

From:
To:
Subject: Comments on NYM/2021/0862/CLLB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 10 December 2021 10:35:54

Woodleigh House, 21 Main Road, Aislaby.

NYM/2021/0862/CLLB

Reviewing the submitted sectional details for the proposed 'accurate' replacement timber windows, I can approve. Also, I approve the intention to restore the stair/landing window.

Note: Should any historic glass be found in the existing windows, the applicant must ensure the new sashes are fitted with 'accurate' copies of glass.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 579319

From:
To:
Subject: Comments on NYM/2021/0862/CLLB - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 23 November 2021 09:18:38

Woodleigh House, 21 Main Road, Aislaby

NYM/2021/0862/CLLB

Certificate of lawfulness for installation of like for like replacement timber windows and timber door with fanlight above to Grade II listed building.

Consultee response:

Reviewing this application and the proposed works regarding the actual replacement of timber windows and a door (including fanlight), we do agree in principle if necessary with two conditions; Justification for full replacements and further information regarding sectional details before approval (see below).

Condition:

- Before this application can be approved we require sectional details of the proposed new replacements. These should also show cross sections and moulding details (including glazing bars).

Our main concern related to this proposal is the whole sale removal of traditional windows, this contradicts guidance and policy. Below is Historic England's guidance on traditional windows: Their Care, Repair and Upgrading. After reviewing the images taken of the current condition of the windows, we feel repair should be the main objective where possible before replacements are considered.

Overview of national guidance on an approach to windows in listed buildings, for this case we refer the applicant to sections 1 -5:

(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. stormproof 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).

Adding on further to the above guidance, Historic England's Advice Note 2: Making Changes to Heritage Assets states on page 4: "Doors and windows are frequently key to the significance of a building. Replacement is therefore generally advisable only where the original is beyond repair, it minimizes the loss of historic fabric and matches the original in detail and material."

The National Planning Policy Framework (NPPF):

Considering potential impacts

199. "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."

To conclude, before this application can be considered for approval, we require further information on sectional details, glazing bars, glass etc. and clear justification regarding the full replacements over repair.

Comments made by Building Conservation of The Old Vicarage
Bondgate

Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

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