

**Planning and Heritage Statement
For Mrs J Tierney
Ref: JMT/001**

**Replacement windows to kitchen
30a Union Road, Lincoln**

Background

The application property is 30a Union Road, which is located in the 'City of Lincoln Conservation Area 1 – Cathedral and City Centre' and is subject to an Article 4 Direction.

Planning permission is sought for the replacement of 2 no. timber windows to the kitchen at 30a Union Road with uPVC windows. The kitchen is at the rear of the premises and, owing to the differing levels between the front and rear of the premises, is above the basement flat 30 Union Road.

The location of the kitchen means that it sits outside any wider public view with access to the rear being controlled and available for residents only.

Immediately to the east the application site is Lincoln Castle. The privacy of properties and gardens in Union Road are maintained by screening along the castellated walls. As such, there is limited visibility of the premises from the private aspect of the castle and by paying visiting members of the public only.

The heritage significance of the terraced properties in Union Road is derived from their west facing aspect to street itself and the consistent scale and rhythm of development in the streetscene. The west facing aspect benefits from the retention of historic fabric in terms of the timber sash windows, painted cills and headers.

To the rear, as highlighted, there is no comparable public view of the premises, many of which over time have been subject to a variety of adaptations, especially in terms of windows and doors. Therefore, there are a variety of timber and uPVC windows including sash and casement types evident in the rear elevations of the properties.

The Proposal

The proposal is to replace the existing 2 no. timber windows to the kitchen at 30a Union Road with uPVC.

Window 1 (see photograph below) sits in the side elevation of the kitchen and the replacement window would be positioned with the reveal and cill retained.

Window 1 – kitchen side (south) elevation



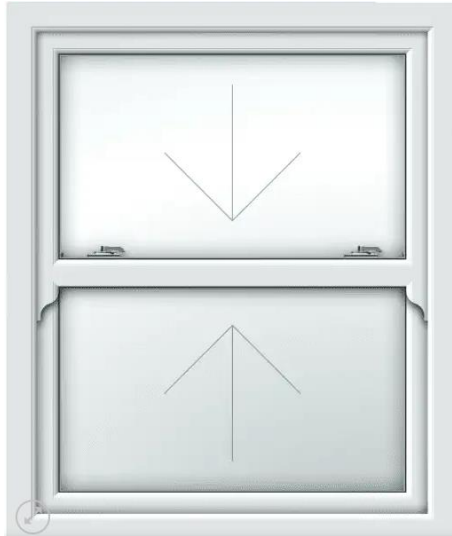
Window 2 is within the rear elevation. As the photograph below confirms, there is currently no reveal and there is a wooden cill. Whilst in pre-application discussions with Simon Cousins it was expressed that a reveal would be welcomed, for structural reasons this is not feasible, and so as guided by the contractor, the proposal is for the replacement uPVC window to be placed in the same position as the timber window.

Window 2 – kitchen rear (east) elevation



The proposal is to replace both timber windows with uPVC. In the case of window 1 in the side elevation, a sliding sash window without glazing bars as illustrated below is proposed. The final choice of uPVC window being subject to confirmation by the contractor.

Window 1 – Proposed sash window



Window 2 in the rear elevation is of dimensions that do not afford the opportunity for a uPVC sliding sash. The opening is of irregular dimensions. Accordingly, the contractor advises that a casement uPVC window is necessary. The casement window will reflect the appearance of the existing window being replaced with a top opening light as illustrated below.

Window 2 – Proposed casement window with top opening light



Policy Consideration

In the context of the proposal, and the removal of permitted development rights through the Article 4 Direction, the key consideration for this proposal is heritage. The Central Lincolnshire Local Plan, adopted in April 2023, includes policy S57 'The Historic Environment' and the National Planning Policy Framework (December 2023) within Chapter 16 'Conserving and enhancing the historic environment' is also engaged.

Broadly both Policy S57 and the NPPF set out the need for development proposals to conserve or enhance historic fabric and setting in a manner proportionate to the

significance of the asset. It is important for the significance of a heritage asset to be explained and the development proposal justified.

As highlighted above, there is no dispute that the application property is within the conservation area. The heritage setting of the application premises, in combination with the terrace of which it is a part, is derived from its street elevation and the public vantage points available from the west. The terrace retains its original character in terms of timber doors and sash windows with cill and headers.

This contrast sharply with the location of the replacement windows at the rear of the property and the wholly limited impact that the proposed development will have on the public visual amenity as well as the setting and character of the conservation area. The development, if allowed to proceed, would have no material impact on the significance of the heritage asset. Aside from the replacement windows proposed, the remaining principal windows in the rear elevation will be retained and as such the overall character of the rear elevation is maintained.

In terms of the proposed windows, the sash (window 1) can be installed with the reveal and, whilst of a uPVC material, would represent an enhancement compared to the configuration of the existing window. This enhancement, albeit minor, responds positively to the local plan policy and the NPPF.

Window 2 as a proposed casement owing to the dimensions of the aperture is a replacement in a similar configuration to the existing timber window and as such it cannot reasonably be considered as an enhancement. This being said, in the context of the window to be replaced, the absence of public view and variety and form of window detailing evident to the rear of the properties at Union Road, the proposal does not harm the setting or significance of the heritage asset and so has a neutral impact insofar as preserving the form, if not the material, of the window to be replaced.

In view of the combination of enhancement (window 1) and neutral (window 2) assessment for each of the proposed replacement windows, the overall impact of the proposal is assessed as neutral/marginally positive. There is no harm and so the relevant parts of policy S57 and the NPPF are not engaged.

On this basis, it is submitted that the proposal conforms with policy S57 and the NPPF and planning permission should be granted.

Client: Mrs J Tierney
Date: February 2024

ENDS.