
Appeal Decision

Site visit made on 4 February 2020

by Nick Fagan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 February 2020

Appeal Ref: APP/B1930/Y/19/3236832

15A Fishpool Street, St. Albans, Hertfordshire AL3 4RS

- 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 Ms Teresa Walsh against the decision of St Albans City & District Council.
 - The application Ref 5/19/0356LB, dated 8 February 2019, was refused by notice dated 1 May 2019.
 - The works proposed are the installation of secondary glazing.
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Decision

1. The appeal is dismissed insofar as it relates to windows W1-01 and W1-02 in the first floor northern bedroom of the house and listed building consent is refused. The appeal is allowed insofar as it relates to the proposed secondary glazing of the other windows and listed building consent is granted in accordance with the terms of the application, Ref 5/19/0356LB, dated 8 February 2019, subject to the conditions below.

Main Issue

2. Whether the proposed secondary glazing to the above bedroom windows preserves the Grade II listed building's features of special architectural or historic interest.

Reasons

3. The Council only objects to the proposals to secondary glaze the bedroom windows W1-01 and W1-02 because, unlike the other four windows proposed for secondary glazing, they do not exhibit any reveals within which to affix such glazing. I therefore confine my assessment to the proposals for these windows only.
4. The appeal property is a two-storey dwelling in the northern section of the rear part of this listed building (LB), 15 Fishpool Street, whose origins as The Old Crow Inn date from the late sixteenth century. The historic core of the building comprises the two street front ranges. The rear range is a timber-framed five-bay of early to mid-seventeenth century origin, which was adapted for domestic use in the twentieth century. The two flats in the front range and the two houses in the rear range date from works in 2016 following planning and listed building consent at the time.
5. These conversion works, certainly in terms of No 15A, have been sensitively carried out. The principal elements of the timber frame have been carefully

- preserved. I note the appellant's heritage assessment submitted as part of the appeal evidences (with a photograph of the conversion works in 2016) that the timber stud adjoining window W1-01 on the south is modern, while the south window (W1-02) is surrounded by modern inserted timber pieces through the wall-plate. I acknowledge that no original studwork survives and that in any case the proposed aluminium secondary glazing would be fixed to the primary timber window sub-frame.
6. I acknowledge that the new secondary glazing frame of W1-01 would only project between 45 and 55mm and the new frame of W1-02 only by 45mm from the plane of the wall, and that neither frame will project behind the line of the wall-plate and mid-rail of the existing window above and below. I also acknowledge that a curtain would project as far and that such fixings for the secondary glazing is entirely reversible.
 7. However, the projection of the new frame into the room would appear clumsy and would undoubtedly degrade the subservient quality of the existing metal windows to the timber framework in the wall of this room. The secondary glazing would be noticeably and unacceptably prominent and would draw attention away from the sensitive restoration work of this internal elevation of the bedroom. As such I agree with the Council that it would lead to 'less than substantial harm' to the LB as detailed in paragraph 196 of the National Planning Policy Framework, even though there would be no substantial impact to the sightlines of these windows from outside the building. In saying this I acknowledge that the metal windows themselves do not comprise historic fabric.
 8. Such harm should be weighed against the public benefits of the proposal. I agree that improving the thermal efficiency of historic buildings is capable of being a public benefit. But this building has only recently been converted and I have seen no evidence that the proposed secondary glazing would result in a 60% reduction in heat loss through the existing windows in this room; indeed, I very much doubt that this would be the case. Consequently, I conclude that there are no or insufficient public benefits that overcome the less than substantial harm to this LB. I make this conclusion whilst acknowledging the appellant's points that it would be difficult in this case to improve thermal efficiency by any other alternative means.
 9. I acknowledge that the proposed secondary glazing to these windows would not affect the external character or appearance of the building and so there would be no adverse impact on the CA. Nonetheless, there would be an adverse impact on the look and feel of this bedroom wall internally and on the windows of this important room within the LB and there would be no or insufficient public benefits that would overcome such harm.
 10. For these reasons I conclude that the proposed secondary glazing to windows W1-01 and W1-02 would be unacceptable. The similar secondary glazing to the other four proposed windows would be acceptable because of their deep reveals, subject to the five conditions specified by the Council, for the reasons attached to each condition below.

Nick Fagan

INSPECTOR

Schedule of Conditions

1. The works for which this consent is granted shall be begun not later than the expiration of 3 years from the date on which this consent is granted.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. C-31601-01B-S01, C-31601-01B-S02, C-31601-01B-S03, & C-31601-01B-S06

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No works shall take place until samples of all the materials to be used in the construction of the works hereby authorised shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the works is satisfactory and to comply with Policy 86 of the St. Albans District Local Plan Review 1994.

4. All new internal works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: In order that the special architectural or historic interest of this Listed Building is safeguarded. To comply with Policy 86 of the St. Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework 2019.

5. Notwithstanding the consent hereby granted, none of the timbers forming the structural frame of the building shall be cut removed or otherwise altered without the written consent of the Local Planning Authority except where indicated otherwise on the approved drawings.

Reason: In order that the special architectural or historic interest of this Listed Building is safeguarded. To comply with Policy 86 of the St. Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework 2019.