



Appeal Decision

Site visit made on 7 December 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 December 2020

Appeal Ref: APP/F1610/Y/20/3255488

Pimlico Cottage, Broadwell, Moreton-In-Marsh, Gloucestershire, GL56 0TX.

- 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 Neil Wilkinson against the decision of Cotswold District Council (the LPA).
 - The application Ref. 20/00257/LBC, dated 21/1/20, was refused by notice dated 8/6/20.
 - The works proposed are new Cotswold casement, timber slimline double glazed windows to replace existing windows, new stable door and a kitchen extract vent on the rear elevation.
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Decision

1. The appeal is allowed and listed building consent is granted for new Cotswold casement, timber slimline double glazed windows to replace existing windows, new stable door and a kitchen extract vent on the rear elevation at Pimlico Cottage, Broadwell, Moreton-In-Marsh, Gloucestershire, GL56 0TX. Consent is granted in accordance with the terms of the application Ref. 20/00257/LBC, dated 21/1/20 and subject to the conditions in the Schedule below.

Preliminary Matter

2. The LPA is unconcerned by the proposed replacement windows at the rear¹ of Pimlico Cottage, the new stable door and the kitchen extract vent. I see no reason to disagree² and I have framed the main issue accordingly.

Main Issue

3. The main issue is whether the proposed replacement windows to the front elevation of Pimlico Cottage would preserve the features of special architectural or historic interest of the grade II listed row³ of which it forms part, as well as preserving or enhancing the character or appearance of the Broadwell Conservation Area (BCA).

Reasons

4. The significance of this grade II listed mid-19th century row is derived from its special architectural and historic qualities. These include the coursed squared and dressed limestone walls, slate roof, brick stacks, window sizes and arrangement, the rhythm of openings and the linear/narrow plan form. The traditional materials, construction techniques, original architectural features and detailing of Pimlico Cottage add to the heritage interest of this row.

¹ These are 20th century storm casements with square glazing bars.

² Listed building consent should not therefore be withheld for these proposed works.

³ Listed as Timberley Cottage, Studio Cottage and Nos. 3, 5 and 6 Pimlico Row. This now comprises Studio Cottage, April Cottage and Pimlico Cottage.

5. As set out within the list description, the windows in this listed row, including those in Pimlico Cottage, are mostly 20th century softwood, two-light casements (6-panes per casement) with glazing bars⁴. These are not of any historic importance/heritage interest and some of those in Pimlico Cottage are in a poor condition. There is variation in the mouldings and glazing bar details to the windows in Pimlico Cottage and secondary glazing has been fitted. This comprises sliding aluminium profiled units set back from the internal face of the windows. Whilst such glazing is not uncommon in listed buildings, as evident in Pimlico Cottage, it can cause double reflections and some visual distortion.
6. The BCA is a linear area that is centred on the village green. Its special architectural and historic qualities include the contribution made by the various listed buildings. Pimlico Cottage can be seen from the public realm and forms an integral part of a row of vernacular Cotswold cottages.
7. The proposed works would not entail the loss of any important historic fabric and would be reversible. I appreciate the Council's desire to see replacement single glazed windows in the front elevation of Pimlico Cottage. Double glazed units, by virtue of the thickness of the glazing bars, often have a chunky or heavy appearance that can be at odds with traditional construction techniques and original architectural detailing in historic buildings. However, I note that the Council has permitted double glazed windows in some other listed buildings. Whilst this does not set a precedent, it shows that each case must be determined on its own merits.
8. In this instance, the proposed double glazed units would be of timber construction and would comprise Cotswold style casements to match the style of the existing windows in Pimlico Cottage. They would include 19mm wide glazing bars with spacers that would be coloured to match the frames. These new windows would be set back 100mm from the face of the wall and would be pointed with lime mortar. Thoughtful consideration has been given to ensuring the proposed works respect the special qualities of this vernacular building.
9. In comparison to some of the existing windows, the proposed replacements, when seen close up, would have a slightly heavier appearance. However, this would not detract from or diminish the heritage interest of the cottage or the row. When viewed from the public realm, the impact of the proposed works would be almost imperceptible. The visual unity of the row would be maintained and the proposed works would overcome the double reflection and visual distortion that arises through the use of secondary glazing.
10. The proposed replacement windows would preserve the features of special architectural and historic interest of this grade II listed row and would preserve the character and appearance of the BCA. Having regard to all other matters raised, I therefore conclude that this appeal should succeed.
11. In addition to the 'standard' condition requiring works to commence within three years, in the interests of certainty, a condition would be necessary specifying the approved plans. To safeguard the heritage interest of the building and the BCA, other conditions would be necessary requiring the works to be undertaken in accordance with the proposed detailing and finish.

Neil Pope

Inspector

⁴ The appellant's Architect has informed me that some of these glazing bars are 18mm wide but others are wider.

SCHEDULE OF CONDITIONS

1. The works hereby permitted shall commence within three years of the date of this decision.
2. The works hereby permitted shall be undertaken in accordance with the details shown on the following approved plans: location plan and block plan (drawing No. 190/001); plan as existing showing location of proposed extract vent (drawing No. 190/100 Rev A); plans as proposed (drawing No. 190/200); new window details as proposed (drawing No. 190/201 Rev A) and; front door as proposed (drawing No. 190/202 Rev A).
3. All new window and external door frames shall be recessed 100mm into the external walls of the building. The windows shall include glazing bars no wider than 19mm and spacers coloured to match the frames. The pointing around the windows shall be finished using a lime mortar to match the existing walls.
4. The new windows and doors shall be of timber construction and painted in a white/off-white paint colour to match the existing external joinery. They shall thereafter be retained in the approved colour.