



Committee Report

Planning committee - 19 December 2019

Application no DC/19/4154/LBC

Location

9 St Marys Flats
Ballygate
Beccles
Suffolk
NR34 9NF

Expiry date 25 December 2019

Application type Listed Building Consent

Applicant Mr Gareth Hutchings

Parish Beccles

Proposal Listed Building Consent - Replace three rotten casement windows with new casement windows to match existing as closely as possible in joinery grade softwood.

Case Officer Chris Green
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1. Summary

- 1.1. This is an application to replace timber windows of mid-20th century date not contemporary with the date or design of the host listed building in a location not visible to public view.
- 1.2. The proposal is to be determined by planning committee as the applicant and landowner is East Suffolk Council.
- 1.3. The 'minded to' decision of the Planning Officer is not contrary to comments received from the Town or Parish Council, Ward Member or any statutory consultee.
- 1.4. The proposal is considered to be acceptable in design and heritage terms and the recommendation is for approval.

2. Site description

2.1. This building is the Council owned, Grade II listed, St Marys Flats - once a grand residence now subdivided.

2.2. Listing description:

Early 19th century. 2 storeys. Suffolk yellow brick. Wood modillion cornice. Slates. Plinth. 5 windows, sash with glazing bars and flat arches. 6-panel door with patterned fanlight, in wood case with panelled reveals continuing under arch, Doric 3/4 columns and modillion entablature. This house was occupied by a succession of headmasters of a school which was endowed by Dr Henry Falconbridge LLD under a will dated 1712, but which became effective in 1770 after the death of intervening beneficiaries. St Mary's was left as such by Dr Falconbridge for use as a school, which was held in a succession of buildings including the Town Hall. During the present century the extensive stabling was converted for use as school-rooms, and a modern tablet with the Falconbridge coat of arms, and HF17 1712 inscribed, was put up to record the origin of the school.

2.3. The building has been much altered internally to create the subdivision into flats. The grand entrance at ground floor faces to the south and still retains a very fine stone entrance vestibule.

2.4. The site of the proposed three replacement windows is in a light well created in the attic second floor level.

2.5. The windows occupy the east, west and north sides of the lightwell with the south wall blind.

2.6. This lightwell illuminates the original grand staircase from ground to first floor level via a polycarbonate skylight of mid to late 20th century date. The walls of the lightwell at attic storey are brick painted and solid 225mm construction with bricks of differing size indicating probable 19th century date with some perhaps earlier. The windows to be replaced are modern softwood unequal divided top hung types, and the internal render is smooth hard modern cementitious type to the interior.

3. Proposal

3.1. The proposal is to replace the three windows at attic level facing into the light well with timber "slimlite" double glazed equivalents. This type of glazing unit is highly regarded in historic situations as it is an unusually thin 9mm thick sealed unit allowing frame thickness to be traditionally proportioned. The windows are to be fitted from the inside requiring the disturbance of existing cills and jamb plasterwork.

4. Consultations/comments

4.1. No third party representations received.

Consultees

4.2. Beccles Town Council

Consultee	Date consulted	Date reply received
Town Council	31 October 2019	20 November 2019

Summary of comments: Approved.

5. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	8 November 2019	29 November 2019	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	8 November 2019	29 November 2019	Lowestoft Journal

6. Site notices

General Site Notice	Reason for site notice: Conservation Area, Listed Building Date posted: 5 November 2019 Expiry date: 26 November 2019
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7. Planning policy

- 7.1. In addition to considering the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's Development Plan unless material considerations indicate otherwise.
- 7.2. The Development Plan consists of
- East Suffolk Council – Waveney Local Plan (March 2019)
 - Relevant Neighbourhood Plans
- 7.3. The relevant policies of the East Suffolk Council – Waveney Local Plan (March 2019) are:
- WLP8.29 - Design
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas
- 7.4. There is no Neighbourhood Plan covering this area of the district.

8. Planning considerations

- 8.1 The Council has a statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1900:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Visual Amenity, street scene and landscape

- 8.2 The proposal cannot be seen in the public domain and therefore no harm to the character and appearance of the conservation area would arise. The proposal is compliant with the objectives of WLP8.39.

Heritage Considerations

- 8.3 The fabric disturbed by this proposal is all of recent date so there is no negative impact. If considered under the test set out at paragraph 196 of the National Planning Policy Framework "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal". It is considered that the test is passed in that there is no material harm arising. In any event, there is the public benefit of improved thermal performance in publicly owned affordable housing arising that weighs in favour of the application.
- 8.4 Given the modern nature of the materials into which this is inserted there is no need to require further detail and the sectional joinery details provided are considered sufficient.
- 8.5 The proposal is therefore also considered compliant in this regard with policy WLP8.37 - Historic Environment of the Adopted East Suffolk (Waveney Area) Local Plan Policies

Residential Amenity

- 8.6 The works are entirely within one flat and so there is no amenity impact and the proposal is considered compliant in this regard with policy WLP8.29 (Design) of the Adopted East Suffolk (Waveney Area) Local Plan Policies

9. Conclusion

- 9.1 The proposal would not cause harm to the listed building or wider conservation area, and therefore the development is acceptable in terms of the heritage objectives of the NPPF and Local Plan policies WLP8.29, WLP8.37 and WLP8.39.

10. Recommendation

- 10.1 Approve.

11. Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with the attic plan drawing and the elevational and sectional drawings of the windows; received 23 October 2019, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

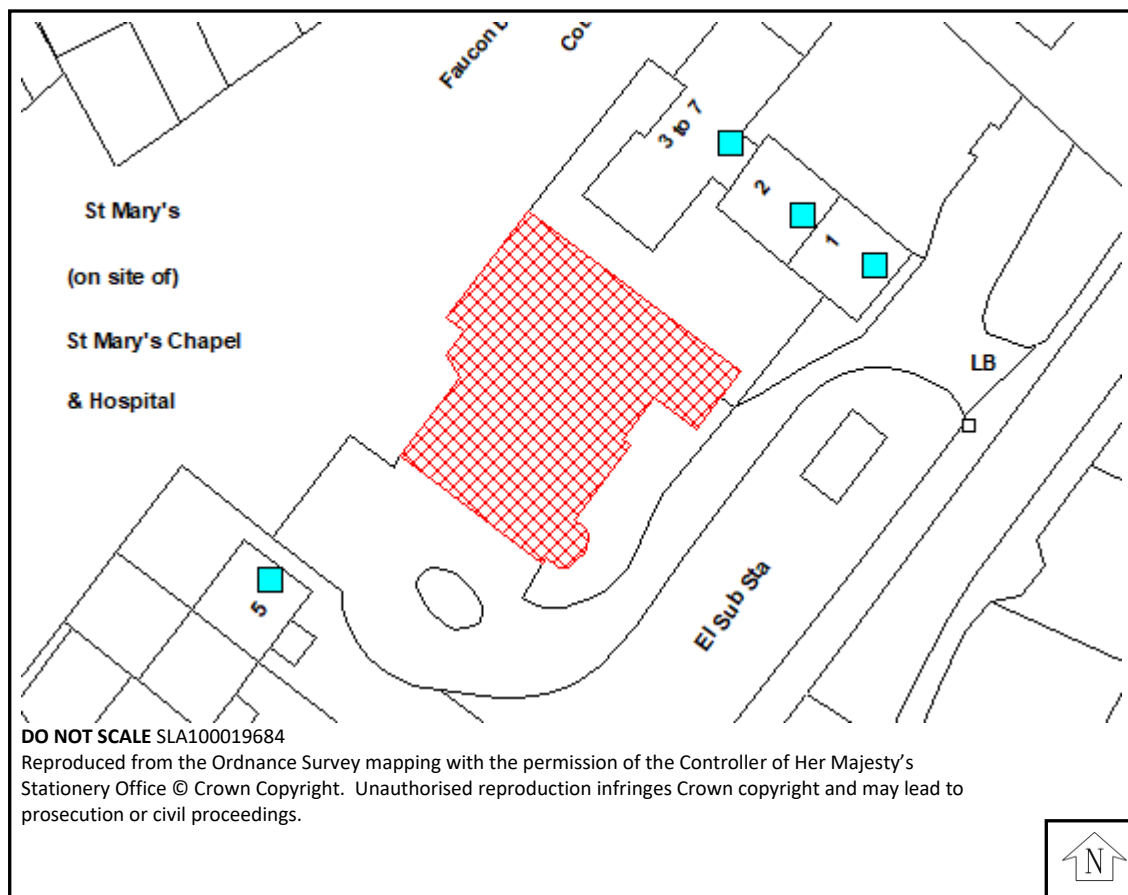
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/19/4154/LBC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZU1JWQXFLQ00>

Map



Key



Notified, no comments received



Objection



Representation



Support