DELEGATED DECISION REPORT

SMD/2023/0005 **Valid 10/01/2023**	**44 KING STREET** **LEEK**	**LISTED BUILDING CONSENT TO REPLACE THE EXISTING DOUBLE GLAZED UPVC WINDOWS TO THE REAR OF THE PROPERTY WITH OFF-WHITE WOODGRAIN EFFECT GEORGIAN PANE SLIMLINE DOUBLE-GLAZED UPVC WINDOWS IN A HERITAGE STYLE** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

- Impact on the character and appearance of the Grade II listed buildings.

DESCRIPTION OF SITE

The site comprises a three storey terraced house, one of the last (and southernmost) in a long row forming the west side of King Street. The west facing rear yard area is flanked on its south side by the high rear elevation of the converted Albion Mill building. The application property is Grade 2 Listed as part of 38 to 46 King Street. The adjacent Albion Mill abutting the southerly elevation is separately Grade 2 Listed. All are within the Leek Conservation Area. No. 42 King Street is situated to the North of the dwelling and No. 46 King Street is located to the South. The King Street highway runs adjacent to the site on the East.

PROPOSAL

The proposed development comprises of the replacement of the windows on the rear elevation of a Grade II Listed townhouse. The existing double glazed uPVC windows to the rear of the property would be replaced with off-white woodgrain effect Georgian pane slimline double-glazed uPVC windows in a heritage style.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s) 1 – 14
Section(s) 4 – Decision making, 12 – Achieving well designed places, 16 - Conserving and enhancing the historic environment

Staffordshire Moorlands Design Guide SPD

Part 5 – Alterations, Extensions and Conversions

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0403 - Conversion of four cottages into eight living units. Closed.
SMD/2001/0234 – Listed building consent for the installation of a satellite dish. Approved.
SMD/2022/0106 – Replacement of three windows (ground floor, first floor and second floor) to the front of property. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 10/03/2023
Neighbour consultation period ends: 03/03/2023
Press Advert: N/A

Public Comments

No public comments have been received.

Town / Parish Comments

Leek Town Council have no objections to the proposed works.

Conservation Officer

The Conservation Officer of the Council does not object to the proposed works.

OFFICER COMMENTS

Policy Context

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in assessing planning applications the Local Planning Authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest.

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. A concentrated focus on future growth is to be directed to larger settlements, including Leek. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

In compliance with Policy SS5, new development should be directed to the most sustainable locations. The site lies within the market town of Leek, which is one of the main urban areas where the focus of new development will be directed, with the aim of crafting all development to enhance the character and appearance of the town.

The principle of development can only be deemed acceptable if the existing character and appearance of the listed building will be preserved or enhanced.

Impact on the character and appearance of the Grade II listed buildings.

Policy DC2 states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to

the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development.

Policy DC1 seeks to ensure that all development is well designed and of a high quality, contributing to local distinctiveness and harmonising with sense of place. The Council's Design SPD outlines the Council's expectations in respect of design and states that alterations should harmonise with the parent building.

Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF (2021) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The site is one of a run of 5 Grade II Listed, approximately 200 year old terraced dwellinghouses. One of the specific features which adds to the character of three of the terraces (including the site) is the elongated weavers' window located on the second storey. Notably, all windows on the principal elevation of the property are timber framed and single glazed, however the existing rear windows are UPVC.

The proposed development comprises of the replacement of all windows on the rear elevation of the Grade II Listed townhouse. One replacement window would be on the ground floor, two would be on the first storey and five would be on the second storey.

Due to the poor state of the existing windows which leak (contributing to damp issues in the dwelling), it is clear that they do need to be replaced. As per the submitted Heritage Statement, the proposed window alterations seek to restore and enhance the façade of the poorly maintained property in a manner in-keeping with its historic character.

The proposed replacement windows would mimic the design of the Georgian pane sash and casement windows in situ at the front of the property. The existing ground floor kitchen and first floor bathroom rear windows would be replaced with split half top and half bottom windows with top casement openers and run through horns, which would have astragal bars in and out with a square grid pattern. The existing windows have bars between the glass panes. The glass in the bathroom would be privacy glass. These mock sash windows would mimic those in situ on the ground and first floor of the front of the property.

On the third floor, the five Georgian pane uPVC windows with bars sitting between the window panes (two of which are on the landing and three of which are in a bedroom) would be replaced with Georgian pane astragal bars in and out with square grid pattern. The current pattern of the dummy and an opening window on the landing and two dummies with an opening window in the middle in the bedroom would be maintained.

The proposed window replacements would be off-white wood-grain effect uPVC framed in a period style (i.e. Georgian pane in square grid pattern with astragal bars). Furthermore, the proposed windows would have slimline double glazing. Although the replacement window frames / panes would not be completely like for like with the existing windows, the off-white wood-grain effect UPVC and slim double glazing proposed are considered to be more sympathetic than the existing UPVC, thus enhancing the historic fabric of the building. I note that the window replacements would be on the rear elevation of the dwelling, thus they would not be visible from the wider public domain, creating scope for high quality UPVC to be used instead of timber. Therefore, it is considered that the proposed alterations would safeguard and enhance the special character and historic heritage of the Listed Building, in accordance with Policy DC2.

The proposal, by virtue of its size, scale and siting maintains the character of the existing dwelling and area. The proposal would therefore accord with the provisions of local plan policies DC1 and DC2 and section 12 of the NPPF in this regard.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 10/03/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council