From: ADP - Melissa Parsons [mailto:melissa@adp-ltd.co.uk]
Sent: 30 April 2019 15:59
To: Glover, Gill <Gill.Glover@havant.gov.uk>
Subject: Planning Application APP/11/00295 at Land rear of 17 South Street, Havant

Dear Gill,

Following the comments from the conservation officer regarding the proposed use of the Roseview UPVC windows at the above development, please find attached a series of planning approvals where this high-quality replica window has been successfully used within conservation areas and has been recognised as such by LPA's and appeal inspectors. A representative of the window company is more than happy to meet with the conservation officer either on site or at your offices with samples should you feel this to be beneficial.

Please do not hesitate to contact me should you have any queries or require further information.

Kind regards
Melissa Parsons BA(Hons) ACIAT
Architectural Technologist
adp architects ltd
Tel: 01489 584503
Email: melissa@adp-ltd.co.uk
www.adparchitectsltd.co.uk
Richmond Court, 94 Botley Road, Park Gate, Southampton, SO31 1BA
Registered in England and Wales No.04604714

ISLINGTON

PLANNING DECISION NOTICE

Ms Barbara Veronica Sancho Sancho
Flat 2
55-57 Northdown Street
London
N1 9BL

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 333
222 Upper Street
LONDON N1 1YA

Case Officer: Thomas Broomhall
T: 0207 527 5978
E: planning@islington.gov.uk

Issue Date: 16 December 2013
Application No: P2013/3169/FUL
(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Approve with conditions

Notice is hereby given of the above stated decision of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder, relating to the application / development referred to below, at the location indicated, subject to the condition(s) listed and in accordance with the plans submitted, save insofar as may be otherwise required by the condition(s).

Location:	**Flat 2, 55-57 Northdown Street, London N1 9BL**

Application Type:	**Full Planning Application**		
Date of Application:	02 September 2013	**Application Received:**	02 September 2013
Application Valid:	23 October 2013	**Application Target:**	18 December 2013

DEVELOPMENT:

Replacement of existing single pane Victorian sash windows with double glazed sash windows.

PLAN NOS:

Site Location Plan 0100031673, A3/ExPrDrg201-PL02 - 13288, REHAU Heritage Cross Sections 2695, Roseview (fully mechanically jointed) 2695

CONDITIONS:

1 3 YEAR CONSENT PERIOD: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).

2 DRAWING AND DOCUMENT NUMBERS: The development hereby approved shall be carried out in accordance with the following approved plans:

Roseview (fully mechanically jointed) 2695

INFORMATIVE

[redacted]

KAREN JULLIE IN
SERVICE DIRECTOR PLANNING AND DEVELOPMENT
AND PROPER OFFICER

SUBSEQUENT REQUIREMENTS FOLLOWING THE GRANT OF PERMISSION

1. **The Building Acts and Building Regulations**
   To ensure compliance with the Building Acts and Building Regulations, you should contact the Building Control Service regarding the development and any intended works.
   T: 020 7527 5999
   E: building.control@islington.gov.uk

2. **Street Naming and Numbering**
   If the development results in changes to any postal address or addresses on the site you should contact the Street Naming and Numbering section. Failure to do so can result in delays to conveyancing, the connection of services or the initiation of postal deliveries.
   T: 020 7527 2245 / 2611
   E: addressmanagement@islington.gov.uk

3. **Environmental Health, Trading Standards and Licensing**
   You may need to comply with various Acts and therefore you should contact Commercial and/or Residential Environmental Health and/or Trading Standards and/or Licensing. The Licensing Team deal with premises that sell alcohol, provide entertainment, late night refreshment, gambling and special treatments such as beauty therapies, tattoos and saunas.
   T: 020 7527 3186 (Commercial/Residential/Trading Standards)
   T: 020 7527 3031 (Licensing)
   E: Street.Trading@islington.gov.uk
   Licensing@islington.gov.uk
   Residential.Envh@islington.gov.uk
   Commercial.Envh@islington.gov.uk

4. **Inclusive Design and Access for Disabled People**
   The London Plan, Islington's Core Strategy and relevant Supplementary Planning Documents and Part M of the Building Regulations require the creation/maintenance of an Inclusive Environment. If you require any further information or advice on the application of the principles of Inclusive Design contact the Inclusive Design officers. Other applicable standards and design guidance are set out in:
   - Inclusive Mobility – www.dft.gov.uk/publications/inclusive-mobility
   - Approved Document M – Access to and use of buildings
   - Islington's Accessible Housing SPD – http://www.islington.gov.uk/publicrecords/library/Environmental- protection/Publicity/Public- consultation/2011-2012/(2012- 03- 03)- Accessible- Housing- SPD- Adopted- March- 09.pdf
   - Islington's Inclusive Landscape Design SPD - http://www.islington.gov.uk/publicrecords/library/Environmental- protection/Quality- and-performance/Reporting/2011- 2012/(2012- 03- 03)- Inclusive- Landscape- Design- SPD-January- 2010.pdf
   - BS8300:2009 – Design of buildings and their approaches to meet the needs of disabled people.

   Regardless of any Planning or Building Regulations approval your client and or future occupant may have duties under the Equalities Act 2010 (which supersedes the Disability Discrimination Act). Those duties include to take all reasonable steps to ensure that disabled person experiences no less favourable treatment, which will involve the elimination of obstructive physical features.
   T: 020 7527 2394
   E: planning@islington.gov.uk

5. **Highways**
   In order to comply with the provisions of the Highways Act, and/or other Highways matters, you should contact Highways Services. Hoardings, scaffolding, skips, overhanging structures, anything on the public highway (tables and chairs for example) are regulated by the Streetworks Team.
   T: 020 7527 2000
   E: streetworks@islington.gov.uk

6. **Parking Suspensions**
   In order to secure parking bays for the sole use of contractors on site, you should contact Parking and CCTV Services.
   T: 020 7527 1377/6262/6129
   E: parkingsuspensions@islington.gov.uk

7. **Trees**
   Any trees which are the subject of a Tree Preservation Order or within a conservation area may not be lopped, felled, uprooted or wilfully damaged without permission. Should you wish to undertake any such works contact the Tree Service.
   T: 020 7527 2417/2150
   E: treeservice@islington.gov.uk

8. **Storage and Collection of Refuse**
   In order to ensure the intended approach/strategy to refuse, recycling, waste removal is acceptable, you should contact Street Environment Services.
   T: 020 7527 2000
   E: contact@islington.gov.uk

9. **Nuisance from Construction Work**
   Nuisance from demolition and construction works is subject to control under the Control of Pollution Act. The normal approved noisy working hours are:
   - 08:00 to 18:00 Monday to Friday
   - 08:00 to 13:00 Saturday
   - No work on Sundays and Public Holidays

   If you anticipate any difficulty in carrying out construction works other than within normal working hours (above) and by means that would minimise disturbance to adjoining properties then you should contact the Pollution Project Team.
   T: 020 7527 7272
   E: pollution@islington.gov.uk

10. **Fire Precautions**
    If you require continued maintenance of fire precautions in existing buildings where no building work is planned contact the London Fire Brigade.
    T: 020 8555 1200 (ext: 59163)
    A: Eastern Command, Fire Safety Department
       Units 5-6 City Forum
       City Road,
       LONDON EC1V 2FB

11. **Petrol Storage**
    To ensure compliance with the Petroleum (Consolidation) Act and for advice on the storage of petroleum spirit or petroleum mixture, you should contact the London Fire and Civil Defence Authority.
    T: 020 8555 1200 (ext: 59163)
    A: Eastern Command, Fire Safety Department
       Units 5-6 City Forum
       City Road,
       LONDON EC1V 2FB

The Planning Inspectorate

Appeal Decision

Site visit made on 12 December 2018

by Iwan Lloyd BA BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 February 2018

Appeal Ref: APP/H1033/X/17/3173648
18 Bath Road, Buxton SK17 6HH

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mr S Walsh against the decision of High Peak Borough Council.
- The application Ref HPK/2017/0027, dated 19/01/2017, was refused by notice dated 17/03/2017.
- The application was made under section 192(1)(b) of the Town and Country Planning Act 1990 as amended.
- The development for which a certificate of lawful use or development is sought is proposed replacement of existing timber sliding sash windows with new PVC sliding sash windows.

Decision

1. The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the proposed operation which is considered to be lawful.

Reasons

2. The appeal building is a three storey end of terrace Victorian villa converted to flats, situated in Buxton Central Conservation Area and Article 4 area. The proposed lawful development certificate relates only to the windows on the east/side elevation of the building. In total there are 14 windows on this elevation, and are four lights timber sliding sash windows with the exception of the side bay windows which are two lights timber sliding sash. The stone sills, surrounding timber bays and mullions would remain unchanged. The proposal would be to change the sliding sash elements of the windows to uPVC sliding sash windows with wood frame effect.

3. There is no disagreement between the parties that the installation of replacement windows would amount to a building operation as defined by s55(1) of the Act. Section 55(2), however, goes on to clarify at subsection (a)(ii) that the carrying out of operations which do not materially affect the external appearance of the building shall not be taken to involve development of the land. The issue in dispute is whether the proposed operations in this case would materially affect the external appearance of the building. The Council say that the change to the external appearance is material and that there are no permitted development rights to change windows on flats because

they are not dwelling houses within the meaning of the Order[1]. In addition the Council say that Buxton Article 4 Direction prevents such works to elevations that front a relevant location.

4. The appellant refers to the case of Burroughs Day v Bristol City Council [1996] 1 PLR 78 where it was held that it is the effect on the external appearance and not just the exterior which must be considered; and that the effect on the external appearance must be judged in relation to the building as a whole and not by reference to a part of the building taken in isolation.

5. No. 18 Bath Road is a large end of terrace building fronting the road. The road rises relatively steeply to the east. No. 19 is the beginning of the next terrace block of equal stature to No. 18 but separated by a side garden and is situated on higher ground. Whilst windows and bays are notable features on the east/side elevation of No. 18 due to the topography and the angled view from the road and the intervening higher front garden of No. 19, broadly most of the first floor and second floor windows and bays are visible from the roadside. Although the windows are visible at an angle they are seen in the context of these constraints, and as the elevation is a secondary one, looking across and up to the garden of No. 19, the elevation presents a glimpsed view to passers-by on Bath Road. The ground floor windows of this elevation are hardly noticeable given that they are below the boundary wall and the vegetation of next door's garden.

6. At the site visit I saw a sample of the window type it is purported to be installed. Apart from the marginal difference in the horn detail, the frame, beading, glazing bars, chamfered sill, meeting rail, 4 light sliding sash, finish inside and between the sashes, and the wood grain effect, matched quite precisely the relevant details of the existing sash windows on the building. There are slight variations in the proposed technical drawings to the existing sash windows detailed plan, but the difference is only very marginal. There is a 3mm difference in the cross section of the proposed unit to that of the existing sash unit, resulting in a similar recessed position for the proposed window on the stone sill as that of the existing window.

7. The replacement windows have been closely engineered to reflect the dimensions of the sash window in detail. In my view, the change from the timber sliding sash to the specified uPVC sliding sash window in the LDC application would not as a matter of fact and degree materially affect the external appearance of the building as a whole, and shall not be taken to involve development.

8. Given this conclusion, express planning permission is not required for the operation the subject of this application under Section 55(2)(a)(ii). Section 57 is not engaged, and neither is Section 58, planning permission granted by development order, since the operation does not involve development.

9. For these reasons given above I conclude that the Council's refusal to grant a certificate of lawful use or development was not well founded. The appeal succeeds, and I exercise accordingly the powers transferred to me in Section 195(2) of the 1990 Act as amended.

[1] Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015

Iwan Lloyd

INSPECTOR

It certifies that the use /operations described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the certified date and, thus, was /were not liable to enforcement action, under section 172 of the 1990 Act, on that date.

This certificate applies only to the extent of the use /operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use /operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.

The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.

The Planning Inspectorate

Plan

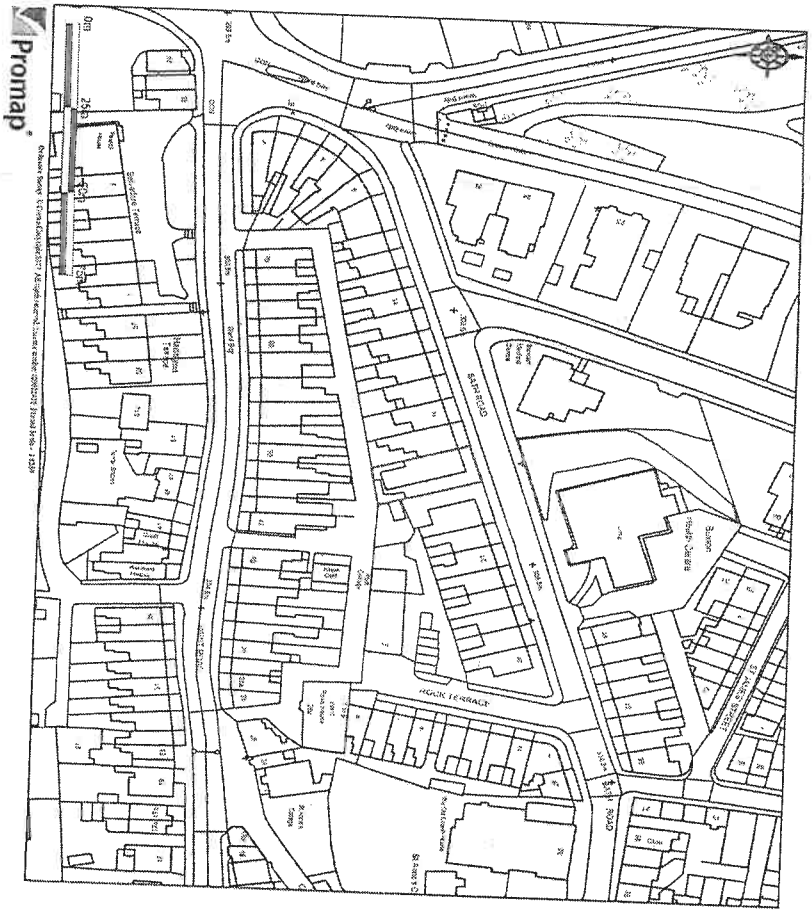
This is the plan referred to in the Lawful Development Certificate dated: 15 February 2018

by Iwan Lloyd BA BTP MRTPI

Land at: 18 Bath Road, Buxton SK17 6HH

Reference: APP/H1033/X/17/3173648

Scale: Not to scale



18 Bath Road, Buxton

High Peak Borough Council

working for our community

Miss E Storry
28 Dale Road
Buxron
Derbyshire
SK17 6NL

Application no: HPK/2016/0395

Determined on: 05/05/2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:
2 Hobsons Court Buxton Derbyshire SK17 6EY

Description of Development:
Proposed replacement of single glazed non sash windows with UPVC double glazed sash windows

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Amended Location Plan, Existing Elevevations 2, Proposed Elevations 1, 'Roseview Windows - Ultimate Rose Technical Drawing 2016 v1'.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. Notwithstanding the details on the approved plans, the 2 No. approved sash windows on the front elevation (ground and first floors) shall be the 'Ultimate Rose' model produced by 'Roseview'. The approved window on the second floor of the front elevation shall be side hung and of a quality to match the Roseview 'Ultimate Rose' sash windows approved. A

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E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
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sample of the side hung window shall be submitted to and approved in writing by the Local Planning Authority prior to the window being installed. Once installed, the approved windows for the front elevation shall be retained thereafter. The approved windows on the side elevation shall be produced by Linear Windows.

Reason: - To ensure the appearance of the windows is acceptable within the Conservation Area and to comply with policies S1, EQ6 and EQ7 of the Local Plan and section 7 and 12 of the NPPF.

Informatives

1. NPPF

The LPA has worked closely with the applicant to secure a sustainable form of development. Therefore paras 186 & 187 of the NPPF have been adhered to.

2. Policies

High Peak Local Plan Adopted April 2016

S1 - Sustainable development principles
S1a - Presumption in favour of sustainable development
S2 - Settlement hierarchy
S7 - Buxton sub-area strategy
EQ1 - Climate change
EQ6 - Design and place making
EQ7 - Built and historic environment

Buxton Conservation Areas Character Appraisal
Buxton Central Article 4
SPD - Buxton Design and Place Making Strategy

National Planning Policy Framework

* Ministerial foreword
* Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development
* 7 Requiring good design
* 10 Meeting the challenge of climate change, flooding and coastal change
* 12 Conserving and enhancing the historic environment

National Planning Practice Guidance

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3. Replacing windows on the rear elevation

It is noted that the applicant has questioned what the the requirements are if replacing a window or two on the rear elevation at some point in the future. The applicant should be aware that replacing windows on the rear elevation could be carried out without the need for planning permission under permitted development rights (subject to the criteria and conditions outlined in Schedule 2, Part 1, Class A of The Town & Country (General Permitted Development) (England) Order 2015) as the rear elevation is not constrained by the Article 4 Direction which applies to the area.

[redacted]

Signed by: Jane Colley

On behalf of High Peak Borough Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.

2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.

3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must

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E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Head of Planning and Regeneration
Viv Evans

Our Ref: 17/14645/HOU

11 September 2017

THE ROYAL BOROUGH OF KINGSTON UPON THAMES

Mrs Natasha Davies
73 Acacia Grove
NEW MALDEN
KT3 3BU

Royal Borough of Kingston upon Thames
Guildhall 2, High Street
Kingston upon Thames
KT1 1EU

Enquiries to: Martin Holley
Direct Line: 020 8547 5365
Fax: 020 8547 5363
Email: development.management@kingston.gov.uk

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
LOCATION: 73 Acacia Grove, NEW MALDEN, KT3 3BU
PROPOSAL: Replacement of 15 sash windows and 2 small casement windows

Under the provisions of part III of the Act the Council hereby GRANTS PERMISSION for the development described above.

PERMIT subject to the following conditions:

1 The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

73AcaciaGroveExistingPlansMarch17	16/06/2017
73AcaciaGroveProposedPlansJune17	16/06/2017
Block Plan	19/06/2017
New Windows	19/06/2017
OS Map	19/06/2017
Ultimate Rose Fully Mechanical Drawings	19/06/2017
Ultimate Rose Manufacturer Details	19/06/2017
Sash Windows Details	19/06/2017
Frame Layout	19/06/2017
Rehau Conservation Pack	19/06/2017
Proposed South Elevation	19/06/2017

THE ROYAL BOROUGH OF
KINGSTON
UPON THAMES

Proposed North Elevation	19/06/2017
Existing South and North Elevations	19/06/2017
Existing East and West Elevations	19/06/2017

Reason: For avoidance of doubt and in the interests of proper planning.

3 The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Yours faithfully

[redacted]

David Horkan
Group Manager Development Management

Informative(s):

1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form or our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

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3 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

Your attention is drawn to your rights of appeal (attached) and to the fact that this decision relates only to the Town & Country Planning Acts and to no other enactment or The Building Regulations.

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TOWN AND COUNTRY PLANNING ACT 1990
(As amended)

Appeals to Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/planning/appeals
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE **TO BE HELD ON THURSDAY, 7 July 2016**	
APPLICATION REFERENCE NO: **16/00690/HS**	**TARGET DATE:** **17 June 2016**	**GRID REF:** **503934-488540**

REPORT OF THE PLANNING SERVICES MANAGER – PSM/16/143

SUBJECT: **Replacement sliding sash uPVC windows to front elevation for Mr A Gibson Flat 2 36 Albemarle Crescent Scarborough NORTH YORKSHIRE YO11 1XX**

1.0 THE PROPOSAL

1.1 This application seeks planning permission for the replacement of timber sliding sash window frames to the ground floor bay window of the property with uPVC sliding sash units. The property is a substantial building occupying a mid-terraced position within Albemarle Crescent. The bay comprises three separate timber sliding sash windows with a stone surround and stone mullions.

1.2 Key features of the design of the replacement uPVC units are run-through sash horns, full mechanical joints, a 35mm meeting rail, a deep bottom rail and authentic external putty lines with a foil finish to the appearance of the uPVC.

1.3 Albemarle Crescent is situated within the designated Conservation Area of the town.

2.0 SCREENING OPINION REQUIRED?

2.1 No.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None.

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 No consultations were undertaken with regard to the application.

Publicity - Consultation period expired on the 19.05.2016.

4.2 L Fratson, Flat 5, Albemarle Crescent, Scarborough - Objects to the proposal. I purchased my flat in 2003 with unauthorised uPVC windows installed to the front. I was required to replace them with wooden ones, at great expense. I understand this is a conservation area and we are not allowed uPVC to the front elevation. If this application is granted it is not fair on the rest of us.

5.0 RELEVANT SITE HISTORY

5.1 2003 - Enforcement Notice served for insertion of uPVC in both dormers on the front elevation along with the replacement of the timber construction of the pediments, transomes and dormer sides also in uPVC. Dismissed at appeal.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan (Saved Policies)

E14 - Extensions and Alterations to Existing Buildings
E23 - Detailing in Conservation Areas

Scarborough Borough Local Plan (Proposed Submission)

None relevant

National Planning Policy Framework

NPPF12 - Conserving and enhancing the historic environment
NPPF10 - Meeting the challenge of climate change, flooding and coastal change

Scarborough Borough Supplementary Planning Documents

None relevant

Local Planning Policy Guidance

None relevant

7.0 ASSESSMENT

7.1 The main issue to consider in relation to this application is whether the proposal would preserve (or enhance) the character or appearance of the Scarborough Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. In addition, the National Planning Policy Framework (NPPF), at Paragraph 131, focuses on the desirability of sustaining and enhancing the significance of heritage assets, emphasising that development should make a positive contribution to local character and distinctiveness.

7.2 Policy E23 of the Local Plan states that "On period properties in the conservation areas built prior to 1914 the replacement of the authentic style of windows and doors by modern units in inauthentic materials or design will be unacceptable other than in exceptional circumstances".

7.3 The proposed uPVC window frames, which would replace the existing single-glazed timber frames within the ground floor bay of the property, are to be Roseview Windows' 'Ultimate Rose', which is a vertical sliding sash frame, that would have a white foil finish.

7.4 The ground floor bay windows in Albemarle Crescent are generally elevated above pavement level with a short flight of steps leading to the front door of each property. The properties have small forecourt areas and although elevated the bay windows are relatively close to the public highway. The existing timber window frames are traditional in design and appearance, although it is assumed that they may be replacements, rather than original fabric, as they are slightly heavier in section than frames within neighbouring properties. The proposed windows would be constructed as three separate elements within the bay, and would be recessed between the decorative stone mullions. On the face of it, the proposal is in conflict with Policy E23 of the Local Plan as the application proposes the introduction of inauthentic materials and offers no 'exceptional circumstances'. However, your Officers consider that the quality of the design and technical specification of the product proposed replicates as closely as possible the appearance of the existing timber windows within the application property. The uPVC windows proposed in this case have authentic putty lines, mechanical rather than welded joints and run-through sash horns. The use of a foil finish to the frames softens the harsh appearance of shiny plastic, giving a more natural grained appearance. Previously uPVC products have struggled to achieve this level of refinement.

7.5 The Roseview Windows' product proposed in this application has been accepted as appropriate in other conservation areas, and similar products have been approved by Appeal Inspectors. An example, quoted in the Rose Collection Conservation Brochure refers to the replacement of traditional timber frames in a large block of flats within the Eastbourne Conservation Area. Your Officers have looked at this case in some detail. The Eastbourne application sought the wholesale replacement of the original windows to the historic facade of a large five-storey property that had been previously converted to 12 no. flats. Having researched the application and considered the Inspector's approach to the proposal your Officer's consider that the decision contains information which is relevant to the assessment of the proposal in Albemarle Crescent.

7.6 In the Eastbourne Borough Council case, the original decision was to refuse an application for the replacement of the timber windows with uPVC sliding sash units. Following this the applicant lodged an appeal and the proposal was subsequently 'allowed' on appeal in April 2014. In reaching her decision, the Inspector took account of the Eastbourne development plan which sought to preserve the character and appearance of the conservation area, together with the Eastbourne Townscape Guide (ETG), a supplementary document adopted in 2004, which normally expects that historic buildings in conservation areas will retain the original design and material of their windows and doors. The policy advice is similar to that of Policy E23 of the Scarborough Borough Local Plan.

7.7 In the Eastbourne case the Inspector stated that:

"On the basis of the information before me, I am satisfied that the various styles of the original/replacement timber windows could be closely replicated, including in respect of meeting rails, bottom rails and horns. In such circumstances, the proposed windows would be practically indistinguishable from the original/replacement timber windows to a casual passer-by. As such, there would be no, or at most little, harm to the character of the appeal premises and the Conservation Area, especially given the heritage significance of this part lies in the architecture of the buildings when read as a group".

7.8 This said, the Inspector recognised that there would be a conflict with the ETG as the material of the windows would change. However, she felt that there was some flexibility built into the ETG as the word 'normally' is within its guidelines, thereby suggesting "that exceptions may be allowed". The Inspector also felt that there would be a benefit in terms of energy efficiency, in accordance with the NPPF. The appellant had advised that it would be impractical to use secondary glazing due to the limited internal depth of the window frames which would hamper improving the performance of the existing windows. In concluding, the Inspector notes the appellant's comments on the difficulties of improving the insulation of the original windows. "Given this, and that the design of the original/replacement windows could be closely replicated, I consider an improvement in energy efficiency to be a benefit that outweighs the small risk of harm to the Conservation Area".

7.9 It is considered that in certain situations an appropriate 'heritage' uPVC frame, such as the Ultimate Rose window frame, could be installed without any material detriment to the historic fabric of a building or the character or appearance of the conservation area. You Officers consider that this is one such situation, given the relatively simple detailing of the large sliding sash window frames within the properties within the Crescent. That said, your Officers are mindful of the fact that there is currently little uPVC framing within Albemarle Crescent, and only a small number of non-traditional timber replacement frames. throughout, the Crescent the predominant feature is windows that are split 50/50 horizontally, finished in a white colour finish. This is despite the fact that the Crescent is predominantly an area where the original properties have been converted into self-contained residential flats with a small number of commercial properties and dwellings remaining.

7.10 In this case, the proposed installation of 'heritage' uPVC sliding sash frames is considered to preserve the character or appearance of the Conservation Area, despite the conflict with Policy E23 of the Local Plan in terms of the introduction of an inauthentic material. That said, the quality of the replacement window frame, which very closely replicates the appearance of the timber frames within the application

property, could be argued to be an exceptional circumstance. Mindful of the Inspector's reasoning in the above appeal, your Officers consider that in this case, the small risk of harm to the Conservation Area is outweighed by the improvement in energy efficiency that would arise. The NPPF at Paragraph 95 advises local planning authorities that they should, amongst other things "actively support energy efficiency improvements to existing buildings" as a mechanism to support sustainable development.

7.11 The comments made by the neighbour are noted with regard to the expense involved when unauthorised uPVC windows had to be returned to timber. However, this followed the dismissal of an appeal against an enforcement notice in 2003 and the design and appearance of frames at that time bore little resemblance to the quality of the products that manufacturers are now able to offer.

7.12 On balance, your Officers consider that the proposed uPVC window frames can be supported in this case and that permitting the proposal would not conflict which the Local Planning Authority's general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Scarborough Conservation Area.

POSITIVE AND PRO-ACTIVE STATEMENT

The proposed development as submitted is considered on balance to be acceptable, but there are certain aspects where specific safeguards need to be put place. The Local Planning Authority acted proactively by attaching planning conditions which can adequately address such matters.

RECOMMENDATION
PERMISSION BE GRANTED, subject to the following condition(s)

1 The development hereby granted shall be carried out in strict accordance with the specification sheet submitted on the 30 March 2016 which states that the product is the "Ultimate Rose Vertical Sliding Sash" with a white foil finish, unless any amendment is first approved by the Local Planning Authority.

Reason: For the avoidance of doubt.

2 Notwithstanding the specification sheet referred to within Condition 1, the sliding sash windows to be utilised in the principal elevation shall be designed with run-through sash horns, a deep bottom rail, a 35mm deep meeting stile, polished welds and mechanical joints, unless any variation or alternative is first agreed in writing by the Local Planning Authority.

Reason: In the interests of the protection of the character of the host property (as a heritage asset) and to preserve the character and appearance of the Conservation Area as required by Policy E23 of the Scarborough Borough Local Plan.

3 The external face of the frame to all window elements shall be set in reveals to match those of the existing windows on the principal elevation of the building.

Reason: In the interests of the protection of the character of the host property (as a heritage asset) and to preserve the character and appearance of the Conservation Area as required by Policy E23 of the Scarborough Borough Local Plan.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MRS K LAWTON ON 01723 384405 email karen.lawton@scarborough.gov.uk

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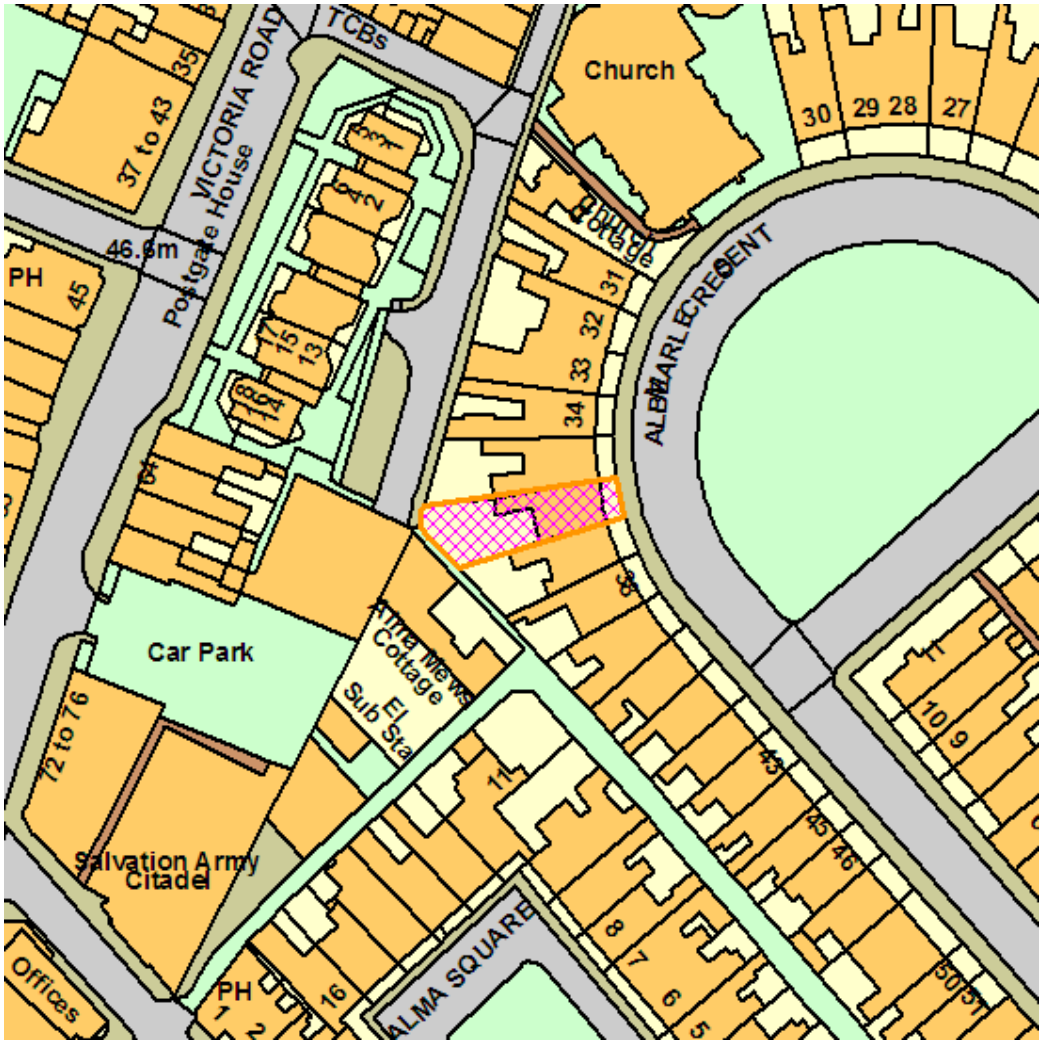

EASTBOURNE
Borough Council
www.eastbourne.gov.uk

Application No. PC/**171393**

Mr Joseph Smith
Flat 3, South Cliff Court
11 South Cliff
Eastbourne
East Sussex
BN20 7AF

TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS

Location: Flat 3, South Cliff Court, 11 South Cliff, Eastbourne
Proposal: Proposed replacement of 7no upvc tilt and turn windows to the front elevation with ultimate rose box sash windows
Decision Date: 19th December 2017

In pursuance of their powers under the above Act, the Council as Local Planning Authority hereby permit you to develop land in accordance with the proposals set out in your application and shown on the plan(s) listed, subject to the conditions as specified hereunder:-

SEE SCHEDULE OF CONDITIONS AND REASONS ATTACHED

This permission must **not** be treated as an **approval under the Building Regulations** which may require **a separate application** and is granted subject to due compliance with the general statutory provisions in force in the Borough and nothing herein shall be regarded as dispensing with such compliance.

Access for Fire Brigade: your attention is hereby drawn to the provisions of Section 35 of the East Sussex Act 1981.

This permission does not convey any approval to carry out alterations to the public highway, which will require separate consent from the Highway Authority.

Dated: 19th December 2017

[redacted]

.....
Leigh Palmer
Senior Specialist Advisor

The applicant should read the notes enclosed

EAST SUSSEX ACT 1981
SECTION 35

(1) Except as provided in subsection (2) below, where plans for the erection of extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the Fire Authority, they are satisfied that the plans show:
   (a) that there will be adequate means of access for the Fire Brigade to the building or, as the case may be, to the building as extended; and
   (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the Fire Brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 64(2) and section 65(2) to (5) of the Act of 1936; (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.

(4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the Fire Brigade shall be construed as reference to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by means of one or more Fire Brigades and their appliances.

NOTES

TOWN AND COUNTRY PLANNING ACT 1990

Appeals
If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at: Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
or online at: www.gov.uk.government/organisations/planning-inspectorate.

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Authority based its decision on a direction by the Planning Inspectorate.

Purchase Notices
If either the Local Planning Authority or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a Purchase Notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

In these circumstances, the owner may serve a purchase notice on the Council (that is where the land is situated in a National Park, the National Park authority for that Park), or in any other case the district council (or County Council which is exercising the functions of a district council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part 6 of the Town and Country Planning Act 1990.

Statement of positive and proactive action
The Council has published its saved policies of the Borough Plan 2007 and the Core Strategy Local Plan 2013 on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. The Council also offers a pre applicaton advisory service which applicants are encouraged to engage with prior the submission of any application.

Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

SCHEDULE OF CONDITIONS AND REASONS

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.
Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 18th December 2017:

- Roseview window specifications

Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates

[redacted]

.....

Leigh Palmer
Senior Specialist Advisor

The Planning Inspectorate

Appeal Decision

Site visit made on 1 February 2016

by Rory Cridland LLB (Hons)

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 March 2016

Appeal Ref: APP/Z0116/W/15/3136432
5C Julian Road, Sneyd Park, Bristol BS9 1NQ.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Simon Hall against the decision of Bristol City Council.
- The application Ref 15/01550/F dated 26 March 2015 was refused by notice dated 27 July 2015.
- The development proposed is replacement of existing timber sash windows with period style UPVC sash windows.

Decision

1. The appeal is allowed and planning permission is granted for the replacement of existing timber sash windows with period style UPVC sash windows at 5C Julian Road, Sneyd Park, Bristol BS9 1NQ in accordance with the terms of the application, Ref 15/01550/F, dated 26 March 2015, subject to the conditions set out in the Schedule to this decision.

Preliminary Matter

2. Additional information was submitted by the appellant as part of this appeal including annotated photographs corresponding to the manufacturer's individual window specifications (Doc ref: 79034/GT/WP), amended details to plan references 15-12-866W-E1 Rev B (showing the retention of the existing panel), 15-12-866W-E2 Rev B (including sash horns), 15-12-866W-E4 (detailing frame size) and 15-12-866W-S1 (amended to show visible outer frame and sash) which had not previously been by the Council. The information in question provides further detail on the proposed replacement windows. The Council have not objected to its inclusion and I do not believe that any party would be unfairly prejudiced by my determining the appeal with regard to it. I have done so on this basis.

Main Issue

3. The main issue is whether the replacement windows would preserve or enhance the character and appearance of the Sneyd Park Conservation Area (SPCA).

Reasons

4. The appeal site is situated in the SPCA and forms part of a large, semi-detached Victorian property which has previously been converted into self-contained flats. The proposal would see the replacement of all the timber

windows in Flat C, which occupies the first and second floors, with modern UPVC windows.

5. The other flats which form No 5 have already had their original timber windows replaced with UPVC, as have most of the windows in the adjoining No 7. I understand that many of these may have been installed without planning permission. There is little continuity or consistency in their style or the quality of the materials used and, as such, the original symmetry between the adjoining pair, in so far as it relates to the windows, has been lost. This has resulted in the diminution of the property's contribution to the visual qualities of the SPCA. Similarly, there are other nearby examples of replacement UPVC windows in close proximity to the appeal site which are also of a mixture of styles and which fail to preserve or enhance the character and appearance of SPCA. Proposals which seek to replicate such windows would not be acceptable.

6. Nevertheless, as recognised in a previous appeal on this site, nearby No.9 appears from the street to match the proportions, details and finish of the original windows and goes some way to preserve the character of the building in the wider street scene and of the SPCA as a whole. As such, there is no reason that UPVC windows cannot be designed which are appropriate to the property. The central question is therefore whether the appellant has demonstrated that the proposed windows are appropriate and if so, whether sufficient information has been provided to ensure they would replicate the existing windows sufficiently to preserve the character and appearance of both the existing building and the wider Conservation Area.

7. The proposed replacement windows would be in a similar style to those of No 9, with, for example, a wood grain textured matt finish and traditional sash horns. They would in many replicate the existing timber windows, with frames which, while thicker, would generally appear of a similar size and thickness to the original timber windows when viewed from the street. While I note that they would incorporate a protruding overlap and glazing bar applied to the surface of the glass and would include horns which are glued on, at two storeys high and around 17 metres from the street, these details would hardly be noticeable. Overall, they would appear almost identical to the existing timber windows and would not detract from the existing street scene. In addition, the existing timber panelling on the most prominent window would be retained which would further limit any impact. Consequently, I do not regard their addition as likely to have any significant effect on the existing building or the wider conservation area.

8. The appellant has obtained a quotation from the manufacturer which includes a detailed specification. In addition, a set of annotated photographs which corresponds with that specification has been provided. I regard this information, when coupled with the appellant's suggestion of a sampling condition, as sufficient to ensure that the replacement windows will replicate the existing ones sufficiently to preserve the character and appearance of both the existing building and the conservation area.

9. I therefore conclude that the proposed change would have little or no visual impact on the character and appearance of the existing building or the conservation area and that the proposed replacement windows would provide an adequate replacement. As such the character and appearance of the SPCA

would be preserved. Accordingly, I find no conflict with Policies BCS21 & BCS22 of the Bristol Development Framework Core Strategy (June 2011) and Policies DM26, DM30 & DM31 of the Site Allocations and Development Management Policies (June 2014) which seek to ensure that new development is of a high quality design and enhances or improves the character and appearance of the conservation area.

Other matters

10. While I note the concerns of the Residents Amenity Group regarding the choice of replacement materials and their preference for wooden replacements, I am satisfied that adequate replacement windows can be secured in alternative materials without adversely affecting the character and appearance of the Conservation Area. Similarly, while I note that they are concerned regarding the precedent which this may set within the wider area, future applications will be determined on their own merits.

Conditions

11. I have had regard to the conditions suggested by the Council. In addition to the standard commencement condition, I regard the condition requiring the development to be carried out in accordance with the approved plans and documentation as necessary for the avoidance of doubt. Likewise, I regard a sampling condition, as suggested by the appellant, as necessary in order to ensure that the final finish is a sufficient match.

Conclusion

12. For the reasons set out above, and taking into account all other matters raised, I conclude that the appeal should succeed.

Rory Cridland

INSPECTOR

SCHEDULE

Conditions:

1) The development hereby permitted shall begin no later than three years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

   0158/79034-1 Site Location Plan
   Block Plan
   Proposed Lounge & Dining Room windows
   Proposed bedroom bay windows
   Proposed Kitchen & Library Windows
   Floor plans
   Existing elevations and sections
   15-12-866W-E1 REV B 1/F Lounge Bay Front Elevation
   15-12-866W-E2 REV B 1/F Lounge Bay Side Elevations
   15-12-866W-E3 REV A Front Dining Room Area
   15-12-866W-E4 Front Elevation Front 3/F Bedroom Bay Elevation
   15-12-866W-E5 LHS Side Elevation 3/F Bedroom Bay Elevation
   15-12-866W-E6 RHS Side Elevation 3/F Bedroom Bay Elevation
   15-12-866W-E7 Front Elevation 2/F Rear Bedroom Square
   15-12-866W-E8 LHS Side Elevation 2/F Rear Bedroom Square
   15-12-866W-E9 RHS Side Elevation 2/F Rear Bedroom Square
   15-12-866W-E10 Kitchen Square
   15-12-866W-E11 Front and Side Elevations Library Square
   15-12-866W-S1 Sections A-A, B-B & C-C
   15-12-866W-S2 Section D-D

   Quotation No QN055520 with manufacturer's specification

   Document ref: 79034/GT/WP – Window positions and annotated photographs corresponding to QN055520

3) No development shall take place until a sample window showing the materials to be used in the development hereby permitted has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.