



Appeal Decision

Site visit made on 27 February 2024

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 22nd April 2024

Appeal Ref: APP/C3240/W/23/3327307

23 Church Street, Wellington, Telford TF1 1DQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Chris Evans of Telford Investments Limited against the decision of Telford and Wrekin Council.
 - The application Ref is TWC/2023/0275.
 - The development proposed is replacement of windows and cladding.
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Decision

1. The appeal is allowed, and planning permission is granted for replacement of windows and cladding at 23 Church Street, Wellington, Telford TF1 1DQ in accordance with the terms of the application, Ref TWC/2023/0275, subject to the conditions in the attached schedule.

Preliminary Matters

2. An updated version of the National Planning Policy Framework (Framework) was published on 19 December 2023. Its content is largely unchanged in relation to the main issue of this appeal, so I have not sought the views of the main parties on this matter.

Main Issues

3. The effect of the proposal on the character and appearance of the area, including the setting of the grade II* listed Church of All Saints¹, and whether the proposal would preserve or enhance the character or appearance of the Wellington Conservation Area.

Reasons

4. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires the decision maker to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Additionally, Section 72 of the LBCA requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
5. The appeal building faces towards the Church of All Saints. The Church dates from 1790 and was built in the classical style. It enjoys a prominent and elevated urban setting, with open areas to the east and west that contribute to a sense of spaciousness. The area to the west is enclosed by buildings to the north and west side of Church Street. Along with the broad and assertive west

¹ List Entry Number: 1033317

front of the Church, the surrounding mainly 19th century buildings form a characterful and well-defined space within the centre of the town. Many surrounding buildings retain historic details including joinery, and an overall traditional appearance. The buildings that form the edge of Church Street provide an open space fronting the Church that gives it considerable visual prominence, which would have no doubt been an original design intention. These spatial characteristics contribute to the significance of the Church and the character and appearance of the Wellington Conservation Area (WCA).

6. The appeal building stands prominently within the historic streetscene, but is itself a modern building with a blocky, horizontal emphasis and material palette that means it is wholly at odds with its surroundings. It is identified in the WCA appraisal² as a negative building.
7. Its existing windows have thin profile frames and appear to be aluminium. The Council refers to them as dark and recessive, although this would appear to be a result of a lack of cleaning, as they looked to be a dull white at the time of my visit. PVCu replacements would have chunkier frames than the existing windows; however, their introduction would only change the appearance of a modern building that already appears out of place. They would be finished in grey and would therefore not have the stark appearance typically associated with PVCu. I am satisfied that they would not be prominent or harmful; indeed, they would match with the windows installed on the recent residential development at the rear of the site. On this basis the replacement windows would be a neutral intervention.
8. The WCA appraisal refers to the replacement of wooden sash windows with aluminium and uPVC frames as a negative issue and problem. The proposal would not result in the loss of wooden sash windows.
9. The proposal would see the building's pebbledash panels rendered over, which will help it to tie in with older rendered buildings nearby, and would modestly enhance the building's appearance.
10. In summary, the proposal would not harm the character or appearance of the building or area, the significance of the Church or the character and appearance of the WCA. In coming to this view, I have had regard to the duty placed on me by the LBCA, and Paragraph 205 of the Framework, which establishes that great weight should be given to the conservation of heritage assets. It would also accord with Policies SP4, BE1, BE4 and BE5 of the Telford & Wrekin Local Plan 2011-2031. Together these seek to ensure that development proposals respect and respond positively to local context, including the setting of listed buildings and conservation areas.

Conditions

11. I have had regard to the conditions suggested by the Council, and considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition that specifies the approved plans as this provides certainty. I have also included conditions to require the submission of additional details for the replacement windows and render. These conditions are necessary to ensure that the proposed development would

² Telford & Wrekin Council Wellington Conservation Area Appraisal & Management Plan 2022

preserve the character and appearance of the WCA and the setting of the nearby listed buildings.

Conclusion

12. For the reasons given above the appeal should be allowed.

A Tucker

INSPECTOR

SCHEDULE OF 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 following approved plans: Location Plan, Block Plan, 21 072/01 Rev B, 21 072/02 Rev B, 21 072/03 Rev B, and 21 072/04 Rev B.
- 3) The re-rendering hereby approved shall not commence until details of the final colour finish have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
- 4) The replacement windows and doors hereby approved shall not be fitted until a detailed specification and drawings including sections of the proposed windows and doors at a scale of 1:10 or 1:20 together with details of proposed finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.