

North York Moors National Park Authority

Parish: Hinderwell	App No. NYM/2020/0597/LB
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Proposal: Listed Building Consent for installation of 7 no. replacement windows and 1 no. replacement door to front elevation

Location: Greylands Farm, 5 High Street, Hinderwell

Applicant: Mr John Barker, Greylands Farm , 5 High Street, Hinderwell, Saltburn-By-The-Sea, TS13 5JX

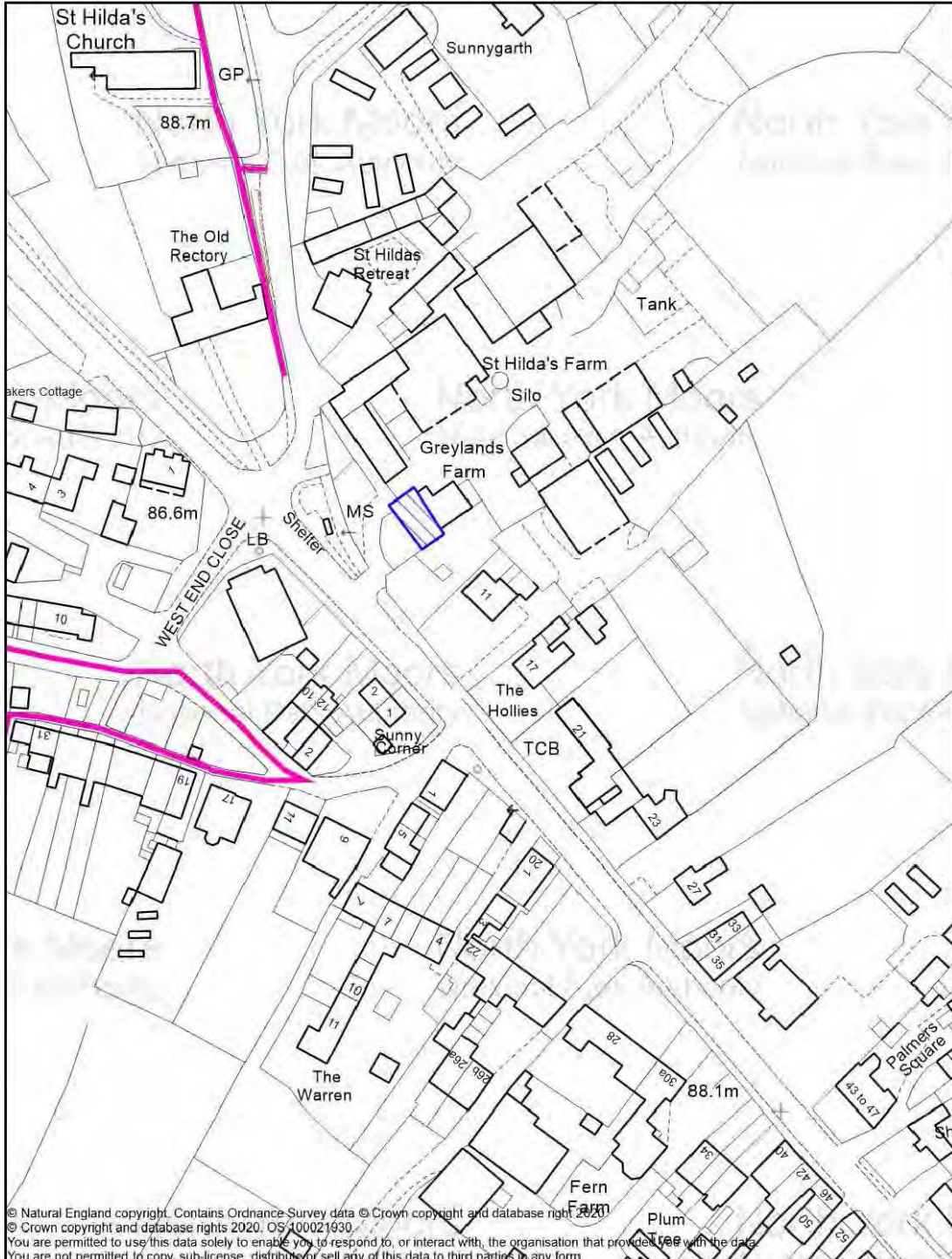
Date for Decision: 13 October 2020

Extended to: 04 December 2020

Director of Planning's Recommendation

Refusal for the following reason(s):

1. Greylands Farm is a Grade II Listed property of national importance as a designated heritage asset. The proposed replacement windows would be contrary to NYM Strategic Policy I as they would fail to conserve or enhance the aesthetic value of the property as the detailing on the frames would not accurately replicate the fine detailing of the existing historic windows and the proposed double glazing units would be noticeably thicker and less traditional in appearance than the existing single glazed windows. The proposal would therefore amount to less than substantial harm to the character and appearance of the Listed Building without providing acceptable levels of public benefit as required by Paragraph 196, Section 16 of the NPPF. The development would also be contrary to Strategic Policies C and CO17 as the use of 14mm double glazing units, with a guarantee of only 5 years, would not constitute the use of good quality materials and designs that reflects and complements the architectural character of the original building and would therefore detract from the character and appearance of the property.



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Consultations

Parish - Strongly supports. Optimising insulation and energy efficiency levels should preserve the character and long term function of a heritage asset. The proposed improvements will guarantee the longer term conservation of the property and improve the living standards of the occupants. The dampness and mould need to be prevented to safeguard the structure of the building.

Advertisement/Site Notice Expiry Date – 01 October 2020

Mr John Barker – Applicant - Greylands Farm, 5 High Street, Hinderwell - 23/11/2020 - The applicant has submitted additional information in support of the application.

Background

Greylands Farm is a Grade II Listed vernacular farmhouse constructed in the early to mid-Nineteenth Century of coursed stone with a Welsh slate roof. The property sits within an elevated position to the west of Hinderwell village and fronts onto the highway to the south of the property. The property is of symmetrical proportions with traditional single glazed, timber vertically sliding slash windows within the front elevation of the property with a white painted four panel timber door in the centre.

Planning permission and Listed Building consent were granted in April 2015 for the conversion and rebuilding of the barn to the rear of Greylands Farm to form 1 no local occupancy dwelling to let with associated parking and amenity space.

This application seeks Listed Building consent for the replacement of all 7 no. windows in the front elevation of the farmhouse with double glazed timber vertically sliding sash windows.

The existing windows are of varying ages, with the upper right hand windows appearing to be of more modern appearance as they have less deterioration and less detailing with simpler mouldings to the frames and more standard style horns. The Heritage Statement submitted in support of this application states that the more modern windows date to the 1970s but that 5 no. windows are at least one hundred years old and the Authority's Building Conservation Officer has confirmed that the majority of the windows within the front elevation appear to be historic and are considered to contribute significantly to the architectural and historic character of the Listed Building.

Main Issues**Statutory Duties**

Section 16, paragraph 193 of the National Planning Policy Framework 2019 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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Main Issues continued

Section 16, paragraph 194 of the National Planning Policy Framework 2019 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The Authority has a statutory duty to protect Listed Buildings within the Park as they form part of the significance of the built and cultural heritage of the North York Moors. These buildings represent a significant part of the history and culture of the National Park and their considerable importance, once lost, cannot be replaced.

The Authority has a general duty in respect of Listed Buildings in its exercising of planning functions as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that in considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

NYMNPAs Policies

The most relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design of the Development), Strategic Policy I (The Historic Environment) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials that reflect and complement the architectural character and form of the original building. SPC also supports the use of sustainable design and construction techniques which minimise waste and energy use.

Strategic Policy I states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate enhancement of the historic environment.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Conclusion

The main issue in considering this application is whether the proposed replacement sashes would conserve or enhance the aesthetic value of the Listed Building.

It is clear from the evidence submitted in support of this application, including a written statement from a qualified joiner that the existing windows and door are in such poor condition that they could now reasonably be considered to be beyond repair. As such, the

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Conclusion continued

need to replace the front door and all 7 no. windows within the front elevation of the property is not disputed. However, in order to ensure that these works do not have an unacceptable impact upon the Listed Building, it is important to ensure that the replacement windows and door are appropriately detailed, constructed of traditional materials and are of a form and design that would, as a minimum, conserve the character and appearance of the main dwelling.

The proposed replacement door would be similar in design and form to the existing door and therefore no objections have been raised to this element of the application.

The proposed replacement windows would be timber vertically sliding sashes, but would not replicate the moulding details of the existing historic windows and the use of horns would reproduce the more modern detailing found on the 1970s windows rather than the traditional detailing of the historic Georgian style windows. The proposed 14mm Eco-Lite Slim Sealed double glazed units would be slimmer than average double glazed units but would still be significantly thicker than traditional single glazing which is normally 4mm thick.

The Authority's approach to the introduction of slim double glazing into Listed Buildings is based on the 2017 revised guidance by Historic England, 'Traditional Windows, Their Care, Repair and Upgrading' which represents the most up to date guidance endorsed by the Government on the subject of window replacement in buildings with heritage interest. This document advises that the use of slim profile double glazing may be acceptable in instances where historic windows have been replaced with ones whose design does not follow historic patterns and as such are unlikely to contribute to the significance of the Listed Building. In these instances, the introduction of slim profile double glazing is unlikely to cause additional harm as it provides an opportunity to enhance the significance of the building by reinstating a more traditional design of window. Therefore, where non-traditional windows are being replaced with traditionally designed and constructed windows, the Authority would generally support the use of slim double glazing in a Listed Building.

As highlighted by the applicant, the Authority has adopted this approach in other applications and granted Listed Building consent for the introduction of 12mm double glazing units into Listed Buildings where the previous windows were less traditional than the proposed replacement windows. However, this application is not considered to accord with the approach outlined above. As the existing windows are historic and traditional in appearance and construction, their replacement with less finely detailed 14mm double glazed windows would not be considered an enhancement to the property, nor would it conserve the aesthetic value of the Listed Building. Furthermore, the proposed units only come with a five year guarantee and so there are concerns regarding the quality and longevity of this product.

Double glazing is sought in order to improve the living conditions of the occupants, improve the energy efficiency of the property and reduce noise pollution. The applicant was advised that the application did not accord with the Authority's approach to double glazing within Listed Buildings and alternative solutions to the issues identified above were recommended, including the use of secondary glazing.

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Conclusion continued

However, the applicant made it clear that secondary glazing was not considered to be an acceptable option and that only the use of double glazing was considered to meet the occupant's needs. In order to find a solution to the issues identified by the applicant, whilst conserving the aesthetic value of the farmhouse, Officer's proposed the use of 6mm vacuum sealed double glazed units. However, the applicant was not satisfied with the appearance of these units and unfortunately since commencing discussions, the units are no longer available. As such, the applicant did not wish to make any amendments to the application, but for the 14mm double glazed units to be considered by the Authority as submitted.

The Parish Council expressed strong support for the application on the grounds that improvements to the energy efficiency of the property would be of benefit to the occupants and the future conservation of the Listed Building. These benefits are noted, however, as the same benefits can be achieved through less harmful means, the proposed 14mm units are not considered to be justified in this instance. Whilst the 6mm units are no longer available, the 14mm units being proposed are far from the slimmest form of double glazing available. The Authority is therefore not opposed to the principle of inserting double glazing into Listed Buildings, but wishes to ensure that the slimmest and highest quality product is used in instance such as this, in order to mitigate any potential harm to the designated heritage asset.

The Authority's Building Conservation Team has assessed the proposals and recommended that the replacement of historic, single glazed timber sashes with units containing 14mm double glazing would constitute less than substantial harm to the Listed Building. Paragraph 196, Section 16 of the NPPF requires that where a proposal would lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The environmental benefits of increasing energy efficiency can be seen as a public benefit, however these benefits could also be achieved through less harmful measures such as the use of secondary glazing or slimmer double glazing units. As such, the potential harm of this proposal is not considered to be justified in this instance as there would be no enhancement to the character or appearance of the property and any environmental benefits could be achieved through less harmful means.

For the reasons outlined above, this application is recommended for refusal.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan, though unfortunately such changes were not accepted.