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The property has been subject to unsympathetic conversion in the 1970's when permission was granted to convert it in to three flats. The flat is currently in a poor state of repair, and requires considerable amount of work to be undertaken.

The layout of the floor has already changed as part of the previous conversion works, and the application proposes further changes. On the basis of the historic alterations, these further alterations are considered to be acceptable.

The proposed insertion of a roof light allows access to the roof for on-going maintenance, but should be of a conservation standard. Such an approach is acceptable. In addition, relocation of the living room door is also acceptable in this instance.

The replacement of the windows identified on the plan is considered to be acceptable; as they appear to be in a poor state of repair. However, I note that reference is made to upvc double glazing on the proposed floor plans. Such a window type is not supported. All of the windows should be constructed in wood, and be single glazed.

Confirmation will need to be provided in order to ensure that the windows are to be wooden, and single glazed. The windows must also be the same colour as present.

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