

**PLANNING
COMMITTEE**

31st October 2012

LISTED BUILDING APPLICATION 2012/240/LBC

**RETROSPECTIVE APPLICATION: REPLACEMENT OF UPVC PATIO
DOOR/WINDOW WITH WOODEN FRENCH DOORS**

ASTWOOD FARM HOUSE, ASTWOOD LANE, ASTWOOD BANK

**APPLICANT: MR J LAVERY
EXPIRY DATE: 1ST NOVEMBER 2012**

WARD: ASTWOOD BANK & FECKENHAM

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: steve.edden@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

Astwood Farmhouse is a Grade II Listed timber framed farmhouse which dates from the 17th Century. It has mid 19th Century and mid 20th Century additions. The property is situated in the green belt and off Astwood Lane, a road which links the settlements of Astwood Bank and Feckenham. The farmhouse is accessed from a farm road which itself is accessed from Astwood Lane, some 400m to the north-west. The nearest properties are 'Windy Bank' situated approximately 80m to the west, and 'The Coach House' (a residential barn conversion), 20m distant, to the north-east.

Proposal Description

This is a retrospective application for Listed Building Consent to replace a patio door/window of UPVC construction with a set of wooden french doors. The french doors are situated to the rear (south facing) elevation of the farmhouse and have a painted (cream) softwood frame.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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Regional Spatial Strategy and Worcestershire County Structure Plan

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Extensions
B(BA).1 Extent of and control of development in the Green Belt

The site is located within the designated Green Belt as identified on the Borough of Redditch Local Plan No.3 Proposals Map.

Relevant Site Planning History

None

Public Consultation Responses

One letter received in objection. The letter comments that the description of the works are misleading, objects to the fact that the works have been done retrospectively and considers that further details should have been submitted by the applicant in support of their application.

Consultation Responses

RBC Conservation Advisor

No objection to proposals

Assessment of Proposal

The former patio doors (of UPVC construction) which have been replaced by the timber french doors subject to this application, were inserted by a previous owner of the property many years ago without first obtaining Listed Building Consent. Applications for Listed Building Consent which propose to insert windows / doors of UPVC construction into the historic fabric of such a building are almost without exception refused consent due to the perceived harm caused to the character, appearance and historic form of the building.

Whilst the replacement of a UPVC opening with that of an opening having a timber frame would normally represent a significant improvement in terms of its impact on the character of the building, it is still important to ensure that the special character of the listed farmhouse is maintained and protected.

The Council's Conservation Advisor has been consulted on the application and raises no objection, commenting that the works are sympathetic to the appearance and historic interest of the listed building.

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The works would not have a negative impact on the residential amenities enjoyed by the occupiers of the nearest dwelling houses as the french doors would not give rise to any loss of privacy or any other negative impact on residential amenity.

Recommendation

That having regard to the development plan and to all other material considerations, Listed Building Consent be GRANTED subject to the informative as summarised below:

Informative

- 1) Reason for approval

Procedural matters

The applicant is related to a former employee of RBC, and therefore this application is reported to Planning Committee