

**GATE HOUSE LODGE (FORMER COACH HOUSE) HAILE NR EGREMONT
CA22 2PD**

**Application for removal of a condition following grant of planning permission
Ref :4/20/2141/0F1**

CONDITION NO 5

This condition expressly confirms that the windows and doors shall be of a timber construction and a painted finish to quote,
"safeguard the traditional appearance of the barn in the interests of visual amenity".

We wish this condition to be removed for the following reasons.

- 1.The Building is not a BARN, but a former Coach House linked to the Vicarage, where people, (it is accepted a long time ago), used to live.
- 2.White upvc windows have been fitted into the Old Former Coach House for many years, not, by the present owner, and no enforcement action has been taken by the LPA against the owner for this. These windows are old and require replacing in any case.
- 3.The Old Vicarage, located next to the Coach House, has upvc windows fitted throughout the dwelling, and whilst it is accepted that the Old Vicarage is not listed, it still has important architectural features which have not been lost by the fitting of upvc windows.
- 4.Modern upvc frames have advanced over the years and high quality examples can be found which match the look of a timber frame. They are much easier to maintain, and are "long life low maintenance" examples of modern elements of the building fabric. Excellent colour ranges can also be found to complement the existing colour of the sandstone walls of the Coach House.
- 5.We believe examples can be found in the LPA area where precedent has been set and upvc frames are installed in conversions.

In conclusion, for the reasons given above, we wish the condition to be removed, and furthermore we will rely upon the above points, paying particular attention to the fact that the building is **NOT A BARN BUT A FORMER COACH HOUSE**, and as such this condition is incorrectly worded and should not be attached to the said approval.