



From: Martyn White
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To: Planning.Responses
Cc: Simon Davis
Subject: AL/99/18/L

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The application seeks permission to carry out internal reconfiguration of the internal ground floor and 1st floor layout, reinstatement of a bricked up window on first floor, as well as for the replacement of three UPVC windows with ones of a traditional design.

Nyton House is a large, attractive country house, with pleasant gardens and attractive walling. A number of farm buildings and other structures surround the house and garden and form part of a larger grouping of buildings. Some of these buildings are closely located to the property, but are in separate ownership. Some of these form what appears to be a terrace of three dwellings, which have been altered in appearance (Wyncote, Nyton Gable and Nyton Farm Cottage). I also note that Nyton Cottage (listed, Grade II) is located to the west of the property.

The property in question is grade II listed and features two storeys and an attic; it is constructed from red bricks, with a tiled roof. Sash windows exist with a large bay of three windows at the south end of the east front. The interior of the property is very attractive, especially the rooms to the front of the property, along with the two historic staircases. The use of the building as a care home has influenced how the rooms are used, with some obvious previous alterations in existence. However, the layout of the building is such that the rooms can still be understood to some extent.

The internal alterations allow for the provision of en-suite facilities in a number of bedrooms. Such alterations are acceptable as they have been positioned so as to minimise the impact upon the rooms, whilst also being reversible, should needs change in the future.

New walls should allow for reversibility and to this end it is important that existing details such as coving and skirting are not harmed by the installation of new stud walls. For those new walls which could affect existing plasterwork features, please can you request that the applicant provides details/sections indicating how they will not be affected by the works? Please also condition details of new timberworks – skirting; doors etc.

The reinstatement of a bricked up window on the first floor is supported as it would allow the western elevation to be returned to a more sympathetic appearance. Further it would allow the internal arrangement of the room affected by the works to be better appreciated. Further details of the window will be required in order to ensure that it closely reflects the neighbouring windows.

The proposed replacement of three UPVC windows with ones of a traditional design is supported as windows constructed from such a material are considered to be harmful to the character of the building. Further details of the windows will be required in order to ensure that they are appropriate for the building.

Overall, it is considered that the proposal allows for the continued use of the building, and can be supported.

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