



**Application No:** 161912

**Location:** West Stockwell Street, Colchester

**Scale (approx):** 1:1250

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**7.5 Case Officer: Daniel Cameron**

**Due Date: 21/10/2016**

**HOUSEHOLDER**

**Site:** West Stockwell Street, Colchester

**Application No:** 161912

**Date Received:** 4 August 2016

**Applicant:** Mr Andy Shelmerdine, Colchester Borough Homes

**Development:** Replacement of windows and some external doors to flats in various locations. 1-9 (odds) Ball Alley, 2-14 (evens) John Ball Walk, 2-16 (evens) Nunns Road, 2- 8 (evens) Shortcut Road, 7-9 (cons) Walters Yard, 1-7 (cons) Wat Tyler Walk, 2-20 (evens) Stockwell and 22-28 (cons) 32, 33, 34a, 34b, 34c, 44, 44a and 45 West Stockwell Street.

**Ward:** Castle

**Summary of Recommendation:** Conditional Approval

## **1.0 Reason for Referral to the Planning Committee**

- 1.1 This application is referred to the Planning Committee because it has been submitted by Colchester Borough Homes (CBH).

## **2.0 Synopsis**

- 2.1 The key issues explored below are the impact of the proposed replacement windows and doors to the affected properties will have on the character of the Colchester Conservation Area 1.

## **3.0 Site Description and Context**

- 3.1 This application affects several unlisted buildings within the Dutch Quarter. All are of modern construction dating from between the mid 1950's to the 1970's and formed part of a series of infill developments built in the vernacular style to mimic the historic buildings and streetscapes exhibited within the Dutch Quarter.

## **4.0 Description of the Proposal**

- 4.1 The proposal seeks permission to replace the windows on the affected properties. Window details are common to all of the properties covered by the application with the exception of those few which have been replaced with double glazed timber framed windows or uPVC windows. It is proposed to replace the uPVC windows as part of this application. However the timber framed windows would not be affected and would remain in those properties which had installed them.

- 4.2 It is proposed to replace the windows on a broadly like-with-like basis. The majority of the existing windows are single glazed, aluminium framed, sash windows with the exception of the bathroom windows to the properties which are single glazed, square, bottom hung, inward opening, steel crittall windows. The replacement windows would be double glazed, aluminium framed windows using the same configuration as the original windows.
- 4.3 Both front and rear doors within the areas of the application are scheduled for replacement. These doors are showing signs of age and wear and residents are reporting them draughty and insecure. At present most doors are single glazed, timber doors dating from the construction of the properties although some are uPVC. All doors, including those which have been replaced have timber door frames.
- 4.4 The replacement doors are to be solid timber doors with rear doors containing more glass panels than any front doors. Any glass panels are to be double glazed. Colours are to be determined by the residents of the properties from a selection of approved heritage colours.

## **5.0 Land Use Allocation**

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

## **6.0 Relevant Planning History**

- 6.1 A number of planning applications have been before Planning Committee relating to the replacement of windows on CBH properties within the Dutch Quarter with the most recent being a pair of retrospective applications in 2014 for the retention of a pair of timber framed sash windows. Both applications were approved by Planning Committee subject to conditions.

## **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 also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.
- 7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character  
ENV1 - Environment

- 7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity  
DP14 Historic Environment Assets

## **8.0 Consultations**

- 8.1 Internal consultation was received from the Historic Buildings and Areas Officer. They concluded that the existing windows and doors appeared quite deteriorated and were of no value either to the appearance of the buildings or the character of the conservation area. While there would be some impact upon the conservation area by the replacement of the windows this impact would be minimal and would be the case whatever materials were used for the windows.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

## **9.0 Parish Council Response**

- 9.1 N/A. The application site lies within an unparished town centre ward.

## **10.0 Representations**

- 10.1 This application was put out to public consultation until the 30<sup>th</sup> August 2016 and then again following changes to the door details until early October 2016. It was advertised by site notice, press advert and on the Council's website. One general comment was received which related to the special requirements of one resident due to physical disability. This has been forwarded to CBH for them to act on during any future installations.

The full text of all of the representations received is available to view on the Council's website.

## **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 Development Team and 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 (S106) of the Town and Country Planning Act 1990.

## **15.0 Report**

- 15.1 As previously mentioned the replacement windows would be broadly like-with-like with the existing. Although the inclusion of double glazing would necessitate a deeper section profile to the replacement windows, it is considered that in appearance this would be a marginal alteration from the existing windows.
- 15.2 Existing issues with the current windows include their difficult and costly maintenance, their age and increasing state of wear, and their undesirable impact upon the amenity of the residents owing to issues around condensation and mould caused by the windows. Given that the majority of the properties are inhabited by social housing tenants of CBH, there is a clear benefit to their replacement to both the properties themselves and to the residents.
- 15.3 In terms of the doors to be replaced as part of this application, they are also showing increasing signs of wear. This is creating issues for the occupants both regarding the security of the doors and their amenity as the doors are no longer wind tight.
- 15.4 The replacement doors are of a traditional appearance and are to be constructed in solid timber. This should address both the amenity and security concerns of the residents. Where appropriate double glazed sections are to be included finished in either clear or obscured glass. All doors are to be painted in an appropriate colour as agreed with the Historic Buildings and Areas Officer.
- 15.5 In terms of their impact upon the conservation area it is considered that overall this would be minimal. The visual appearance of the windows would be similar regardless of the material they were constructed from. The broad, like-with-like design choice replicates the element of repetition created by the existing windows within the conservation area and would maintain this aspect of its character. With regards to the doors, it is considered that the appearance would sit well with the new windows and furthermore are of an appropriate design and finish to compliment the wider area.

## **16.0 Conclusion**

- 16.1 There are clear benefits of the scheme both for the tenants of the properties and for the properties themselves. The design of the replacement windows is as close to the originals as possible, while providing the benefits of increased ventilation and the sound dampening of double glazing. The doors should increase the security of the properties. The impact upon the character of the conservation area is minimal and there are no conflicts between the proposed works and existing national and local planning policy.

## **17.0 Recommendation**

17.1 APPROVE subject to the following conditions:

## **18.0 Conditions**

### **1 - 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 - \*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 Revision A, A-1516-PL-04, A-1516-PL-06, A-1516-PL-07 Revision A and A-1516-PL-09.

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

### **3 - Materials as Stated in Application**

The external facing and roofing materials to be used shall be those specified on the submitted application form and drawings.

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

### **4 - Non-Standard Condition/Reason**

The replacement doors hereby approved shall each be finished in one of the colours shown on drawing number A-1516-PL-09 and retained as such hereafter.

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

### **5 - Non-Standard Condition/Reason**

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.

## **19.0 Informatives**

### **(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) 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.

## **20.0 Positivity Statement**

- 20.1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.