From:	Howard, Lisa
To:	Planning (SMDC)
Subject:	FW: 2016/0719
Date:	13 December 2016 15:53:38

Conservation consultation comments (SMD/2016/0719)

From: Bayliss, Gillian
Sent: 13 December 2016 12:42
To: Howard, Lisa
Subject: 2016/0719

Sneyd Arms Farm

This application has arisen following the sale of the property and replacement windows being raised. I have visited site and given some informal advice.

Additional Information Required
Firstly, we don't have sufficient information to identify the windows that have been replaced. I note that the changes affect 2 elevations (south-west and north-west) but we need a photo of each elevation identifying the replaced windows. The photos of individual windows need to be cross-referenced to this.

Secondly, we have section details of the existing and replacement sash windows but not the side-hung casements – this is required.

There are no details of the side-hung casement windows (before replacement)

The photos show an image of a glass patio door – there is no reference to this in the application. If this is a change then what was there before and where are the details?

Comments
Whilst on site I saw 13 replacement windows in total (involving 8 mock, top-hung sashes and 5 side-hung casements). The windows are to the rear of the property and not in public view. I also viewed examples of the windows that had been removed which are still in situ and visible from the road.

The assessment is based on whether the replacement windows are any more harmful to the special interest of the Listed Building than the ones removed. I have taken the following factors into account:

- The windows removed were not historic timber vertically sliding sash windows, they were top-hung and had no sash-boxes. The glazing bars were crude, without moulding detail.
- The replacement windows have been inserted in the same position as originals, the proportions of the sash windows have been retained, the method of opening has been retained. From a distance the replacement sash windows appear very similar to the ones removed. This is very evident on the north-west elevation where gable windows can be compared. The replacement windows are not publicly visible.

Had consent been sought for replacement sash windows then an improvement in the design would have been sought above and beyond those that have been installed (they do no represent

best conservation practice). However, in my view the replacement sash windows are no more harmful to the special interest of the Listed Building than the originals.

Note to applicant: This Listed Building Consent does not establish any precedent for further windows of this type. Further advice on suitable changes to the windows can be obtained from the Conservation Officer.

Can you seek clarification on the additional information requested?

Thanks

Gill Bayliss
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council
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Please note that my working days are Monday-Thursday

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