

Borough Green
Borough Green And
Long Mill

560920 157389

3 July 2006

TM/06/01618/FL

Proposal: Replacement windows to accommodate disabled entrance
Location: 49 High Street Borough Green Sevenoaks Kent TN15 8BT
Applicant: G Pascoe

1. Description:

- 1.1 Members will recall deferring consideration of this retrospective planning application to allow negotiations with the applicants to take place to see if there was a possibility of matching the finish of the windows to more closely the original fenestration of the building.
- 1.2 To that end, the applicant was asked whether he would be prepared to paint the windows brown and, if it was not possible to paint the UPVC material, to replace the windows with new units of a darker colour to match the other windows on the property.
- 1.3 The applicant has advised that it is not possible to paint the windows and that, in any event, he considers that the windows are entirely satisfactory as they are in keeping in design and appearance terms. Consequently, the applicant is not prepared to either paint or replace the windows. The applicant indicates that, in his view, the original windows that were replaced were in a poor state of repair and, as such, detracted from amenity and that these units are a betterment in terms of visual amenity in addition to the benefits they provide with regard to disabled access.

2. Determining Issues:

- 2.1 I have investigated the technical feasibility of painting/treating the white UPVC frame of the windows and it does appear that it would not be possible to change the colour from white to brown. (Painting could be done but would be very unlikely to adhere properly and so would be likely to peel and fade in the relatively short term). The only other alternative is the entire replacement of the window/door frames and the applicant has refused to agree to such a course of action.
- 2.2 As I indicated to members previously in my report to the September meeting of this committee, my view is that these windows do not give rise to such significant harm to local visual amenities as to justify refusal - not least because they are sited on the ground floor of a commercial building in a commercial/business locality that is not designated as a Conservation Area. Again, therefore, I recommend that permission be granted subject to a condition to safeguard the residential amenities of dwellings located above the premises.

3. Recommendation:

3.1 Grant Planning Permission as detailed in drawing date stamped 11.05.06 and subject to:

- 1 The new doors hereby approved shall be kept closed at all times after 1930 hours and at all times whilst live music or amplified music is being played at the premises other than to allow entry and exit of patrons.

Reason: To safeguard the aural amenity of the occupiers of the flats above and to avoid encroachment onto the public footway.

- 2 No tables, chairs or other street furniture shall be placed outside the premises on the land between the back of the public highway and the shop front, nor shall the operator facilitate or allow the use of the area by customers other than for access or egress to the building.

Reason: In the interests of the amenity of nearby residents.

Contact: Kevin Wise