

20/2006/015LB

JOHN MICHAEL PAGE

INSTALLATION OF WINDOW, 4 THE CONIES, KINGSTON ST MARY

322034/129651

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the installation of a window in the west elevation of the property, which is listed. The proposed materials are a hardwood frame and obscure double-glazing.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no objections, the proposed window should be compatible with other windows in the vicinity. In addition to these comments the Parish Council said in view of the large number of assorted plastic and double glazed windows in the vicinity already, they do not consider that this window should be subject to such onerous conditions.

CONSERVATION OFFICER recommendation of refusal due to the following reasons (1) The location in which it is proposed to site this window (i.e. adjacent to a chimney breast) is atypical and will appear somewhat peculiar in terms of the character of the room. (2) It is proposed to install double-glazing, which is incompatible with, and harmful to the historic character of listed buildings. (3) Use of obscured glass will further draw attention to this alien feature. (4) The submitted window design lacks adequate detail. (5) I believe the scheme to which reference is made in the attached letter was superseded and is any case irrelevant to consideration of a window sited at another location within the property. (6) While I acknowledge the room is a little dark this can to some extent be explained by the ill judged placement of the extension. PPG15 3.13 highlights the cumulative impact indifferent alterations can have and is relevant here. I doubt that insertion of a window at this location will provide much extra light in any case. What I would point out is that consent appears to have been given to roof lights in the extension. Installation of these will make some difference to light levels within the room in question (though a non Velux brand cast conservation roof light would be ideal as the former contain plastic elements).

POLICY CONTEXT

The policies relevant to this application are Planning Policy Guidance 15.

Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 (The Built Historic Environment).

Taunton Deane Local Plan Policies S1 (General Requirement), S2 (Design), EN16 (Listed Buildings) and EN17 (Changes to Listed Buildings).

ASSESSMENT

While other buildings that are unlisted in the vicinity may have an assortment of modern window types and materials, it is considered the design, situation and materials of the proposal do not compliment the listed building and are unsympathetic to the age, character and appearance of the building.

The aim of the proposal is to provide more light into the lounge and it is thought the insertion of a window in this location will not provide much extra light. Consent has previously been given for roof lights in the extension, which have not been installed, but would make a difference to light levels in the room in question.

RECOMMENDATION

Permission be REFUSED as the proposal will have a detrimental impact on the character and appearance of the listed building due to its situation, design and materials, which is contrary to Taunton Deane Local Plan Policy EN17.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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NOTES: