

NYMNPA

21/08/2019

**From:** Frc Sinc  
**Sent:** 21 August 2019 16:00  
**To:** Mark Hill  
**Cc:** Suzanne Lilley  
**Subject:** RE: 10 SthEnd Osmotherley Note ref Drwgs 4A and response on Dble Glzng email

Dear Mark,  
RE: 10 SthEnd Osmotherley Note ref Drwgs 4A and response on Dble Glzng email

Please find attached a revision to my double glazing application ie Drawing 4A, in response to the issues raised in your email 14August following my submission on the 30 July2019. Please also find my comments in respect of compliance with English Heritage and in the event refusal for double glazing is still proposed. my request that secondary glazing be assumed for submission with the scheme for 5 September together with reasons for its refusal along with that for the revised kitchen extension.

I had hoped to have this with you this morning but I was awaiting a response which I did not receive until this afternoon.

Kristan Livingston

**RE: 10 SthEnd Osmotherley Note ref Drwg 4A and response to Dble Glzng comments on email 14 August2019 following submission 30 July2019**

Attn: Mark Hill

21Aug2019

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Mark,

Following my submission on 30 July in respect of requested double glazing details and your recent response of Wed14 Aug, there appears to be some errors or misunderstanding in respect of the double glazing proposed for the rear elevation. If I have understood correctly, there is no disagreement with the proposed secondary glazing to the front windows.

In respect of NYM reasons for refusal for the envisaged bespoke windows, I attach by return, a revised design – Drawing 4A, to replicate the proportions of the existing elevation of the 80's replacement rear vertical sash windows that are perceived by NYM as being 'correctly proportioned, detailed, and retaining traditional construction techniques retaining their integrity'.

This applies to all elements of the design including the issues raised in your correspondence, namely:

the frames, the proportions, the degree of chamfering, the horns, cills and glazing bars, the profile and details of the cills with glazing acceptable to NYM. I would note the revision matches the replica '80's windows with its minimum 22mm wide glazing bar rather than the original, much earlier preferred antique glazing bar from the late Victorian period of 24mm width at the front of the building.

This addresses the detail design issues you raised and can, without significant alteration, accommodate double glazing units without damage to the fabric. It will result in a neutral impact on significance albeit with a positive impact on the future sustainability of the historic character significance through the increased resilience of the windows as a result of the use of more resilient moderated timber and hardwood, together with a reduced risk of the level of condensation.

I advise that elements of the comments in your correspondence do not reflect the reality of the position on the ground. There is no heritage glazing, let alone crown glass in the existing '80s replacement windows. The rear windows are glazed with modern 80's glass with no distortion or imperfections. This was pointed out to your previous conservation officer at an earlier site visit.

The existing glazing bars in the rear windows are not 20mm. They are at a minimum of at least 22m. There are no glazing bars of 20mm in the property, nor is there any evidence of their existence, as the earliest original historic glazing bars, as previously stated, are from the late Victorian period at the front of the building at 24mm. (Two of these panes have long term cracks).

The dwelling windows to the rear of the house require to be replaced one way or another, as they are nearing the end of their useful life. The proposed revised planning application, in respect of the replacement of the existing rear vertical sash windows with double glazing, falls into the acceptable category of approach for double glazing as approved by Historic England, namely:

'Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.'

The latter statement is not applicable as the revised proposal has a neutral effect as the depth of slim-line glazing can be accommodated within the proportions envisaged within the bespoke overall opening framework

As such, the proposal to use double glazing is entirely within line with Historic England 2017 guidance on 'Care of Traditional windows their care, repair and upgrading'

As a separate note, I would also advise and have had it confirmed that even the glass in the windows to the front of the building is not Crown glass as indicated in the NYM email but rather cylinder glass from the late Victorian period of circa 1875 to 1901.

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As a separate issue, the statement within the email in respect of the assertion that the condition of the windows is due to lack of care or deliberate neglect is complete misinformation, with reference to NPPF paragraph 190 guidance. The poor construction of the 80's window replacements is a reflection of the era in which they were constructed and does not match up to either a traditional approach or today's approach in the use and treatment of timber. The sole use of glue for attachment of timber elements without construction joints or mechanical connections, the use of timber with high moisture content and the lack of timber preservative protection or painting at unexposed ends is not good practice.

The condition of the windows is poor with the opening of joints, distortion of sections, the failure of glued elements together with areas of paint failure. However, it is a misrepresentation to represent this as due to lack of care and maintenance, deliberate or otherwise. I can only assume such comments are based on appearance as opposed to factual information.

The reality is that the 80's softwood un-moderated timber windows are reaching the end of their well known design life of 35 to 40 years and the extremes of temperature and condensation they have experienced have impacted adversely on their condition. There have only been two periods a long time ago, when I was not in occupation, due to being incapacitated in respect of travel following accidents. Otherwise, cyclical maintenance has been undertaken, in line with recommended practice of 5 to 7 years, or 5 to 8 according to some guidance, to the external shell of the original dwelling at considerable expense. General maintenance such as cleaning, gutter repairs, roof leak patching, like for like joinery repairs and external painting including the windows has been undertaken. Despite the appearance of the windows, these were most recently painted by professional painters at some expense in the summer of 2015, only some 4 years previous to the current date and some parts, along with gutter cleaning again require further attention before winter. I have since realised, that to set this listed building in order, requires those elements of the windows replaced in the 80's, to be replicated and replaced with moderated timber and hardwood to secure greater resilience in preserving those elements of the listed building.

Either way, the windows will need to be replaced in the near future and if NYM are still of a mind to refuse the overall proposal because of the revised double glazing proposal attached, then I would request that the use of secondary glazing be considered as the submission at Committee rather than double glazing.

In speaking yesterday afternoon with your planning officer, Ailsa, I understand that my proposal in respect of the kitchen extension, which I believed had addressed the previous objections, has again been rejected and that Drwg Option C1 without the extension will be taken forward to committee.

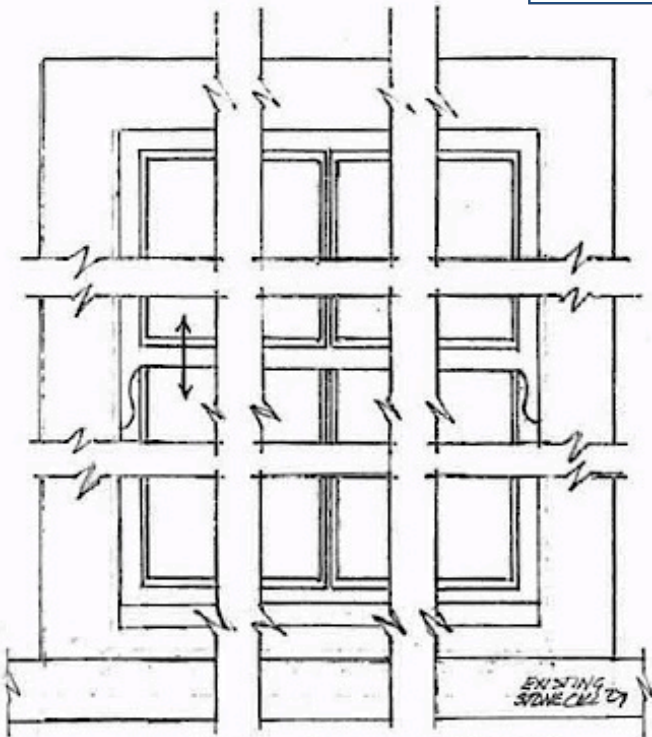
I would be grateful if you would, as normal, arrange for me to be provided, by email, with the reasons for rejection of Option C in respect of the kitchen extension and also, if rejected, the reasons in respect of this revised proposal for double glazing to the vertical sliding sashes at the rear of the building. This will allow me in future to reconsider any future options I may wish to put forward as you suggested.

I would thank you for keeping me advised in respect of comments on proposals such as to hopefully result in a proposal that meets with NYM approval on the 5 September 2019.

Kristan Livingston

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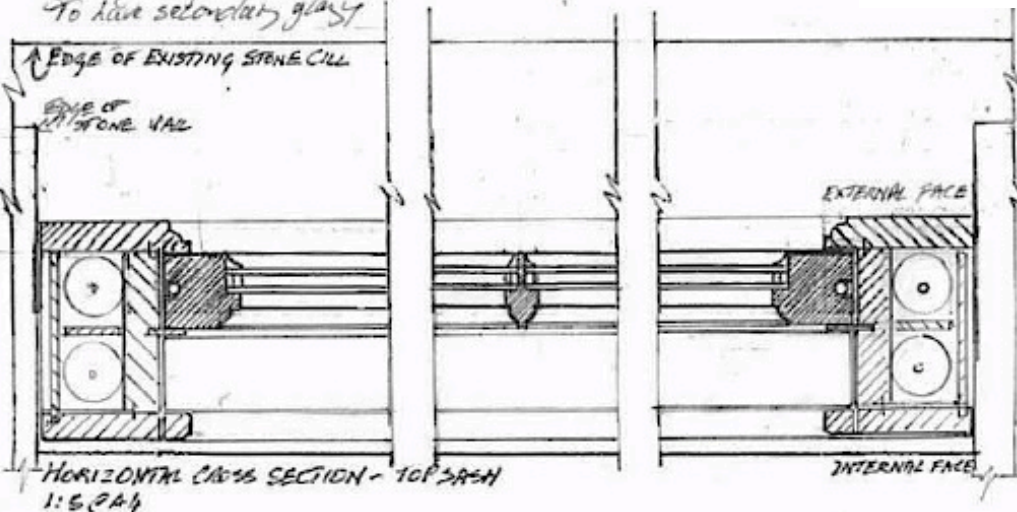


EXTERNAL ELEVATION - REAR DASH WINDOWS  
2 PANES OVER 2 PANES 1:10 @ A4

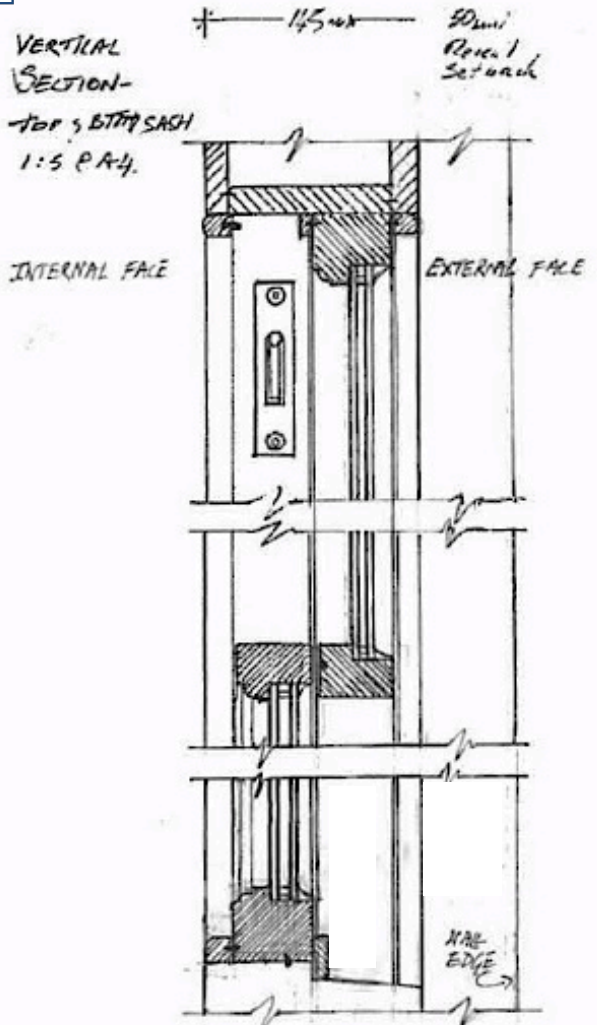
Rear facing windows - 4 No sliding vertical sash windows to replace existing windows, replaced in 90% of similar style to originals but without historic glass, and not bearing the end of their design life and in poor condition as a result of unmoderated timber, extremes of weather, condensation, etc despite recommended levels of cyclical repair (e.g. for life) and painting with best recent painting in 2015. The windows can accommodate slim line heritage glazing with the current 12-24mm i.e. with glazing bar with a neutral impact.

Windows to be of moderated timber across with hard wood cills, double glazed with slim line heritage glazing set back 50mm minimum from wall face.

Front facing windows  
To have secondary glazing



HORIZONTAL CROSS SECTION - TOP SASH  
1:5 @ A4



EDGE OF EXISTING STONE CILL  
EDGE OF STONE WALL

Minimum 50mm sash set back.  
145mm

All dimensions for fitting to be checked on site.  
All dimensions for bespoke joinery manufacture to be checked on site.  
Rev. 4A  
Timber sections modified to match existing elevation properties. Existing 90's replacement windows included, joints, glazing etc.

No 10 SOUTH END CANTHURLEY Aug 2019  
PROPOSED WORKS TO FORM ONE DWELLING AND REPAIR & MAINTAIN EXISTING FABRIC.  
DRWG 4A PROPOSED REPLACEMENT OF NON HISTORIC FABRIC VERTICAL SLIDING SYSTEMS NOT REQUIRING REPAIRMENT WITH SIMILAR PROVISIONS BUT MORE FLEXIBLE