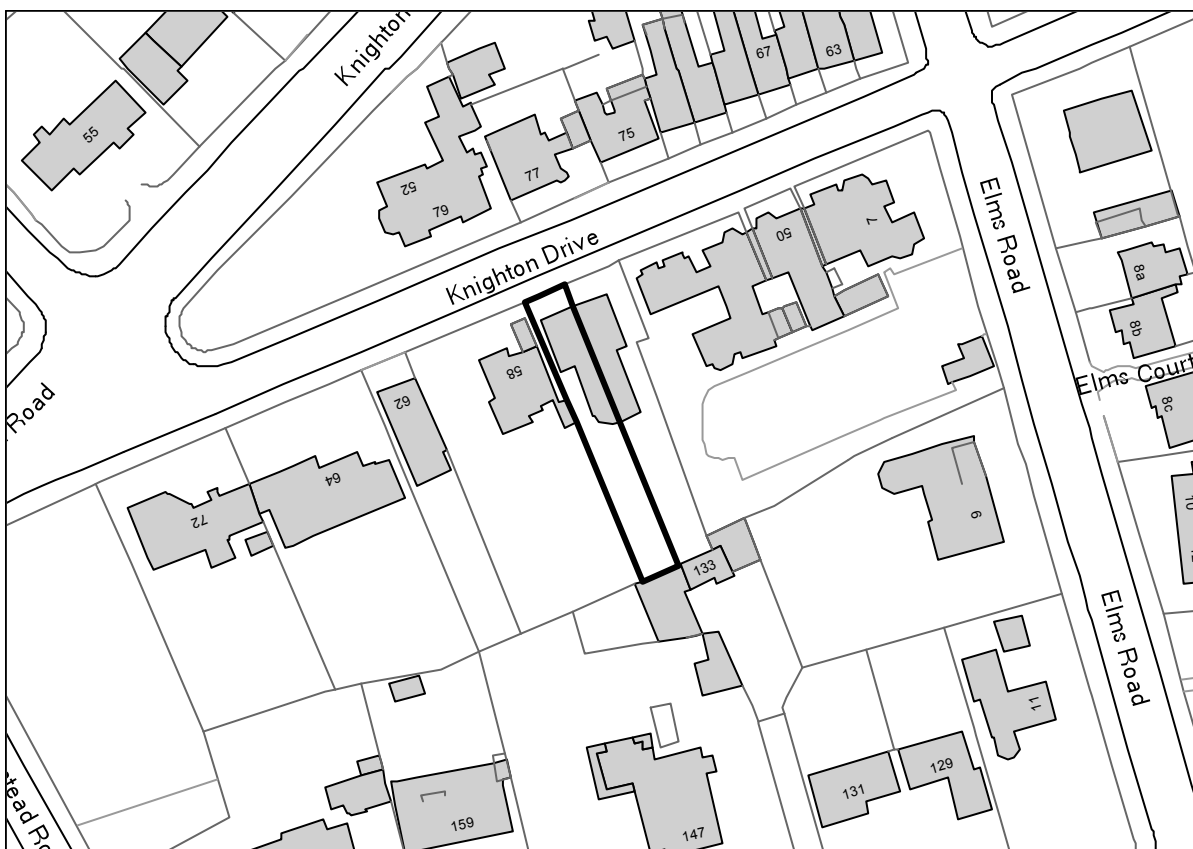


Recommendation: Conditional approval	
20190246	56 KNIGHTON DRIVE
Proposal:	INSTALLATION OF REPLACEMENT CASEMENTS TO WINDOWS AT FRONT OF HOUSE (CLASS C3) (AMENDED PLAN RECD 02/05/19)
Applicant:	LYNN MOORE
View application and responses	http://rcweb.leicester.gov.uk/planning/onlinequery/Details.aspx?AppNo=20190246
Expiry Date:	18 June 2019
TB	WARD: Knighton



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Summary

- Brought to Committee as the applicant is a Councillor.
- The only consideration is character and appearance of the Conservation Area.
- The application is recommended for conditional approval.

The Site

The application relates to a semi-detached Victorian house located within the Stoneygate Conservation Area and a Primarily Residential Area. The site is covered by an Article 4 Direction, which removes permitted development for the alteration of a dwellinghouse where any part of the alteration would front a highway.

The Proposal

The application proposes the replacement of the casements and glazing only of the sliding sash windows to the front of the house. The work would be permitted development if it were not for the Article 4 Direction. The existing single glazed painted timber casements will be replaced, like-for-like, with slim double glazed painted timber casements. The existing painted timber frames of the windows will be retained.

Further details of the horns to the casements have been submitted. Proposed figure 3 has been amended to provide a cross section of the glazing bar, to confirm that it will not be stuck on.

Policy Considerations

National Planning Policy Framework (NPPF) (2019)

Paragraph 2 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions

Paragraph 11 contains a presumption in favour of sustainable development.

Part 12 focuses on requiring good design. Paragraph 124 describes good design as a key aspect of sustainable development.

Paragraph 127 sets out criteria for assessing planning applications which includes issues such as the long term functionality of development proposals; visual impacts; the ability of development to relate to local character; creation of a sense of place using various design tools such as building types and materials; optimising the potential of development sites; and, designing safe, secure and inclusive developments with a high standard of amenity for existing and future users.

Paragraph 192 – desirability to sustain & enhance significance of Heritage Assets.

Paragraph 193 – great weight should be given to asset's conservation.

Paragraph 200 – LPAs should look for new development to preserve or enhance significance of Heritage Assets.

Development Plan Policies

Development plan policies relevant to this application are listed at the end of this report.

Other legal or policy context*Stoneygate Conservation Area Character Appraisal (2015)*

Relevant is the statutory duty of section 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Representations

None received.

Consideration

The retention and re-use of the existing timber frames is welcomed. The characterful moulded horns of the existing casements will be replicated in the proposed casements. The slim double glazing will ensure that the proposed casements will not appear overly prominent within the existing timber frames, and will be in-keeping with the other windows to the front of other Victorian houses along Knighton Drive. The proposal will therefore not harm the visual quality or character and appearance of the residential area and Conservation Area, whilst also improving living conditions and energy efficiency.

I recommend that this application is APPROVED subject to conditions:

CONDITIONS

1. The development shall be begun within three years from the date of this permission. (To comply with Section 91 of the Town & Country Planning Act 1990.)
2. This consent shall relate to the submitted plans ref. Proposed Fig 1, Fig 2, Fig 4, Fig 5, Fig 6 and Proposed A-A received by the City Council as local planning authority on 06/02/19, the submitted plans ref. Proposed B-B and Horn detail and the amended plan ref. Proposed Fig 3 received by the City Council as local planning authority on 02/05/19 and the email received by the City Council as local planning authority on 07/05/19. (For the avoidance of doubt.)

NOTES FOR APPLICANT

1. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process. The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2019 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

- 2006_PS10 Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
- 2014_CS02 Development must mitigate and adapt to climate change and reduce greenhouse gas emissions. The policy sets out principles which provide the climate change policy context for the City.
- 2014_CS03 The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
- 2014_CS18 The Council will protect and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets.