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Item No: 7.2

Application: 170466

Applicant: Mr Andy Shelmerdine, Colchester Borough Homes

Agent: Ms L Bane Inkpen Downie Architecture And Design Ltd

Proposal: Replacement of windows to flats in 9-13 (cons) George Street, 1-6 (cons) 9, 74, 75, 80-86 (cons) 89-100 (cons) Maidenburgh Street, 1-14 (cons) Roger Browning House, 1-8 (cons) Ryegate Road, 2, 3 and 4 Sanderson Mews, 15, 16, 17 West Stockwell Street and 20-23 (cons) Williams Walk.

Location: George Street, Colchester

Ward: Castle

Officer: Daniel Cameron

Recommendation: Approval subject to conditions

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is Colchester Borough Homes.

2.0 Synopsis

- 2.1 The key issues for consideration are the impacts of the replacement windows and doors upon the affected properties and upon the character and appearance of Colchester Conservation Area 1.
- 2.2 The application is subsequently recommended for approval subject to the conditions outlined within the report.

3.0 Site Description and Context

- 3.1 This application affects several buildings located within the Dutch Quarter including George Street, Maidenburgh Street, Roger Browning House, Ryegate Road, Sanderson Mews, West Stockwell Street and Williams Walk. All are of modern construction and form part of a number of infill developments built in the vernacular style to mimic the historic character of the Dutch Quarter.

4.0 Description of the Proposal

- 4.1 As with similar proposals from Colchester Borough Homes within the immediate area, this application proposes the replacement of windows and street facing doors to the affected properties.
- 4.2 Existing window details are fairly common to all properties where at present they are provided with single glazed timber framed and metal sash windows, although single and double glazed timber framed casement windows are present on some properties on Sanderson Mews and West Stockwell Street.
- 4.3 Doors to the affected properties are typically single glazed timber doors, although the level of glazing does vary between them. A number have been previously replaced with PVC doors. The existing doors are showing various signs of age and associated wear.
- 4.4 The replacement windows are to be double glazed and Aluminium framed set within the existing opening to match the window it is replacing. The replacement doors are all to be solid timber doors with a small glazed vision panel section. Colours are to be determined by the residents of the properties from a range of approved heritage colours.

5.0 Land Use Allocation

- 5.1 The existing land use allocation for the area within the current local plan is predominantly residential.

6.0 Relevant Planning History

- 6.1 Permission was granted under applications 161912 and 162969 to allow for the windows and doors serving certain Colchester Borough Homes properties within the Dutch Quarter to be replaced. This formed phase 1 of a scheme of wider works to properties in this area. This application forms phase 2.

7.0 Principal Policies

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character
ENV1 - Environment

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP14 Historic Environment Assets

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.
- 8.2 *Historic Buildings and Areas Officer* – The proposed windows offer a more slender profile than the existing which are chunky and are showing signs of wear. The buildings to be affected are all of modern construction, albeit with a vernacular bent and the proposed windows would be in keeping with the general aesthetic of these buildings and the wider Dutch Quarter. Trickle vents are expressed on the existing windows of the properties and are fairly noticeable. The proposed windows do continue to show trickle vents but it is judged that their impact, if any, would be minimal when considered with the visual improvement that the unified window details would offer.

9.0 Parish Council Response

- 9.1 The application lies within an unparished ward.

10.0 Representations from Notified Parties

10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. No representations were received.

11.0 Parking Provision

11.1 N/A.

12.0 Open Space Provisions

12.1 N/A.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

15.1 As with previous applications from Colchester Borough Homes for replacement windows and doors within the Dutch Quarter, the replacements are proposed to be on a broadly like-for-like basis with the existing. There are a number of issues with the existing windows due mainly to their age, state of wear, and their difficult and costly maintenance. These issues have led to problems with the build-up of condensation within the affected properties which in some cases is leading to mould and damp problems. The doors to be replaced as part of the application are also showing some signs of wear. Given that the majority of properties are inhabited by social housing tenants, there is a clear benefit to the replacement of the windows to both the residents and to the landlord.

15.2 The inclusion of double glazing to the replacement windows will necessitate a deeper section profile to accommodate them. It is considered that this would be a marginal increase over the section profiles of the existing windows and would not be unduly noticeable throughout the Dutch Quarter. The profile of the windows in section, which at present is quite large, would be reduced to a more slender profile. The replacement doors are of a suitably traditional appearance and are to be constructed from solid timber. All replacement doors are to be painted an appropriate colour.

15.3 In terms of the impact of the works upon the character of the conservation area it is considered that on balance, this would be minimal. The visual appearance of the windows would be an improvement over the existing, with the broadly like-for-like design replicating the consistency created by the originals. The trickle vent details are minor and would not constitute material harm to the character of the conservation area. In any case, as they are present on the existing windows, current Building Regulations would require them on any replacements. The replacement doors would sit well within the area and are of sufficient quality to compliment the wider area again through the use of a consistent detail.

16.0 Conclusion

16.1 To summarise, there are clear benefits of the scheme for both the residents of the properties and for the fabric of the properties themselves. The design of the replacement windows mirrors that of the originals while the benefit of additional ventilation should remove any issues of mould or damp for the residents. Equally, the new doors should address any security concerns. With regards to the character of the conservation area, any impact from this application is minimal and there are no conflicts between the proposed works and existing national or local planning policies.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for APPROVAL of planning permission subject to the following conditions:

1 - ZAA - Time Limit for Full Permissions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2 - ZAM - *Development to Accord with Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers A-1516-PL-01, A-1516-PL-06, A-1516-PL-07, A-1516-PL-08, A-1516-PL-09 and A-1516-PL-10.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3 - ZBB - Materials As Stated in Application Non-standard

The external materials to be used shall be those specified on the submitted application form and drawings, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the wider conservation area.

4 - Z00 – Non Standard Condition – Colour of Doors

The replacement doors hereby approved shall each be finished in one of the colours shown on drawing number A-1516-PL-07 and retained as such hereafter.

Reason: To ensure the colour of the doors are appropriately reflect the traditional character of the conservation area.

5 - Z00 – Non Standard Condition – Colour of Window Frames

Prior to the installation of the windows hereby approved, the outer frames of the windows shall be repainted in a colour, to be submitted to and agreed in writing with the Local Planning Authority. Once agreed, the outer window frames shall be painted according to the submitted details and thereafter maintained in accordance with the agreed details.

Reason: To preserve the historic character of the conservation area.

18.0 Informatives

18.1 The following informatives are also recommended:

1 - ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

2 Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either **before you commence the development or before you occupy the development. This is of critical importance.** If you do not comply with the condition precedent you may invalidate this permission and be investigated by our enforcement team. Please pay particular attention to these requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms section of our website). A fee is also payable, with the relevant fees set out on our website.

3 - ZTB - Informative on Any Application With a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.