



Committee Report

Planning Committee North – 11 January 2022

Application no DC/21/5114/FUL

Location

315 London Road South
Lowestoft
Suffolk
NR33 0DY

Expiry date 12 January 2022

Application type Full Application

Applicant Helen Johnson

Parish Lowestoft

Proposal Change front windows and door

Case Officer Debbi Wicks
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1. Summary

1.1 This application proposes to replace the non-original front windows and door at an unlisted property in the Conservation Area. The proposals are judged to be compliant with policy guidance for this type of development and no objections have been received from any interested parties. The proposal accords with the Development Plan and will preserve the Conservation Area.

1.2 As the applicant is an employee of East Suffolk Council, the application has been referred direct to Planning Committee (North) for determination.

2. Site description

2.1 The site comprises a three-storey terraced Victorian house situated on the west side of London Road South in the Kirkley and Pakefield area of Lowestoft. This road is one row back from the seafront and promenade and neither the site, nor any of its close neighbours are listed; however, the site does fall within the South Lowestoft Conservation Area and is of

some architectural and historic merit. London Road was originally the principal traffic route through the town but has been bypassed in recent years; however, it remains a busy, tree lined thoroughfare, with on street parking down both sides as traffic travels one way.

- 2.2 The application property sits close to a crossroads junction with shops and a church and is the second last dwelling in a long residential terrace. An Article 4 Direction applies to all dwellings in the conservation area, as an added control which has removed permitted development rights for all works to dwellings fronting the highway, in an attempt to steer replacement proposals back towards an appropriate and consistent design approach. The application property and the neighbour on each side each contain replacement windows already.

3. Proposal

- 3.1 Presently there are three softwood casement windows in each of the upper and lower bay windows, plus a seventh, narrower window above the front door and a small square window in the attic gable. The attic window has previously been replaced and does not form part of this scheme, which proposes to replace the other seven front windows which are in a poor state of repair and also the modern timber front door, which is weak and damaged.
- 3.2 The replacements proposed are Eco Slide uPVC double glazed sash windows with vertical glazing bars and horns replicating the design of the original windows still evident in some front elevations along the street. The door will be upgraded to a sturdy composite door, correctly detailed to the appropriate design.

4. Consultations/comments

- 4.1 No representations have been received.

5. Consultees

Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	19 November 2021	1 December 2021

Summary of comments:

The Town Council's Planning Committee considered this application at a meeting on 30 November 2021. It was agreed to recommend approval of the application subject to the window aspect of the application being considered by the East Suffolk Council Windows Scoring Policy

Publicity

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

Category	Published	Expiry	Publication
Conservation Area	26 November 2021	17 December 2021	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	26 November 2021	17 December 2021	Lowestoft Journal

6. Site notices

General Site Notice

Reason for site notice: Conservation Area
Date posted: 25 November 2021
Expiry date: 16 December 2021

7. Planning policy

National Planning Policy Framework 2021

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

8. Planning considerations

- 8.1 Pursuant to section 38(6) of the Planning and Compulsory Purchase Act (2004), all applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty, in decision-taking, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. This statutory duty is reflected in the Historic Environment objectives of the NPPF and Local Plan Policy WLP8.39.
- 8.3 The Historic Environment Supplementary Planning Guidance was adopted in June 2021 and sits alongside conservation policy WLP8.39. Policy requires that:

“Development within conservation areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area. Proposals for replacement doors, windows and porches in conservation areas where Article 4 Directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.”

- 8.4 Applying these criteria to the specific site, the property is in a fairly prominent location, where the public realm is important to maintaining the overall character of the designated conservation area. The existing windows are of no historic value and have clearly deteriorated badly. They are also of an inappropriate design, having top hung smaller openings which detract visually and negatively impact upon the area as they jar with the central rails of the correct sash window design. A key element of the Article 4 imposition was to restore uniformity, particularly in a terraced situation and the proposed reinstatement of the sash window style is very much welcomed as it would achieve that aim.
- 8.5 The adjoining property to the north (no.313) has the same, recently fitted uPVC windows and composite door as those currently proposed for number 315 and there is also an application pending at no.317, attached at the south side, again for the exact same windows which would cumulatively result in a return to the uniformity of design along the row. This consistent approach is further evident opposite the site, where replacement uPVC sash windows have been fitted and due to their high quality, the choice of uPVC over wood has not resulted in any aesthetic harm arising; instead, the area has been improved and enhanced by these recent refurbishments and this positive effect would be continued by allowing the replacement windows as currently proposed.
- 8.6 Similarly, the front door would also benefit from being upgraded to a more solid version, matching that of its adjoining neighbour. uPVC doors are generally discouraged in the conservation area; however, a composite material is acceptable for unlisted buildings where it represents an improvement on the current situation and in this case, as half the existing door is boarded over due to being broken, there is no objection raised to the new door with its authentic styling and glazing repeated only in the top half.

9. Conclusion

- 9.1 The proposed changes to the front fenestration accord with the objectives of WLP8.39 and the Historic Environment SPD. The works will preserve the character and appearance of the conservation area in accordance with the NPPF and the Council's statutory decision-taking duties in respect of designated heritage assets.

10. Recommendation

- 10.1 Approve with conditions detailed in section 11, below.

11. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the Site Plan, Window spec details and Elevation A921 received 15th and 19th November 2021, 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.

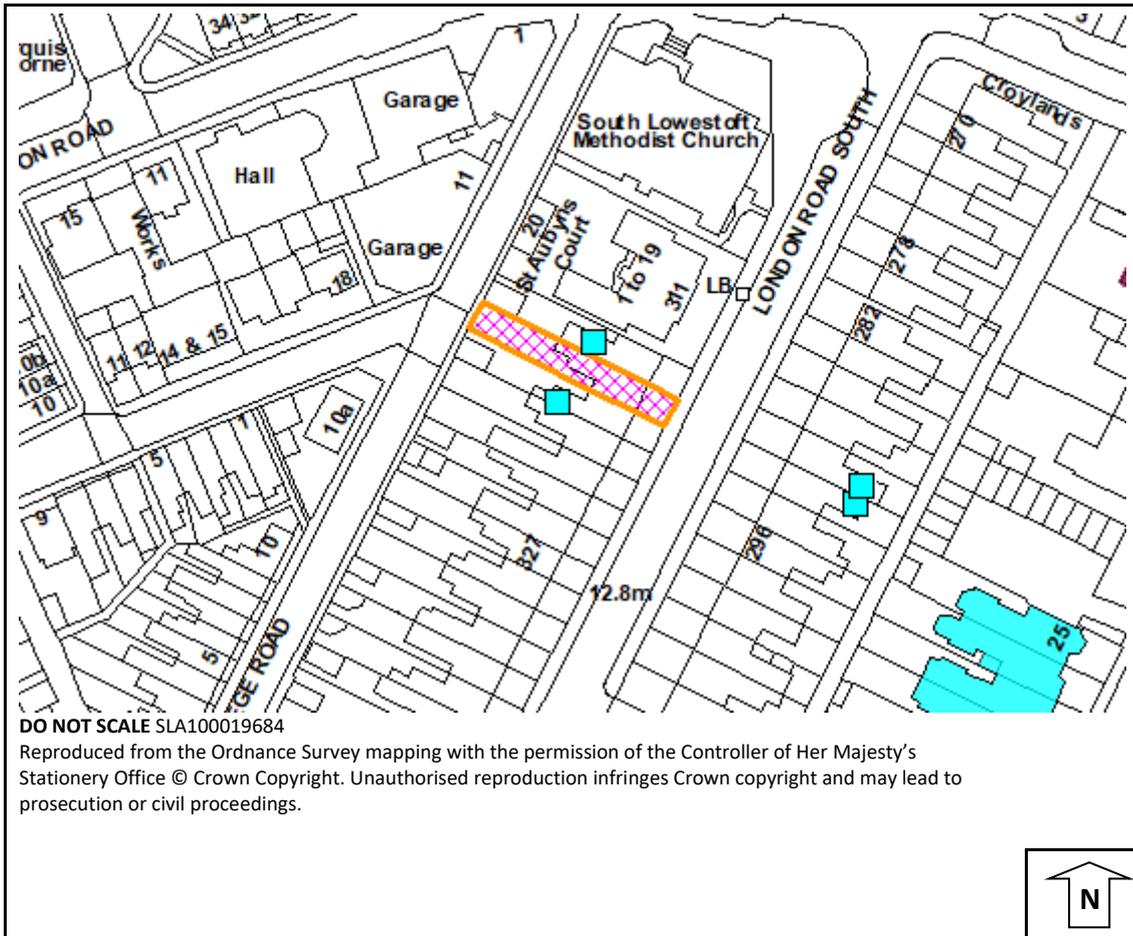
Informatives:

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 Papers

See application reference DC/21/5114/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support