
Appeal Decision

Site visit made on 18 May 2020

by H Porter BA(Hons) MScDip IHBC

an Inspector appointed by the Secretary of State

Decision date: 22 May 2020

Appeal Ref: APP/H1705/Y/19/3244079

The Thatched Cottage, Village Road, Weston Patrick RG25 2NU

- 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 Hazell against the decision of Basingstoke & Deane Borough Council.
 - The application Ref 19/01607/LBC, dated 14 June 2019, was refused by notice dated 7 August 2019.
 - The works proposed are replacement of 8 no. windows.
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Decision

1. The appeal is allowed and listed building consent granted for replacement of 8 no. windows at The Thatched Cottage, Village Road, Weston Patrick RG25 2NU in accordance with the terms of the application Ref 19/01607/LBC dated 14 June 2019, subject to the following conditions:
 - 1) The works authorised by this consent shall begin no later than 3 years from the date of this consent.
 - 2) The works hereby authorised by this consent shall be carried out in accordance with the following approved plans: 00317989-169A88; 00317990-119C75
 - 3) No works shall take place until plans of the existing and proposed elevations at a scale of 1:20 and clearly annotated to illustrate the windows W1 – W8 and have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
 - 4) No works shall take place until details in elevation and section at a scale of 1:5 and showing the design, materials, method of opening, glazing, fixtures, finish and colour of each of the windows labelled W1 – W8 have been submitted to and approved in writing by the local planning authority. The works hereby allowed shall be carried out in accordance with the approved details.
 - 5) No works shall take place until a schedule and methodology detailing the removal of the existing and installation of new windows and works of making good have been submitted and approved in writing by the local planning authority. The works hereby approved shall be carried out in accordance with the approved methodology.

Main Issues

2. The main issue in this appeal is whether the proposed works would preserve the Grade II listed building known as The Thatched Cottage, its setting or any features of special architectural or historic interest which it possesses; and whether the character or appearance of the Weston Corbett and Weston Patrick Conservation Area would be preserved or enhanced.

Reasons

3. The Thatched Cottage (Listed as Schoolyard Cottage, list entry number: 1092732) is a Grade II listed building located in the Weston Corbett and Weston Patrick Conservation Area (CA). The statutory list entry description identifies the appeal building as being of 17th century origin, one storey and a half, thatched roof, with half-hips and eyebrows, exposed timber frame with red brick infill and casement windows.
4. Despite changes over time, including an extension and changes to fenestration, the listed building has maintained its integrity and authenticity as a traditionally constructed thatched cottage. The overall manner of the building's execution and materials define the listed building as an attractive, historic dwelling typical of the local vernacular. The significance and special interest of the appeal are derived from the history of its development, its design, surviving traditional materials, detailing and construction, as well as its setting within a small rural settlement.
5. The CA encapsulates the cluster of dwellings, routes and fields that surround the neighbouring hamlets of Weston Corbett and Weston Patrick. The Thatched Cottage is amongst a number of historic buildings within the CA that collectively contribute to its aesthetic charm and denote its evolution. The authenticity and historic charm of the appeal building add to the richness of the CA's built backcloth and contribute positively to the character and appearance of the CA as a whole.
6. Within the historic, thatched and timber-framed portion of the appeal building are a number of side-hung, white-painted timber casement windows. Windows labelled as W1 – W8 on the annotated photographs submitted are evidently of some age and reflect a traditional method of construction and materials. Windows W1 – W8 are single-glazed with putty between relatively narrow glazing bars. The subtle irregularities of the traditional construction give the windows character and denote their age. Irrespective of their condition, the extant windows W1 – W8 add to the listed building's authenticity and integrity, and thus to its significance and special interest.
7. The proposal is to replace windows W1 – W8 with flush-fitting casements, with single horizontal glazing bars and double-glazing units, 16mm thick. In terms of the dimensions of the window joinery including glazing bars, the replacements would closely match the existing windows.
8. Inevitably, given that the character of the extant windows has been acquired over many years, their substitution will result in the loss of a feature that adds to the special architectural and historic interest of the listed building. The Council, however, have not objected to the principle of wholesale replacement, conceding that the extant frames have degraded beyond repair. Its concerns relate solely to the introduction of double as opposed to single-glazing.

9. The Council have conceded the loss of the existing windows is inevitable. From this basis, I accept that the double-glazing units would be a further deviation from the extant design and single-glazed detailing of the windows. However, whether the new windows were single or double-glazed, character would be lost by the homogeneity that would come with the new wood, glazing beads and modern float glass would come about whether the window is single rather than double-glazed. The modern construction of the replacement windows would be discernible to the eye even with single-glazing, and the use of applied glazing bars means that the profiles of the double-glazed window frame need be no different from the single-glazed frame.
10. Removing the existing windows would fail to preserve the listed building or its features of special architectural or historic interest. It follows that if the special interest of a listed building within the CA, prominently located such as in this case, is diminished, then the character and appearance of the CA as a whole would be incrementally harmed. The degree of harm to the significance of each as heritage assets would be less than substantial.
11. Addressing matters relating to thermal efficiency would be of public benefit, as would economic benefits associated with fabrication and installation. Secondary glazing or shutters could be difficult to achieve satisfactorily, and I have been provided with evidence to indicate the comparative U-value and energy-saving benefits of double glazing. I am therefore persuaded that there would be wider public benefits of sufficient magnitude to outweigh the less than substantial harm to the significance of the heritage assets, and the considerable importance this carries.
12. With the imposition of conditions, the proposals would achieve high-quality new design which is respectful of historic interest and local character and in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011 – 2029. The specific circumstances at the appeal building, including the modern extension and existence of timber double-glazing lead me to the opinion that the effect of double-glazing would be minimal over and above the impact of installing new casements with modern glass and is justified in this case. Therefore, conflict does not arise with Principle WD01 of the Heritage Supplementary Planning Document, 2019.
13. Given that wider public benefits would outweigh the less than substantial harm to designated heritage assets, the proposals would accord with the historic environment policies in the National Planning Policy Framework, revised February 2019, and the expectations of sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Conditions

14. I have imposed conditions specifying plans and time-limit for certainty. Conditions requiring further plans and details, including works of making-good are necessary for clarity and in the interest of preserving the listed building and the character and appearance of the CA.

Conclusion

15. For the reasons set out above, I conclude that the appeal should be allowed.

H Porter INSPECTOR