

## Consultation Response

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Subject: LU/81/20/L

## LU/81/20/L

### *Listed building consent to replace windows*

Number 16 South Terrace is a listed building and is located within a conservation area. As such a heritage statement is required to support the applications. Paragraph 189 of the NPPF, states that local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It is noted that the only the listing descriptions have been provided, which does not assess the significance of the building or the conservation area. In light of this some comments are provided below which are based on my own assessment/observations.

Nos 16 and 17 Probably paired originally. Early C19. Stuccoed. 4 storeys and basement with area. No 16 has 4 windows, 3 contained in a 4 storey canted bay. Channelled rustication on ground floor of No 16, cornice to canted bay, and band and cornice and parapet to house. Joint steps (with number 17) to doorways under Doric porch, the entablature of which is the continuation of the joint balcony. Semi-circular radiating fanlight, panelled reveals, 6 panel door. Entrance flanked by pilasters. The property is of aesthetic significance.

The property forms part of a terrace of larger properties which front onto an area of open space. These properties are some of the older ones in the local area and are associated with the development of the town as a seaside resort.

The proposal relates to two replacement windows and a door. It is noted that the existing windows and doors are constructed from inappropriate materials, and their removal is supported. The replacement windows are to be constructed from wood, which is an enhancement to both the building and conservation area. It is suggested that they be painted to match those in the rest of the building.

The application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**Martyn White**

Principal Conservation Officer, Planning Ser



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