

APPLICATION REFERENCE: PF/20/1052

LOCATION: 9 Mount Street, Cromer

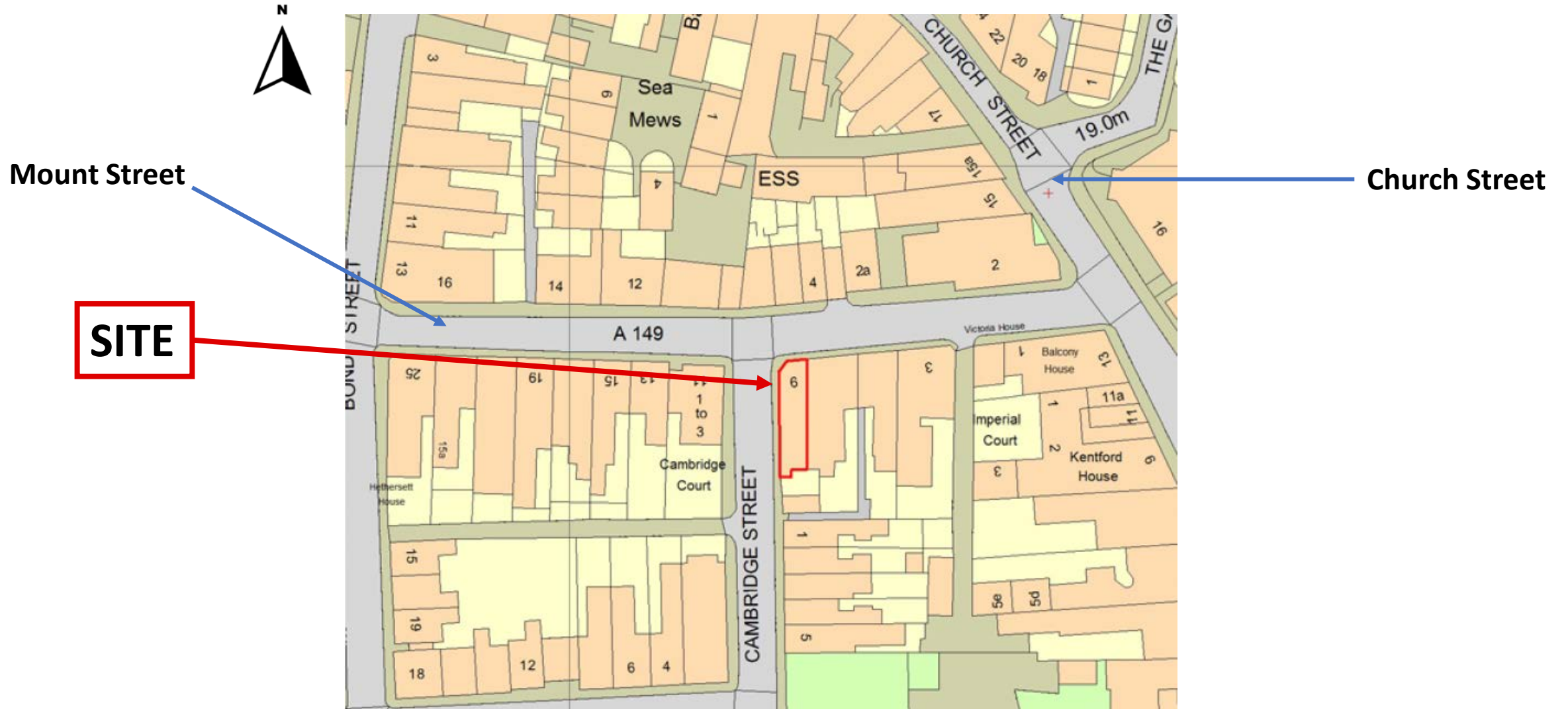
PROPOSAL: Replacement of wooden single glazed sash windows with like-for-like upvc double glazed sash windows.



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COUNCIL

north-norfolk.gov.uk

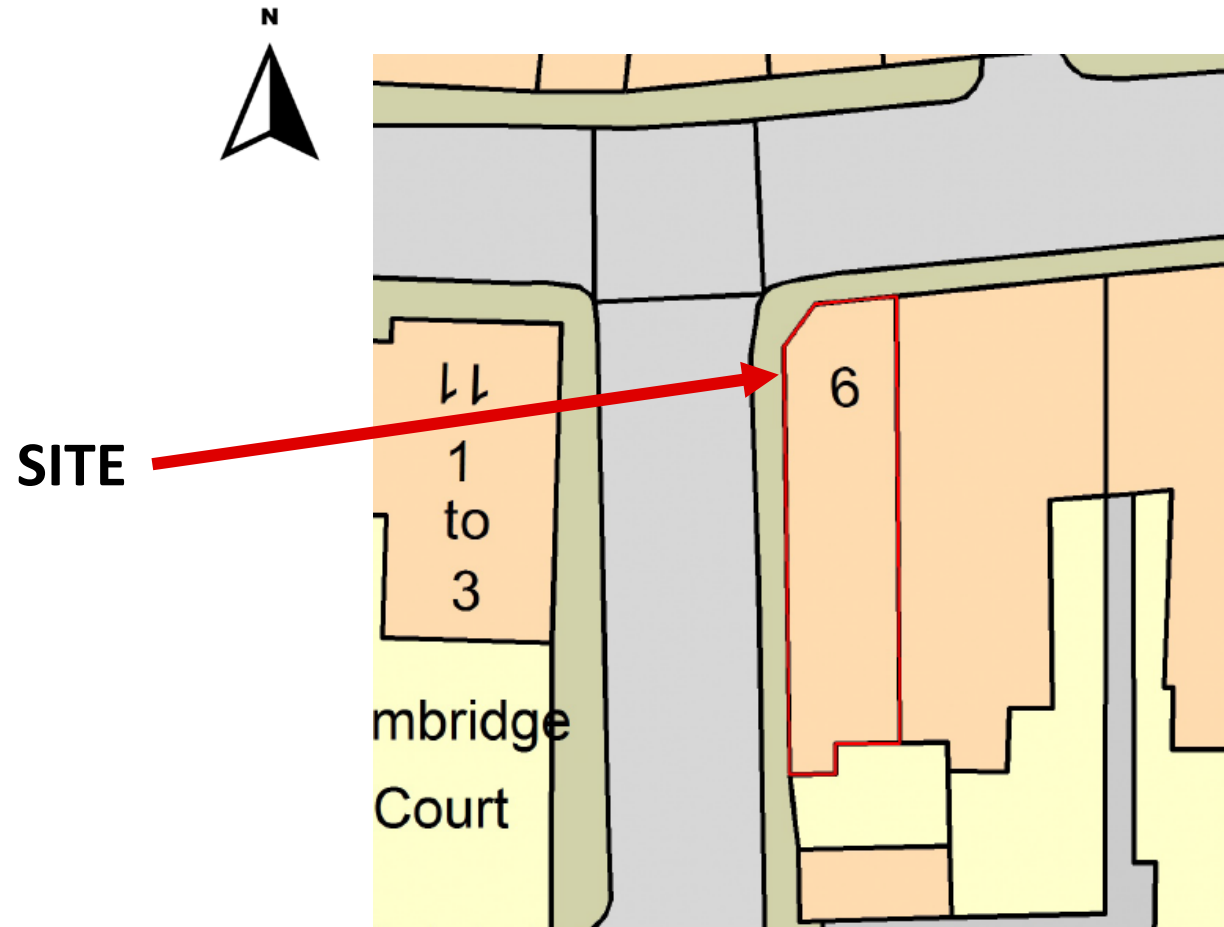
GENERAL LOCATION



SITE



SITE LOCATION PLAN



AERIAL PHOTO



SITE





EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION (looking south-west)



VIEW OF EXISTING FRONT & SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING WINDOWS ON SIDE ELEVATION TO BE REPLACED



Windows 2 & 3



EXISTING WINDOWS ON REAR & SIDE ELEVATIONS TO BE REPLACED



**Window 4, rear elevation
(excluding door)**



Windows 5 & 6, side elevation

EXISTING WINDOWS ON SIDE ELEVATION TO BE REPLACED



Windows 7 - 10



Windows 11-13

CLOSE UP OF EXISTING WINDOW NO.12



EXISTING WINDOWS ON SIDE & FRONT ELEVATIONS



**Windows 14-15
side elevation**



Windows 16-18, front elevation

PROPOSED WINDOW DETAILS

Sliding Function

ECOSlide PVC-U sash windows primarily function like a wooden box sash window with both the top and bottom sashes sliding up and down to suit your ventilation requirements.

Convenient and simple to operate, the two sliding sashes within an outer frame work independently of each other on a balanced load mechanism, designed to hold the sash at any height.



PROPOSED WINDOW DETAILS

Extract from Heritage Statement:

- Traditional style vertical sliders
- Coloured Crystal White to match the existing windows
- The windows have slim profiles to match the existing frames.
- The jambs, sash sections and meeting rail are engineered to look just like timber windows.
- Incorporate traditional features: astragal bars, decorative sash horns and traditional operating hardware
- Dimensions and pane numbers will match the existing windows exactly.



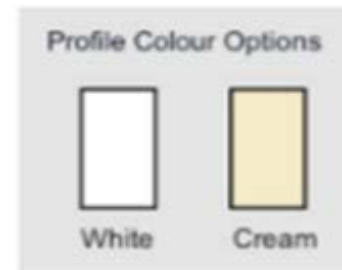
Astragal Bars



Plant-On Sash Horn



Run-Through Sash Horn





MAIN ISSUES

- Whether the proposed development is acceptable in principle
- The design of the proposal and its impact on the Heritage Asset
- Residential Amenity
- Risk of Flooding
- Other Matters/ Environmental Considerations



RECOMMENDATION

Approve for the following reasons:

- Given that a sufficient level of information has been provided, Conservation & Design are now reassured that the works will not constitute an unacceptable level of harm to the character and appearance of the building and the Cromer Conservation Area.
- It is acknowledged that a refusal of the scheme could not be sustained for the following reasons: sufficient details have been provided demonstrating that the proposed windows closely replicate the existing windows as far as practically possible, the building is not listed, there is a precedent for the approved use of upvc elsewhere within the Cromer Conservation area and it is considered the Agent has provided sufficient justification for the use of the replacement material. Therefore, on balance, the proposal is deemed compliant with Core strategy Policies EN 4 and EN8, and Sections 12 and 16 of the NPPF.



RECOMMENDATION

APPROVAL subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- **Time limit commencement**
- **Accordance with the submitted details, Inc. manufacturer's specifications and the amended Heritage Statement**
- **Materials as submitted**

Final wording of conditions to be delegated to the Head of Planning