

Re: 24/1047 39 Dolphin Street



Smith, Laura (Principal Heritage Officer)

To Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 08/03/2032



Mon 10/03/2025 10:01

If there are problems with how this message is displayed, click here to view it in a web browser.

Morning Marnie,

Following further discussions on this one, we have established that timber windows on the ground floor have been replaced with upvc units without permission in place. As per my comments below, I note that the previous / existing timber windows were sympathetic and respecting of the character and appearance of the conservation area. They were historic, if not original to the property and it is a shame that the ground floor units have been disposed of and replaced with unsympathetic upvc units. Given that the application provided no detail of new units (hence my request for a condition on further details), I would deem the application misleading and lacking sufficient information.

Whilst the units installed are sash style, they are upvc double glazed, lack a central glazing bar and are much bulkier than those previously. They have a clear negative impact on the character of the property, and I cannot support this alteration. No justification or evidence has been provided to suggest the timber windows could not be repairs and refurbished, and this shall be passed to enforcement.

Therefore, I would like to alter my previous comments and recommend the application is refused in line with section 160 of the Historic Environment (Wales) Act 2023.

Kind regards,

Laura Smith

Prif Swyddog Treftadaeth / Principal Heritage Officer