

2.3 REFERENCE NO - 22/502712/FULL		
APPLICATION PROPOSAL Replacement of existing wooden single glazed windows and doors with double glazed uPVC windows and doors in a heritage style sash (Resubmission -22/501409/FULL).		
ADDRESS 1 Fielding Street Faversham Kent ME13 7JZ		
RECOMMENDATION Grant planning permission subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Town Council Objection		
WARD St. Ann's	PARISH/TOWN Faversham Town	COUNCIL
		APPLICANT Elizabeth Macklin AGENT AJW-CS Property Services
DECISION DUE DATE 15/12/2022	PUBLICITY EXPIRY DATE 26/07/22	CASE OFFICER Kelly Sharp

Planning History

22/501409/FULL - Replacement of existing wooden single glazed windows and doors with double glazed uPVC windows and doors. Refused 16th May 2022.

19/505285/FULL – (4 Fielding Street) - Replacement of existing 1980s front door for one with a more sympathetic Victorian design using uPVC material. Approved 10th December 2019.

SW/13/1217 – (12 Fielding Street) – Replacement of existing ground floor bay window and two first floor windows to front with uPVC sliding sash windows. Granted Approval at Planning Committee 22nd November 2013.

1.0 DESCRIPTION OF SITE

1.01 1 Fielding Street is a traditionally designed two-storey, mid terraced property which forms part of a row of traditionally designed properties located within the Faversham conservation area.

1.02 It is subject to an Article 4(2) Direction dated May 2007 which was issued in order to prevent piecemeal degradation of the streetscape of the town via incremental Permitted Development changes and, ideally, to raise the standard of appearance of properties when changes are being made. This only affects public elevations, not the rear of any property.

1.03 The property is a modest, Victorian two storey house with a bay window on the front elevation and despite being subject to an Article 4(2) Direction, the house has been detrimentally altered at some time in the past by the removal of the original windows and their replacement with unsuitable fenestration of a 1960's design with top hung fanlights, which although of timber construction detract from the original character of the property. Unfortunately, many nearby properties have similar styled replacement windows, some of which are uPVC. All of the existing windows on the dwelling are timber framed.

2.0 PROPOSAL

- 2.01 This proposal seeks to replace the existing wooden single glazed windows to the front and rear of the dwelling with heritage style Ultimate Rose uPVC sliding sash windows.
- 2.02 The front and rear doors to the dwelling which are currently timber will be replaced with uPVC doors. The front door will be a four panel uPVC door with the existing fanlight above the door restored with glazing.
- 2.03 The application is supported by a Heritage Statement which states the following:

‘The installation of new UPVC windows and doors will restore the original design of the properties windows and doors while providing an opportunity for improved insulation and maintenance of the property. These improvements have been approved for other properties along Fielding Street, contributing to the well-maintained appearance of the road’.

- 2.04 Following discussions with the Council’s Conservation Officer the manufacturer of the proposed windows has been changed to the use of heritage style ‘Ultimate Rose’ uPVC sliding sash windows, which have been approved on a number of similar Victorian properties within Fielding Street as well as approved on a number of properties within the Faversham Conservation Area.
- 2.05 This application follows refused planning application 22/501409/FULL for the same proposed works, however the proposed design of the windows were considered inappropriate as they matched the later 1960’s design of the existing windows.

3.0 PLANNING CONSTRAINTS

- 3.01 Potential Archaeological Importance
- 3.02 Faversham Conservation Area
- 3.03 Article 4(2) Direction

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The NPPF, at paragraph 199, advises that great weight should be given to the conservation of heritage assets.
- 4.02 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:
- CP4 (Requiring good design)
 - DM14 (General Development Criteria)
 - DM16 (Alterations and extensions)
 - DM33 (Development affecting a conservation area)
- 4.03 The Council’s Supplementary Planning Guidance (SPG): “Designing an Extension A Guide for Householders” and “Conservation Areas”.
- 4.04 Planning (Listed Buildings and Conservation Areas) Act 1990, as amended:

s72(1) In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The implementation of Policy DM33 (Development affecting a conservation area) of the Bearing Fruits 2031: The Swale Borough Local Plan 2017 is consistent with the above-mentioned legislation.

5.0 LOCAL REPRESENTATIONS

None received.

6.0 CONSULTATIONS

6.01 Faversham Town Council has objected to the proposal questioning whether their previous comments on the refused application 22/501409/FULL concerning whether the wooden windows being replaced were original or of original features had been taken on board: The comments received in relation to this current application are as follows:

- Members questioned if the wooden door was original or of original design and felt this was an opportunity for a more appropriate door to be installed.
- It was noted that a heritage style sash window was now proposed, however the Town Council would prefer this to be of wooden construction in the Conservation Area and not UPVC.

6.02 Kent County Council Archaeology have confirmed that given the lack of ground excavations they are satisfied that no archaeological measures are necessary.

7.0 BACKGROUND PAPERS AND PLANS

7.01 All plans and documents to application 22/502712/FULL.

8.0 APPRAISAL

8.01 The main consideration in the determination of this planning application is whether the replacement windows and door (uPVC) would preserve or enhance the special character of the conservation area.

8.02 This application follows a previous application (22/501409/FULL) which was refused due to the inappropriate design of the replacement windows to the front elevation which would have replicated the existing later 1960's windows and used uPVC materials. This proposal now proposes to replace the existing windows with heritage style sash windows, albeit that these would also use uPVC.

8.03 Discussions have taken place with the agent with regards to the possibility of amending the proposal to timber framed windows to which the agent has confirmed that *'unfortunately the costs associated with timber windows of this style makes it unaffordable for the property owner and given the urgency of the repair works and associated energy fees, they would still like to apply for UPVC materials'*. The agent has however now opted to use a manufacturer of uPVC sash windows that have a range specifically designed to be sympathetic to the requirements of conservation areas as detailed within the supporting 'Ultimate Rose' brochure provided with the application, examples of which have been approved on a number of properties within the Faversham Conservation Area, as well as within Fielding Street.

- 8.04 I acknowledge the fact that uPVC is not generally accepted within a conservation area, and timber is the preferred material, but I believe that the proposed replacement windows are a more appropriate design and configuration than the existing glazed windows that are not original. Whilst the proposed window frames would be in uPVC, I consider the overall design and appearance of the windows to be more sympathetic than the existing non-period timber windows, which will enhance the character of the area in line with the Council's consistent approach to the issue of replacement windows within the Article 4(2) Direction area.
- 8.05 This application is very similar to one allowed on appeal at 8 Newton Road in 2009 (a similar house also within the conservation area) where the proposal was to replace modern timber windows with a large single pane and louvres at the top with uPVC sash windows. The Inspector said that the lack of subdivision of the large single pane of glass in the existing windows was incongruous and detrimental to the character and appearance of the conservation area; and that the fact that the proposed uPVC windows re-introduced the appropriate subdivision of the windows ensured that the appearance of the building is more in keeping with its neighbours.
- 8.06 I note that although many of the surrounding dwellings have unsuitable fenestration there are examples of sash windows which remain along Fielding Street, particularly at no.12 which forms part of this row of properties. No.12 received approval at Planning Committee, under planning application SW/13/1217 to replace the same, non-original timber windows which are present on 1 Fielding Street with uPVC sash windows. The committee report advised that *'it must be demonstrated that the proposal will preserve or enhance the character and appearance of the area. I would contend that the application does just that, in removing some windows which are not aesthetically pleasing with ones which are of a design and appearance more suitable for both the property and the area'*. I therefore consider that this current proposal has the same advantages in terms of the character of the conservation area notwithstanding the use of uPVC.
- 8.07 This application also proposes to replace the existing front and rear doors with uPVC. The front door which is protected by the Article 4(2) direction is not considered to be original and the replacement door, although of uPVC would be of a more traditional design with four panels. The plans also show the existing fan light would be restored with glazing. I note no.4 Fielding Street received approval in 2019 under planning application 19/505285/FULL for the replacement of an existing 1980s front door for one with a more sympathetic Victorian design using uPVC material. Under this approval the officer agreed with the Conservation Officer that the proposed replacement door is of a more appropriate design, which will actually enhance the character of the area, in line with the Council's consistent approach to the issue of replacement windows and doors within the Article 4(2) Direction area. The Council's Conservation Officer has also raised no objection to the replacement of the front door on no.1 Fielding Street with uPVC considering the design to be more appropriate and an improvement to the existing later addition.

9.0 CONCLUSION

- 9.01 On the basis of the above assessment I would therefore suggest that to replace the existing windows and doors, albeit in uPVC but with well-designed details, will be an improvement to this property and the area in terms of design and appearance, complying with both the Council's policy and the legislative requirement under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to preserve or enhance the character and appearance of the conservation area. The proposal is considered to demonstrate good design and is therefore in

accordance with CP4 and DM33 of the Swale Borough Council Local Plan, and the Supplementary Planning Guidance: Conservation Areas. As a result I recommend that planning permission is granted.

10.0 RECOMMENDATION – GRANT Subject to the following conditions:

CONDITIONS to include

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The replacement windows to be installed shall be of the Ultimate Rose uPVC sash window as detailed on the submitted manufacturer's technical specifications and associated drawings. For the avoidance of doubt these shall only include the single vertical sash bar in accordance with drawing PL 001 Rev 3 (Existing and Proposed Elevations and Floor Plans).

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (3) Before any development commences, a 1:10 elevation detail and a 1:2 plan and vertical section for each new / and / replacement window type to be used shall first have been submitted and subsequently approved in writing by the Local Planning Authority (please see Informative A, below). The development shall thereafter be carried out in accordance with the approved details.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (4) Before any development commences, a 1:10 elevation detail and a 1:2 plan and vertical section for each new / and / replacement external door type to be used shall first have been submitted and subsequently approved in writing by the Local Planning Authority (please see Informative A, below). The development shall thereafter be carried out in accordance with the approved details.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

- (5) Prior to the installation of the front door the colour finish (which shall be a dark colour and not white, off-white or cream) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reasons: In the interest of preserving or enhancing the character and appearance of the conservation area.

INFORMATIVES

Informative A:

The sections to be provided shall include part of the surrounding masonry or joinery bordering the window or door opening and shall be set out clearly (annotated as necessary) to show the following details, as applicable:

- Depth of reveal
- Window head and cill/sub-cill detailing
- Glazing section (thickness of glass and in case of double glazing, dimension of spacing between the panes of glass)
- Glazing bar profile(s)
- Door frame / window frame
- Weatherboard and threshold detail (for doors only)

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

