



Appeal Decision

Site visit made on 10 July 2019

by M Chalk BSc (Hons), MSc, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 August 2019

Appeal Ref: APP/A1530/W/19/3226475

13 Vint Crescent, Colchester CO3 3QQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr William Price against the decision of Colchester Borough Council.
 - The application Ref 190001, dated 2 January 2019, was refused by notice dated 5 March 2019.
 - The development proposed is described as replacement of crittal windows in bedroom and lounge with aluminium-framed windows; to match colour etc of rest of street.
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Decision

1. The appeal is dismissed.

Procedural matter

2. The description of development is taken from the Council's decision notice as it is more concise.

Main Issue

3. The main issue is the effect that the windows have on the character and appearance of the property and the wider Conservation Area.

Reasons

4. The appeal site lies within Colchester's Conservation Area 2. As such I am mindful of my statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Vint Crescent comprises 6 blocks each of 4 flats facing onto a landscaped green set back from Lexden Road, and is included in Colchester's adopted Local List. The listing description specifically refers to the metal windows in the flats, and that 'the original character of the buildings has survived remarkably well'.
5. The blocks have a uniform appearance of cream painted exteriors with crittal windows, rainwater goods and doors finished in the same colour. The consistency in materials and appearance makes a significant contribution to the character and appearance of the properties within the street scene and the Conservation Area.
6. Two crittal windows in the front elevation of no 13 have been replaced with aluminium-framed windows. The glazing bars and frames in these windows are significantly thicker than those in the crittal windows visible elsewhere within

the street scene. This is out of keeping with the general appearance of properties within Vint Crescent, as almost all other flats have crittal windows with narrower frames and glazing bars in the front elevations. The thicker bars and frames to the windows that are the subject of this appeal detract from the overall character of the property and result in a more prominent appearance within the group. The difference is highlighted by the consistency in appearance in most of the other properties within the road.

7. The departure from the uniform appearance of glazing throughout Vint Crescent detracts from the overall consistent character of this group of properties, and is harmful to the contribution that the appeal property makes to the significance of the Conservation Area as a designated heritage asset. Having regard to the advice in paragraph 196 of the National Planning Policy Framework this harm would be less than substantial, consequently it is necessary to weigh this against the public benefits of the proposal.
8. I acknowledge that there is likely to be an environmental benefit arising from the replacement of the crittal windows with aluminium-framed windows. Such a benefit would be both a private benefit to the occupiers of the property and a public benefit from increased energy efficiency and consequential reduced energy consumption. However, I do not consider that this benefit outweighs the harm to the character and appearance of the property and Conservation Area.
9. The development therefore conflicts with policies DP14 and DP1 of the Colchester Borough Development Policies (adopted 2010, amended 2014), and policy UR2 of the Colchester Borough Council Local Development Framework Core Strategy (adopted December 2008).

Conclusion

10. For the reasons given above I dismiss the appeal.

M Chalk

INSPECTOR