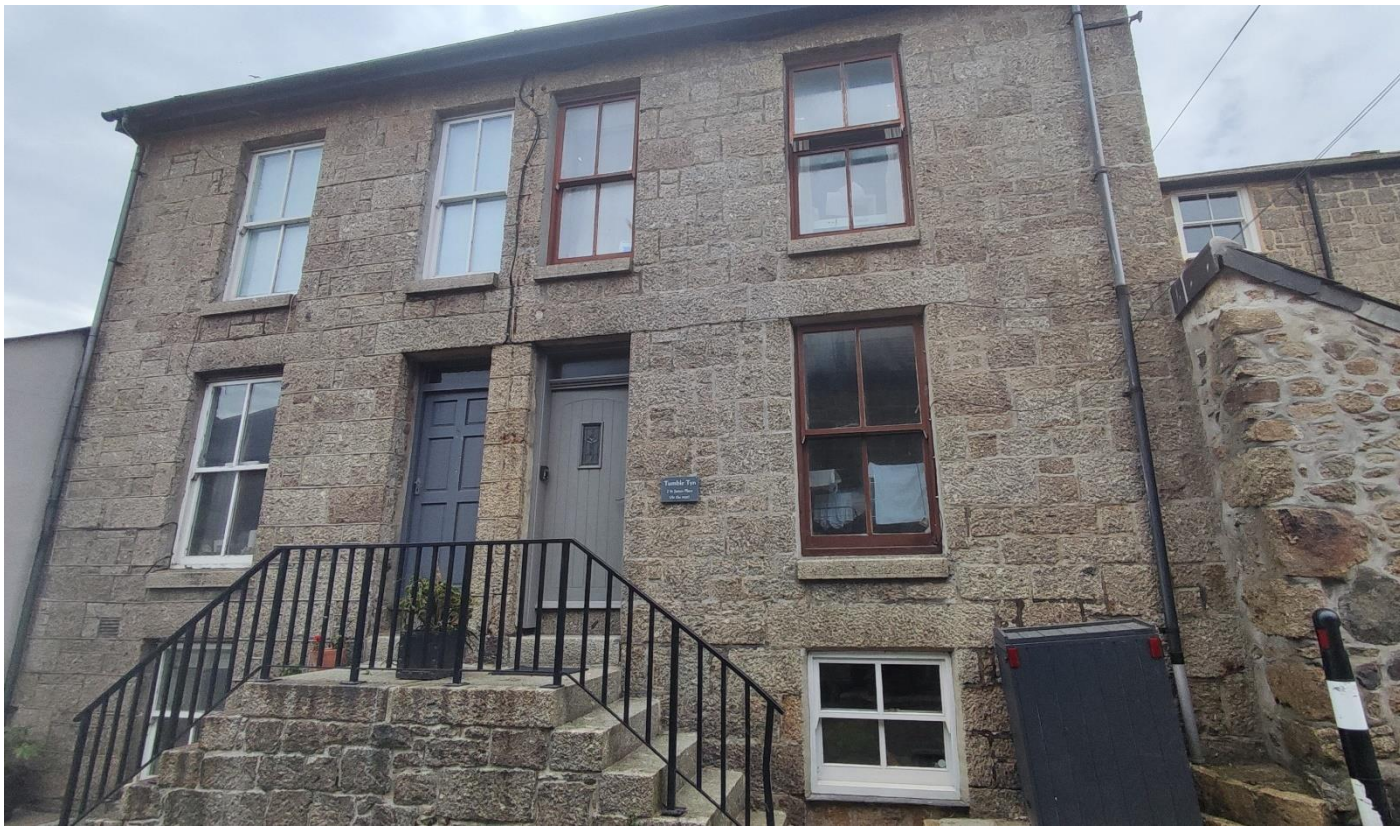
Report to support Planning application



Tumble Tyn , 2 St James Place, Mousehole, TR19 6PJ

1.0 INTRODUCTION

1.1 This Statement supports a planning application relating to Tumble Tyn, " St James Place, Mousehole, Cornwall, TR19 6PJ for replacement of Timber double glazed windows with white sash double glazed PVC-u windows on the main front windows.

The existing vernacular building forms half of a semi detached building with No.1 St James Place

The property is not Listed but is within the Mousehole Conservation Area and has Article 4 restrictions.

The existing front windows are all timber frames (one painted white) with concrete sub cills. The existing front windows that are to be replaced are all in a state of disrepair.

The rear windows are located in a courtyard, not visible from the public and will be replaced with the same style as the front.

The proposed replacement windows aims to restore the windows to their original slash window design. The frame and glazing bar profiles will ensure there would be no change to the character or appearance of the property or streetscape and would improve the thermal performance of the house.

2.0 PLANNING HISTORY

2.1 There is no planning history relating to the application site.

2.2 The planning history for properties in the joining street where replacement windows were an example of approval is included below.

• PA13/04215. No.14 The Parade Mousehole, and No.12. Replacement of timber door and windows to UPVC.
• PA14/09359. The Loft, The Parade Mousehole. Replacement of wooden door and windows with white UPVC door and windows.

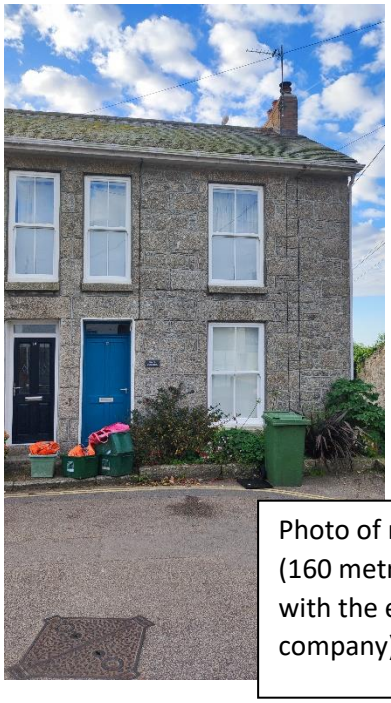
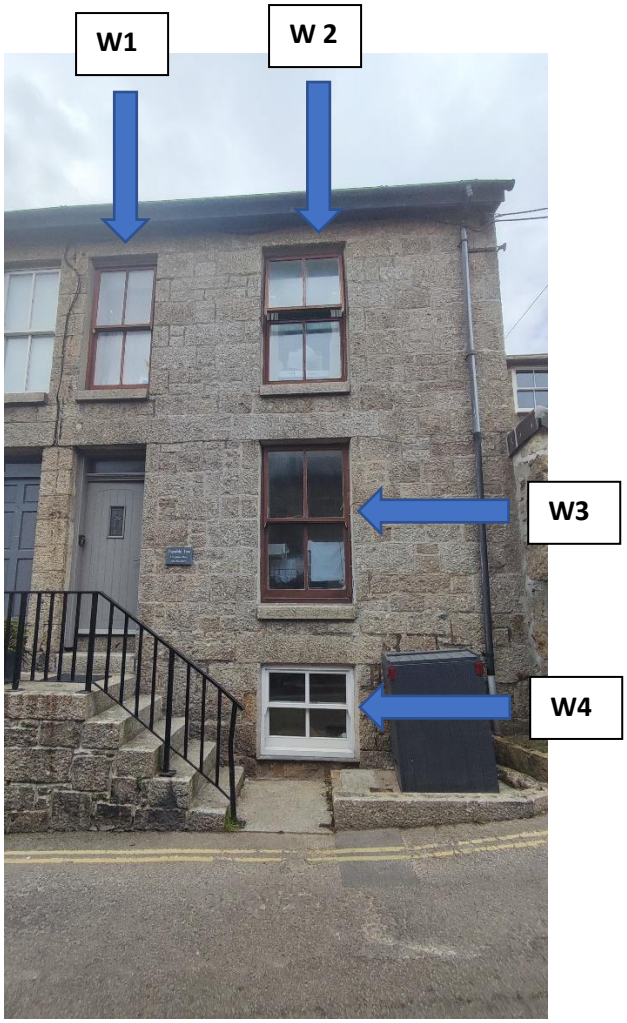


Photo of number 12/14 The Parade (160 metres away) round the corner with the exact windows (from the company) intended to be used.

3.0 APPLICATION PROPOSALS

3.1 The works proposed comprise the replacement of the 4 windows (W1, W2, W3) on the street with double glazed wood grain sash PVC-u windows. W4 will be double glazed single panel wood grain PVC-u window to create an alter fire escape.



3.2 The proposals seek to return the main windows to the original slash design of the building. The replacement will keep the exiting widths and profiles, within double glazed sashes, to preserve the existing character and appearance of the property.

This property is on the main road into Mousehole. This main road carries all traffic and buses every 15 minutes. This makes maintenance of the windows extremely difficult and the current windows have fallen into unsalvageable repair.
Because wooden windows require consistence upkeep and maintenance UPVC is the appropriate long term option.

The choice of windows are consistence with other homes around Mousehole and are indistinguishable from wood.

4.0 SIGNIFICANCE OF HERITAGE ASSETS

4.1 The significance of the heritage asset, the property itself and the Mousehole Conservation Area would not be affected by the proposals, in accordance with the NPPF.

5.0 ASSESSMENT OF THE PROPOSALS

5.1 The relevant considerations are the effect of the proposals on the

appearance of the existing building, wider group of buildings and on the character and appearance of the Mousehole Conservation Area.

5.2 The detailed elevational drawings indicate that the proposed double glazing would be slim and elegantly proportioned (to match the existing), and would not represent a significant visual change from the existing.

5.3 it is respectfully asserted that the materials and design would not harm the overall character and appearance by the replacement and would have no impact on the conservation area.

6.0 HISTORIC CONCLUSION

6.1 The National Planning Policy Framework requires harm to be weighed against the public benefit of the proposals. In this case the benefit of the proposed works has been set out above. The aim to return the building to the original design of slash windows will improve the desirability of preserving historic buildings and it's settings.

The proposal has considered the historic environment and a special regard has been had to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.0 CONCLUSION

We consider this application as an opportunity to replace existing windows to the design of the original building in a sustainable way, which would not be detrimental to the locality in any way.