DELEGATED DECISION REPORT

SMD/2022/0046 **Valid 28/01/2022**	**THE OLD VICARAGE** **HEATH HOUSE LANE** **HORTON**	**LISTED BUILDING CONSENT FOR 3NO 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.

PROPOSAL

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 – The Council has already refused to grant listed building consent to regularise the installation of these windows.

This application seeks to replace those windows with a series of vertically orientated timber windows. The original submission detailed the windows installed side by side in a row to fill the large void of the opening at ground floor within the West elevation of the rear late 1890's extension. However, at the request of the planning officer the proposal has been revised to divide the space within the openings with vertical stone mullions between cill and lintel. The timber casements would then be installed within complete stone surrounds.

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

SMD/2021/0748 Installation of timber windows (works already carried out). LBC REFUSED.

CONSULTATIONS

Publicity

5 near neighbours consulted in writing with letters dated the 17th Feb 2022.
Neighbour consultation period ends: 10th March 2022
Press Advert Leek Post and Times expired: 23rd March 2022

Public Comments

The existing owner and occupier of the dwelling objected to the original proposal, commenting that the style of windows would not be in keeping with the windows in the rest of the property which have stone mullions and transom bars to divide the window panes into three.

He has confirmed a satisfaction with most recently submitted revised plans.

Town / Parish Comments

Horton Parish Council: Awaited

OFFICER COMMENTS

The works would replace 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.

With this revised proposal the space within the three openings would be divided by vertical stone mullions connecting between the cill below and the lintel above to make a stone surround for vertical, evenly sized and spaced timber window casements. The stone mullions would align and have spacing to repeat those of the windows above at first floor. The large central opening would be divided evenly with pleasing proportions and aesthetics. The effect would be to essentially reinstate the treatment and detail of this window space, where it appears likely that, without consent, vertically dividing stone mullions had been removed from these window openings to create awkwardly large and wide ‘picture’ window openings at ground floor along this side elevation that faces across the adjacent paddock.

Plans detail, with cross sections, double glazing within flush fitting top opening timber casements. The windows are shown to be recessed within their stone surrounds, painted off white to match the other existing windows. Stone mullions are detailed as matching those existing.

The works would replace the existing unauthorised window casements that are contemporary, chunky, not flush fitting, and without recess. The wide central opening would be filled with a series of vertical timber casements, replacing the large single frame picture window.

Particular concern here, relates to the sizing and aperture of these ground floor openings to begin with. They do not have an obvious relationship with any of the other windows within the buildings and appear rather odd within the context of the building. The convention across the whole of the building presents window openings with vertical stone mullions that divide the space within the stone surrounds and narrow the space within which the casements sit.

CONCLUSION / PLANNING BALANCE

The works therefore, as a whole (including the reinstatement of the stone mullions and the resizing of the openings with the installation of the casements proposed) would restore some of the special architectural and historic interest of the building in these regards. The works would be of particular benefit and significance because they would improve a sizeable area of the side elevation and appear, at ground floor, on an exposed and prominent part of the building. The works would undo harm already occurred and introduce restoration and improvement contributing to the significance of a Grade II listed heritage asset. The works are therefore compliant with 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).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 10th June 2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council