

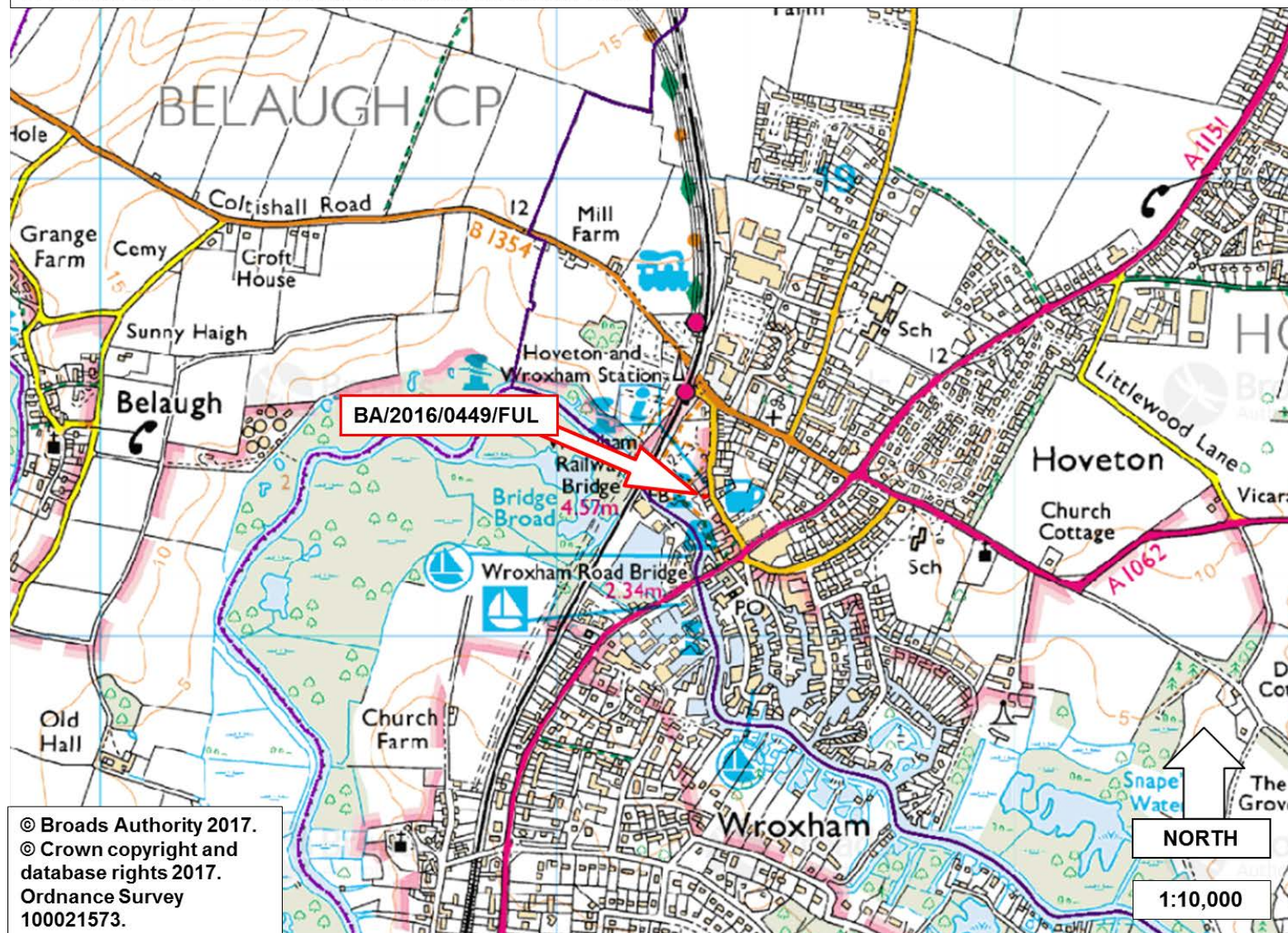
Reference:

BA/2016/0449/FUL

Location

Broads Authority Tourist Information Centre,
Station Road, Hoveton

BA/2016/0449/FUL – BA Tourist Information Centre, Hoveton



Application for Determination

Parish	Hoveton		
Reference	BA/2016/0449/FUL	Target date	06 March 2017
Location	Broads Authority Information Centre, Station Road, Hoveton		
Proposal	Replacement window frames		
Applicant	Mr Sam Bates		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Broads Authority application		

1 Description of Site and Proposals

- 1.1 The Broads Authority Information Centre at Hoveton, or Hoveton TIC, comprises one side of a horseshoe shaped building, with the other two sides comprising a public convenience. Although attached the buildings do appear as two separate entities both in scale, design and appearance, and are only joined by a roof projecting from the public convenience across to the flank of the TIC which is open beneath.
- 1.2 Hoveton TIC is sited on the western side of Station Road, with its entrance fronting the public highway, although set back from the footpath with an open hardsurfaced area which features two trees. The building backs onto a parking/service area, behind which is a line of trees between the subject site and the River Bure.
- 1.3 The subject building has a fully glazed front, including the gable, with the glazing wrapping around both sides. The entrance door is predominantly glazed with a solid timber element at the base. The rear elevation features a glazed gable and a projecting box window at ground floor level. All the window frames are timber and painted black. The windows are surrounded by a supporting frame which is constructed of timber supports clad in softwood and painted black.
- 1.4 The current proposal seeks to replace the timber supporting frame, entrance door, and windows with powder coated aluminium with a black finish. In addition the barge boards at roof level would be replaced with a change from softwood to hardwood painted black.

2 Site History

2.1 None

3 Consultation

No responses received.

4 Representations

No responses received

5 Policies

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

[Core Strategy Policy \(2007\)](#)

[Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

CS5 - Key Buildings, Structures and Features Protection and Enhancement

[Development Management DPD \(2011\)](#)

[DEVELOPMENTPLANDOCUMENT](#)

DP4 - Design

6 Assessment

6.1 The application proposes maintenance works to an established building which is showing signs of age. Parts of the window frames and supports are in a poor state of repair.

6.2 The building is not sited within a Conservation Area and is not a building of heritage importance. Whilst it is generally considered that use of traditional materials is favourable, the design of the building frontage is such that it has a modern flavour and as such a reasonable level of diversity in use of materials would not be unexpected. It is noted that of the neighbouring buildings there is a mix of painted timber and painted and unpainted aluminium. It is therefore considered that a change of materials would not undermine the character and appearance of the host building or the surrounding street scene

6.3 There is no proposed change to the design of the glazed elements, the configuration and dimensions would show no alteration. Indeed where there is decorative detailing around the window frames this would be replicated with the new materials. It is further noted that the existing windows, door, structural

frame, and barge boards have a black finish, this would be replicated with all the replacement elements. It is therefore considered that the appearance of the building would be maintained.

- 6.4 Having regard to the above, it is considered that the proposed works would not result in any harm to the character and appearance of the host building, neighbouring buildings, or surrounding street scene, with regard to Policy DP4 of the Development Plan Document.

7 Conclusion

- 7.1 The proposed replacement of the existing timber framed windows, entrance door, and structural frame with ones constructed of powder coated aluminium, along with a replacement of the existing softwood barge boards with hardwood barge boards, all of which would have a black finish, would result in an appearance which maintains the overall character and appearance of the building and would not be of harm to the character and appearance of the surrounding area. Consequently the application is considered to be acceptable with regard to Policy DP4 of the Development Plan Document.

8 Recommendation

- 8.1 Approve, subject to conditions:
- (i) Standard time limit.
 - (ii) In accordance with approved plans

9 Reason for recommendation

- 9.1 The proposal is considered to be in accordance with Policy DP4 of the Development Plan Document (2011), and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: Application File BA/2016/0449/FUL

Author: Nigel Catherall
Date of Report: 18 January 2017

List of Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

BA/2016/0449/FUL – BA Tourist Information Centre, Hoveton

