

West Craven Area Committee – Update 3rd October 2022

23/0537/VAR: Rawlins Court, Earby

Following the publication of the committee report, a meeting was undertaken with the applicant which provided further information regarding the proposed window design to Rawlins Court, Earby.

The applicant has clarified that the material would be uPVC and the window design would be side hinged window openings which would open outwards, the mock sash horns would be removed and integral Georgian bars centrally within the window, the Rear Beds window design indicates the design of the windows to the front, rear and gable ends of the application site. Furthermore, the existing windows which have mock sash windows can only open to the top half of the window, the new proposed window design would enable egress for fire escape from these windows.

To the 12-light windows which serve the landing, the proposed window would retain 12-lights with integral Georgian bars within the windows.

Even though the mock sash horns have been removed and the proposed material is uPVC, the design and the integral Georgian bar would provide consistency throughout the property, which would improve the appearance of the building.

The applicant has indicated that the proposed windows would be coloured, if the Council is minded to approve this planning application, it is recommended that a condition be placed for details to be submitted for the design and colour of the windows in order to ensure the proposed windows would be acceptable in terms of visual amenity.

The proposed amendments do not change the recommendation.