

Consultee Comments for Planning Application APP/18/00784

Application Summary

Application Number: APP/18/00784

Address: 40 North Street, Havant, PO9 1PT

Proposal: Change of use from independent first floor flat (C3) to ancillary retail use (A1) in association with ground floor shops, alterations to fenestration. (Approved 21.12.18). Request to discharge condition No. 3 (11.02.19).

Case Officer: Rachel Ballam

Consultee Details

Name: Consultee Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer Objection to condition discharge

I am afraid I am current unable to support the discharge of condition 3 that relates to the submission of details for propose fenestration. The applicant has put forward plans to replace all windows in the building with new UPVC units. uPVC or plastic windows are not a traditional or vernacular material and are unsuitable for in particularly sensitive areas such as conservation areas.

Although designs have improved, faithful replication remains deficient in many areas. They are often less refined, and the size of the frame is of necessity usually larger than that of a traditional timber window giving an obtrusive and chunky appearance. Fake glazing bars are employed which are often too thick or sandwiched between the two layers of glass, and not detailed enough for historic buildings. The visual effect of shiny plastic is also out of keeping.

The existing timber windows display design details entirely in keeping with the age of the property. As such they positively contributed to the character and appearance of the building itself and to the positive contribution that the building makes to the street scene; albeit that this is not a listed building. The elegance of that design has been lost in the replacements proposed. The overall result would be a degradation of the character and appearance of the building itself which in turn diminishes the contribution that the building makes to the street scene.