

CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council		x			
Local member(s)					x
Highways					na
Public Protection					na
Natural Resources Wales					na
Welsh Water					na
Advert					x
Neighbours					x

RELEVANT HISTORY	None relevant
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PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	x		x
Conservation Area	x		x
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
Holt Conservation Area Management Plan		x

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity				x
Design		x	x	
Highway safety				x
Parking				x
Conservation/LB		x	x	
Ecology				x
Trees				x
Other				x

OBSERVATIONS:

The property is located with Holt Conservation Area which is subject to an Article 4(2) Direction. The building is of 17th Century origins however, it displays a later character to the exterior with square bays to the ground floor of the front elevation and dormer windows to the roof.

This application seeks the replacement of the existing timber window with UPVC alternatives to the front elevation. The existing windows are modern softwood windows with storm-proof detail and mock leaded lights. The applicants propose to use a UPVC window frame as alternative material to timber. The style proposed is flush fitting casement (by Residence 9) with single horizontal glazing bar. The finish is wood effect in agate grey so as to replicate a traditional painted finish.

The replacements are considered to offer a more traditional detail than the existing timber windows being flush fitting. In addition the single glazing bar is considered to be a more authentic detail than mock leaded lights.

However the use of UPVC for windows is not supported within the Conservation Area and the benefits in design and detail offered by the replacements are not considered to outweigh the harm of using UPVC. As such the proposal fails to enhance or preserve the character of the Conservation Area.

RECOMMENDATION	
GRANT	
REFUSE	x
S106	