

MEETING:	PLANNING COMMITTEE
DATE:	7 NOVEMBER 2012
TITLE OF REPORT:	N101140/L - REPLACEMENT OF EXISTING SOFTWOOD WINDOWS WITH OAK FRAMED WINDOWS AT THE COTTAGE, ASHPERTON, HEREFORDSHIRE, HR8 2RZ For: Mr Tector per Mr Andrew Tector, The Cottage, Church Lane, Ashperton, Herefordshire, HR8 2RZ
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=101140&NoSearch=True

Date Received: 12 May 2010

Ward: Frome

Grid Ref: 364410,241686

Expiry Date: 31 October 2012

Local Members: Councillor PM Morgan

1. Site Description and Proposal

- 1.1 The Cottage is a grade II listed building originally constructed in the 16th century and possibly earlier, with 20th century alterations and additions. It is located within the settlement of Ashperton where the A417 meets Church Lane. It is timber framed with painted brick infill built on a sandstone plinth. The framing appears to be largely complete although recently repaired. The roof is half-hipped to the south and tiled. Later additions to the cottage include a brick extension at the rear, a gabled dormer window and a rooflight. Within the curtilage of The Cottage is a large painted metal outbuilding. The plot is bounded by trees and mature hedgerows.
- 1.2 The existing windows to which this application relates are rotting and in a poor state of repair. The scheme submitted proposes to replace the original softwood windows with Oak ones of a similar design. The windows will be oiled rather than painted and will consequently match the four windows on the south and west elevations subject of a previous application (DCNE2007/1076/L). The existing fittings will be maintained.

2. Policies

- 2.1 Herefordshire Unitary Development Plan (HUDP)

DR1 - Design
HBA1 - Alterations and extension to listed buildings

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspx>

3. Planning History

Further information on the subject of this report is available from Mr Matt Tompkins on 01432 261795

- 3.1 The following is the only previous application considered relevant to this case:
DCNE2007/1076/L: Replacement of four windows on south and west elevations – Approved with conditions

4. Consultation Summary

Internal Council Advice

- 4.1 The Conservation Manager (Historic Buildings)

The proposed scheme is considered acceptable, subject to the imposition of conditions.

5. Representations

- 5.1 None

6. Officer's Appraisal

- 6.1 All work carried out to a listed building must be in keeping with the age, style detailing and character of the building. Proposals will only be permitted where the components which make up the special interest of the building and its setting are preserved as stated in Policy HBA1 of the Herefordshire Unitary Development Plan. The principle of replacing the softwood frames with hardwood alternatives is considered acceptable. The Conservation Manager notes that the proposal to oil the oak would see the frames inherit a tan appearance and recommends the oak be left to weather naturally. However other windows on the dwelling, subject to a previously approved application, have been oiled.
- 6.2 The design of the windows would not be altered and would therefore be a mixture of small-pane casements and casements with horizontal glazing bars. It is stated within the application that the details proposed will match those of the previous consent. However, the glazing bars of the previous application were 28mm in width and those now proposed are 22mm. The glazing bars must be 22mm thick given the fact that only single glazing is being used. The thinner the glazing bars, the more historic the character and appearance. Added to which the light penetration into the rooms would be increased as there would be more glazing and less frame. Glazing beads will increase the visual thickness of the glazing bar considerably and consequently putty must be used. All casements must be traditional flush-fitting casements rather than storm-proofed to ensure that the historic integrity of the building is maintained.
- 6.3 The proposed scheme to install oak framed windows, replacing the rotting softwood ones currently in place, is considered to preserve the historic fabric and aesthetic quality of the dwelling. Consequently the scheme accords with policies DR1 and HBA1 of the Herefordshire Unitary Development Plan and is consistent with guidance provided within the National Planning Policy Framework. The application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. D01 Time limit for commencement (Listed Building Consent)**
- 2. B01 Development in accordance with the approved plans**
- 3. D05 Details of external joinery finishes**

Reason for Approval

1. **The installation of oak framed windows is considered an acceptable response to the need to replace existing rotting softwood units. The plans submitted propose a design which respects the historic fabric and aesthetic quality of the dwelling in accordance with policies DR1 and HBA1 of the Herefordshire Unitary Development Plan and is consistent with the National Planning Policy Framework.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/101140/L

SITE ADDRESS : THE COTTAGE, ASHPERTON, HEREFORDSHIRE, HR8 2RZ

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