
Appeal Decision

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 December 2019

Appeal Ref: APP/U1105/Y/19/3235532

The Captains Cottage, Fore Street, Beer, Seaton, Devon, EX12 3EE.

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Steve Thompson against the decision of East Devon District Council (the LPA).
 - The application Ref. 19/0898/LBC, dated 26/4/19, was refused by notice dated 24/7/19.
 - The works proposed are alterations to and replacement windows¹.
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Decision

1. The appeal is dismissed.

Reasons

2. The Captains Cottage is a grade II listed circa early 18th century building that faces the main street within the Beer Conservation Area (BCA)². Its significance (heritage interest) is derived from its special architectural and historic qualities. These include its stone rubble walls, thatched roof with gable ends, chimney stack and leaded light casement windows. The significance of the BCA includes the contribution made by the various listed buildings.
3. Some of the existing single glazed leaded light casement windows in The Captains Cottage are in a poor condition and have secondary glazing. I appreciate the appellant's desire to make the building wind and weathertight and to improve its thermal efficiency and security. The proposed 14mm double glazed replacement window units would be thinner than most double glazed units and two of the side windows, which it is also intended to replace, are modern replacements that were allowed on appeal many years ago.
4. However, I share the concerns of the LPA that the proposed replacement windows on the front elevation and the single glazed window on the side elevation would, by virtue of the thickness of the double glazed units and their likely reflective characteristics, be readily identifiable as modern replacements. These would not accurately replicate the style, form and appearance of the existing windows and would erode the integrity of a building that is of special interest. Whilst the removal of two double glazed side windows from the attic would not be harmful, the proposed enlargement would entail the loss of some historic fabric and change to the hierarchy of the windows.
5. The proposed works would fail to preserve the special architectural and historic interest of The Captains Cottage and the contribution it makes to the CA. This harm would not be outweighed by any public benefits and the appeal fails.

Neil Pope Inspector

¹ This concise description is taken from the LPA's decision notice and, for simplicity, is used here.

² Sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are engaged.