

# Agenda Item 6i

## PLANNING (DEVELOPMENT CONTROL) COMMITTEE CENTRAL

22 FEBRUARY 2010

1.	<b>REGISTERED NUMBER:</b>	5/2009/2329/FULL
	<b>APPLICANT:</b>	Mr Rukshan Kariy Housing Surveyor St Albans City & District Council
	<b>PROPOSAL:</b>	Alterations to roof, replacement of windows and changes to cladding (resubmission following withdrawal of 5/09/1770DC)
	<b>SITE:</b>	21-29 Spencer Street St Albans AL3 5EH
	<b>DATE OF APPLICATION:</b>	15/12/2009
	<b>HISTORIC BUILDING GRADE:</b>	None
	<b>CONSERVATION AREA:</b>	No. 11 St Albans
	<b>DISTRICT PLAN REVIEW:</b>	Article 4 Direction

**RECOMMENDATION - GRANT CONDITIONAL PERMISSION**

### Background

Spencer Street is located to the west of St Albans town centre. The site is located on the south side of Spencer Street, on the corner with Cross Street. The subject building is three storey and consists of purpose built flats. The surrounding area is mainly residential, although it is in close proximity to the City Centre. The application site is located within the St Albans Conservation Area and an Article 4 Direction.

### The Proposal

Planning permission is sought to:

- Replace the existing flat roof which would incorporate an insulated board system with a tapered board, laid to falls to the outlets; as such the roof would be built up higher than the existing edge detailing resulting in an increase in the overall height of the building of 150mm. Rockpanel Pure White fascia and corner/edge trim is proposed.
- Replacement the existing uPVC single glazed windows with uPVC double glazed windows.
- Replace the existing vertical timber cladding with new timber vertical cladding, stained to match the existing.

### Relevant Planning Policy

East of England Plan 2008:

ENV7: Quality in the Built Environment

St. Albans District Local Plan Review 1994:

Policy 69 - General Design and Layout

Policy 72 - Extensions in Residential Areas

Policy 73 - Article 4 Directions

Policy 85 - Development in Conservation Areas

## Relevant Planning History

5/2009/1770DC Alterations to roof, replacement of window and changes to cladding –  
Withdrawn 23/11/09

## Reason for Call-In for Determination by Committee

This applicant is St. Albans City and District Council.

## Representations

The proposal was advertised as a Section 73 Advert on 30/12/2009. A site notice was displayed.

## Adjoining Occupiers

Nos. 21, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, 36, 38 Spencer Street, 1 Cross Street, Dagnall Street Baptist Church received 22/12/09. Nos. 5, 8, 10, 14, 16-24, 26, 34, 35, 37, 39, 41, 42, 43, 44, 45, 46, 47, 48, 50, 52, 54 Spencer Street, 18, 20 Upper Dagnall Street, 21 Verulam Road were notified on 30/12/2009. No representations received at the time of writing this report.

## Discussion

The main issues of relevance to the consideration of this application relate to the impact of the proposed replacement windows on the existing buildings, neighbouring dwellings and on the appearance and character of the street scene and the conservation area.

### Impact on buildings, street scene and conservation area:

The building subject to this application is three storeys and as such the actual surface of the roof itself would not be visible from the surrounding area. The proposed fascia would however be visible from public view points. The applicant has proposed Rockpanel in pure white, which would be considered to be compatible with the existing building and would not have a detrimental impact on the character or appearance of the conservation area. The change in height of the roof as a result of the proposed works would be minor (150mm) and not therefore considered to adversely affect the visual amenity or character of the street scene and Conservation Area.

Although the proposed replacement windows would be uPVC which would not normally be permitted in the conservation area, the existing windows are also uPVC therefore the windows would remain in character with the subject building and would be of a similar appearance. Although the double glazed windows require thicker glazing bars, the application property is a modern building consisting of flats, which is a different situation to the older and more uniform terraces further along Spencer Street where double glazed windows have been resisted. In this instance the proposed windows would therefore be acceptable.

The proposed cladding would match the existing in terms of material and colour and would therefore have no significant impact on the character or appearance of the existing building, the conservation area or the wider locality.

### Impact on neighbours:

The proposed replacement flat roof, although there is an increase in height of 150mm, would not have any significant impact on the occupiers of any adjoining properties as the increase would be minimal. The replacement windows and cladding would not result in an overbearing impact on, or a loss of privacy to, the occupiers of any adjoining properties.

### Conclusion

The proposed development is considered acceptable, as it is compatible with the style and form of the original building and would not result in material harm to the character and appearance of the street scene or the St Albans Conservation Area. There would be no adverse impact on neighbouring properties. The proposal would be in accordance with Policy 69 (General Design and Layout), Policy 72 (Extensions in Residential Areas), Policy 73 (Article 4 Directions) and Policy 85 (Development in Conservation Areas) of the St Albans District Local Plan Review 1994.

### **Recommendation - GRANT**

#### Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The vertical timber cladding shall be stained to match the existing.
3. The roof edge detail and fascias shall be Rockpanel Rock Clad- RAL Colour 9010 Pure White.

#### Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that the finished appearance of the development is satisfactory. To comply with Policies 73 and 85 of the St. Albans District Local Plan Review 1994.
3. To ensure that the finished appearance of the development is satisfactory. To comply with Policies 73 and 85 of the St. Albans District Local Plan Review 1994.

#### Informatives:

1. This determination is based on the following plans and information: Liquid Plastics information sheet, seven photographs with ten accompanying sheets of details, ten letters of notification to the existing occupants received 24/11/09, site location plan and roof details plan received 08/12/09, existing and proposed elevations received 15/12/09 and design and access statement received 05/02/2010.
2. The applicant is advised that the proposed development will need to comply with the Building Regulations Part B (Fire Safety). Advice on the matter can be obtained from the Building Control section of the Council.

**Drawing Nos:** site location plan, design and access statement, unnumbered drawings

**O.S. Grid Reference:** 514662.71 207321.4

**Decision Notice Code:** A1

<http://www.stalbans.gov.uk/environment-and-planning/planning/planning-applications/planning-applications-search.aspx>

**Report Written : 05/02/10**  
**Bibliography**

**Officer : J Woof**

Section 65 Parties

The applicant