

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0003 and NYM/2022/0004
Date: 10 February 2022 10:38:01

NYM/2022/0003 Install 9 replacement windows and 3 doors together with secondary glazing to 15 windows at The Old Farm House, Low Road, Throxenby

AND

NYM/2022/0004 Listed Building consent for installation of 9 replacement windows and 3 doors together with secondary glazing to 15 windows at The Old Farm House, Low Road, Throxenby

The above applications have been considered by Newby & Scalby Parish Council and no objections are offered.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
445b Scalby Road,
Scalby,
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YO12 6UA

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0004 - Case Officer Miss Lucy Gibson - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 31 January 2022 16:14:58

The Old Farm House, Low Road, Throxenby.

NYM/2022/0003 & NYM/2022/0004.

Listed Building consent for installation of 9 no. replacement windows and 3 no. doors together with secondary glazing to 15 no. windows.

Consultee response:

Reviewing this application and the proposed changes, I have the following comments:

- Firstly, the submitted plans do not accurately depict the existing windows in detail. Referring to windows or 'item' numbers 2,5,6,9,10,12 & 14 for example, the existing are clearly Yorkshire sliding sashes, yet the plans show them as opening casements. To make a clear assessment of change to a designated asset (in this case a grade II) the plans are to be an accurate representation of what is currently there. I ask the applicant to provide such plans.

- Regarding the proposed new windows, the two main concerns with the replacement of windows with standard double glazed (24mm) units is of course the authenticity of the window and the aesthetic proportions. The material, frame sizes, mouldings, glazing bars and glass (including reflective quality) will not replace the existing features which compromises the aesthetic qualities of the remaining traditional style windows (which are to be secondary glazed) and undermine the integrity of the historic building. Clearly, the plant-on bars are not a traditional feature of period buildings and are not supported in listed buildings even where the principle of double glazing is accepted. These are a poor architectural detail that will undermine the quality of craftsmanship shown elsewhere in the property.

Furthermore, the proposed windows are far from accurate copies, they do not replicate the Yorkshire sliding sash in any way; the plans show them to be opening casements.

- 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 slim-line 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, draught-proofing 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).

The windows at the property clearly meet the guidance test one, two & three noted above and every effort should be taken to ensure any character is not eroded away with the use of poorly designed replacements.

- Similarly, the same approach should be used concerning the door replacements; including ironmongery, as these contribute to the character of the building.

To conclude, I recommend this application in its current form be refused until the applicant produces accurate plans and re-considers their approach. I do however support the use of secondary glazing as a means of improving thermal efficiency and comfort, especially as this would not impact the aesthetic qualities of the existing windows.

Should the applicant wish to consider other opportunities to improve thermal comfort, I recommend they review the guidance above.

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

Preferred Method of Contact is: Post

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