

<b>Application Number:</b>	2024/0448/RG3
<b>Site Address:</b>	391 - 392 High Street, Lincoln
<b>Target Date:</b>	23rd October 2024
<b>Agent Name:</b>	None
<b>Applicant Name:</b>	City of Lincoln Council
<b>Proposal:</b>	Replacement of 4 timber windows and 2 timber doors with white UPVC to the rear elevation.

### **Background - Site Location and Description**

The application is for the replacement of 4 windows and 2 doors to the rear of 391-392 High Street.

The premises is two storey and located within the St Peter at Gowts Conservation Area. Planning permission is required because the premises is in commercial use. The application is brought before Planning Committee because the building is council owned and is therefore a regulation 3 application.

### **Site History**

No relevant site history.

### **Case Officer Site Visit**

Undertaken on 15 October 2024.

### **Policies Referred to**

- Policy S53 Design and Amenity
- Policy S57 The Historic Environment
- National Planning Policy Framework

### **Issues**

Visual amenity and character and appearance of the conservation area.

### **Consultations**

Consultations were carried out in accordance with the Statement of Community Involvement, adopted January 2023.

### **Statutory Consultation Responses**

Consultee	Comment
Highways & Planning	No objections

### **Public Consultation Responses**

No responses received.

## **Consideration**

### **National and Local Planning Policy**

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Policy S53 'Design and Amenity' covers all new development. The policy permissive of alterations to existing buildings providing they achieve a high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all. Extensions should reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style and should not result in harm to people's amenity either within the proposed development or neighbouring through overlooking, overshadowing, loss of light or increase in artificial light or glare.

Policy S57 seeks to protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting.

The site is within a conservation area; the NPPF states that "great weight should be given to asset's conservation" and that this is regardless of the level of harm. Where harm is established, paragraphs 201 and 202 are relevant which require a balancing exercise to be undertaken as to whether the public benefits of a scheme would outweigh the harm, in this case to the Conservation Area.

In addition to Planning Policy, there is a duty within the Planning (Listed Buildings and Conservation Areas) Act 1990 that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

### **Visual Amenity and Character and Appearance of the Conservation Area**

The application proposes to replace existing ground floor timber doors and windows with UPVC.

The replacements would be positioned to the rear and therefore not open to public view. The windows within the first floor are already UPVC casement windows and the fenestration within the neighbouring row of properties are also predominantly UPVC. It is therefore not considered that the replacements in UPVC would be uncharacteristic or cause harm to the conservation area in this particular location. The glazing bars proposed within the replacement windows and doors would match that of the original fenestration. On this basis, officers have no objection to the proposed replacement UPVC doors and windows.

It is therefore considered that the proposal would relate well to the site and context, as required by Central Lincolnshire Local Plan (CLLP) Policy S53. Accordingly, it is also considered that the proposal would preserve the character and appearance of the conservation area, as required by CLLP Policy S57 and the duty contained within Section 72 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990.

**Application Negotiated Either at Pre-Application or During Process of Application**

None.

**Financial Implications**

None.

**Legal Implications**

None.

**Equality Implications**

None.

**Conclusion**

The proposal would relate well to the site and context and would preserve the character and appearance of the conservation area, in accordance with CLLP Policies S53 and S57.

**Application Determined within Target Date**

Yes.

**Recommendation**

That the application is Granted Conditionally

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the submitted drawings.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.