

Planning Heritage Statement

The building the subject of the application is recorded by Historic England as a Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The building is part of a terrace and is described as : -

Mid C19. Three terraced houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded stone brackets to gutter with string course below. Two storeys. South West elevation: Ground floor: three entrances with stone surround and tie-stones. Three 4-light stone mullioned windows. First floor: six 3-light stone mullioned windows (formerly three 7-light windows). North East elevation: Ground floor: one later doorway; three 4-light stone mullioned windows (No 28 has modern bow replacing mullions) (No 30 has both mullions removed). First floor: six 3-light stone mullioned windows (possibly formerly three 7-light windows).

The significance would appear to be the special architectural build of the premises, which has quite obviously had numerous modifications throughout its approximately 175 year history, diminishing its adherence to its original state.

The application is to replace the front door at the premises with a composite door, with is obviously not entirely wood and would be a departure from its original state. However, the appearance of the finished product is entirely within keeping from an aesthetic perspective, and in no way detracts from the look of the premises, as it has the appearance of a wood finished door.

In view of the fact that numerous changes have already been made to the premises over a number of a large number of years, in some cases directly affecting the look and diminishing the significance of the building, a door which appears in keeping with the period could be argued to have a negligent impact.

The door which was replaced had been fitted approximately 20 years earlier, and had reached the end of its life and needed replacing due to the serious issues it was causing, not least of which was sticking and preventing exit from the premises without assistance from external third parties. It should be noted that this is the only entry/exit door to the premises, as a second door which had been present initially had been bricked up many years ago, and the fact that the door was sticking caused severe issues for the 88 year old sole occupant.

Due to the nature of wood product, and associated difficulties with maintenance, mould has been introduced to the home, which has caused significant problems. It should be noted that this has in the main been significantly reduced due to fitting of the composite product, and its ability to better seal into the frame. It is however feared, that a technically inferior wood only product could lead to reigniting this issue, and the

subsequent health issues associated thereto. The fitting of this new door has also eradicated any problems relating to sticking, and the associated safety issues caused by this.