
From: Thomas Ollivier <northern@victoriansociety.org.uk>
Sent: 16 July 2026 11:56
To: Planning (SMDC)
Subject: SMD/2026/0269 (JCNAS 219833) | Hermitage Farm, Froghall Road, Froghall, ST10 2HQ

Categories:

Dear Ben Hurst
I hope you are well.

Thank you for consulting the Victorian Society on this case; having reviewed the application carefully, we **object** to these proposals in their current form.

Hermitage Farm is a late C17th-C19th farmhouse which is Grade II-listed, meaning that it is recognised for its national significance and special interest. It has undergone historic alterations, and we recognise that the windows in particular, which are the subject of this application, now represent a variety of historic and modern periods. We also recognise that not all of these interventions will represent sympathetic additions to the character of the building, but this variation of window-design is not inherently a detractor from the building's significance and represents material evidence of the building's historic use.

We raise concerns to the inadequate heritage statement in this application, which does not meaningfully assess the impact that the proposed '*wood-effect*' windows will have on the character and significance of the building. As a listed building, any proposed alteration must be accompanied by the '*clear and convincing justification*' that is central to the National Planning Policy Framework and a heritage impact assessment that reflects the significance of the building and level of proposed alteration (2024, paras. 212-215). We emphasise that the alteration of windows can have a significant impact on the character of a building, and an unsympathetic replacement can have a detrimental effect if it has not been thought about carefully.

We also raise concerns to the lack of assessment as to the current windows, whose date and style remain largely unknown. The proposed plans show loss of what appear to be historic windows and the proposed alteration of window size. We strongly recommend that a full and detailed window schedule is supplied as a part of this application, which will help demonstrate the age of the windows and assess the harm of the proposals. We emphasise the guidance that Historic England have published:
<https://historicengland.org.uk/advice/find/a-z-publications/#ptoc>

Only with this added information can this application be meaningfully assessed for approval by your Authority. If you could keep the Victorian Society updated on your decision in due course, I would be very grateful.

Thank you,
Thomas Ollivier



**The
Victorian
Society**

**Campaigning
Victorian & E
Built Heritage**

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