

CROMER - PF/21/2544 – Replacement windows to first floor apartment, Flat 1 Hagley House, for Mr & Mrs Kirkham

- Target Date: 6th December 2021

- Extension of time: 28th January 2022

Case Officer: Ms A Walker

Householder Application

RELEVANT SITE CONSTRAINTS

Areas Susceptible to Groundwater SFRA - Classification: < 25%

Conservation Area

Listed Building Cases - Reference: LL/22/16

Grade: LL, Address: Flat 2, Hagley House, 2 Bond Street, Cromer, NR27 9DA

Primary Retail Frontages LDF

Primary Shopping Area LDF

Principle Routes LDF

Settlement Boundary LDF

Town Centre LDF

RELEVANT PLANNING HISTORY

None relevant.

THE APPLICATION

The application is for flat 1 Hagley House and seeks to replace the existing first floor white-painted timber framed sash windows with replacement heritage wood grain effect UPVC frames.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor T Adams due to concerns that the use of UPVC windows within the Cromer Conservation Area contradicts the North Norfolk Design Guide, Conservation Area Appraisal, and therefore Policy EN 4.

TOWN COUNCIL

Cromer Town Council – Objection to the use of UPVC under EN 8 especially within the Conservation Area. Also believe that this proposal goes against the NNDC Climate Emergency declaration.

CONSULTATIONS

Conservation and Design - are not able to sustain an objection to the application.

REPRESENTATIONS

None received.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 7 - Cromer

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design

EN 8 - Protecting and Enhancing the Historic Environment

Supplementary Planning Documents:

Cromer Conservation Area Character Appraisal and Management Proposals (adopted November 2012)

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design & Heritage
3. Residential Amenity

APPRAISAL

1. Principle of development

The application site lies within the settlement boundary of Cromer, a Primary Settlement, where alterations to dwellings are acceptable in principle subject to compliance with all relevant Core Strategy policies. The site is also within the Cromer Conservation Area, where development is expected to preserve and enhance the character and appearance of the area. The building is Locally Listed.

2. Design & Visual Impact on the Heritage Asset

The current windows are in poor condition and in need of repair/replacing, the proposal seeks to replace 7 existing white-painted timber windows on the front elevation with white UPVC frames. 6 of the windows are of ordinary sash design and the 7th window labelled as 'W04' is

a casement with a transom fanlight detail and not sash, due to access being needed to the small balcony. The proposed materials will be heritage white wood grain effect UPVC frames with proportions to match the existing. The units also match the specifications of those used on the second floor flat approved under application PF/21/0968.

In terms of Heritage, Hagley House is a locally listed building and occupies a fairly prominent position along Church Street and positively contributes towards the character and appearance of the Cromer Conservation Area in which it is located. The windows to be replaced are located on the first floor, which whilst visible from the surrounding streets, are less frequently observed by passing shoppers/pedestrians than those below at eyelevel. UPVC windows are, broadly speaking, undesirable for use within traditional buildings and conservation areas. That said, it is often difficult in practice to substantiate an objection 'in principle' to the use of plastic windows in an unlisted building when there is a precedent for the use of UPVC windows in the vicinity. For those reasons, Conservation & Design are unable to sustain an objection to the application.

It is considered that the proposal would not constitute an unacceptable level of harm to either the character and appearance of the building or the Cromer Conservation Area. The proposal would also have some benefits as it would unify the style of windows on the frontage in matching those from the flat above. Therefore, on balance, the proposal is considered to comply with Core Strategy Policies EN 4 and EN 8, and Sections 12 and 16 of the NPPF.

3. Residential Amenity

With regard to privacy, as the proposed windows are purely replacements of the existing windows, with no new openings being created, the proposal would not alter the current relationship with neighbouring dwellings. As such the proposal would not impact on residential amenity and is compliant with Policy EN4.

Conclusion

Given the considerations outlined above, the development is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise.

RECOMMENDATION:

APPROVAL subject to conditions to cover the matters listed below, and any others considered necessary by the Head of Planning:

1. Time limit for implementation
2. Development to be carried out in accordance with submitted details and specifications
3. Materials for the proposed development to be in accordance with details submitted as part of the application.

Final wording of the conditions to be delegated to the Assistant Director – Planning.