

Planning Committee: 02 November 2005

Item Number: 20

Application No: W 05 / 1589

Registration Date: 23/09/05

Town/Parish Council: Warwick

Expiry Date: 18/11/05

Case Officer: Steven Wallsgrove

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3 Lambert Court, West Street, Warwick, CV34 6BE

Installation of UPVC windows to front elevation (retrospective application)
FOR Mr and Mrs JC Passey

Enforcement action is not a delegated matter.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Raises objection on the following grounds: The LPA policy does not permit UPVC windows in properties within a conservation area and therefore the LPA has no option but to refuse the development which does not accord to its guidelines.

The Warwick Society: It is our understanding that plastic window frames are not permitted in the Conservation Area so planning permission for this application should be refused.

RELEVANT POLICIES

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

The property was redeveloped after a fire, following a consent in 1985.

KEY ISSUES

The Site and its Location

The property lies on the north-west side of West Street, in the Conservation Area, and consists of two shops on the ground floor with 4 flats above and a house to the rear. Parking exists in a rear court approached via a driveway.

Details of the Development

The original timber windows (which still exist in the middle of the three flats at the front) have been replaced by UPVC to a slightly different design, without

consent. They have also been replaced without consent on the flat at the southern end of the block and this is also a live enforcement case.

Assessment

The principal issue is whether the design of these windows protects or enhances the character of this part of the Conservation Area.

In this context, the window frames are thicker than the original timber windows and, therefore, give a heavier appearance. In addition, the central first floor window appears to be hinged at the top, rather than a sash window, so that this, when opened, looks very out of place in the Conservation Area.

It is considered, therefore, that the replacement windows detract from the established character of the Conservation Area and that there is no special justification. This is because the building itself is of a simple traditional character which respects the surrounding architecture rather than being a modern, independent, design which could take such windows, as was the case with Market Street, Warwick and Fields Bridge End where replacement UPVC windows have either been permitted or allowed on appeal.

RECOMMENDATION

That (1) Enforcement action be authorised to have the UPVC windows removed and replaced with timber windows and replaced with timber windows to match the originals. (2) That Planning Permission be REFUSED.

- 1 The site lies within a Conservation Area and it is considered that the development proposed would prejudice the Planning Authority's policy for the preservation and enhancement of the character and appearance of such areas by reason of the inappropriate dimensions and detailing of the windows, thereby conflicting with the objectives of Warwick District Local Plan policies (DW) ENV6 and (DW) ENV8 and emerging policy DAP10 of the first deposit version of the Local Plan (1996-2011).
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