



7A Norton Way North

1. Matter for Consideration

- 1.1 An application for: Replacement garage and garden room, ground floor office to rear of garden, plus replacement of 3 rear windows and excluding two sets of bi-fold doors (retrospective).

2. Information

- 2.1 Applicant: [REDACTED]
- 2.2 Site: Freehold built in c1905. The surrounding area is designated as Heritage Character Area and the house is a Home of Special Interest:

No. 7/7A 'Elmwood Cottages', semi-detached pair, Architect: M. H. Baillie Scott (1905). This pair was entered in the 1905 Cheap Cottages Exhibition, but appears to have been disqualified on account of its cost - £420 for the pair, instead of the regulation £300. The architect himself dismissed this as irrelevant. Of all the exhibits, this one was the most influential in terms of the

suitability of Arts and Crafts cottage architecture for the infant Garden City. Projecting end gables with recessed centre, with the original entrances beneath the fine swept roof to first floor level. Many years ago both were extended at the sides, and the flat-roofed projections do detract to the original roofline. However, the internal layout was quite impractical, with a lower level scullery, and the roof brought down over a shallow catslide. The position of the original window heads can still be seen on the gable of No. 7. Above the roof, the chimneys are beautifully handled, still with their overswept tile-creasing and original pots. As this is a building, which has been statutory listed, it is clearly beyond Local Merit.

2.3 Plans and photographs are available in **Appendix A**.

2.4 A location plan is available in **Appendix B**.

2.5 The property has undergone the following alterations:

Nature of Works	Outcome	Date
Rear conservatory and new shed	APPROVED	2000
Replacement garage and garden room, ground floor office to rear of garden, plus replacement of 3 rear windows	SPLIT DECISION	JULY 2017
Retrospective replacement of 2 ground floor front windows, 1 first floor front window, 2 rear ground floor windows & 1 rear first floor window plus replacement window in dormer on front elevation & L-shaped window in dormer on side elevation	NO ACTION	2010
Re-instatement of rear boundary fence & replacement of part of side boundary fences. Re-siting of 2 existing sheds & erection of a retaining	APPROVED	AUGUST 2009
Retrospective replacement of 2 ground floor front windows, 1 first floor front window, 2 rear ground floor windows & 1 rear first floor window plus replacement window in dormer on front elevation & L-shaped window in dormer on side elevation		AUGUST 2001

2.6 Conditional Planning Permission was granted on January 2016.

3. The Proposals

Design Principles

3.1 The Design Principles state:

For Bi-fold doors: -

- *Bi-fold doors will be supported where they reflect the casement module of the original windows.*
- *It is normally acceptable for French windows and bi-fold doors to be open glazed.*

Case Officer Comments

3.2 Landlord's Consent was granted for - Replacement garage and garden room, ground floor office to rear of garden, plus replacement of 3 rear windows and excluding two sets of bi-fold doors in August 2014.

3.3 Once the works were complete, a final inspection was carried out, where it was noted that the bi-fold doors and the rooflight had not been installed as per the Consent.

3.4 A No Consent letter was sent out advising the owner of two options :

- (a) Provide proposals for remedial works, which should aim to comply with the details that gained First Stage Approval in September 2014 and with minor revisions in July 2016 (29388)
- (b) Make an application for retrospective consent for the constructed works.

3.5 A retrospective application was received with amended plans showing the inserted bi-fold doors and the rooflight with a conservation strip.

3.6 At the HAT meeting it was decided that the amendments to the rooflight were considered acceptable and the application minus the bi-fold doors was granted consent on 26th July 2017. The issue of the bi-fold doors being referred to Board as concerns remain regarding its design.

3.7 This is a Home of Special Interest as well as a Grade II listed building. Any proposed additions or alterations as such need to be of a high quality and sensitive to the original building.

3.8 The Design Principles advise that bi-fold doors can be utilised on all houses within the Character Area, however the overall proportions need to be in keeping with the original casement module. This was negotiated in the original design.

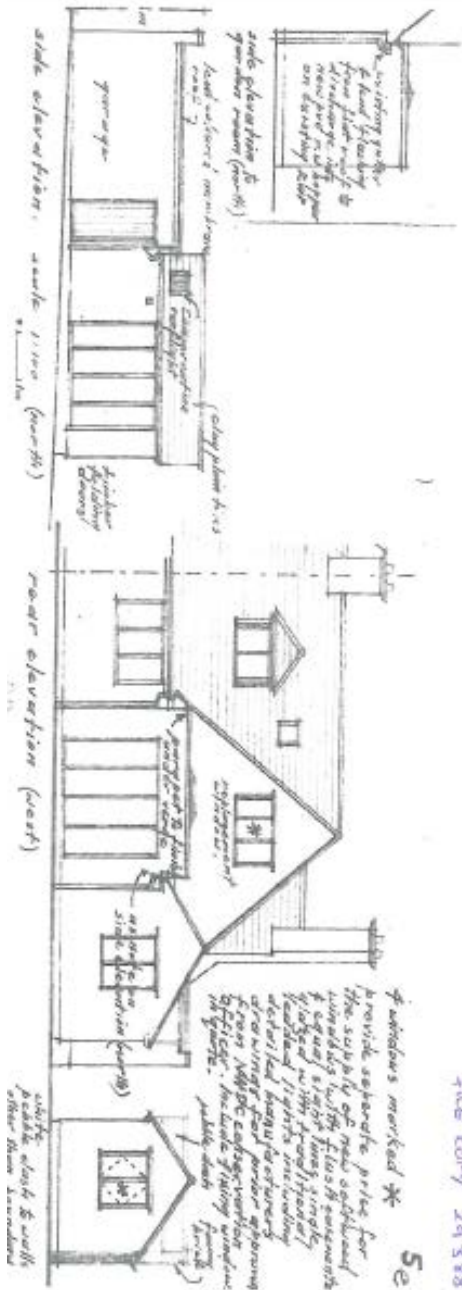
- 3.9 The Board may recall a similar case at [REDACTED] where an approval was granted for bi-fold doors which on final completion were fitted as 3 casements instead of 4 casements. The owner applied for retrospective consent which was refused by Board following the AMC review and the doors were replaced. Photographs of the before and after can be seen in **Appendix A**.

4. **Recommendations**

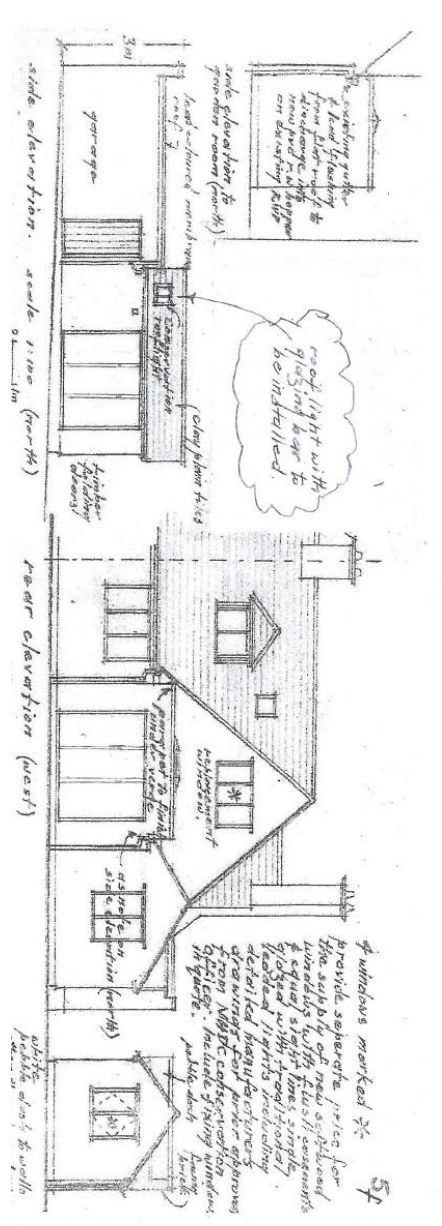
- 4.1 That the Board **REFUSE** the bi-fold doors as the proportions are contrary to the Design Principles and inform the owners that this matter should be remedied.

Appendix A - Plans and Photographs

APPROVED PLAN



AS BUILT PLAN

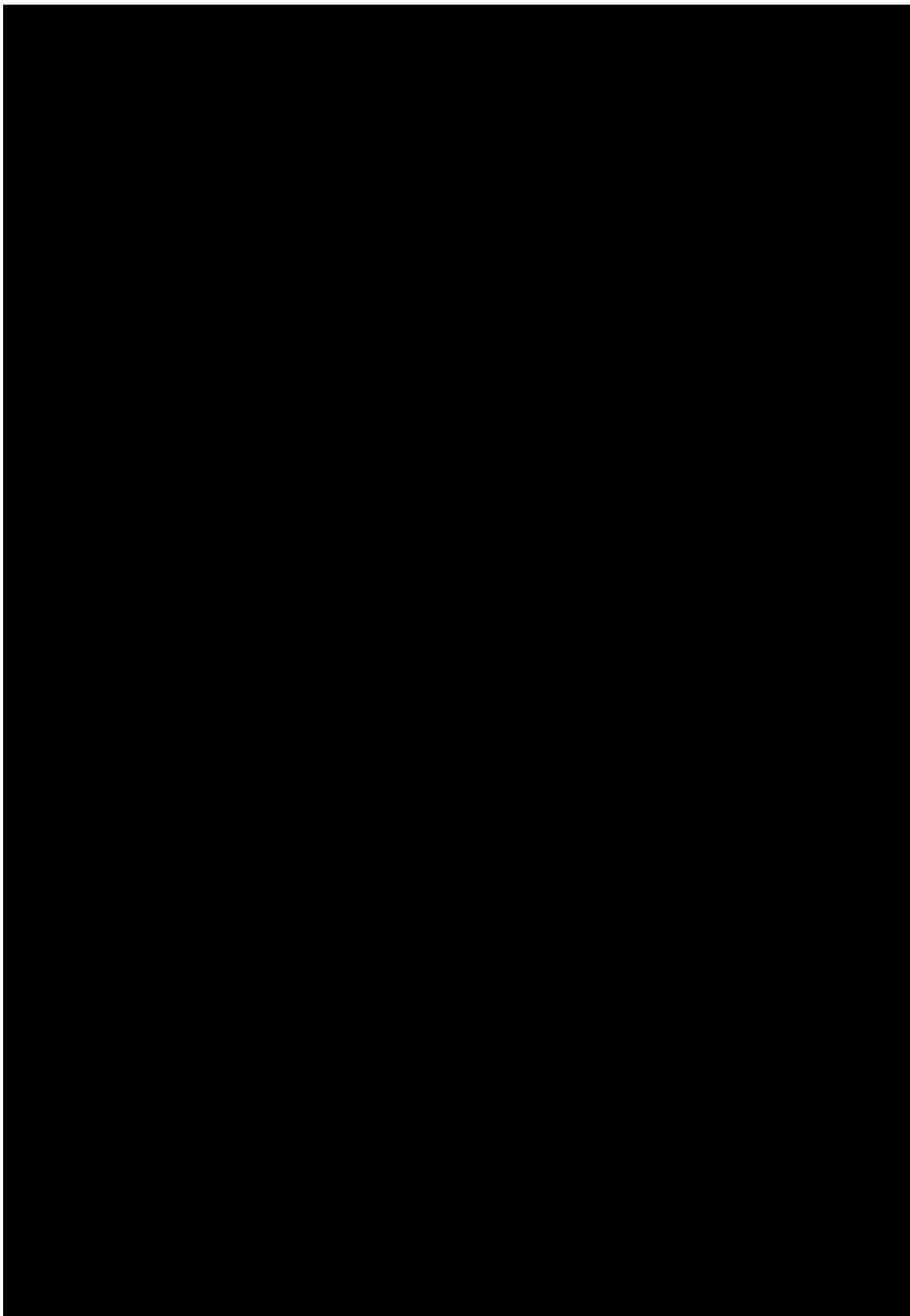




GARDEN ROOM BI-FOLD DOOR



STUDY BI- FOLD DOOR



Appendix B – Location Plan



7A Norton Way North