DELEGATED DECISION REPORT

SMD/2021/0748 **Valid 17/11/2021**	**THE OLD VICARAGE** **HEATH HOUSE LANE** **HORTON**	**3 NO. PROPOSED REPLACEMENT TIMBER WINDOWS TO SIDE ELEVATION** **(LISTED BUILDING CONSENT - ALTERATION)**

MAIN ISSUES

The primary duty of the planning authority when considering whether to grant listed building consent for any works is contained in the P(LBCA)A 1990 s.16. They must "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"

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. 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.

Substantial harm to or loss of a grade II listed building should be exceptional.

DESCRIPTION OF SITE

The Vicarage in Horton, a grade II listed building. First listed in 1952.

Early C19. Brick fronted with stone quoins and strings; coursed stone to sides and rear; stone slate roof with verge and front parapets; brick end stacks. 2-room deep-rectangular plan. 2 storeys and gable-lit attic. 5-window symmetrical front with block surrounds to 2-light block mullioned casements to first floor and cross-form casements to ground; round-arch window to centre of first floor over 4-panel door with moulded surround, frieze and cornice.

The side west facing elevation of the building faces onto a public footpath that cuts diagonally through the adjacent field parcel.

THE APPLICATION

The applicant has, 5 years ago, already replaced three windows and installed timber window casements within the ground floor openings on the side west facing elevation.

The white painted timber windows do not have flush fitting casements, they have side hinged openings, with top hinged openings above. They are not recessed and have

timber cills that overlap and protrude beyond the stone surrounds and cills of the building.

He says that these window casements replicate the windows that were already in place, however, there is no evidence that the installation of the former pre existing windows were ever authorised or pre dated the 1952 listing.



RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

DC2 Protecting Historic Environment

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 31.12.21
Neighbour consultation period ends: 31.12.21
Press Advert: 22nd Dec 2021

Public Comments

No objections. One person has registered their support.

Town / Parish Comments
Horton Parish Council: Awaited

OFFICER COMMENTS

The works that have already been carried out have introduced white painted timber window casements in three large ground floor openings on the prominent and exposed side elevation that is visible from the public vantage of the adjacent public footpath Horton No. 7.



The window casements are each contemporary in form and appearance, they are chunky, not flush fitting, and without recess. They have timber window cills that stand proud of and cut across the stone window surrounds.

They do not relate well to, or replicate, those windows that would have been original to the building or those other existing windows that are of more appropriate and considerate design. By example, those windows immediately adjacent as shown below.



The works therefore, have adversely affected the special architectural and historic interest of the building. The works have been carried out to a sizeable area of the side elevation and appear, at ground floor, on an exposed and prominent part of the building where their impact is significant. The works have harmed the significnace of a Grade II listed heritage asset, whilst the harm is “less than substantial”, it is not outweighed by any public benefits. The works are therefore contrary to Policy DC2 of the Council's Local Plan Development Plan Document (adopted 2020) and Section 16 of the government planning guidance contained in the National Planning Policy Framework (NPPF).

CONCLUSION / PLANNING BALANCE

The works have adversely affected the special architectural and historic interest of the building. The impact is significant because the works affect a sizeable area of an elevation and a part of the building that is exposed and prominent to public vantage.

The works have harmed the significance of the grade II designated heritage asset, less than “substantial harm”, but harm that is not outweighed by any public benefit.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 12th January 2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council