
2023/0261

Applicant: Dr David Perry

Proposal: Replacement of 3 single glazed windows with units which are double glazed and constructed in Oak to a similar design on North east elevation of house (Listed Building Consent)

Address: Upper House, North Lane, Cawthorne, Barnsley, S75 4AF



Plan

Planning History

- 2012/0234: Erection of single storey front extension and relocation of entrance door (Listed Building Consent) – Approved with conditions 4th April 2012
- 2012/0232: Erection of single storey front extension and relocation of entrance door – Approved with conditions 4th April 2012
- 2020/0374: Replacement of two single glazed windows with double glazed units (listed building consent) – approved with conditions 20th July 2020
- 2021/1510: Replacement of single glazed windows with double glazed units (Listed Building Consent) – Approved with conditions 7th January 2022

Proposed Development

The applicant is proposing to replace 3 single glazed windows with replacement double glazed windows of a similar design and frame material (oak) to those already installed (with previous listed building consent) on the north-eastern elevation of the dwelling. Additionally, another window would be modified from single to double glazing whilst retaining the same frame. Because the house is a listed structure, listed building consent is required for the proposed works.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Relevant Local Policies:

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

D1 - High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

HE1 - The Historic Environment: Positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk.

HE3 - Policy HE3 Developments affecting Historic Buildings Proposals involving additions or alterations to listed buildings or buildings of evident historic significance such as locally listed buildings (or their setting) should seek to conserve and where appropriate enhance that building's significance.

National Policies

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

The Conservation officer has highlighted the following relevant paragraphs of the NPPF:

Paragraph 194/5: Identify and assess heritage significance including the setting and the effect of a proposal

Paragraph 199: Great weight given to an asset's conservation, irrespective of the degree of harm

Paragraph 200: Any harm to or loss of significance will require clear and convincing justification

Planning (Listed Buildings and Conservation Areas) Act 1990

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Consultations

Parish Council: No comment

Consulted Neighbour: No Comment

Site Notice & Press Notice: There was no comments or complaints received about this application from either of the public notices.

Conservation Officer: The conservation officer provided a full report on the proposals and in their conclusion found that:

"Overall, I'd say this is a straightforward matter, with no harm to the listed building and raise no objections."

Assessment

Principle of Development

Part 1 of schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 allows homeowners to undertake certain works on their dwelling or within its curtilage without the requirement of planning consent. Whilst the works proposed by the applicant are usually covered by the order, as the building is a historically listed structure, it is exempt from the legislation and requires listed building consent.

Design and Historical Assets

The Conservation Officer has commented as follows:

“This application follows the template set by 2021/1510 (and 2020/0374) which was approved for the similar replacement of modern (C20) windows in oak frames but with double glazed units. The building in question is the grade II listed Upper House which is a C17 Farmhouse with later C18 and 19 alterations and additions ([Upper House](#)). The Farmhouse is accompanied by a separately listed barn circa 25 to the east ([Barn 25m E of Upper House](#)). The windows in question again relate to the ‘later openings’ in the list description and are plain timber casements of a very simple design and appearance. These existing windows have little intrinsic heritage value in their fabric or design beyond being sympathetic facsimiles. The proposal is to replace and convert the 3 no. windows utilising exactly the same design and appearance (frame) in oak with a double-glazed unit. The loss to historic fabric that contributes to the significance is nil. The proposed new windows will look to all intents the same as the existing other than being in a better state of repair and double glazed. Overall I’d say this is a straightforward matter, with no harm to the listed building and raise no objections.”

The proposed window replacements and alterations would be almost identical to those already installed but in an approved state of repair. As such there would be no harm or concern about their impact to the listed building in accordance with Local Plan Policies He1 and HE3

Conclusion

The proposed works appear to be a continuation of works to improve the visual appearance and energy efficiency of the building whilst protecting its historical assets.

Approve with Conditions