

Item No 06:-

21/03907/LBC

**Old Farm House
Preston
Cirencester
Gloucestershire
GL7 5PR**

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Replace side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows at Old Farm House Preston Cirencester Gloucestershire GL7 5PR

Listed Building Consent 21/03907/LBC	
Applicant:	Mr & Mrs Adam & Lisa Spivey
Agent:	
Case Officer:	Charlotte Bowles-Lewis
Ward Member(s):	Councillor Mike Evemy
Committee Date:	13th April 2022
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Impact on Listed Building and its setting;
- (b) Character and appearance of conservation area.

2. Reason for Referral:

2.1 The application has been made by Councillor Lisa Spivey, Councillor for The Ampneys and Hampton Ward and Cabinet Member for Housing and Homelessness. Consequently, the Council's Scheme of Delegation requires that all such applications are determined by the Committee.

3. Site Description:

3.1 The application site comprises a Grade II listed building within the Preston Conservation Area. The building fronts the main route through the village and occupies a prominent location with smaller adjacent cottages forming a ribbon-like settlement.

3.2 The listed building description is as follows: "The Old Farmhouse II Detached farmhouse. Probably early C19. Random coursed rubble stone with alternating flush quoins, stone slate roof, brick end stacks. 'L'-shape range, 2 storeys. Three windows, 3/2/3-light casements with flat stone voussoir heads. Two 3-light on ground floor flanking central half-glazed door, also with flat stone voussoir head. Left hand return of rear wing has 2-light on first floor, 4-light below."

4. Relevant Planning History:

4.1 91.02271 and 91.02272 Extension to house to provide first floor ensuite bathroom over existing utility and replacement of three windows: Permitted 24.02.1992.

4.2 18/01036/FUL External alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation,

demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty walls and repairs to barn. Installation of new gates and hard landscaping: Permitted 26.07.2018.

4.3 18/01037/LBC External and internal alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty wall and repairs to barn. Installation of new gates and hard landscaping: Permitted 26.07.2018.

5. Planning Policies:

5.1 TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 None

7. View of Town/Parish Council:

7.1 Preston Parish Council has no objection to this application

8. Other Representations:

8.1 None received

9. Applicant's Supporting Information:

- Design and access statement
- Photographs of the existing windows
- Existing and proposed elevations
- Window details from contractor

10. Officer's Assessment:

10.1 Old Farm House, Preston, Cirencester is a Grade II listed building. Therefore the Local Planning Authority is statutorily required to 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 in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

10.2 The property is located within the Preston Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. This duty is required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.3 Section 16 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 199 states

that when considering the impact of a proposed development on the significance of a designated heritage asset, such as a listed building or conservation area, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 200). Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimal viable use.

10.4 The application seeks Listed Building Consent for the replacement of existing timber single glazed casement windows to the side and rear elevations of the property. The existing windows are of a high quality, traditional design and, while single glazed, they are in good condition with only minor repairs being required. The site is prominent within the street scene and the aesthetic nature of the windows, replicating historic window proportions and traditional casement detailing, contribute to the significance of the listed building within the street scene.

10.5 The scheme has been amended by the applicant after discussions with officers to the replacement of windows only to the side and rear elevations of the property, rather than throughout as originally proposed. A review of the submission and on completion of a site visit, it was identified that the windows were good examples of modern replacements approximately 40 years old. The applicant confirms these were replaced prior to listing in 1986.

10.6 The replacement windows are proposed to be flush timber casements incorporating slim profile (10 - 16mm) double-glazing, supported by true (functional) glazing bars.

(a) Impact on the Listed Building and its setting

10.7 Section 16 of the NPPF states that "heritage assets should be conserved in a manner appropriate to their significance". Whilst not historic, the existing windows to the Old Farm House replicate the design and appearance of traditional casement windows that were common during the mid-19th century. The original windows would have been single glazed. Whilst the general design and appearance of the existing casement windows have been replicated in the submitted proposals, it is the opinion of Officers that the increased thickness of the glazing, and the appearance of double-panes would diminish the aesthetic qualities on its prominent front elevation. This is particularly important given the building's prominent location with the Preston Conservation Area on the main route through the village. Following consideration of the initial proposals, officers therefore concluded that the replacement of the single glazing to the Old Farm House with double glazing to the front of the building would result in the loss of a traditional design feature, and detract from the aesthetic value of the building, thereby harming its significance and have a detrimental impact on the integrity and significance of the Designated Heritage Asset (the Listed Building).

10.8 The justification submitted by the applicant for replacing and upgrading the existing windows was based on thermal improvements seeking to install double-glazing. Upgrading of the windows was based on thermal improvements and further information was provided to the applicant regarding a whole house approach and alternative methods of thermal improvements such as secondary glazing, draught proofing and window shutters.

10.9 A number of options to improve or provide comparable thermal efficiency to double glazed units without replacing windows to the front elevation was provided to the applicant. There have been many studies by Historic England that demonstrate the use of shutters, curtains and secondary glazing to provide improved thermal efficiency without the need of double-glazing. The windows in place do have a long lifespan, being hardwood can last up to 100 years when appropriately maintained.

10.10 A compromise scenario was therefore agreed, where Officers confirmed that they would be willing to support the introduction of heritage double-glazing to the rear and side of the cottage only. The windows to the front principal façade would remain as existing, thereby ensuring the architectural significance of the asset is sustained. The windows proposed for replacement are modern and located to the rear and side aspects of the building. Their replacement in a slim heritage double glazed form and true glazing bars in this instance will not result in a harmful impact on the historic building. The existing casement windows are proposed to be replicated following the architectural form of the historic building. The revised proposal will have a limited impact on the street scene and conservation area due to the windows being on the side and rear facades and therefore is this particular instance is acceptable.

10.11 Officers are therefore satisfied that the revised proposals to replace the rear and side windows would not result in the loss of historic fabric, impact on the historic or architectural significance of the asset or be prominent in the street scene and conservation area. A condition will be required to agree detailed scaled and section drawings for the replacement windows as well as colour.

11. Conclusion:

11.1 The works proposed to provide slim heritage double glazed windows to the rear and side facades of the Old Farm House will preserve the special architectural or historic interest of the Listed Building and maintain its significance. The proposals are not prominent in the conservation area and preserves the character and appearance of the designated area. The proposals therefore accord with the requirements of the 1990 Act and policy 16 of the NPPF.

12. Proposed conditions:

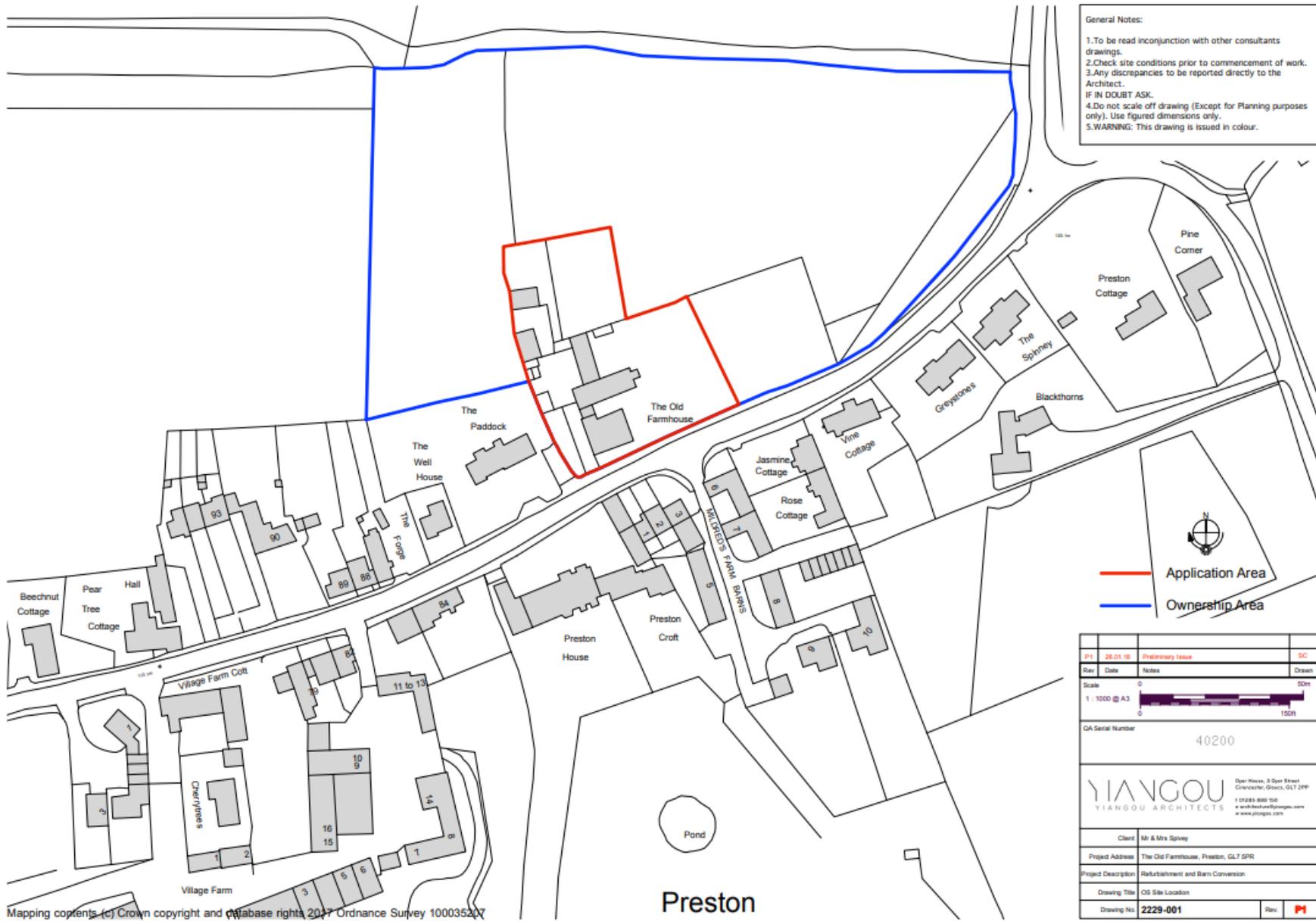
1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No windows to side and rear of Old Farmhouse Preston shall be installed/inserted in the development hereby approved until its/their design have been submitted to and approved in writing by the Local Planning Authority. The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure that the design of the aforementioned details are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby

preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. These are important details which need to be undertaken in a manner which ensures that they serve to preserve the special merit of the building.



General Notes:

1. To be read in conjunction with other consultants drawings.
2. Check site conditions prior to commencement of work.
3. Any discrepancies to be reported directly to the Architect.
4. IF IN DOUBT ASK.
5. Do not scale off drawing (Except for Planning purposes only). Use figured dimensions only.
6. WARNING: This drawing is issued in colour.


 Application Area
 Ownership Area

P1	25.01.18	Preliminary Issue	SC
Rev	Date	Notes	Drawn
Scale 1: 1000 @ A3			
			
CA Serial Number 40200			
		One House, 3 One Street Gloucester, Glouce, GL1 2PP T 01283 888 100 e arch@yiangou.com w www.yiangou.com	
Client	Mr & Mrs Spivey		
Project Address	The Old Farmhouse, Preston, GL7 5PR		
Project Description	Refurbishment and Barn Conversion		
Drawing Title	OS Site Location		
Drawing No.	2229-001	Rev.	

Preston

Existing windows proposed for replacement -
Window 6 (rear)



Window 7 (rear)



Window 8 & 9 (Rear)



Window 10 (Side)



Window 11 (side)



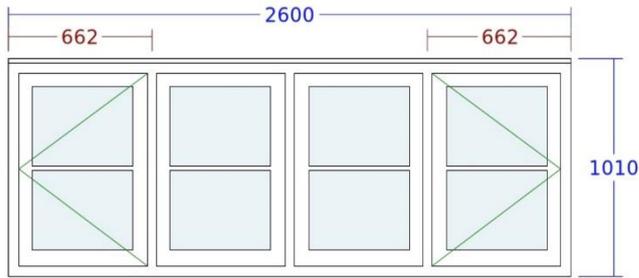
Window 12 (side)



FLUSH CASEMENT WINDOW
FINGER JOINTED REDWOOD



QUOTE REF: 3857/1 V1
ITEM REFERENCE: Kitchen



Drawing Notes: Viewed from outside. Point of arrow denotes hinge position.

SIZE SPECIFICATIONS	
Frame Head Size	60mm
Head Drip	20mm (included in overall ht)
Height	1010mm
Size of Bar	22mm (True Bar)
Width	2600mm

TECHNICAL SPECIFICATIONS	
Add Ons Required	No
Cill	None
Dummy Hinges	None
Equalise Glass Widths	Yes
FSC® Certified	Yes
Feature Mould	Ovolo
Glass Pattern	Clear
Glass Type	4mm Anl/6mm Krypton/4mm Anl LowE (Putty Glazed)
Glazing Features	Horizontal Astragal Bars
Head Drip Horns	No
Hinge System	Pivot with Seigenia locks
Peg Stay Alignment	Opening end pointing to handle
Style Option	Dummy Sash
Swept Heads	No
Trickle Vents Required	No
Window Board Required	No

IRONMONGERY OPTIONS

COLOUR CHOICES

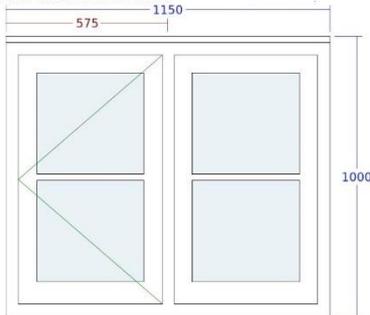
- Monkeytail - Black Handle
- Monkeytail - Black Locking Stay Pin
- Monkeytail - Black Handle



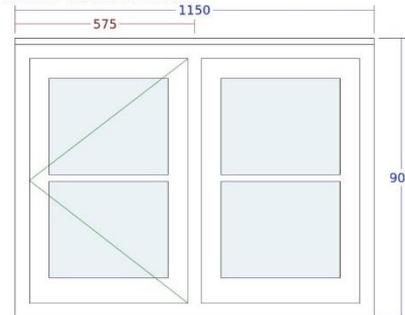
PRODUCTS AT A GLANCE FOR QUOTE REF: 3857/1 V1



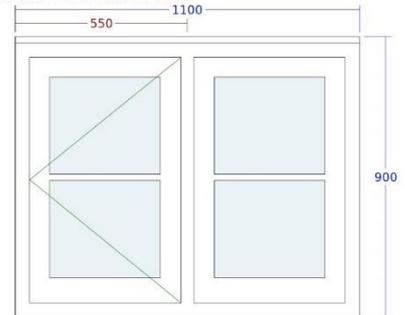
7. Flush Casement Window



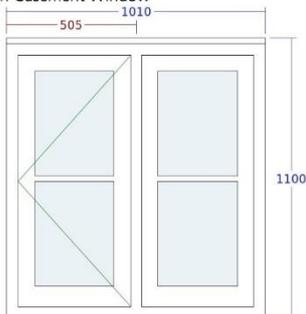
8. Flush Casement Window



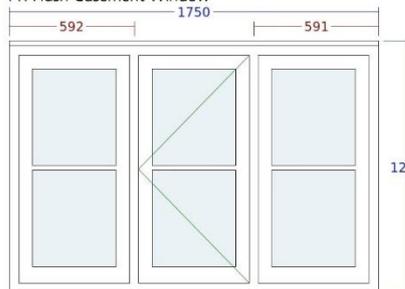
9. Flush Casement Window



10. Flush Casement Window



11. Flush Casement Window



12. Flush Casement Window

