

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 22 May 2008

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/00780/LIS	Valid Date	16 April 2008
W No:	09756/15LB	Recommendation Date	16 May 2008
Case Officer:	Claire Burriss	8 Week Date	11 June 2008
		Committee date	12 June 2008
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Replacement of 2 no. windows with single glazed units

Site: 86 Hyde Street Winchester Hampshire SO23 7DW

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
	N	N	N	N	N	N

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 12
Case No: 08/00780/LIS / W09756/15LB
Proposal Description: Replacement of 2 no. windows with single glazed units
Address: 86 Hyde Street Winchester Hampshire SO23 7DW
Parish/Ward: Winchester Town
Applicants Name: Mr James Maynard
Case Officer: Claire Burriss
Date Valid: 16 April 2008
Site Factors: Winchester Conservation Area
Listed Building Grade II
Recommendation: Application Permitted

General Comments

This application is reported to Committee because the applicant is a Councillor.

Site Description

The site is residential with an area of 907.85sqm and is occupied by a Grade II listed building. The dwelling is attached to a Public House called "*The White Swan*" situated in a corner plot where City Road, Jewry Street, Hyde Street and North Walls meet. The residential garden is located to the south of the building, with a high brick wall along the south and west boundaries of the garden abutting the footway. The eastern boundary is a lower level brick wall which abuts a car parking area for residential properties. Vehicle access for the site is from Marston Gate which is on the east side boundary of the site. The dwelling is located within an urban area among a mix of building types.

Proposal

The development involves the replacement of two windows for a kitchen. The wider window is proposed to have three lights instead of the existing two and the horizontal mullions have been omitted. The smaller window is effectively the same style as the existing. The proposed windows are single glazed casement softwood painted.

Relevant Planning History

- **08/00779/LIS** – Replacement of 2 no. windows with double glazed units – Pending decision

Consultations

Conservation: The applicant has submitted two applications for listed building consent for replacement windows. In both cases, the design and details do not exactly replicate the existing windows; therefore listed building consent is required. (NB: one application proposes single glazed units (this application) and the other relates to the same windows but with double glazing)

The applicant has submitted detailed drawings of the windows. These show flush fitting timber frames of appropriate sizes and with single glazing. It is proposed to change one of the windows from 2-lights to 3-lights and to omit its horizontal mullions. This window is not historic and the change does not significantly affect the character of the listed building. Provided the windows are painted the traditional white colour externally, there is no objection to these changes subject to conditions (Condition 2).

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Representations:

Winchester City Trust: *"It is felt that more detailed drawings should be provided for a listed building. It will be important that the details of the replacement windows are agreed with the Conservation Officer, and is noted that having no glazing bars would be desirable, since this should prevent the more sustainable double glazing being obvious"* (Officer comment – a cross-sectional detail has been submitted and is considered to be sufficient).

No letters received objecting to the application

Relevant Planning Policy:

Hampshire County Structure Plan Review:

No relevant policies

Winchester District Local Plan Review

DP.1, DP.3, HE.14

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPG 15 Planning and the Historic Environment

Planning Considerations

Principle of development

Alterations to listed buildings are acceptable in principle under Policy HE.14 of the Local Plan provided that the architectural and historic character of the listed building is not adversely affected.

Impact on the listed building

The works proposed are relatively minor. The proposed windows have flush fitting timber frames which are appropriate in size and they are single glazed. The proposed change of one window from 2-lights to 3-lights, and the omission of its horizontal mullions, is considered to have no adverse impact on the building's special interest, as the window is not historic and the change does not significantly affect the character of the listed building. It is, therefore, considered that the replacement windows are sympathetic to the building's character and the Conservation Officer has no objections.

Recommendation

Application Permitted subject to the following conditions:

Conditions

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

1 Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 The replacement windows hereby approved shall be painted white externally and subsequently maintained in that condition.

2 To preserve the special interest of the listed building in accordance with Local Plan Policy HE.14 and PPG15.

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Informatives

This permission is granted for the following reason:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Winchester District Local Plan Review 2006: DP.1, DP.3, HE.14

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