

Mr Steven Savage
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Planning & Development Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire, PE11 2XE

4 June 2022

Your ref: PE-00040-19

Dear Sir

Design & access with heritage impact statement for proposed reinstatement of a sash window and a change to the painting scheme for the new section of cast-iron downpipe at 11 London Road

I am including this letter with my application for listed building consent for the above works. It follows some preliminary advice I received in good faith from Case Officer Mark Simmonds on 9th March 2019 (as referenced above).

There are two matters to deal with. The first is in effect supplementary to my original application H16-0006-08 approved on 20th February 2018. The removal of the single-story structure joined to the rear of the building has revealed the original outline of the single first-floor rear window. Specifically, to fit the single-storey structure the window space had been shortened from the bottom. This included the removal of a stone cill. I propose to replace the existing casement window used to fit the smaller space with a new sash window and stone cill all to fit the newly revealed opening.

The second matter is to change the paint colour of the new section of cast-iron downpipe to light-grey from black. The paint colour was not specified in my original application, but the intention was always to use the colour light-grey so to match the existing unchanged sections of downpipe and guttering.

In support of my application I am including drawings and photographs. I have listed these out in an appendix.

For the new window measurements I have made a sketch rather than arrange for a technical drawing to be produced professionally, as Mark Simmonds said that he thought this would be acceptable.

The photographs show that, except for a small area of brickwork under the window which will not be needed if the consent is given for the enlarged window, all the works covered by the originally approved application have been completed. None of the work to remove the existing window has

yet been started, and the original window outline and cill is clearly evidenced. However, the new downpipe has been painted light-grey in anticipation of obtaining the consent.

Use

There is no change to the existing residential use.

Amount of development

There is no additional development.

Indicative layout

The proposed layout can be seen from the accompanying photographs and drawings.

Scale

The existing scale/mass of the building will not be affected.

Landscaping

Not applicable to this application.

Appearance

I believe that the overall appearance of the building will be enhanced. Please refer to the heritage impact statement below for further details.

Access

The existing access to the building will remain unchanged, i.e. direct from the Public Highway.

Heritage impact

I believe the planned works will have a positive impact as the window will be returned to its original size and form and the paint colour for the downpipe is a traditional type.

In terms of overall appearance there is an improvement because the replacement window's design and size will now be comparable to those on the second and third floors.

Please refer to the appendix which lists the illustrations included in the application and contains some further remarks comparing the first and second floor window openings.

Yours faithfully

A solid black rectangular box used to redact the signature of Steven Savage.

Steven Savage

APPENDIX

Drawings (including measurements)

Number	Title	Remarks
1	Technical drawing of new stone cill.	Measured to fit revealed opening and of the same size as the existing stone cills of the second and third floors.
2	Sketch of new sash window design including measurements.	The measurements to fit revealed opening. Note that the dimensions happen to be equal those of the second floor window(63 ½"x 42 ¾").

Photographs

Number	Showing	Remarks
1	Full rear elevation of building	The first floor window is identified by temporary black PVC lining to underside. The new section of downpipe is on the left and is the lower section starting from just above the height of the cill of the second floor window.
2	1 st floor window opening	Face on view.
3	1 st floor window opening	Angled-view.
4	Stone cill	As delivered and ready for installation.
5	Stone cill	Detail of side profile.
6	2 nd floor window and cill	Shown for caparison as the proposed first floor sash window and cill will be matching that of the second floor.
7	Downpipe	Showing section of new downpipe in more detail.