



Appeal Decision

Site visit made on 21 May 2024

by C Cresswell BSc (Hons), MA, MBA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 June 2024

Appeal Ref: APP/D0840/W/23/3331935

The Flat, 1 West End, Redruth, Cornwall, TR15 2RZ

- 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 Mrs Kathryn Rowe against the decision of Cornwall Council.
 - The application Ref is PA23/01630.
 - The development proposed is removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC.
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Decision

1. The appeal is allowed and planning permission is granted for a development described as “removal of existing single glazed timber windows, replacing with white wood grained double glazed UPVC” at The Flat, 1 West End, Redruth, Cornwall, TR15 2RZ in accordance with the terms of the application, Ref PA23/01630 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three 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, Site Plan, Drawing 01, Drawing 02 Rev A, Drawing 03.

Main Issue

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

Reasons

3. The appeal concerns a terraced property which faces West End. It is situated in the Redruth Conservation Area and is one of many older-style buildings visible within the local street scene. The significance of the Conservation Area is mainly derived from the architectural qualities of these buildings.
4. On my visit, I saw that there is a shopfront on the ground floor of the property, with timber framed windows on the first and second storeys which look out onto the street. While I am informed that these windows are not original, they are nonetheless in keeping with the architectural style of the building.
5. The proposed replacement windows would be somewhat different in character. They would feature white UPVC rather than painted timber and would be double glazed rather than single glazed. In addition, the panes would be different shapes and sizes than those in the existing windows. As a result, the external appearance of the property would change.

6. Nonetheless, the drawings indicate that the arrangement of panes would closely reflect those of the existing windows and the new UPVC frames would not be substantially wider. While the replacement windows would open in a different way, this would have a limited effect on their appearance.
7. The most notable change would be the introduction of UPVC rather than painted timber. However, this would represent a relatively minor alteration to the exterior of the property and would not be particularly conspicuous when the building is viewed from street level. Hence, the architectural qualities of the building, and the wider Conservation Area, would be maintained.
8. I have considered the response from Historic England and recognise that there are instances where it may be appropriate to retain timber windows in order to avoid harm to the Conservation Area. My decision in this appeal is based on the individual circumstances of the proposal before me. It does not establish a precedent for similar developments elsewhere. Differing circumstances and the potential for incremental harm would represent matters to be considered were other similar proposals to be advanced.
9. I therefore conclude that the proposal would preserve the character and appearance of the Redruth Conservation Area. There would be no conflict with Policies 1, 2, 12 and 24 of the Cornwall Local Plan¹. Nor would there be conflict with Policy C1 of the Climate Emergency DPD². Together, these policies seek to achieve sustainable forms of development. There is little before me to indicate that the World Heritage Site³ would be affected by the proposal.
10. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed. I have not imposed a condition for further details of the windows to be provided as these form part of the approved plans.

Conclusion

11. The appeal is allowed.

C Cresswell

INSPECTOR

¹ Cornwall Local Plan Strategic Policies 2010-2030

² Climate Emergency Development Plan Document, February 2023

³ Cornwall and West Devon Mining Landscape World Heritage Site.