

Application Number:	2021/0153/RG3
Site Address:	394 High Street, Lincoln, Lincolnshire
Target Date:	2nd July 2021
Agent Name:	City of Lincoln Council
Applicant Name:	City of Lincoln Council
Proposal:	Replacement of 1 Timber rear door to UPVC and replacement of 2 Timber rear windows to UPVC.

Background - Site Location and Description

The application proposes the replacement of 1 Timber rear door to UPVC and replacement of 2 Timber rear windows to UPVC. The application property is 394 High Street. The property is a two-storey building with retail at ground floor and residential accommodation above.

The application is brought to committee as it is an application by the City Council for a City council owned property.

Site History

No relevant site history.

Case Officer Site Visit

Undertaken on 14th June 2021.

Policies Referred to

- Policy LP25 The Historic Environment
- Policy LP26 Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regards to:

- Planning Policy
- Impact on Visual Amenity and Character and Appearance of Conservation Area No. 2
- Impact on Residential Amenity
- Highway Safety

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2018.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections
Environmental Health	No Objections
Lincoln Civic Trust	Comments Received

Public Consultation Responses

No responses received.

Consideration

Planning Policy

Policy LP25 'Historic Environment' of the Central Lincolnshire Local Plan requires development within, affecting the setting of, or affecting views into or out of, a Conservation Area to preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

Policy LP26 'Design and Amenity' is permissive of alterations to existing buildings provided the siting, height, scale, massing and form relate well to the site and surroundings, and duly reflect or improve on the original architectural style of the local surroundings; and use appropriate high quality materials, which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability. In relation to both construction and life of the development, the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development.

Visual Amenity and the Character and Appearance of the Conservation Area

Within the wider area there is a mix of window types and materials. A large number of properties have installed replacement windows, many without the benefit of planning permission. The approach adopted for assessing applications is that whilst exact replica timber windows are preferred, UPVC is considered an acceptable alternative.

Although lacking the definition and detailing of timber windows they are not dissimilar to a large number of windows within the wider area. Located to the rear, the windows would be open to limited public views however, officers are satisfied that the design of the proposal would be appropriate.

The property currently has a timber door to the rear elevation which would be replaced with a more modern UPVC door. Whilst the loss of the original material is regrettable there are various examples of UPVC replacements in the vicinity. Located to the rear the door would be open to limited public views.

Therefore, on balance, it is not considered that the replacement windows and doors are unacceptably harmful enough to the character of the area to warrant refusal of consent. As the scale of harm is not considered to be unacceptable the development is therefore considered to be in accordance with Local Plan Policy LP25 and the guidance within the National Planning Policy Framework (NPPF).

Residential Amenity

The proposal is for the replacement of existing windows and doors, it is therefore considered that the residential amenity of the neighbouring properties would not be harmed. As such, the proposals would not unacceptably harm the living conditions of the residents of neighbouring properties and therefore would be in accordance with the amenity requirements of Policy LP26 of the Central Lincolnshire Local Plan.

Effect on Highway Safety

Lincolnshire County Council as Highway Authority has assessed the application and has raised no objections to the proposal. Therefore, based on this advice it is considered that the proposal would not be detrimental to highway safety or traffic capacity.

Application Negotiated either at Pre-Application or during Process of Application

Yes.

Financial Implications

None.

Legal Implications

None.

Equality Implications

None.

Conclusion

The replacement windows and doors are considered to be acceptable and would not cause undue harm to visual amenity or the character and appearance of the conservation area, in accordance with Local Plan Policy LP25 and LP26 and guidance contained within the National Planning Policy Framework.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally

Conditions

- Development to be carried out within 3 years
- Development to be carried out in accordance with the plans.