

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2022/0442  
**Date:** 27 July 2022 12:01:01

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Good Morning

This Planning Application was discussed at the PC meeting held on 20 July and no objections were raised.

Kind regards Jude Wakefield  
Parish Clerk and RFO Fylingdales Parish Council

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0442 - Case Officer Mr A Muir - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 29 June 2022 14:48:28

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Please see email sent to case officer.

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

Preferred Method of Contact is: Post

Comment Type is Refuse  
Letter ID: 590530

Demesne Farm Holiday Cottages, Fylingdales

NYM/2022/0442

Listed Building consent for installation of replacement double glazed timber windows.

#### Consultee response

Having reviewed this application and the proposed works, I have the following comments:

Regarding the windows to be replaced Historic England are quite clear in their approach to windows in listed buildings, which is outlined below.

Chapter 6 of Historic England's: Traditional Windows - <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

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 eg. 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 (eg 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).

The current windows are more recent additions and are not historical, thus would meet the test point four detailed above. However, 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 windows seen on the main farmhouse and undermine the integrity of this historic building and overall setting.

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.

Quoting Historic England advice from the Managing Significance in Decision-Taking in the Historic Environment - <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> - "The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by unsympathetic development to the asset itself or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies" (page 8). Clearly, plan on glazing bars would detract and not enhance the significance of this Listed Building.

The National Planning Policy Framework (NPPF) - [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf) - policies which relate to the above are:

"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" (page 57).

Furthermore, regarding environmental impact concerns, the applicant could consider repairing first and adding retrofitting options such as thermal curtains/blinds and draught-proofing the existing; all of which retain the existing joinery and glazing, which would have a dramatically lesser impact on the need to use new materials, whilst improving thermal efficiency.

The NPPF also confirms this approach of sustainability and reuse of materials, "Meeting the challenge of climate change, flooding and coastal change, 152: The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; **encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure**" (page 45).

In addition to the above, and notwithstanding the repair first approach noted, an alternative design option would be to consider a deadlight, single framed unit (16mm double glazing max.). This option is promoted by the North York Moors Design Guide 2: Extensions and Alterations to Dwellings, which states on page 24 "Where openings exist and windows which are not original have been inserted at a later date, the appearance of a property can be greatly enhanced by the re-introduction of windows of a more traditional style". Also, this simple design is a nod to the agricultural past of these buildings and be considered an enhancement.

To conclude, this application in its current form, is not acceptable for the reasons already noted above, and that they contrary to policy and guidance. Therefore, I will not be able to accept this design approach (plan on glazing bars and 24mm double glazing) on this Grade II listed building nor any other within the National Park, and as such, should be refused.