

Application No: W 11 / 1274 LB

Town/Parish Council: Warwick
Case Officer: Steven Wallsgrove
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Registration Date: 11/10/11
Expiry Date: 06/12/11

52 Bridge End, Warwick, CV34 6PB

Provision of new glazed openings between existing timbers to rear gable above Workshop/Outbuilding. FOR Mr S Ray

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council considers that the new glazed openings are not in keeping with the special character, integrity and setting of this listed building and thus do not comply with policy DAP4, and that the introduction of the triangular glazed and casement windows are an inappropriate form of development.

CAAF: No comment.

Conservation: No objection to amended plan.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

An extension was approved in 1967, with a porch in 1968. More recently single storey and two storey extensions, and alterations, were approved in 2006 with other alterations being approved in 2007.

KEY ISSUES

The Site and its Location

The property is a fairly substantial listed house with attached outbuildings at the bend in Bridge End. The whole area lies in the Conservation Area.

Details of the Development

This application is for Listed Building consent for the insertion a pair of timber casement windows into the first floor gable of the outbuildings, and a triangular

window in the top of the gable. Both windows would be set within the existing timber framing. The original plans showed a top hung single framed window in the position of the now proposed casement window.

The application was accompanied by a Design and Access Statement which included heritage considerations.

Assessment

The single issue in this case is whether the proposed alterations adequately respect the character of the Listed Building and any features of historic interest.

The original submission consisted of two windows, namely a triangular window in the apex of the gable, and a single pane, top hung, window below it. This second window had a horizontal emphasis, as well being top hung, and this form of window was considered to be unacceptable and inappropriate on this Listed Building. The plans were amended, through negotiation, to show a simple pair of side hung casements with a traditional, vertical, emphasis, which would be constructed in oak. This design is considered to properly respect the character of the Listed Building and will also not alter the timber framing.

The triangular window, in the apex, will replace the existing brick 'nogging' between the timbers and, due to its simple character, is also considered to respect the character of the building and the timber framing.

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing(s) 06/037/24A, and specification contained therein, submitted on 25 November 2011 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of the windows (including a section showing the window reveal, heads and cill details), at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to

satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
