

Shared Heritage Services Team response

APP/21/000767

27 Langstone High Street, Langstone

Proposal: Loft conversion, window and door alterations.

The site is located in Langstone High Street which is located within the Langstone Conservation Area. No. 27 comprises a 1960's built semi-detached, two-storey property with a small front garden laid to lawn. There is white cladding on the external façade and the fenestration has a lattice design. These two features are a characteristic of the conservation area on the 1960's properties. The front façade includes a first-floor bow window, and the roof is constructed from clay tiles.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment:

The proposal is for all window fenestration to be changed and includes a new large gable end roof apex window to the west side elevation (west) to replace a small roof loft window. In addition are the installation of one set of two balcony rooflights to the rear roof elevation and two small rooflights in the front facing roof slope. The rear ground floor window is replaced by bifold doors to the rear garden area.

From a heritage perspective, I do not have any concerns with the principle of the loft conversion and the additional windows. However, I am concerned over the design of the new windows which feature a more modern design of full panes of glass. This is not in keeping with the character of the conservation area for these 1960's properties which all feature the 'lattice' design for windows, including the adjoining neighbour.

By allowing a change to the design of the fenestration, particularly on the front elevation, the special character of the Langstone Conservation Area would not be preserved or enhanced. I have no objection to the windows being replaced, so long as they feature the lattice design for the windows on the front elevation.

Conclusion – Holding objection subject to amendments to window design

R McMurray

13/9/21