

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0650
Date: 12 December 2023 07:12:16

Application NYM/2023/0650

Address: Millstones, Egton

Comments:

1. Planning permission for the building of Millstones was granted on 16/09/1982. It was built before the Egton Conservation Area was designated, 10/11/2023. The current windows are those in situ when designation occurred. The design of the front door has changed post 2019, seemingly without permission being sought.
2. Millstones is a detached property that sits in a very prominent position within the Egton Conservation Area. It sits opposite the busy Grosmont road junction and all but the rear elevation are clearly visible from the road. Any changes to the exterior have a significant impact on the heart of the Egton Conservation Area, as evidenced by the change in colour of the exterior joinery from dark brown varnished wood to light green paint carried out post 2019, seemingly without permission being sought. These proposals include a further inappropriate colour change.
3. No evidence of the condition of the current windows and door is included with the application. What are the defects that have led to the conclusion that wholesale replacement is needed? The exterior joinery shown in the two elevation pictures included appears to be in good condition.
4. The 'Heritage Statement' included with the application does not adequately justify the proposals:
 - It appears to claim that the uPVC windows are necessary to meet "today's requirements" for "upkeep, maintenance, security, noise and running costs especially with regard to heat loss and draughts, and helping to reduce carbon omissions". This does not stand up to examination:
 - uPVC windows are not maintenance free. If their upkeep is not regularly attended to they will rapidly fail to be airtight, resulting in heat loss and draughts.
 - uPVC windows do not provide any better thermal or noise insulation performance than well designed, manufactured and installed wooden windows.
 - uPVC windows offer no security advantages over wooden windows.
 - uPVC is inherently environmentally unfriendly, they are made a petrochemical that cannot easily be recycled. Wooden windows lock up biogenic carbon.
 - uPVC windows, regardless of their design, alter the appearance of a building. They always look like plastic windows and are out of place in any conservation area.
5. NYMNP should be ensuring that the character of the Egton Conservation Area is protected. Their Design Guide Part 2: Extensions and Alterations to Dwellings: Supplementary Planning Document (Adopted June 2008) states that people should "Avoid the use of uPVC and anodised aluminium replacement windows; timber is a more sustainable and traditional material". Any past failures to ensure that uPVC windows and doors are not used cannot be allowed to be used as a justification for a change that will have a negative impact on the character of the conservation area.
6. The owners of the homes, of various ages, surrounding Millstones have, when necessary, replaced their windows in wood. Their commitment to maintaining the character of the Egton Conservation Area will be made a mockery of if this application is allowed.