

23/2004/032LB

W A & J E MCMAHON

**RETENTION OF WOODEN DOUBLE GLAZED WINDOWS TO REAR OF LOCKYERS, FORE STREET, MILVERTON.**

12230/25730

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

Retention of timber double glazed windows to rear of dwelling.

Planning application 23/2002/022LB was granted at the above dwelling for the replacement of the subject windows, subject to a condition that the windows should be a scrupulous match to the existing and requiring submission of details.

Photographs of the replacement windows were subsequently submitted in order to discharge condition 02 of 23/2002/022LB. As the windows were not an accurate match to existing (particularly as double glazed), the condition could not be discharged.

The current application, therefore seeks to regularise the unauthorised works to the listed building.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER double glazing units in listed buildings is clearly against policy (national and local), I can therefore only raise objection to application; as windows are, in general format, an improvement to those in situ when 23/2002/022LB was submitted, I would recommend that this application be refused but that no enforcement action be taken.

PARISH COUNCIL support application

**POLICY CONTEXT**

In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit policies are relevant:- EN 17 - seeks to ensure that development proposals do not harm a listed building, its setting or any features of special or historic interest; EN18d (Alteration, conversion, extension, change of use affecting a Listed Building) - seeks to ensure that the design, materials and building methods used are sympathetic to the age, character and appearance of the building.

**ASSESSMENT**

The dwelling is detached built with red sandstone and fronts onto Fore Street, within the Conservation Area. The front of the dwelling has wooden sash windows and a wooden door. The rear of the dwelling has a long rear garden. The rear of the property is not visible from the roadside, but is visible from the gardens of neighbouring properties. As the windows installed do not match existing, and are double glazed, they are not sympathetic to the character of the listed building. The proposal is therefore not considered acceptable.

As the existing windows are an improvement on the windows in situ when application 23/2002/022Lb was submitted, it is considered that no enforcement action should be taken.

### **RECOMMENDATION**

Permission be REFUSED as the windows by reason of their design, materials, and appearance would be unsympathetic and out of keeping with the character of the grade II statutory listed building of architectural and historic interest, contrary to Taunton Deane Local Plan Revised Deposit Policies EN17 and EN18, and contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 9.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

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