

Planning Applications Sub Committee 8th December 2023 – Addendum

Agenda Items 4 and 5 – Crescent House (23/00466/FULL and 23/00650/LBC)

1. Amendments to conditions:

- Condition 5 of both 23/00466/FULL and 23/00650/LBC omitted and to be replaced by the following (all subsequent conditions re-numbered accordingly):

5. Prior to the commencement of the relevant part of the works, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (a) detailed methodology of the carrying out of a condition survey to establish the extent of possible repair to the windows;
- (b) how those repairs will be undertaken; and
- (c) details of a typical full replacement window frame for each window typology and details of frame materials (in the event that any window is unable to be repaired).

All development pursuant to this permission must be carried out in accordance with the approved details.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation and ensure a suitable external appearance in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

6. Prior to completion of the works, a condition record of the existing frames, fixings and supporting structures shall be prepared by a suitably qualified professional and submitted to the Local Planning Authority to demonstrate the extent of the windows that were able to be repaired.

REASON: To ensure suitable record is kept of historic building features and fabric to allow future reinstallation in accordance with the following policies of the Local Plan: DM10.1, DM12.3.

- Condition 8 of 23/00466/FULL and condition 7 of 23/00650/LBC – amendment to part (d) wording to change ‘varnished finish’ to ‘oiled finish’.

2. Update to Conservation Area Advisory Committee’s comments:

The consultation response from the Conservation Area Advisory Committee listed in the report was initially based on verbal comments received at the meeting of the Committee on the 16th November. A formal letter with full written comments from the

CAAC has now been received, thus updating the Consultation section of the report as follows:

Original –

Conservation Area Advisory Committee	No objection to works to windows – objection to soffit insulation.
Officer Response to Comments	Noted. Commentary on the soffit insulation and its impact are provided within this report in the design and heritage section.

Amended -

Conservation Area Advisory Committee	There were no objections in principle. The Committee was content with the proposed window changes and roof covering, but had reservations over the insulation under the slab detailing and recommended that further conditional detailed work be undertaken.
Officer Response to Comments	Noted. Commentary on the soffit insulation and its impact are provided within this report in the design and heritage section, and conditions are recommended for further details of the insulation including junctions.

3. Update to Background Papers:

Under Consultation responses ADD:

- Letter, Conservation Area Advisory Committee, 1st December 2023.