

Case No: P/2022/0031

Proposal: Caniatad Adeilad Rhestredig I Ddymchwel Ty Allan, Newid 4 Ffenestr Ac 1 Drws Yng Nghefn Yr Eiddo / Listed Building Consent To Demolish Outbuilding, Replace 4 Windows And 1 Door To Rear Of Property

Location: , 8, Dispensary Row, LL13 0DU.

From: Kathryn Moore:

Date: 24th January 2022

Policy Section: Con

This application has been screened by application type and against GIS constraints. It is thought that you may wish to comment. Please view the application and make your comments:

8 Dispensary Row is a Grade II Listed building within Overton Conservation Area. The row of dwellings are excellent examples of a row of workers housing with details suggesting they belonged to a local estate. Most of the row remains unchanged, particularly to the front elevations, although there has been alteration over time to the rear of the properties.

The proposals to replace the rear timber, single glazed, windows with timber, double glazed casements in the same style will have minimal impact on the character of the listed building.

The proposal to remove the remaining outbuilding wall to the rear are well reasoned in the attached Heritage Impact Statement. Although later than the dwelling, there is clearly some age in the wall and outbuildings have existed on the site for some time. That being said only one wall remains and, without the more modern structures which now enclose it, this is not particularly stable. On balance, the removal of this and creation of a more useable garden space is acceptable. A good photographic record has been taken as part of the HIS.

I have no objections to the proposals. I would recommend the following condition:

ZL08 (POST DETERMINATION) DETAILS OF WINDOWS AND DOORS
Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills, heads etc. The

works shall only be carried out in strict accordance with such details as are approved.

This is to ensure that the windows will be in keeping with the listed building.