

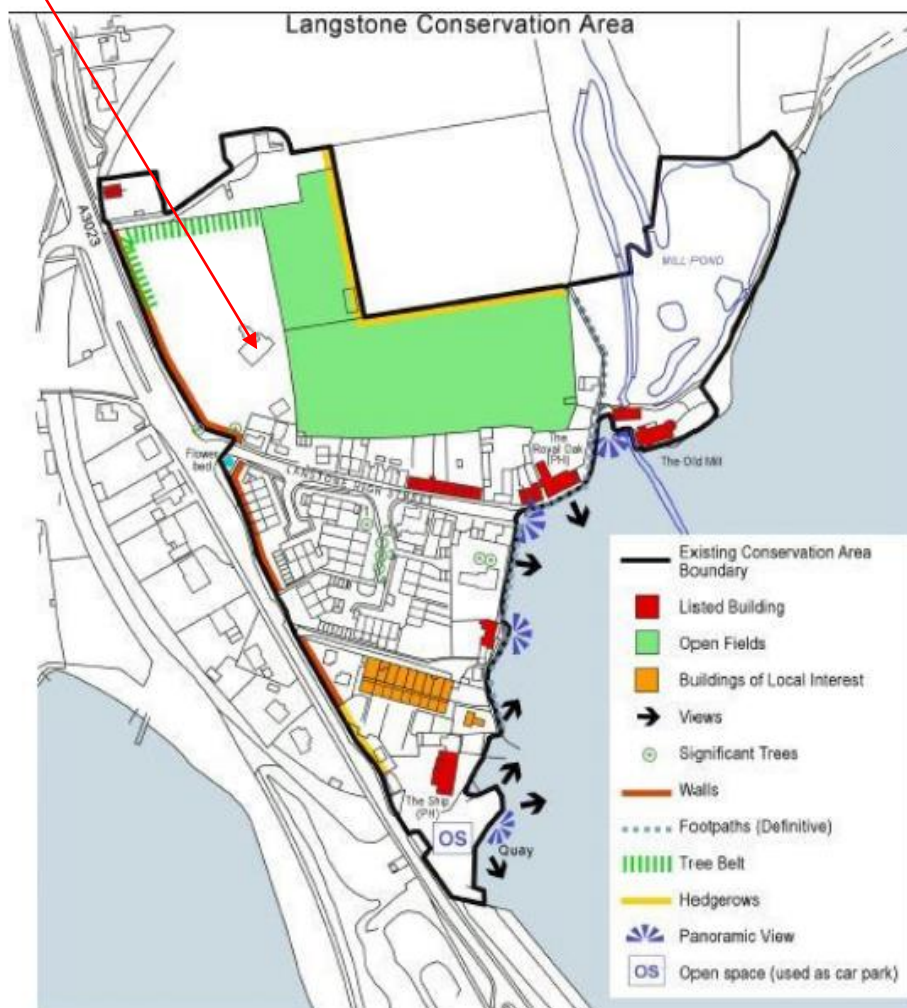
REPLACEMENT WINDOWS IN SOUTH WEST ELEVATION

LANGSTONE LODGE, 1 LANGSTONE HIGH STREET, LANGSTONE

Background

Langstone Lodge is an attractive family dwelling of some age but not a listed building. It is located within the Langstone Conservation Area – see map below

Langstone Lodge



The Conservation Area Review and Character Appraisal and Management Plan 2011 describes the house as being a positive building in the Conservation Area. There are two 'higher' grades of building – listed buildings and locally listed buildings.

Positive buildings are unlisted buildings that make a notable positive contribution to the Conservation Area's special interest. Buildings identified as positive are described as those which although not considered to be outstanding examples of buildings from the period of time they were built and therefore not listed, remain good examples of historic buildings where their style, setting, historical association and / or building materials are worthy of local level recognition in an assessment of the special interest of the area.

The description of Langstone Lodge (No. 1 Langstone High Street) is as follows:

This is a large detached dwelling set in a large plot which is accessible from a shingle driveway leading up from Langstone High Street. It was thought to have been built in 1875 as one of three large houses to be built at that time on Langstone Road. The boundary of this property forms the boundary of the conservation area with Langstone Road. It is a well-preserved house from that period and is arranged over two storeys with pitched roof dormer windows on the front roof slope. It is of brick materials with a cream painted render frontage and bay window at ground floor level with Victorian sash windows. As a result of its well-preserved appearance, materials and historic setting, it is considered that Langstone Lodge is a building which could be considered for inclusion on the list of Buildings of Local Interest.

The proposal concerns the windows in the south west elevation of the house – the two storey and dormer window façade facing the A2149 shown in the photograph below.



Planning position

Ordinarily the repair and replacement of windows in an unlisted building or a building in a Conservation Area does not require planning permission. That 'permitted development' entitlement can be taken away if the planning authority makes an Article 4 Direction.

On 13 June 2013 an Article 4 (1) Direction came into force that removed certain permitted development rights that would otherwise apply by virtue of the Town and Country Planning (General Permitted Development) Order 1995 as amended and since superseded by the 2015 Order. The effect being that permission otherwise granted by that Order and successor Orders

shall not apply to development of the type specified in the Schedule to the Direction and such development shall not be carried out on the properties unless planning permission is granted by the Council on an application made to the Council.

One of the specific elements of the Direction was:

The enlargement, improvement or alteration to a house where it fronts the highway being Class A and/or Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

The effect of the direction

Langstone Lodge only fronts the highway on one elevation – that facing south west. The other three elevations do not front a highway but front other dwellings, open fields or a wooded area.

The Direction means that planning permission is required to replace windows in the south west elevation but not in the other three elevations.

Heritage issues

The proposal needs to be considered on the basis that the replacement windows ordinarily do not require planning permission. The Heritage issues and considerations are as follows:

The character and appearance of the Conservation Area – the south west elevation of Langstone Lodge is some 80m at the nearest point to the public highway. In simple terms, anyone looking at the house from the road will not be able to detect a difference in the character and appearance of the house and its visual contribution to the Conservation Area. No harm to the Conservation Area would result and its character and appearance is preserved.

Positive building in the Conservation Area – the form and shape of the existing windows will be replicated by purpose made new windows. Sash windows will be replaced by sash windows and the same sized glazing bars and panes of glass will be used. This will ensure that the *well-preserved appearance* and *historic setting* of the house is maintained.

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