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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09-1070-14 **Received:** 23rd December 2014 **Type:** FULL

Name: Mr M Noakes
The Old Vicarage
2 Church Walk
Holbeach
Spalding
Lincs
PE12 7DT

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Replace all timber windows with white 'like-for-like' upvc sliding sash windows

Location : The Old Vicarage 2 Church Walk
Holbeach Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The installation of white upvc windows would have an unacceptably harmful impact on the special architectural and historic character of the conservation area. The alien appearance of modern plastic material in a key traditional building undermines the character and appearance of the conservation area. As such the proposed UPVC windows would be contrary to national guidance set out in Section 12 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

The determined details are: Dwg No; 2735-14-01 and Heritage Impact Statement (ref 2735-14)

This decision relates to two elevations of the building; the North (front) elevation and the East(side)elevation, both of which are visible from Church Walk.

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A further application will be needed should timber replacements be considered for those windows where repair is not practically viable.



Paul Jackson
Planning Manager

4th February 2015

H09-1070-14

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.