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LU/67/20/PL

The building has been listed as Grade II and is one of the terraced houses constructed in the 1860's by Robert Bushby, who was a local builder. As identified in the Listing description it is part of a terrace of reflected pairs, 3 storey stuccoed. 3 sash windows each, 2 contained in semi-circular full height bows. String course above each floor and still course on 1st floor. Bedmould to cornice, parapet. Round headed doorways with semi-circular fanlights, keystones and dripstones over. Nos 35 to 38 faced in cement. Nos 30 to 47 (consecutive) form a group. It is of architectural and historic significance.

The building is also located within a conservation area, which contains a number of attractive terraced houses, some of which are statutorily listed.

Whilst an inspection of historic mapping indicates that the building does not appear to have been substantially extended, it has been converted into apartments.

The proposal

The proposal is for two replacement windows and a door to the apartment. The existing windows and door which are the subject of this application do not appear to be original to the building.

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building and help to establish the character of the building and sometimes a whole area.

I note that the application seeks permission for the replacement of windows constructed from UPVC. UPVC is not a traditional, vernacular material and is unsuitable for use in historic buildings. The location of the windows does not detract from the impact that they have upon the building. In fact, supporting windows constructed from this material in the proposed location could be seen as support for this type of window more generally.

I should also point out that UPVC windows are also unsustainable; it is tricky to repair them, with often the only viable option being to replace them in their entirety. In addition, they require continuous cleaning to prevent discolouration from dirt and ultra violet light, and regular maintenance.

Conclusion

Such a proposal is considered to cause harm to the listed building. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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