DELEGATED DECISION REPORT

SMD/2018/0760	**23 WELLINGTON STREET**	**REPLACEMENT DOORS &**
Valid 04/04/2019	**LEEK**	**WINDOWS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
The impact of the replacement windows and door on the character and appearance of the dwellinghouse, that of the immediate locality and the 'significance' of this part of the Conservation Area as a 'designated heritage asset'.

DESCRIPTION OF SITE
A Victorian red brick mill workers cottage in a terraced row. Within the Leek Town Conservation Area.

PROPOSAL
To replace two of the windows and the door with uPvc casements. These would be alterations to a dwellinghouse that would normally be permitted by the GPDO 2015. However, there is a direction made under Article 4 of the GPDO that applies across the whole of the Conservation Area that means planning permission is required for these developments

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES
Core Strategy Development Plan Document (Adopted 2014)
S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5a Leek Town Strategy
DC1 Design Considerations
DC2 Historic Environment

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 decision making; 12 Achieving well designed places; 16 Conserving and Enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: 30/05/2019
Neighbour consultation period ends: 18/05/2019
Press Advert: 25/05/2019

Public Comments
None received

Town / Parish Comments
Not unneighbourly

Conservation Area Officer
With the amended plans the meeting rail has moved down to reflect a traditional sash window – so in that sense an improvement. The key thing is to ensure that the windows are installed in their historic position (as currently).

OFFICER COMMENTS
The replacement windows would sit within historic openings, the meeting rail or central glazing bar has been dropped to a lower position within the casement to reflect the arrangement and appearance of a traditional sliding sash. Contour profiles on the frames replicate timber. The new door would be a black composite that replicates the look of a traditional timber door.

Overall, the replacements will replicate and reflect appropriately historic proportions and details relevant to a terraced cottage of this age and quality. They would be of a better quality to those that are currently installed and the development would enhance rather than harm the character and appearance of the area and the significance of the Conservation Area.

CONCLUSION / PLANNING BALANCE
No harm to the character and appearance of the area or the significance of the Conservation Area as a designated heritage asset.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 18/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council