

<b>APPLICATION NO.</b>	<a href="#">P20/S4561/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	23.12.2020
<b>PARISH</b>	WALLINGFORD
<b>WARD MEMBER(S)</b>	Sue Roberts George Levy
<b>APPLICANT</b>	Metropolitan Thames Valley
<b>SITE</b>	1-6 The Shambles and 4 & 5 St Peter’s Street Wallingford, OX10 0JS
<b>PROPOSAL</b>	Replace all white single glazed timber windows with white double-glazed timber windows. The timber patio doors will be replaced like for like and the timber private entrance doors are also to be changed to a composite material.
<b>OFFICER</b>	Nathaniel Bamsey

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to planning committee as a staff member has a financial interest in one of the flats.
- 1.2 The application site is shown the location plan, **attached** as Appendix 1. The site is a former abattoir in the centre of the town of Wallingford that was converted to flats in the late 90s. Residential properties are to the east and south west. To the north is the row of shops on St Peter’s Street with flats above. Vehicular access is gained via St Peter’s Street into a shared parking area to the south of the flats. The site is within the Wallingford Conservation Area and Nos 9 and 10, and 11 Wood Street to the south west are Grade II listed buildings. The buildings subject of this application are not listed but they are identified as buildings of local interest in the Wallingford Conservation Area Appraisal. The area is subject to an Article 4 direction restricting permitted development rights.
- 1.3 This application seeks planning permission for the replacement of windows and doors. The application plans are **attached** at Appendix 2. All windows and doors on the southern and eastern elevations will be replaced along with the windows and doors facing the courtyard between 1-6 The Shambles and 4 & 5 St Peter’s Street. The replacement windows will all be double glazed and timber framed. The existing timber patio doors will be replaced like for like whilst the flat doors will be replaced with composite equivalents. The windows in the northern elevation facing St Peter’s Street were similarly replaced in 2015 (P15/S0300/FUL)

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 **Wallingford Town Council** – No comments to date

**Neighbour** - No Strong Views (1)

- The application is described as referring to 1 - 6 The Shambles however drawings and plans also include 4 & 5 St Peter s Street.
- Existing windows are not single glazed - they are already double glazed.
- The overall condition of the frames is not poor.

- The conservation roof light in 5 St Peter’s Street was installed in 2016. It is double glazed and does not need to be replaced therefore should not be included in this planning application.
- The application states that the property is a Listed Building, however this is also incorrect.

### 3.0 RELEVANT PLANNING HISTORY

#### 3.1 [P19/S1031/PEO](#) – Response (25/06/2019)

Fit 2 new front doors which differ from originals.

[P15/S1779/HH](#) - Approved (11/08/2015)

Insertion of roof light in existing roof.

[P15/S1266/DIS](#) - Approved (02/06/2015)

Discharge of condition 3 of planning permission P15/S0300/FUL.

Replacement of existing single glazed timber windows with new timber double glazed windows to all flats.

[P15/S0300/FUL](#) - Approved (31/03/2015)

Replacement of existing single glazed timber windows with new timber double glazed windows to all flats. Works also to replace the existing timber doors with new thermally efficient doors. All works are limited to the North and East elevations.

[P95/W0435](#) - Approved (19/09/1995)

Change of use from abattoir and shop with associated residential use to eight 2-bedroomed units with parking. (As clarified by drawing 1132/95/4 deposited on 23 August 1995 and as amended by drawings deposited on 24 August 1995 and accompanying letter).

### 4.0 ENVIRONMENTAL IMPACT ASSESSMENT

- #### 4.1
- The proposed development is not Schedule 1 or 2 development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 so an Environmental Impact Assessment is not required.

### 5.0 POLICY & GUIDANCE

#### 5.1 Development Plan Policies

South Oxfordshire Local Plan 2035 (SOLP) Policies:

DES1 - Delivering High Quality Development

DES2 - Enhancing Local Character

DES7 - Efficient Use of Resources

DES8 - Promoting Sustainable Design

ENV6 - Historic Environment

ENV7 - Listed Buildings

ENV8 - Conservation Areas

#### 5.2 Wallingford Neighbourhood Plan

The independent examination of Wallingford Neighbourhood Plan has now concluded and the Examiner has issued his report. The Examiner’s recommendations must be considered by the local planning authority before a decision is made about proceeding to referendum. Therefore, at this stage, the plan has **limited weight** in decision making. The emerging policies relevant to the application are:

WS4 - Development Within the Built-up Area  
HD1 - Design  
HD2 - Sustainable Design  
HA1 - The Historic Environment  
HA2 - Effects of Development on Historic and Heritage Assets

### 5.3 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)  
Wallingford Conservation Area Appraisal 2018.

### 5.4 **National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)**

### 5.5 **Other Relevant Legislation**

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)  
(P(LBCA)A)

In determining this application, the council has regard to its obligation to preserve the listed building or its setting or any features of special architectural and historic interest and/or to preserve or enhance the character and appearance of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

## 6.0 **PLANNING CONSIDERATIONS**

### 6.1 **The relevant planning considerations are the following:**

- **Design, character and heritage impacts**
- **Sustainability**

### 6.2 **Design, character and heritage impacts**

Policy ENV6 states that proposals for new development that affect heritage assets will be supported where they conserve or enhance the significance of the heritage asset and settings and make a positive contribution to local character and distinctiveness. Non-designated heritage assets, where identified through conservation area appraisal or review or through the planning application process, will be recognised as heritage assets in accordance with national guidance and any local criteria. Development proposals that directly or indirectly affect the significance of a non-designated heritage asset will be determined with regard to the scale of any harm or loss and the significance of the asset

Policy ENV7 requires proposals for development affecting the setting of a listed building to conserve, enhance or better reveal those elements which contribute to the heritage significance. Policy ENV8 relates to development within conservation areas and requires development to preserve or enhance the area's special interest, character, setting and appearance.

Policy DES1 states that new development should be of high-quality design. The policy gives a wide range of measures against which development will be assessed, including efficient use of land, net gains and no net loss of biodiversity, sustainability and respect for local character and context. This respect for local character and context is echoed by policy DES2 that requires new development to be designed to reflect the positive features that make up the character of the local area and to both physically and visually enhance and complement the surroundings.

The existing windows are timber casement windows with white frames. The window designs appear externally as sash windows as is seen on the St Peter's Street elevation, but they are in fact top-hung casements. The replacement windows will match the existing in terms of their size, shape, colour and type. The continued use of timber frames of matching size, colour and style is considered to prevent harm to the appearance of the building, the character and appearance of the conservation area and the setting of the nearby listed buildings. A condition is recommended that requires the windows to match the colour and finish of those existing to ensure they are in keeping with local character.

The patio doors are to be replaced like for like with timber doors. This is considered to prevent harm to visual amenity and heritage assets. The doors to the flats are to be replaced with composite equivalents. Whilst this is not a natural material typically seen within historic contexts, the external appearance of the doors is not considered to be harmful subject to the colour and finish matching the doors that are replaced. A condition is recommended to secure this.

The replacement rooflights are not considered to be harmful as they match those existing.

Subject to the recommended conditions, it is held that the development would preserve the buildings as a non-designated heritage asset, the setting of nearby listed buildings, and the character and appearance of the conservation area. Therefore, the development is considered to accord with policies ENV6 & ENV7 of the Local Plan and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The development is also considered to be of high-quality design that reflects local character and accords with policies DES1 & DES2.

### 6.3 Sustainability

DES7 requires development proposals to make provision for the effective use and protection of natural resources where applicable. This includes the efficient use of land, minimising waste, maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and the re-use of materials.

Policy DES8 requires all development proposals to demonstrate that they are seeking to limit greenhouse emissions through location, building orientation, design, landscape and planting taking into account any nationally adopted standards. Development should also be designed to improve resilience to the anticipated effects of climate change and be built to last.

The replacement of windows with modern double-glazed units is considered to accord with the aims of policies DES7 & DES8 as they will increase the thermal efficiency of the flats. This increased thermal efficiency will reduce the requirement for heating and therefore greenhouse gas emissions directly or indirectly emitted from the generation of this heat.

7.0 **CONCLUSION**

7.1 I recommend that planning permission is granted because, subject to the recommended conditions, the development will not harm visual amenity nor heritage assets and the thermal efficiency of the building will be improved. Therefore, it is concluded that the development accords with the relevant policies of the adopted Local Plan, the emerging Wallingford Neighbourhood Plan, the Design Guide and the NPPF.

8.0 **RECOMMENDATION**

8.1 **Grant planning permission subject to the following conditions:**

- 1 : Commencement 3 years - Full Planning Permission**
- 2 : Approved plans**
- 3 : Materials as on plan**
- 4 : Windows - to match existing**
- 5 : Doors - to match existing**
- 6 : INFORMATIVE - Emerging neighbourhood plan policies**

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