

APPLICATION NO.	P21/V3079/LB
SITE	Dunraven House 32 London Street Faringdon, SN7 7AA
PARISH	GREAT FARINGDON
PROPOSAL	Replacement of existing rotting wooden slimline double-glazed windows on the first and second floor to the rear of the property.
WARD MEMBER(S)	David Grant Bethia Thomas
APPLICANT	David Grant
OFFICER	Helena Ahier

RECOMMENDATION

It is recommended that **Listed Building Consent is granted, subject to the following conditions:**

Standard

- 1 : Commencement within three years
- 2 : Development in accordance with approved plans

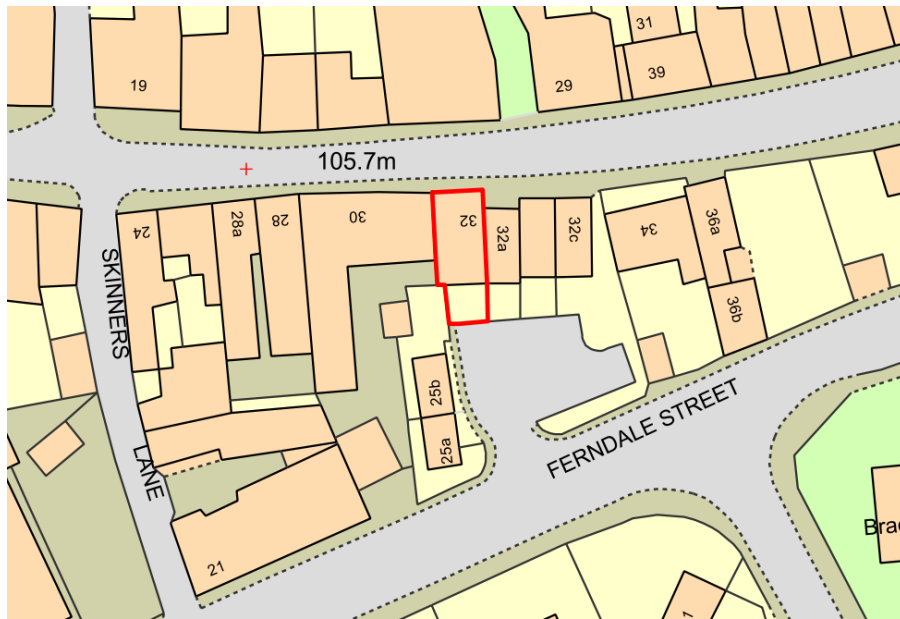
Compliance

- 3 : Details and materials in accordance with the application details

1.0 INTRODUCTION AND PROPOSAL

- 1.1 The application is referred to planning committee as the applicant is a ward member.
- 1.2 Dunraven House is a terraced Grade II listed dwelling located in London Street, near the centre of Faringdon. The dwelling fronts onto the highway to the north, while the adjoining properties lie to the east and west. The site backs onto a small rear parking area accessed from Ferndale Street to the south. The application site is located within the Faringdon Conservation Area. A site plan is included overleaf:

1.3



1.4 The application seeks listed building consent for the replacement of two existing wooden slimline double-glazed windows on the first and second floor of the rear (south) elevation of the dwelling. The windows would be replaced with like for like wooden framed slimline double glazing, painted white. Extracts from the application plans and supporting documents are **attached** at Appendix 1.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 This is a summary of the final responses received from consultees and third parties to the amended application. The full responses can be viewed on the council website: www.whitehorsedc.gov.uk

2.2

Consultee	Comment
Faringdon Town Council	Fully supports.
Conservation Officer	No objections.

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P21/V1075/LB](#) - Approved (07/07/2021)
Replacement of the existing impermeable pointing, plaster and rendering with breathable lime mortar

[P19/V0740/LB](#) - Approved (16/05/2019)
Replace gas boiler and install condensate pipe.

[P17/V2822/LB](#) - Withdrawn (22/11/2017)
Replace lead valleys (adjoining 32A front and back) with EPDM rubber membrane as advised by roofer.

[P16/V1718/LB](#) - Withdrawn (21/10/2016)

Positive input ventilation which will require internal ducting leading to a drilled core hole of 105mm in the external wall covered by an external grill.

[P08/V0779/LB](#) - Approved (04/07/2008)

Replacement windows on the rear elevation, structural repair to cellar wall. (Works already undertaken).

3.2 **Pre-application History**

None.

3.3 **Screening Opinion requests**

Not applicable.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 Listed building applications do not fall within the defined scope for potential EIA development.

5.0 **MAIN ISSUES**

5.1 The relevant planning considerations are the following:

- Impact on the special interest of the Listed Building

5.2 **Impact on the Special Interest of the Listed Building**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Local Plan Policy CP39 seeks to ensure that new development conserves and where possible enhances designated heritage assets and their setting. Local Plan Policy DP36 requires that proposals demonstrate that they conserve and enhance the special interest or significant of the heritage asset and its setting. Local Plan Policy DP38 states that proposals for additions or alterations to a Listed Building must demonstrate that they will preserve or enhance its special architectural or historic interest and significance.

5.3 This application seeks replacement of two existing wooden slimline double-glazed windows on the first and second floor of the rear elevation of the dwelling with slimline double glazed wooden frames in a heritage style painted white, like for like in style. The existing windows are stated to be rotting and in a dangerous condition, requiring replacement.

5.4 Officers consider the proposed replacement windows would be suitable for the dwelling and would not appear prominent or out of place. While the replacement windows to the rear of the dwelling would be visible from Ferndale Street, they would be of a similar appearance and materials to the existing windows and in-keeping with the character of the dwelling.

5.5 The works have been carefully considered by the Conservation Officer who is satisfied that the proposal would not harm the significance of the listed building and has no objections to the works going ahead in accordance with the details submitted.

5.6 Officers therefore consider that the works are sympathetic to the special historic and architectural interest of the building and would preserve its special interest and significance. The works would comply with Policy CP39 of the adopted Local Plan 2031 Part 1 Updated and Policies DP36 and DP38 of the adopted Local Plan 2031 Part 2.

5.7 **Community Infrastructure Levy**

The proposal is not subject to CIL.

6.0 **CONCLUSION**

6.1 The works are sympathetic to the special historic and architectural interest of the building and would preserve its special interest and significance. The proposal therefore complies with the relevant policies within the Development Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework, and also with the Council's Design Guide SPD 2015.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 Updated (LPP1) Policies

CP39 – The Historic Environment

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies

DP36 – Heritage Assets

DP38 – Listed Buildings

Faringdon Neighbourhood Plan 2016-2031

Supplementary Planning Guidance/Documents

Vale of White Horse Design Guide 2015

National Planning Policy Framework and Planning Practice Guidance

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66: The local planning authority has a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application, the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

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