

Donald Insall Heritage Consultation Comments

Application number	SMD/2021/0808
Application type	Listed Building Consent - Alteration
Site address	Wall Hill Manor Farm, Macclesfield Road, Rushton Spencer, Staffordshire, SK11 0RS
Proposal	Application for listed building consent for alterations to windows, removal of porch and brick outhouse and provision of new partitions to interior (partially retrospective)
Applicant name	Mr John Bebington
Agent name	Sammons Architectural
Received date	07/12/2021
Valid date	07/12/2021

1. The Listed Building

Wall Hill Farmhouse was listed at grade II on 1.2.1967. The list entry states:

Farmhouse. Dated 1621 and 1839, C20 alterations. Painted, rendered timber frame (some now replaced by brickwork) on sandstone plinth; tiled roofs; massive C19 central stone stack. 'T'-shaped plan of parlour wing and hall. 2 storeys and attic. 3-gabled front; projecting parlour cross wing to left with central range of windows: 2-tier, stepped, one-over-three-light attic window, C20 casements below, of 3 small-pane lights to first floor, timber pattern simulated only; right gable set back and flush with body of house and gabled to approximate symmetry, slightly jettied at first floor and eaves line; painted render simulating studwork and diagonal braces; attic window as left gable, first floor window (possibly once larger) of 5 lights, offset to right, with chamfered timber mullions and lead lattice casements; 3-light C20 casement below with applied leadwork; gabled porch bay set into return angle against left wing; largely in brickwork; small apex window as other attics and Tudor-arched doorway with overlight and 5-panel door, shields at impost and inscribed panel over of naive low-relief face over. The house is dominated by the chimney stack of broad T Y square base, corniced with gargoyles at angles and 4 1839 broadly-spaced, corniced octagonal shafts.

The building is a good example of an early 17th century farm house, with later 19th century alterations. The interior contains a number of important historic features which contribute to its significance.

It is understood that the exterior of the building had changed little since the 1930's until recently when a number of unauthorised works were carried out. These relate to the installation of inappropriate modern double glazed windows, the addition of a porch and boiler housing and flue. It is understood that the applicant's agents worked closely with the Council's conservation officer (who has now left the Council) in order to seek to agree a schedule of works to remedy the breaches of listed building control. This application is a result of those negotiations.

2. The Proposed Works

Listed building consent is sought for a number of works which are summarised as follows:

The Windows

A number of modern double glazed, stained hardwood windows have been installed without listed building consent. The proposals for their replacement or modification are described in the table below. Several windows have mock -leaded light windows, where the 'leadwork' pattern has been applied to the surface of the double glazed units. These will all be replaced.

Façade	Floor	Location	Ref	Proposal
North	G	East	GFW1	Existing unauthorised double glazed windows on projecting gable to be removed and replaced with new painted timber windows. Drawing No 2021-2638-05 (See comments below).
North	G	East	GFW4	Retain single pane window.
North	G	West	GFW8	Traditional leaded lights, possibly 19 th century. To be retained.
North	1	East	FFW3	Existing unauthorised double glazed windows on projecting gable to be removed and replaced with new painted timber windows. Drawing No 2021-2638-05 (See comments below).
North	1	West	FFW1	Historic window to be retained. Repair the ovolo moulded oak mullions and oak cill by taking out section of rotten timbers and splicing in new well-seasoned oak to match the existing. Replace all 5 five existing single panes of glass with fixed true diamond lattice leaded lights with lead comes.
East	G	North	GFW2	Replace unauthorised double glazed unit to Study with plain double glazed sealed unit. Unit to be held in place with putty. The existing transom to be removed and replaced with a slightly wider mullion that is 40mm wide on the external face.
East	G	Central	GFW3	Replace unauthorised reception room window with a new painted timber window. Drawing No 2021-2638-06.
East	G	South	GFW2	Replace unauthorised double glazed unit with plain double glazed sealed unit, held in place with putty. The existing transom to be removed and replaced with a slightly wider mullion that is 40mm wide on the external face.
East	G	North	GFW5	Retain existing window.
East	1	North	FFW5	Replace unauthorised double glazed units to stair with plain double glazed sealed unit. Remove existing projecting timber cill and take back flush to render, supplemented with small code 4 lead apron flashing if possible.
East	1	South	FFW6	Replace unauthorised double glazed units to bedroom 3 (with applied 'leading') with plain double glazed sealed unit. Remove existing projecting timber cill and take back flush to render, supplemented with small code 4 lead apron flashing if possible.
South	1	Central	FFW7	Remove unauthorised first floor windows and replace with 3 new painted timber casement windows. Drawing No 2021-2638-04.
West	G	South	GFW6	Remove unauthorised kitchen window and replace with 3 new painted timber casement windows. Drawing No 2021-2638-07.
West	G	North Gable	GFW7	Remove existing first floor windows (in poor condition) and replaced with flush fitting timber casement windows. Drawing No 2021-2638-03.
West	1	North – Porch	FFW2	Replace unauthorised double glazed unit to WC window with plain double glazed sealed unit. Unit to be held in place with putty.

West	1	North Gable	FFW8	Remove unauthorised windows and replace with flush fitting timber casement windows. Drawing No 2021-2638-03.
West	Roof	South	R/L	Remove modern roof light in the bathroom and replace with a new 'conservation' style metal roof light.

Other **external alterations** proposed include:

South façade	Existing unauthorised flue pipe (range cooker) to be removed. The wall to be built-up using natural stone to match existing and a lime based mortar for the pointing.
South façade	Existing unauthorised boiler housing to be removed. New boiler cage and flue installed.
West façade	Existing unauthorised porch to be removed including roof over. Extend the existing eaves and rainwater goods to match the existing.

Internal alterations include:

Ground floor	North Room	New timber partition to form WC within the study area.
First floor	South West Room	New partitions to form shower room and adjacent store room.

3. Considerations

Windows

The proposals for the windows are generally acceptable. They will remove the unauthorised double glazed windows which are wholly inappropriate, in terms of their overall appearance and detailed design, and replace these with a variety of windows based on historic photographic evidence where this is available. The approach varies from façade to façade. All windows will be painted white.

The north façade will see the removal of the inappropriate, unauthorised windows and their replacement with traditional windows with authentic leaded lights. However, the submitted drawing 05 rev B shows double glazed units and this is not appropriate or acceptable. If listed building consent is to be granted then a condition should be added to ensure that traditional single glazed leaded lights are used.

The east façade appears not to have had historic windows for some time, except for GFW3. This unauthorised window will be replaced with three traditional timber casements. This arrangement is similar to that shown on the photograph taken before the unauthorised works were carried out. The other windows will be replaced with plain double glazed windows. This is acceptable given that the previous windows were similarly plain, albeit single glazed.

With respect to the south elevation, there is no evidence for what window existed here before the installation of the modern window. The latter will be replaced with traditional casements. This is acceptable.

The west façade will have three sets of casements installed. Two replace unauthorised windows and one replaces the existing ground floor level window (GFW7) which is in poor condition. The new windows are of traditional design and will be single glazed. This is acceptable. The small traditional roof light is considered acceptable. The retention of the existing four panelled door, which will be painted black, is also acceptable.

There is a small window to the WC at first floor in west side of the historic porch on the north elevation. This has been larger in the past but it is proposed to retain and modify the existing window with the removal of the mock-leaded double glazed unit and projecting cill, and paint it white. This is considered acceptable.

Removal of Unauthorised Additions

The works to remove the existing unauthorised porch, boiler housing and pipe, and making good to match the existing, are welcomed as they will restore the building close to its previous appearance. The unauthorised porch obscures the small but important 'fire window' adjacent to the chimney stack. This will be revealed with the removal of the porch. These works will improve the appearance of the building.

Internal Works

It appears from the submission that the internal works, which involve new partitions to create a WC at ground floor level and a shower and store at first floor, have already been carried out. There is little information about these works in the application but the applicant's historic building assessment states:

- 6.4 There is one partition at ground floor level which provides a small W.C. This does not affect the loss any historic fabric and the subdivision of this room (the former buttery) does not affect the significance of the building and is considered to be a very reasonable location for a downstairs W.C.
- 6.5 There are two new partitions at first floor level which have been inserted to one side of a large walk-through room illustrated on plate 6. This is located in the 18th century service wing and does not affect any fabric of significance. It is considered to be a good location for a shower room and closet. The house did not have a separate bathroom until this work was carried out.

On the basis of these statements it is considered that these works are unlikely to have caused significant harm to the interior, and given that they are potentially reversible, they are considered acceptable.

4. Conclusion

It is considered that overall the proposals remedy the unauthorised works to an acceptable degree and the significance of the listed building will not be harmed. They comply with the relevant local plan policies as set out in policy DC2 of the Staffordshire Moorlands Local Plan (September 2020). They also comply with national policies and guidance as set out in the NPPF and NPPG.

5. Recommendation

Grant conditional listed building consent

6. Suggested Conditions

1. Despite what is shown on drawing no. 2021-2638-05 the new windows on the north elevation (GFW1 and FFW3) shall be traditional single glazed leaded lights. Double glazed units shall not be used. The detailed design of these windows shall match the existing traditional leaded light window to the west room on the ground floor (GFW8).
2. All windows shall be painted and maintained white, unless shown otherwise on the drawings hereby approved.
3. All new work and improvements outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this consent.
4. The works hereby approved shall be carried out in their entirety within 6 months of the date of this decision letter.

Reasons:

- 1, 2 and 3. To safeguard the special architectural and historic interest of the listed buildings.
4. To ensure that the breaches of listed building consent control are remedied within 6 months.