

DELEGATED DECISION REPORT

HPK/2021/0041
Valid 01/03/2021

15 SILVERLANDS
BUXTON

REPLACEMENT OF WOODEN
SASH WINDOWS WITH
DOUBLE GLAZED UNITS TO
THE FRONT, SIDE AND REAR
OF THE PROPERTY.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and Heritage

DESCRIPTION OF SITE

The application site is a three-storey semi-detached gritstone villa in a residential area of Buxton, within the built-up area boundary and the Hardwick Square Conservation Area. A number of original windows at the side and rear elevations have previously been replaced with UPVC units, with timber windows remaining at the front, side and rear of the house.

Neighbouring houses, including no 19, are of the same original design. An application (HPK/2016/0666) for UPVC replacement windows at no 19 was recently approved on appeal.

PROPOSAL

The application is to replace all of the sixteen remaining timber windows, at the front, side and rear elevations, with new UPVC units. The new windows would be vertically sliding sash units. Existing and proposed plans are identical, indicating that the general design of the windows would be replicated.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Heritage Environment

National Planning Policy Framework

Paragraph 11 The Presumption in Favour of Sustainable Development
Section 4 Decision-making

Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15.04.2021
Neighbour consultation period ends: 08.04.2021

Public Comments

19 Silverlands - This proposal to change old, unsightly and failing wooden sash windows with Byson VS heritage windows should be applauded. Buxton has been hamstrung for decades with buildings let down by poor quality wooden, or unsightly white PVC casement windows. This planning application gives High Peak Council an opportunity to show foresighted leadership by enhancing the town environment & showing a clear path to sympathetically updating older properties. This regeneration should not & cannot be ignored.

13 Silverlands - I support totally this application. I think the proposed windows are an excellent choice, a great stylish green and energy efficient replacement for the original wooden windows and totally in keeping with the look of the conservation area.

Town / Parish Comments

None received

HPBC Conservation Officer

I note that this application replicates a similar application at 19 Silverlands which was allowed at appeal. The properties are virtually identical in external appearance and joinery detail. Before determining this application we need photos/site visit to view No.19 to ensure that the installed windows do indeed replicate the originals and ensure that there is no harm to character and appearance. Subject to this assurance, in principle, therefore, there is no objection to this application as the windows are set behind substantial stone reveals and only the opening casements themselves will be visible and the properties are set back from the road.

Provided that the Genesis Product does a reasonable job in replicating painted timber, traditional joinery (as checked at No.19) I see no reason to take a different view on this property. However, we have no details of the exact joinery details that are proposed with this application to ensure that the design and sections replicate the existing and this is also required before the application can be determined.

OFFICER COMMENTS

Principle of Development

The site lies within the built-up area boundary for Buxton, wherein new development will be supported in line with policy S2, and is therefore acceptable in principle subject to acceptability in terms of all relevant policy matters, in this case being design and effects on the Conservation Area.

Design and Heritage

Local Plan Policy EQ6 requires that all development should be well designed and of a high quality, responding to its environment and challenge of climate change – whilst also contributing to local distinctiveness and sense of place.

Local Plan Policy EQ7 states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment. Particular protection will be given to designated and non-designated heritage assets and their settings, including conservation areas.

The host building is considered to be a contributor to the character and appearance of the Conservation Area, being a substantial three-storey stone house in a prominent position on Silverlands. Alterations to the building therefore have the potential to harm or sustain and enhance the significance of the Conservation Area.

In this case, the proposals would replace the existing timber construction windows. The comments from the Conservation Officer are noted. Manufacturer's technical details submitted indicate that the construction and sections of the new units would effectively replicate those of the existing timber windows. The applicant has provided photos of the same replacement units installed at no 19 Silverlands following the earlier approval, and it is considered that the photos demonstrate that the construction and finish of these units have successfully replicated the appearance of the timber windows at no. 15, per the request from the Conservation Officer.

It is therefore considered that the proposed replacement windows would sustain and enhance the significance of the Conservation Area, and would therefore accord with policy EQ6 and EQ7, and section 16 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposed scheme is considered acceptable in terms of a design and effects on the borough's heritage assets and to not give rise to any other planning matters. The application is therefore considered to be in accordance with the relevant policies of the Local Plan and paragraphs of the NPPF and is recommended for conditional approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Tom Hiles

Recommendation Date: 04.08.2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council