

Members Update Sheet

Item 3 NYM/2020/0597/LB

Parish - Hinderwell Parish Council strongly supports this application. Greylands Farmhouse has been proven to have irreparable windows and door.

Replacement Heritage sliding sash windows with double glazed panes would not detract from its appearance or heritage value within Hinderwell.

We would like to see that the replacement double glazed windows will exactly match the older windows in the property thereby ensuring it is fit for habitation in future years.

Additional Background Information - The applicant has submitted additional information in support of the application.



**John & Carol Barker, Greylands Farm, Hinderwell, Saltburn, Cleveland
TS13 5JX.**

**To: NYMNPA Planning Committee
and for publication on your publicly accessible website**

RE: NYM/2020/0597/LB

Dear Committee

I put an application in for replacement windows and a door at my Grade II Listed farmhouse on 18th August 2020.

The farmhouse is only listed 'Partly for group value' so NOT historic in its own right.

After 45 days of silence from the Planners, they then asked for extra documents within the 6 working days before the decision date of 13 October. I had no alternative but to ask for a delay.

I have worked very hard to meet all the Planner's demands. They initially recommended refusal on the grounds of there being historic glass and that some of the windows were repairable.

I successfully managed to prove otherwise, but then they wanted me to replace my irreparable windows with new single glazing and then fit secondary glazing. This is a backward step in this day and age of environmental measures to make our homes energy efficient and greener!

The planner then specified that I install "PILKINGTONS SPACIA" double glazing panes.

I am sure you know that normal double glazing is 24mm spacing for regular homes and 12mm spacing is for Heritage slimline and Listed Buildings. But the SPACIA is 6mm spacing and this would put the cost up from the initial £17,000 for Heritage slimline to an uneconomic £30,000.

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However, the Planners intentions were thwarted when Pilkingtons informed me that SPACIA had been withdrawn from the UK and European market as it was proving too fragile to survive the journey from Japan. Please see enclosed photo of what SPACIA glass is like – full of black dots and a plug in each pane – far from TRADITIONAL. Aesthetically ugly.

I am only a member of the public who wants to restore my property with good conservation.

I have searched the NYMNPA planning database and cannot find any other properties in the Park with 6mm panes – so why pick on me? I do not want nor can afford to be your guinea pig.

I had hoped for support from the NYMNPA planning team, when I am actually the victim of it.

Please can you see common sense

Thank you

John Barker

Following page – impartial photo of SPACIA 6mm double glazing



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Additional Information from NYMNPA Building Conservation Officer

Overview of national guidance on an approach to windows in Listed Buildings

(Chapter 6 of [Historic England's: Traditional Windows](#))

1. Historic windows – repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
2. Windows which are later replacements but are traditional in style - repair where possible, where replacement necessary they should be replaced with accurate copies (includes single glazing)
3. Historic or traditional replacement windows which do not contain historic glass **it may be possible** to introduce double glazing to the existing frames. There might be compatibility issues e.g. the need for thicker frames, which would harm significance and in such cases other thermal upgrading solutions should be sought (secondary glazing, thermal strips etc)
4. Unsympathetic windows (e.g. storm-proof casements) – replacing these with traditional windows either single or slim-line double glazing might cause no additional harm.
5. Where a new window or glazing is agreed broken reflections in multipane windows should be replicated and where elevations have high aesthetic value - a whole elevation approach should be taken (not a mixture of window patterns or glazing types)

Repair benefits

Heritage benefits

- Maintains integrity of historic fabric
- Promotes craft knowledge
- Good conservation practice

Other benefits

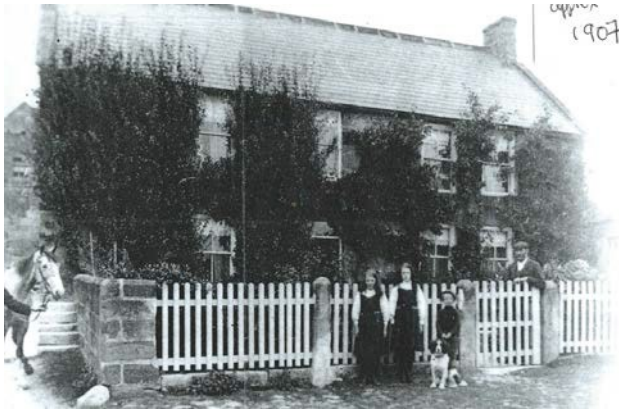
- Original frames carbon negative
- Promotes local business (joiners)
- Environmental benefits - replacement uses 3 x as much material (plus sequestered carbon released from old window).

N.B There are no environmental benefits to the proposals which cannot be achieved or surpassed by other means which are often more sensitive and/or cost effective



(Photo showing the difference a few changes in detail can make)

Greylands, Hinderwell



Proposals seek Listed Building consent for installation of 7 no. replacement windows and 1 no. replacement door to front elevation.

Agreed facts

- The windows are historic or later reproductions of historic window pattern
- Evidence submitted shows some windows are beyond repair
- No crown or cylinder glass
 - Although the Authority later noted that there may be some earlier plate glass.

Do the proposals comply with guidance?

No - As the windows are historic or later replacements that are traditional in style they should be repaired where possible or replaced with accurate copies (in line with points 1 & 2 above).

- The proposals do not propose repair
- The replacement frames are not accurate copies (like for like, see slides)

Elements of the application that are objectionable

- 'Off the peg' design of windows, not like for like
- Lack of detail with the application (insufficient to determine positively)
- No public benefit to justify the harm for the application (in line with local or national policy)

What energy enhancements would be supported?

- Insulated blind – achieves a better U-Value, would not require LBC, significantly less expensive, and significantly less intrusive
- Secondary glazing – equal and better U-Values, significantly improved acoustic insulation, less expensive, less intrusive
- If double glazed units could be retrofitted into existing frames (or their like for like replacements) then we could support this (in line with point 3 above). This is very unlikely achievable with 4-6-4 krypton units but might be possible with vacuum units – which achieve higher U-Values, improved acoustic insulation, are guaranteed for 15 years (opposed to 5 years), are 100% recyclable, but do present an increase in cost of approximately 11%.

(Example of secondary glazing)

