

4. 78 Howard Drive – Door and window replacement (retrospective)

- 4.1 This referral was regarding a retrospective application for door and window replacement plus front porch.
- 4.2 This application was received on 5th July 2018 and by Notice dated 13th August 2018, consent was refused as the works do not comply with the Design Principles
- 4.3 A copy of the decision letter is included within the AMC report. The letter highlights the key area of concerns as:
- The replacement door and windows casement arrangement, plus the bow window, do not match the design of the original windows for the property.
 - The new windows have leaded lights which are not an original or in-keeping style for the property or the area.
 - The infill masonry below the bow window is unfinished and should be rendered to match; also the bow window is temporarily supported and therefore unfinished.
- 4.4 Following a site meeting with the applicant, the members of the AMC were unanimous in supporting the decision to refuse consent, made by the Heritage Advisory Team at their meeting held on 9th August 2018.