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**Statement to Planning Committee 09/02/2022**

**21/05004/FUL**

Clarkson House, 5 Great Stanhope Street, Kingsmead, Bath, Bath And North East Somerset

Replacement of front windows from timber to uPVC.

***Against***

Clarkson House is a 1980s building, built in a style designed to mirror its late 18th century streetscape setting, to replace a war-damaged section of Georgian terrace along Great Stanhope Street. As such, it is materially coherent with its Grade II terraced setting with a Bath stone ashlar frontage, mock mansard roof profile, and detailing such as multi-pane timber sash windows.

**BPT is unable to support the installation of uPVC windows due to** **adverse visual impact to the Bath conservation area and the setting of multiple heritage assets.** Installation across a shared elevation of this scale would have a significantly negative impact on the appearance and character of the streetscape.

Replacement uPVC windows would have a much thicker, chunkier profile and would not be considered appropriately ‘like-for-like’ in appearance.

The installation of uPVC windows across the rear elevation is **not** considered an appropriate precedent, as these are of restricted public visibility. This comparison does **not** account for the visual prominence of the principal elevations in streetscape views, which would result in a far more significant degree of visual harm.

In accordance with the NPPF, great weight should be given to the asset’s conservation, and **less than substantial harm should be weighed against the public benefits** of the proposal. We acknowledge the proposed benefits to the thermal performance of the building, reduced energy use, and improved comfort for residents. However, the proposals would have an adverse impact on multiple heritage assets, including the setting of multiple listed buildings, the conservation area, and the World Heritage Site.

Furthermore, there is an existing permitted application for the installation of timber sash slimlite glazing across the principal street-facing elevation, which we originally supported. There has been no explanation as to why this extant planning permission cannot be acted upon. This planning application offers the same thermal improvement benefits and a good material lifespan where properly maintained, whilst being more visually sensitive. This constitutes a material planning consideration, and as such the public benefit of the proposed scheme is limited.

**This application would not preserve or enhance the appearance or character of the conservation area and would be of harm to the setting of multiple Grade II heritage assets and the special qualities of the World Heritage Site.**

**We therefore call for this application to be refused.**