
Appeal Decision

Site visit made on 18 March 2020

by R Morgan MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 April 2020

Appeal Ref: APP/J4423/D/19/3243766
80 Brincliffe Edge Road, Sheffield S11 9BW

- 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 Alexander Griffin against the decision of Sheffield City Council.
 - The application Ref 19/03229/FUL, dated 18 June 2019, was refused by notice dated 29 October 2019.
 - The development proposed is the replacement of single glazed windows with double glazed windows.
-

Decision

1. The appeal is allowed and planning permission is granted for the replacement of single glazed windows with double glazed windows at 80 Brincliffe Edge Road, Sheffield S11 9BW in accordance with the terms of the application, Ref 19/03229/FUL, dated 18 June 2019, subject to the following conditions:
 1. The development hereby permitted shall begin not later than 3 years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the window details shown on drawing ref 13008, and shall be of the type and colour specified in the Planning Application Supportive document.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Nether Edge Conservation Area.

Reasons

3. The appeal property is located on Brincliffe Edge Road, a quiet, narrow street which is residential along one side. The site is located within the Nether Edge Conservation Area (CA) which is a designated heritage asset. Paragraph 193 of the National Planning Policy Framework (the Framework) requires that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
4. The CA covers a large area which evolved primarily as a Victorian and Edwardian residential suburb. There are a variety of styles and ages of houses along Brincliffe Edge Road, but the area surrounding the appeal site is characterised by traditional two-storey stone houses, some of which are semi-

- detached and others small groups of terraces. The houses are set back from the road behind front gardens with stone boundary walls.
5. The windows and doors of the houses along this section of Brincliffe Edge Road have regular, vertical rhythm. Many properties have retained the original style of windows, which are predominately sliding sashes and formed of white painted timber. Many of the houses have ground floor bay windows and front doors with stone or wooden surrounds. The traditional window and doors contribute significantly to the character and appearance of this part of the CA.
 6. In order to provide additional control and to restrict incremental changes which could erode the character of the area, an Article 4 Direction has been imposed. This removes the majority of permitted development rights for dwellings on the elevations fronting a highway or open space.
 7. The appeal property is an end of terrace house with a two-storey side extension. The windows and doors in the extension are contemporary in style, but those on the front elevation of the main house are traditional. Unlike the sliding sash style windows which are found in the majority of the neighbouring properties, the two timber casement windows, at ground and first floor level, have a central mullion and cross glazing bars with a high opening transom.
 8. The proposal seeks to replace the two single glazed timber windows with double glazed windows, which would also be white painted timber and would be a close match in style and appearance.
 9. I note the Council's concerns that the frames would be thicker to allow for the double glazing to be installed, with 'stuck on' glazing bars, and that a more traditional through glazing bar or a simpler window detail with no subdivision would be preferable.
 10. However, the details provided by the appellant show that the difference in thickness between the frames on the original and proposed frames would be around 4 mm, which would not be significant in the context of the overall window. The adhered bars with spacers between the glass would be designed to match the profile of the original glazing bars and would appear almost identical to solid bars.
 11. The appellant contends that, given the differences in age and detailing of the property compared with its neighbours, as well as the lack of any internal evidence of sash window construction, the existing style of windows are likely to have been an original feature of the house. As such, there is little justification to change the windows to a simpler form, as suggested by the Council.
 12. The details and photo images supplied by the appellant show that the proposed windows would be a very close match to those existing and I am satisfied that the differences would not be readily discernible when viewed from the street. The proposed windows would not cause harm to the character and appearance of either the host dwelling or the wider CA.
 13. I conclude that the proposal would preserve the character and appearance of the Nether Edge Conservation Area. I have found no conflict with Sheffield

Unitary Development Plan 1998 Policies BE5 and BE17, which require good design and the use of good quality materials in all new and refurbished buildings and extensions, including within conservation areas; or Policy BE16 which relates to development in conservation areas and requires that proposals provide sufficient information to enable their impact to be judged acceptable. The proposal also complies with Policy CS 74 of the Core Strategy 2009, which requires high quality development that respects the distinctive heritage of the city. There is no conflict with the provisions of the Framework concerned with design and with conserving and enhancing the historic environment.

14. The Council's decision notice also refers to Unitary Development Plan Policy H14, which relates to new development or change of use in housing areas, but the criteria in that policy are not directly applicable to this proposal.

Conditions

15. In addition to the standard time condition, I have imposed a condition specifying plans, which is needed in the interests of certainty and to ensure that the proposal preserves the character and appearance of the CA. The Council has suggested a further condition specifying that the windows should be timber and painted white/off white. However, the detailed specification for the window is set out in the approved plans and supportive statement, so it is not necessary to impose such a condition.

Conclusion

16. For the reasons given, I conclude that the appeal is allowed subject to the conditions.

R Morgan

INSPECTOR