

Assessment

This application needs Listed Building Consent for the replacement of windows due to the fact that it would not meet the Permitted Development criteria. The key consideration is the impact of the windows to the Listed Building.

Policy S39 of the Bromsgrove District Local Plan notes that *“Careful attention will be paid to any proposal affecting the character of a Listed Building or its setting. Any proposal for alteration to a Listed Building will be thoroughly assessed before consent is given. The advantage of keeping a building in active use will be weighed carefully against any impact on the special architectural or historic interest of the building”*

After receiving revised drawings that were submitted by email on the 11th April and a hard copy received on the 20th, the Conservation Officer is happy with the proposal and raises no objection. Therefore it is considered that the replacement windows scheme should be allowed.

With respect to the National Planning Policy Framework (NPPF) recent adoption, it is imperative to note that Local Plan Policy S39 is consistent in its approach with section 12 of the NPPF. A statement of significance was submitted as part of the Listed Building Consent application, and the significance of the heritage assets were adequately described.

Conclusion

The proposed replacement of windows is considered to be an acceptable alteration to the Listed Building, and as such accords with policies DS13, DS2, DS13, S11 and S39 of the Bromsgrove District Local Plan and the recently adopted NPPF.

Recommendation: that permission be Granted

Conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Act 2004

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

Listed Building Statement of Significance & Design and Access Statement Received 01.03.12

Drawing Number SJD-025-001 at 1:100 Received 20.04.12

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

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan 2004 (BDLP) and the National Planning Policy Framework (NPPF) 2012 as summarised below:

Policies:

WMSS: QE3

WCSP: CTC.1, CTC.19

BDLP: DS2, S11, S39

Plan reference

DCS2: CP3, CP16, CP18, CP22

Others: NPPF

It is the Council's view that the proposed development complies with the provisions of the development plan and National Planning Policy Framework and that, on balance; there are no justifiable reasons to refuse Listed Building Consent.