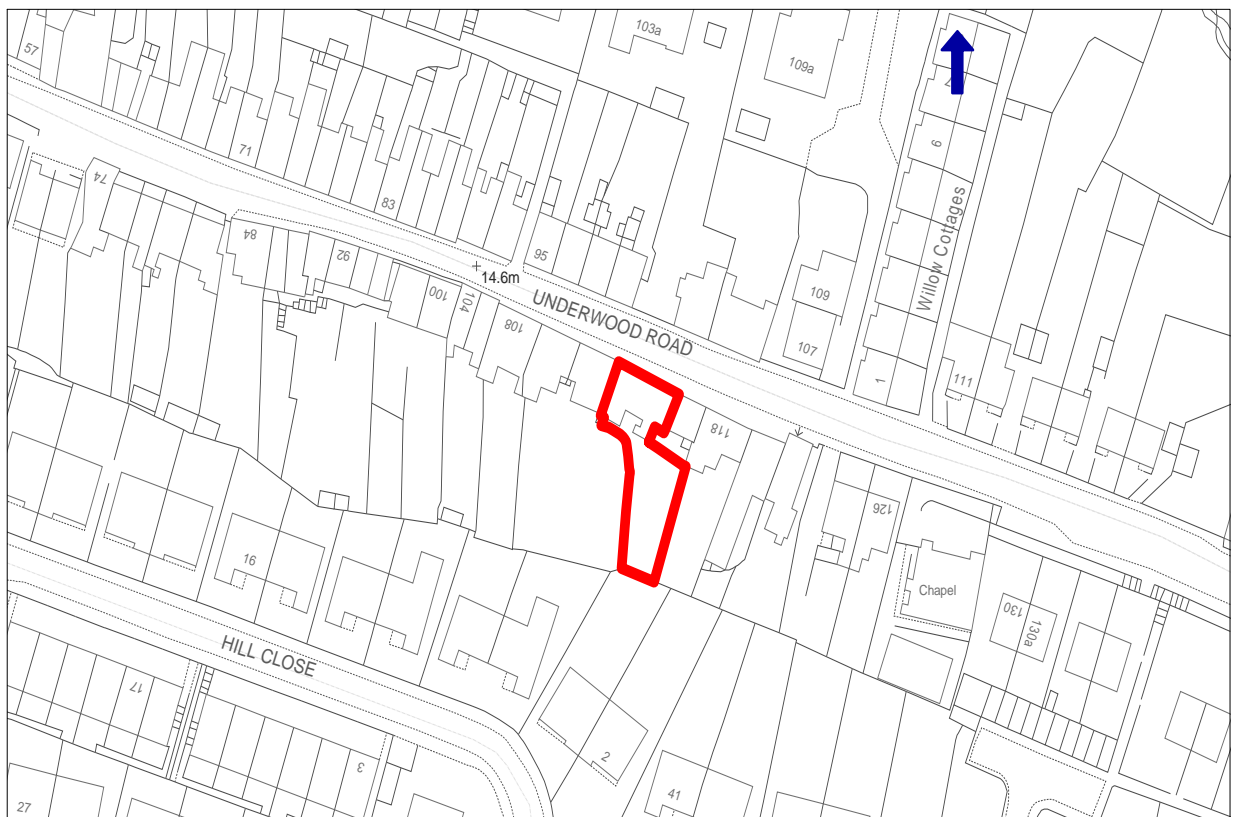


**ITEM: 01**

**Application Number:** 10/01909/LBC  
**Applicant:** Mrs F Banks  
**Description of Application:** Replace timber single-glazed windows with timber double-glazed windows  
**Type of Application:** Listed Building  
**Site Address:** 114 UNDERWOOD ROAD PLYMOUTH  
**Ward:** Plympton Erle  
**Valid Date of Application:** 08/11/2010  
**8/13 Week Date:** **03/01/2011**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Kate Saunders  
**Recommendation:** Refuse  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



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## OFFICERS REPORT

**This application is brought before Planning Committee as the applicant is employed by Plymouth City Council.**

### **Site Description**

114 Underwood Road is a small cottage dating from approximately 1600, and is Grade II listed. The property is situated on a busy, single-width road in the Plympton area of the City. The street is comprised of a variety of housing styles.

### **Proposal Description**

This is an application for listed building consent to replace timber single-glazed windows with timber double-glazed windows.

### **Relevant Planning History**

83/01702/LBC – Alterations to dwellinghouse – Granted

96/00325/LBC – Retention of internal alterations – Granted

### **Consultation Responses**

No external consultations requested or received

### **Representations**

No letters of representation received

### **Analysis**

The main issue to consider with this application is the effect on the character and fabric of the listed building.

The proposal involves the replacement of existing front and rear, single-glazed, timber windows with double-glazed timber windows.

The application states that the windows will be a 'like for like' replacement for the existing, with the only difference being the installation of double glazing. In fact, the proposed new windows do not replicate the existing in terms of function (bottom opening as opposed to top opening) or design (more complex sections and finish details for the proposed windows are shown on the submitted drawings and photographs). They can therefore be considered as new designs, and are of an undistinguished modern design which is completely inappropriate to a building of this type and date.

The proposed new windows will be double glazed, with the section measuring approximately 28mm. This depth of the window unit is completely unacceptable in a Listed Building, introducing, in particular, the matt mirrored effect that is so noticeable in double glazing, and which has such a

deleterious effect on the character and appearance of modest vernacular historic buildings of this type and date.

It is considered that the proposed replacement windows would not enhance or improve the character of this Listed Building, and the addition of double glazing will only add to this negative effect.

Your officers recommend that any replacement windows will need to be high quality timber windows of either casement or sliding sash type of a design more appropriate to the building. These can then be weather stripped which will improve their thermal efficiency (and this can be further improved by the use of secondary glazing) and made, or part-made, in hardwood which will improve their longevity.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

#### **Equalities & Diversities issues**

No equality and diversity issues to be considered

#### **Conclusions**

The proposal will be detrimental to the character and fabric of the listed building and is therefore recommended for refusal.

#### **Recommendation**

In respect of the application dated **08/11/2010** and the submitted drawings, **Location plan, Proposed elevations, Existing photos, Window specification, Window sections, Window plan, and accompanying Design and Access Statement** , it is recommended to: **Refuse**

#### **Reasons –**

##### **DETRIMENTAL TO LISTED BUILDING**

(1) The Local Planning Authority considers that the proposed replacement windows, by virtue of their form and design, are inappropriate and will be detrimental to the character and fabric of the listed building. The windows are of a modern design which is unsuitable for a building of this age and style. The double-glazed units will be heavy compared to traditional single-glazed units and will introduce the matt-mirrored effect which is often evident with double-glazing and will have a harmful effect on the character and appearance of the listed building. This is contrary to PPS5 "Planning for the Historic Environment" and to Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006 -2021) 2007.

**Relevant Policies**

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

CS03 - Historic Environment

PPS5 - Planning for the Historic Environment