



Appeal Decision

Site visit made on 1 September 2020

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 October 2020

Appeal Ref: APP/K0235/W/20/3253156

Flat 5, 27 Chaucer Road, Bedford MK40 2AL

- 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 Ms Monika Pawlowska against the decision of Bedford Borough Council.
 - The application Ref 19/02712/FUL, dated 31 October 2019, was refused by notice dated 17 April 2020.
 - The development proposed is replacement windows.
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Decision

1. The appeal is allowed and planning permission is granted for replacement windows at Flat 5, 27 Chaucer Road, Bedford MK40 2AL in accordance with application 19/02712/FUL, dated 31 October 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Block Plan; Window Elevations Drawing Number ROSE-037 E1; Sections A-A to C-C Drawing Number ROSE-037 S1 and Technical drawings.

Procedural Matter

2. I have taken the description of development from the Council's decision notice as it more accurately and succinctly describes the development proposed.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character or appearance of the Bedford Conservation Area (CA).

Reasons

4. The appeal property is a large detached Victorian building that has been converted into flats located within a predominantly residential area. It features a prominent bay column that contains timber sliding sash windows as well as various other decorative features, although the windows in the top floor are a different design to the ground and first floor.

5. The CA derives its significance from its range of historic buildings and the consistent quality of its Georgian and Victorian architecture. Timber sliding sash windows of traditional appearance are not uncommon and contribute to its significance through, in part, their intricate detailing and historic origins.
6. The site is located within The Poets sub area of the CA outlined in the Bedford Conservation Area Character Appraisal (BCACA) which contains spacious detached houses set in landscaped grounds. The BCACA acknowledges that many properties have been sub divided into flats or converted into non-residential uses which has implications for the character and appearance of the area.
7. The loss of historic fabric and details, including timber sash windows is recognised in the BCACA and the differing window designs and UPVC replacements are noticeable along Chaucer Road and surrounding roads which influences the character and appearance of the CA.
8. I acknowledge that the Council is seeking to take a consistent approach towards replacement and new UPVC windows in the CA and the host property is identified as a building of 'positive merit'. However, historic and architectural features in the area have been diminished by previous modern and unsympathetic alterations. These are noticeable features which make up part of the area's character and appearance.
9. Whilst the materials of the new windows would differ from the existing ones, the proposed windows would have a similar appearance retaining the arched design, glazing bars and proportions of the existing ones. In my view, the proposed windows would not significantly alter the character of the property or harm its architectural composition.
10. I therefore find that the proposed development would preserve the character and appearance of the CA. It would accord with Policies 29, 30 and 41s of the Bedford Borough Local Plan (2020) which, amongst other things, requires new development to respect the context within which it will sit, protection of heritage assets and consideration of the effect on the streetscape. It would also accord with the National Planning Policy Framework (the Framework).

Conditions

11. The Council has suggested two conditions in the event that the appeal is to be allowed. I have considered these in light of the Framework and the Planning Practice Guidance.
12. In addition to the standard three-year time limit condition for implementation it is necessary to specify the approved plans in the interest of certainty.

Conclusion

13. For the reasons set above the appeal succeeds.

B Thandi

INSPECTOR