

SCHEDULE A: Applications with Recommendation

14/0396

Item No: 09

Date of Committee: 29/08/2014

Appn Ref No:
14/0396

Applicant:
Mr & Mrs Julian Coulthard

Parish:
Wetheral

Agent:
AJ & D Chapelhow Limited

Ward:
Wetheral

Location: Red Beeches, 24 Scotby Village, Scotby, Carlisle, CA4 8BS

Proposal: Replacement Of Timber Sliding Sash Windows To Rear Elevation With Double Glazing Units (LBC)

Date of Receipt:
20/05/2014

Statutory Expiry Date
15/07/2014

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

1.1 It is recommended that this application is refused.

2. Main Issues

2.1 Impact Of The Proposal On The Listed Building

3. Application Details

The Site

3.1 Red Beeches is a Grade II Listed dwelling (it was listed on 1st April 1957), which lies within the Settle-Carlisle Conservation Area. The front elevation of the dwelling is brick with the rear elevation being constructed of natural sandstone, with moulded stone window surrounds under a slate roof. The rear elevation contains five windows of varying sizes and some French doors, with two dormer windows also being located within the rear roofslope. The five windows are single glazed multi pane timber sliding sash windows which are painted white, which operate on weights and pulleys. The French doors are double glazed units and these replaced some modern French doors in 2013. The City Council's Conservation Officer considered that the

double glazing of these twentieth century doors did not affect the character of the listed building and that this change could be undertaken without the need for Listed Building Consent.

- 3.2 The applicant wishes to replace the windows to the rear elevation. It is argued by the applicant that they are difficult to operate and have apparently caused the owner of the dwelling to incur a strain to her shoulder a number of times. It is argued that the proposed double glazed units would lead to a saving in heating costs to this large dwelling, which it is maintained would lead to 'much improved living conditions and a saving to the carbon footprint'.

The Proposal

3.3 The proposal is seeking to replace the five windows in the rear elevation of the property with double glazed units. The design of the proposed windows approximates the existing units. They are proposed to be timber sliding sash windows with the same number of panes as the existing. The windows would operate on the existing weights and pulleys.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to five neighbouring properties. In response, one letter of support has been received which makes the following points:

- the property owners have spent a lot of money upgrading this listed building into a family home and would like to continue with their endeavours by replacing rotten windows which allow all the heat out and the rain in;
- in the present climate of trying to save energy it is an excellent solution especially when it is to be done in a sympathetic way so as not to spoil the building.

5. Summary of Consultation Responses

Wetheral Parish Council: - support - no observations.

6. Officer's Report

Assessment

- 6.1 The relevant planning policy against which the application is required to be assessed is Policy LE12 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

1. Impact Of The Proposal On The Listed Building

- 6.2 The Council's Conservation Officer has been consulted on the application. Prior to the submission of the application he advised the applicants that the replacement of single glazed sashes with double glazed sashes would be unacceptable because of the loss of historic fabric that the replacement would imply. The Council's adopted guidance note on 'Windows and Doors

in Historic Buildings - a guide for owners and occupiers for listed buildings and conservation areas' (adopted September 2013) requires traditional windows and doors to be repaired and retained wherever possible as they represent a finite resource of historic material that when lost cannot be replaced. Reflecting national conservation guidance, it states that total replacement should always be a last resort and that in instances of listed buildings, replacement should be on a like-for-like basis. In many cases window replacement is sought to increase insulation and reduce heat loss. The guidance note states that in these instances it is often more cost effective to fit weather strips to combat draughts and increase noise insulation, ease rattling and improve the operation of the windows. In instances when this is not sufficient, the guidance note states that secondary double glazing in a removable inner frame may be appropriate and usually no Listed Building Consent would be required for this. The guidance note reflects national policy, that original joinery should be maintained and that where components have reached the end of their natural life they should be replaced on a minimal and like-for-like basis.

- 6.3 The granting of Listed Building Consent for the proposed change would set a significant precedent which could be prejudicial to the survival of large amounts of historic material within the Districts stock of listed buildings, with a consequent impact on their character. Citing difficulties of operation (which can usually be resolved by adjusting the sash weights or refurbishing the sashes) or thermal performance (improvable through draft stripping or other measures) would therefore be apparent justification for the loss of any surviving original windows. Similarly, decay is not usually considered to be adequate justification for replacement of historic windows with new double glazed windows, as this would invite deliberate neglect and the possibility of replacement.
- 6.4 If original fenestration is not properly maintained within a decade or so all Listed Buildings would have windows in such a deteriorated state that their owners could seek to replace the original windows with double glazed replacements. This would lead to a wholesale loss of original craftsmanship, finite historic material including joinery and historic glass, and also inevitable detrimental harm to the appearance of buildings as double glazed units differ visually from single glazed fenestration e.g. in the appearance of the glass, the delicacy of the joinery and the appearance of mouldings, putty details and the accumulation of historic interest accrued in aged components.
- 6.5 No detail of the existing windows (e.g. cross sections of glazing bars) have been provided by the applicant to illustrate the supposed match between the existing windows and the proposed units. However, the proposed double glazed units appear to be at least 20mm thick in contrast to existing glazing at around 3mm thick. This implies that the supporting joinery cannot be a close match to the existing woodwork if it is to support such an increase in depth and weight.
- 6.6 The Council's Conservation Officer, therefore, has a strong objection to this proposal, which would have an adverse impact on the Listed Building and on the wider stock of 1,500 Listed Buildings within the District. In pre-application

discussions, the Conservation Officer advised the applicant should consider secondary glazing options, and/or draft stripping of components such as parting beads and staff beads to improve the efficiency of the present fenestration. Both of these elements and general like-for-like replacement of decayed components can usually be carried out without the need for Listed Building Consent and reflect national conservation guidance produced by English Heritage. If the windows are difficult to open this could indicate an imbalance between the weight of the windows and the accompanying sash weights and/or excessive painting or distortion of the components. This can usually be rectified without wholesale replace of the fenestration.

- 6.7 Whilst the French doors in the rear elevation were recently double glazed, these replaced modern single glazed timber doors and in this instance the conservation officer advised the applicant that Listed Building Consent was not required for this change. This present proposal is seeking to replace original windows with double glazed units, which would not be acceptable.

Conclusion

- 6.8 The proposal to replace original single glazed timber sliding sash windows with the double glazed windows would have an adverse impact on the Listed Building. The proposal is, therefore, contrary to Policy LE12 of the Carlisle District Local Plan 2001-2016.

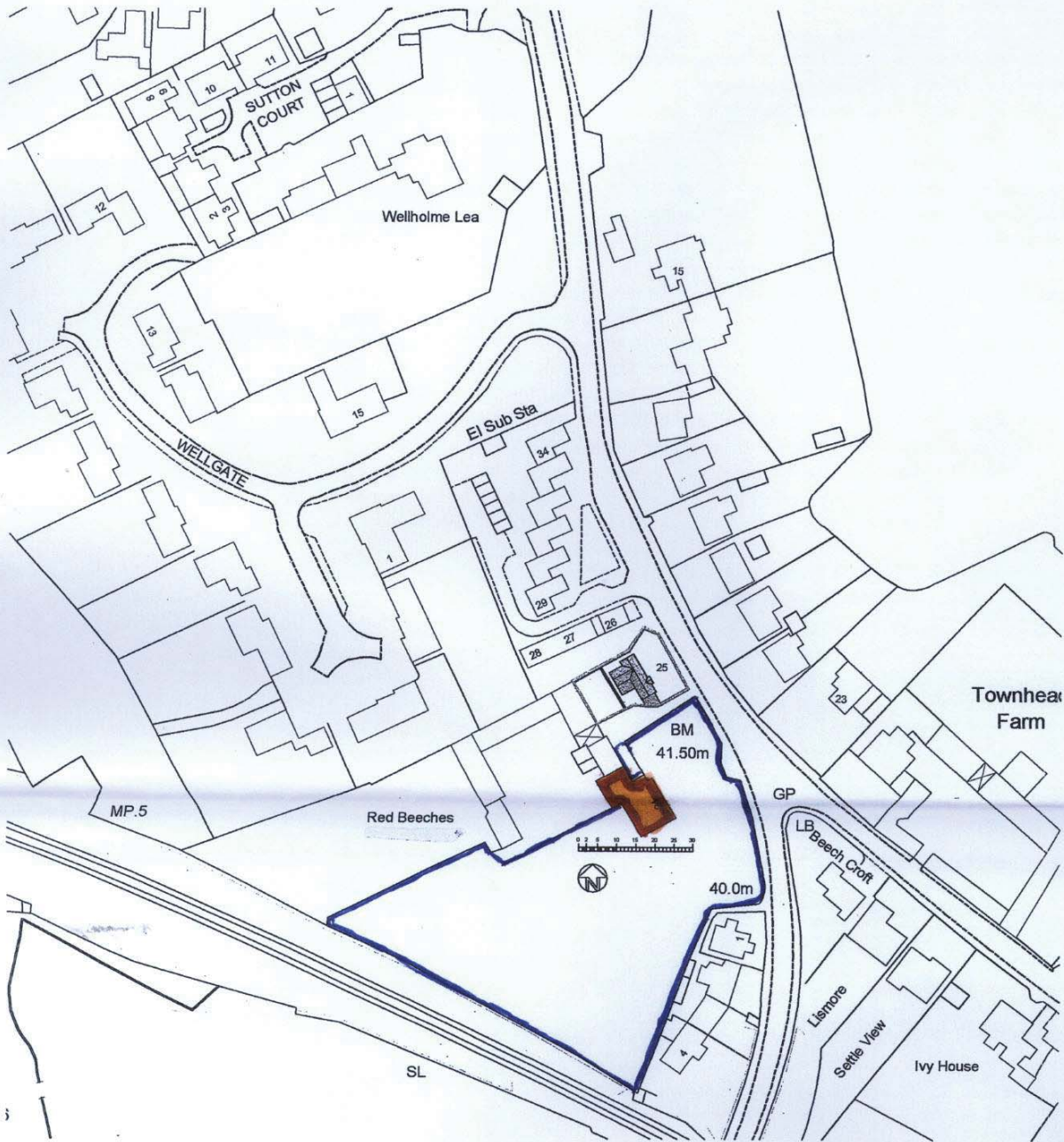
7. Planning History

- 7.1 In December 2005, planning permission and Listed Building Consent were granted for internal alterations and extensions to redundant outbuildings, formation of gateway into existing brick wall and formation of additional parking to front (05/1110 & 05/1116).
- 7.2 In September 2012, an application for erection of detached car port and formation of new access was withdrawn prior to determination (12/0619).
- 7.3 In September 2012, an application for Listed Building Consent for alteration to boundary wall for formation of new access was withdrawn prior to determination (12/0620).

8. Recommendation: Refuse Permission

1. **Reason:** Red Beeches is a Grade II Listed Building, the rear elevation of which contains five original windows which are single glazed multi pane timber sliding sash windows. The application is seeking to replace these windows with double glazed units. The replacement of original fenestration with double glazed units would have an adverse impact on the Listed Building, through the loss of historic fabric. The proposal is, therefore, contrary to Policy LE12 of the Carlisle District Local Plan 2001-2016.

9620 H/1
MAY 2014 - 8



AS EXISTING
LOCATION PLAN
1:1250 @ A2

20 MAY 2014
2014/0396

GREEN DESIGN GROUP
CHARTERED ARCHITECTS AND DESIGNERS
www.greendesigngroup.co.uk

Location and Block Plan

Mr. & Mrs. J. Coulthard
Scales at A2
March 2011
11/2035/00



AS EXISTING
SITE PLAN
1:500 @

RECEIVED
20 MAY 2014
2014/0396

D	C	RV	DATE	DESCRIPTION

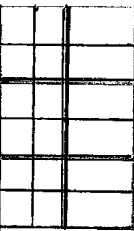
Mr & Mrs Bartholomew 24 Red Breckles

Section in plan

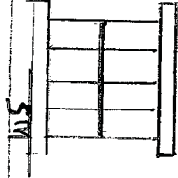
Scale 1-50

Elevation as exists & Proposed

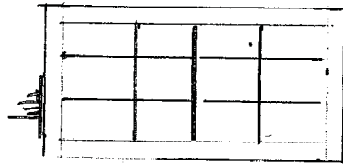
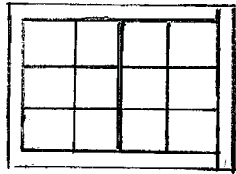
Not Part of Application



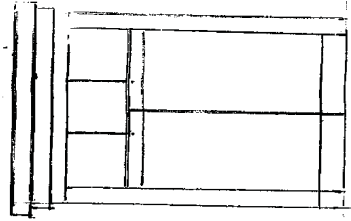
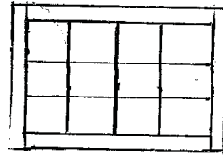
Not Part of Application



W1



W2



NOT PART OF APPLICATION

19-05-14

Mr & Mrs Bartholomew 24 Red Breckles

Section in plan

Scale 1-100

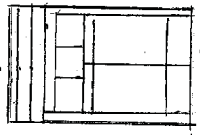
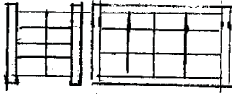
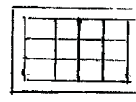
Elevation as exists & Proposed

2014/03/16

NOT PART OF APPLICATION



NOT PART OF APPLICATION



NOT PART OF APPLICATION

19-05-14

Helen Coulthard
Seotby.

See: Elevation.

5 no. Living
Jask. Below.

Note included

RECEIVED
8 - MAY 2014
14/0396

w2

w5

w4

w1

w3

25.04.2014

Ling Joinery

DETAILS w1 - w2 - w3 - w4 - w5

AJ & D Chapelhow Ltd Owns the copyright of the drawing. Unauthorised partial or complete reproduction in any media form may result in legal action.

STONE

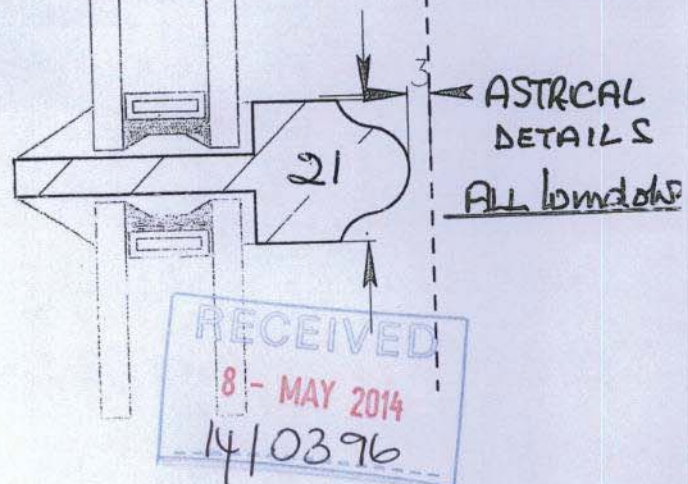
ROLL

45

Scale 1:1

Typical Glazing Bar

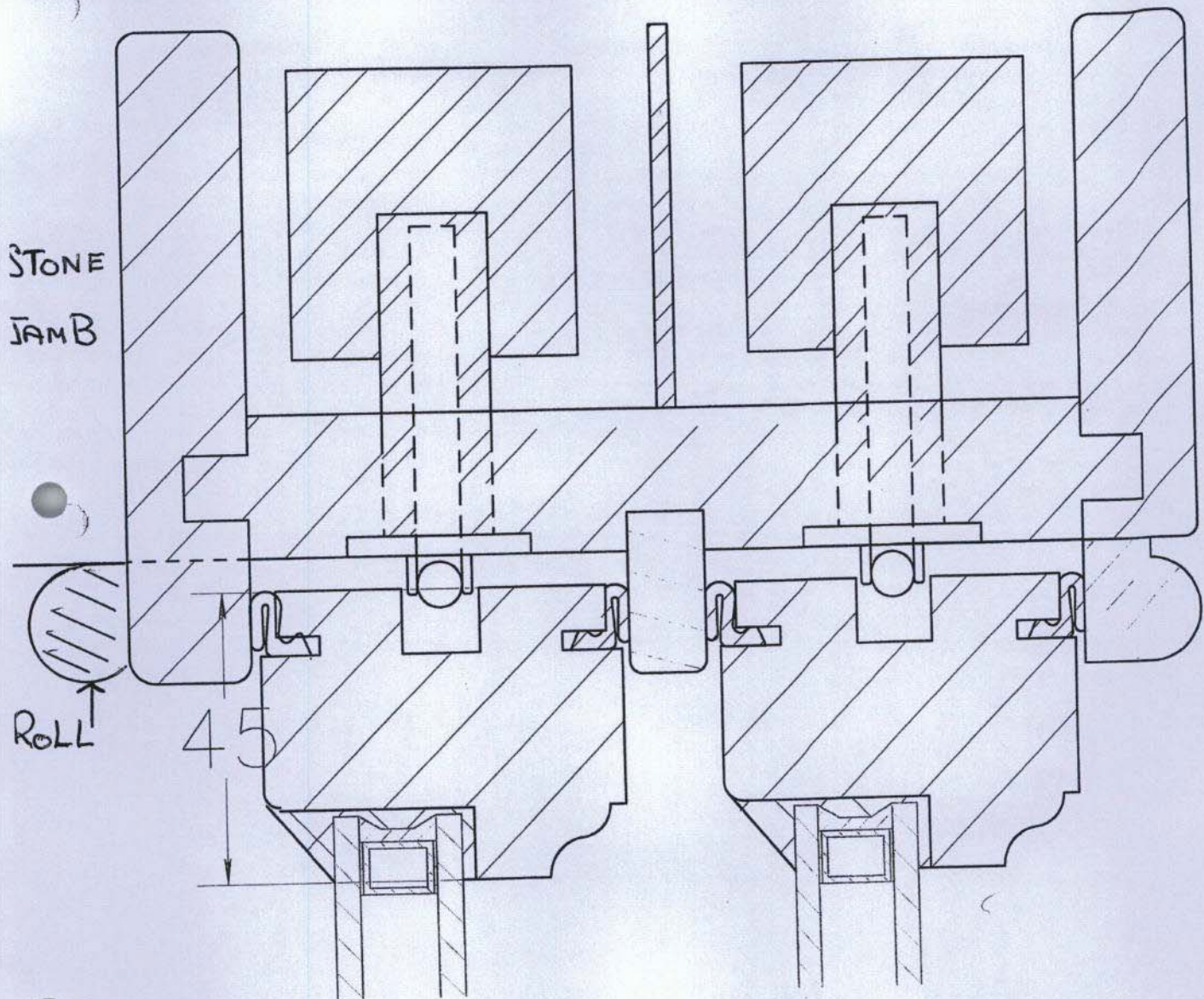
Ovolo Mould,
Lambs tongue moulds drawn
Our Standard Mould



The Spacer bar colour choice can be White, Black.
Silver or Bronze

Scale 1:1

DETAILS W1-W2-W3-W4-W5



Copyright Ling Joinery
A J & D Chapelhow

01-006

10-286

02-022

02-019

01-009

13-002

12-120

13-001

01-007

13-023

01-008

01-011



Ling
Joinery



AJ & D Chapelhow Ltd, Ling Park Cliburn
Penrith Cumbria CA10 3AL
Tel 01931 714289 Fax 01931 714476
We reserve the right to make changes without
notice. Do not scale from this drawing.

Date September 2000

Scale 1:1

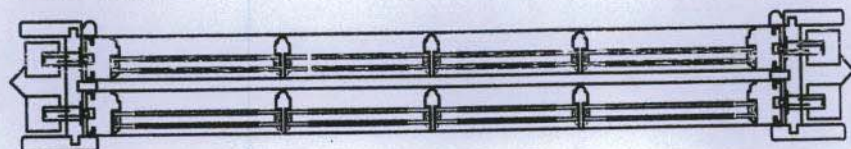
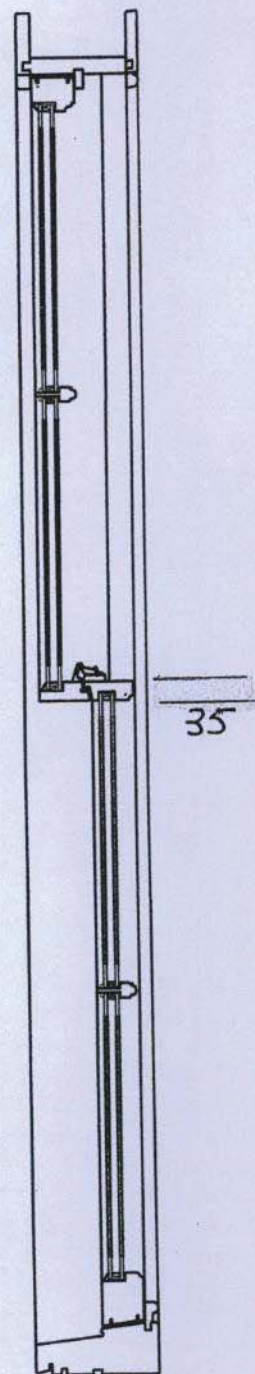
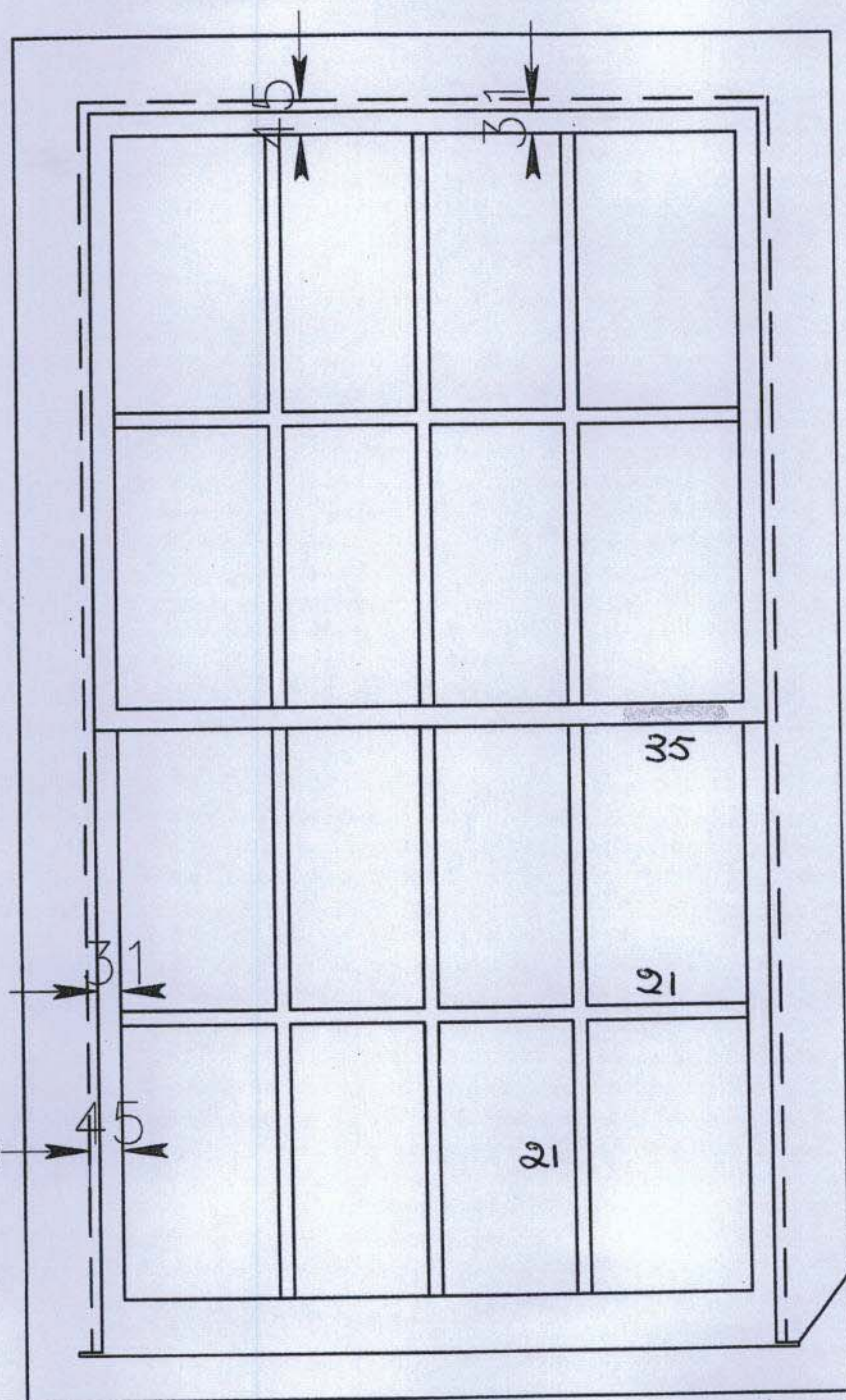
Reference 23-013

Traditional Sliding Sash Stile
Section

© AJ & D Chapelhow Ltd owns copyright of this drawing. Unauthorised partial or complete
reproduction in any media form may result in legal action.

Ling Joinery

DETAILS W3



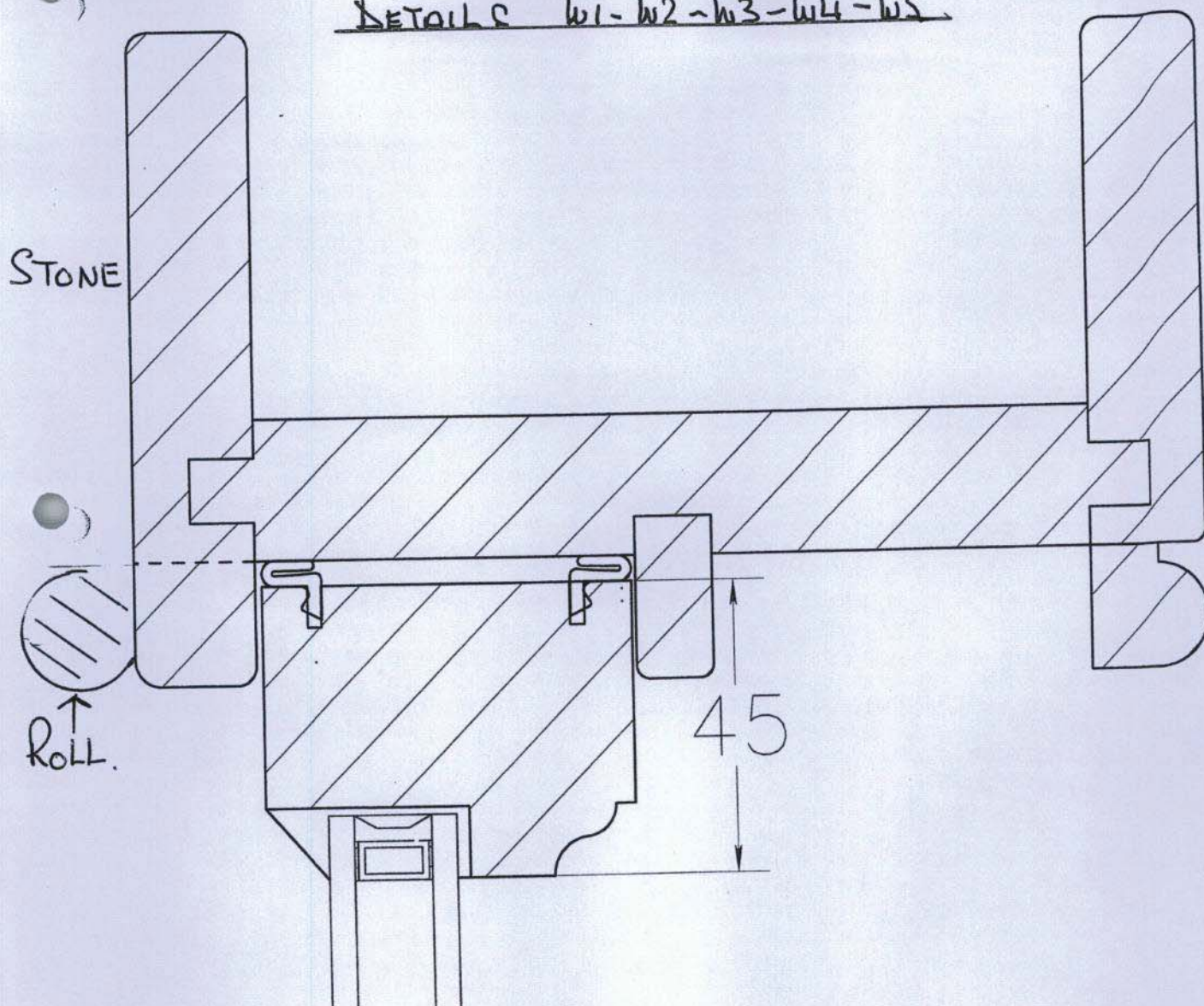
Scale 1:10

The Spacer bar colour choice can be White, Black, Silver or Bronze

AJ & D Chapelhow Ltd Owns the copyright of the drawing. Unauthorised partial or complete reproduction in any media form may result in legal action.

Scale 1:1

DETAILS W1-W2-W3-W4-W5



Notes:



Ling
Joinery



AJ & D Chapelhow Ltd. Ling Park, Cliburn
Penrith Cumbria CA10 3AL
Tel 01931 714289 Fax 01931 714476
We reserve the right to make changes without notice.

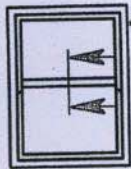
Date September 2000

Scale 1:1

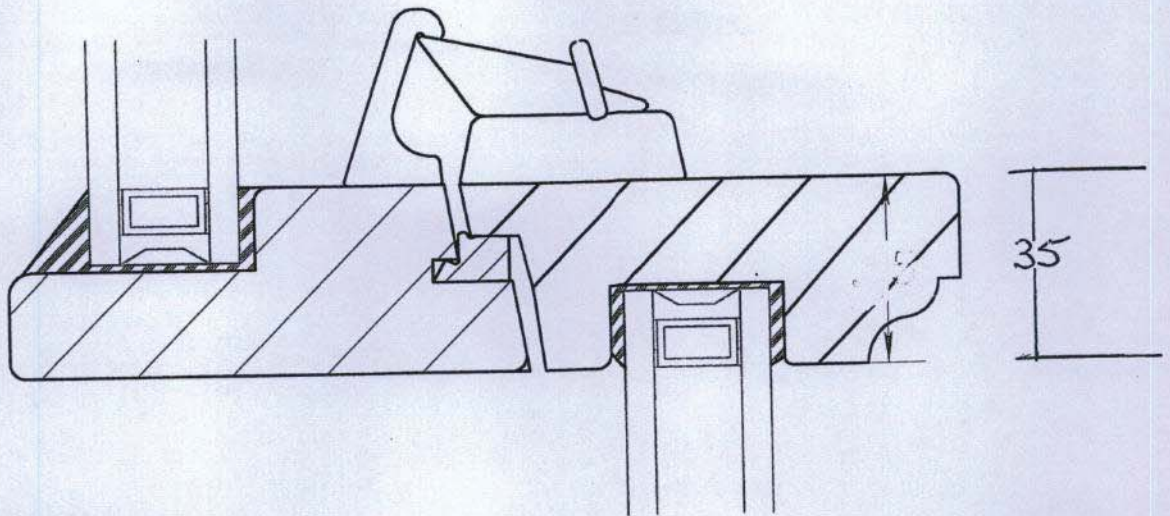
Reference 23-013

Traditional Sliding Head Section

©AJ & D Chapelhow Ltd owns copyright of this drawing. Unauthorised partial or complete reproduction in any media form may result in legal action.

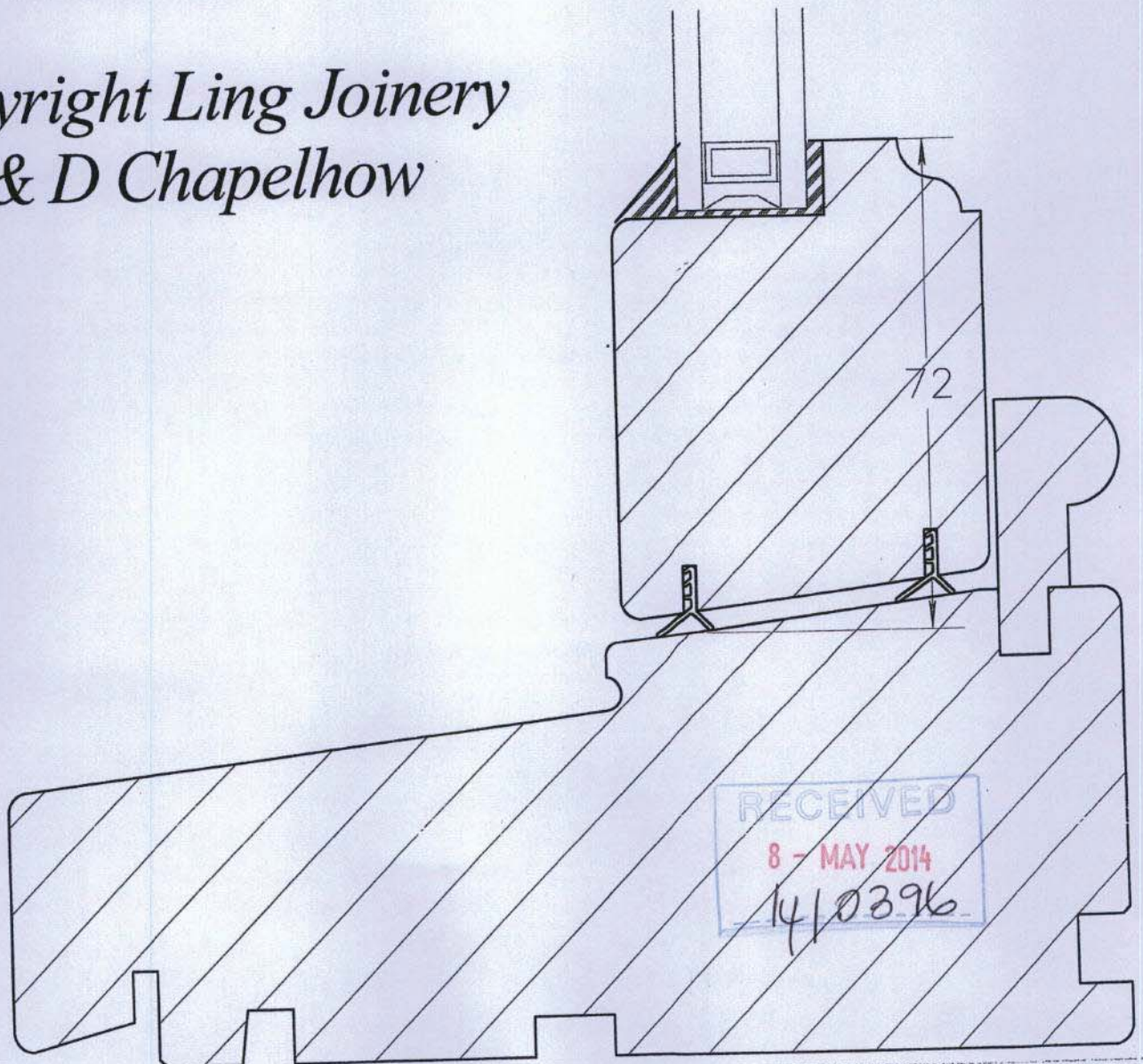


DETAILS - W1 - W2 - W3 - W4 - W5



Scale 1:1

Copyright Ling Joinery
A J & D Chapelhow



Ling
Joinery



AJ & D Chapelhow Ltd. Ling Park Cliburn
Penrith Cumbria CA10 3AL
Tel 01931 714289 Fax 01931 714476
We reserve the right to make changes without
notice. Do not scale from this drawing.

Date September 2000

Scale 1:1

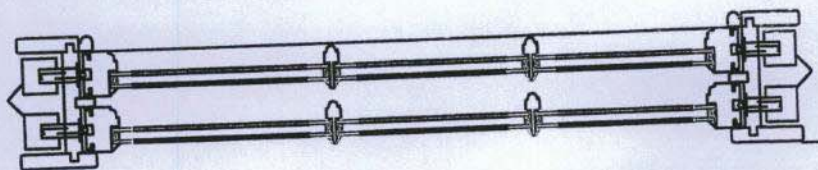
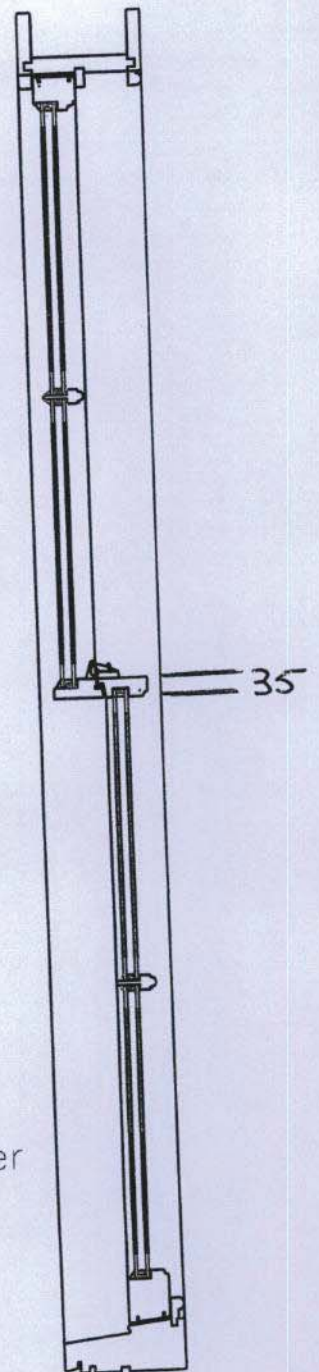
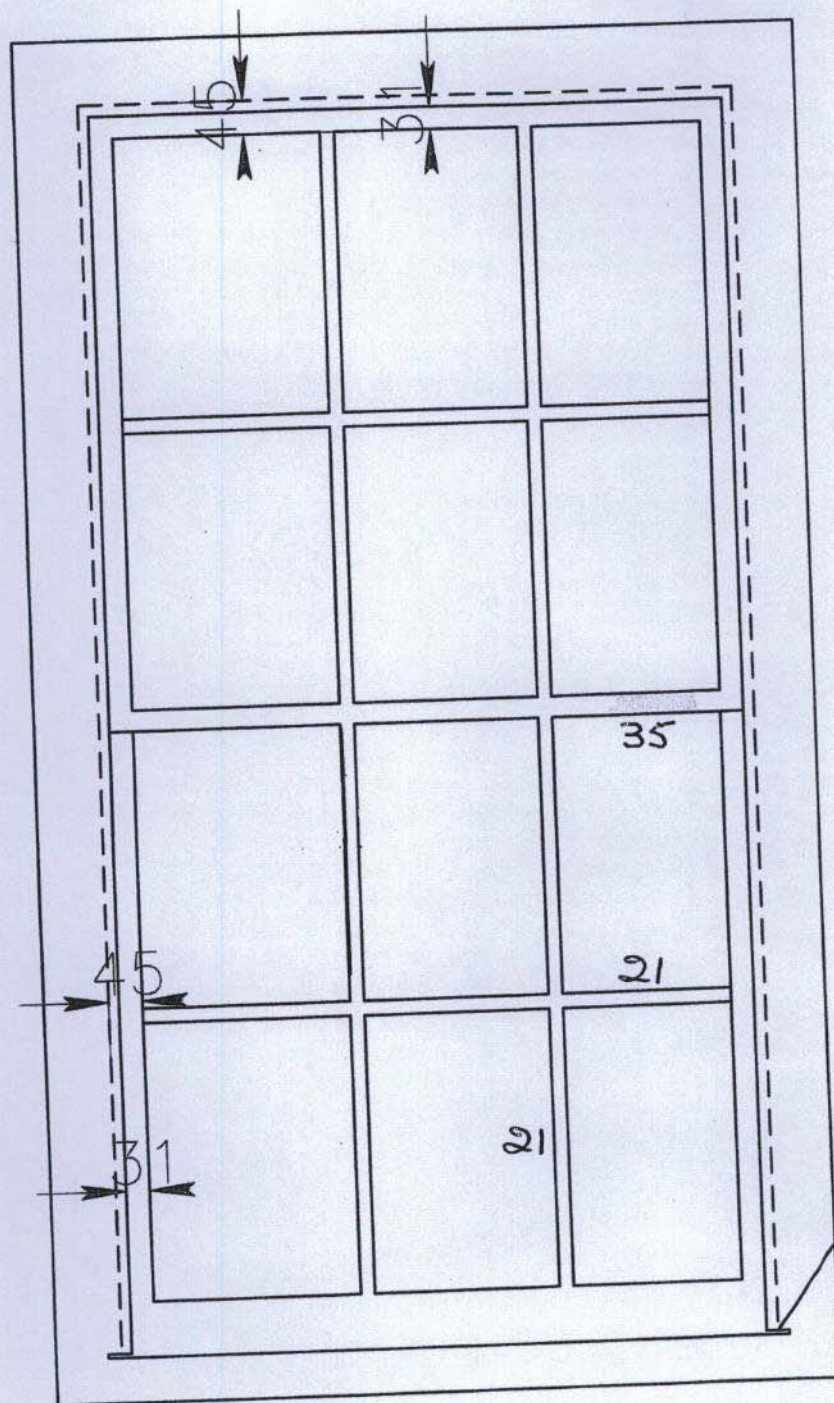
Reference 23-011

Traditional Sliding Sash Mid/Cill
Section..

C. AJ & D Chapelhow Ltd owns copyright of this drawing. Unauthorised partial or complete reproduction in any media form may result in legal action.

Ling Joinery

DETAILS W1-W2-W4



RECEIVED
8 - MAY 2014
14/0396

Scale 1:10

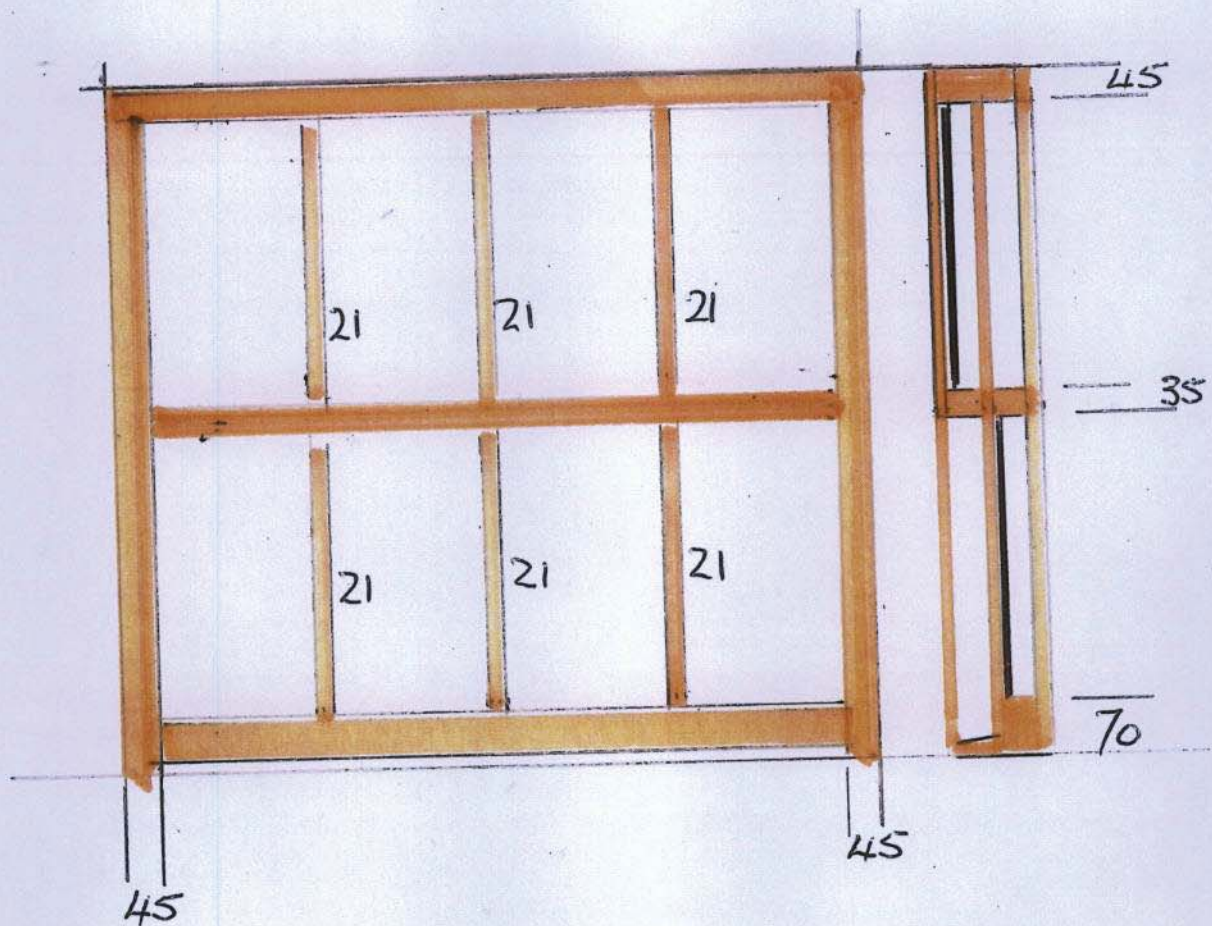
The Spacer bar colour choice can be White, Black, Silver or Bronze

AJ & D Chapelhow Ltd Owns the copyright of the drawing. Unauthorised partial or complete reproduction in any media form may result in legal action.

J & H Coulthard - 24 Red Beeches

SeotBY VILLAGE

W 5



RECEIVED
8 - MAY 2014
14/0396