

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-0015-19 **Applicant:** Mr & Mrs T A Sweetlove
Proposal: Proposed alterations
Location: Ivy House Old Main Road Fleet Hargate
Terminal Date: 8th March 2019

Planning Policies

Local Plan July 2006:

National Guidance

National Planning Policy Framework 2019

NPPF 2018
Section 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

The application proposes refenestration, internal works and external drainage at the Grade II Listed Ivy House.

Significant supporting information has been submitted, the accompanying information relating to the above site includes a 70 page extremely thorough Heritage Statement.

This is an unusual situation where a property has been listed with non-timber windows and a more flexible approach will need to be taken here.

The actual listing, from the Historic England official List states that;

"House. Early C19. Red brick. Hipped slate roof with 2 lateral stacks. 2 storeys, 3 bay front with 2

steps leading up to central doorway with modillioned open pediment, fluted Ionic pilasters, dossierets, fanlight, panelled reveal and door. Doorway flanked by single C20 glazing bar sash type aluminium windows, with 3 similar windows above, that over the door with a segmental head, and all with flush wedge lintels."

Aluminium windows are in their own way quite interesting architectural features and window types like 'Crittall' are recognised for their heritage value in their own right and are often quite easily dated to the 1940's - 1950s era when they were quite popular.

These windows on this property are certainly part of it's story and history and were considered at the time of listing, and form part of the official listing and are therefore protected. New aluminium windows are acceptable.

Due to the unusual circumstances of this site the Council can approve these alterations, the application is supported by a Heritage Statement to explain and justify the proposals.

The internal and external alterations are minor and are acceptable.

There are no objections.

The County Council HER Officer states that there is no Archaeological issue.

Recommendation: APPROVE.