



Appeal Decision

Site Visit made on 8 March 2021

by Mr Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th March 2021

Appeal Ref: APP/C1570/D/20/3263683

The Delles, Carmen Street, Great Chesterford CB10 1NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Duncan Simmonds against the decision of Uttlesford District Council.
- The application Ref UTT/20/1537/HHF, dated 28 June 2020, was refused by notice dated 7 September 2020.
- The development proposed is described as: 'Replacement of a wooden box sash windows on the 1st floor of the property. The wood frames in this sash window are completely rotten and therefore we are left with no option but to replace this window (which is currently single glazed). The window would be replaced in a highly sympathetic way. It would be replaced by a soft-wood box sash window with hard wood sills and preserved timber. As with the window it would replace, it would have 12 panes. 20mm wooden glazing bars would create the effect of these 12 panes. These would be hand-made in a traditional manner with steel counterweights. The glazing would be double glazed with 24mm glazing to comply with modern building regulations. Draft excluders within the staff beads and parting beads will also improve the insulation these replacement windows can provide. We have been highly conscious of ensuring the window is in keeping with the character of the building and therefore will not look any different from the one it is replacing. Furthermore, the window is almost fully obscured from view from any public areas.'

Decision

1. The appeal is allowed and planning permission is granted for the replacement of first floor front sash window at The Delles, Carmen Street, Great Chesterford CB10 1NR in accordance with the terms of the application, Ref UTT/20/1537/HHF, dated 28 June 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (scale 1:1250); First Floor Plan; Vertical Section (Eversden Joinery); Horizontal Section (Eversden Joinery).
 - 3) The replacement window hereby permitted shall be of timber construction and painted in a colour to match other front-facing window openings at the property. It shall also incorporate glazing bars spaced and arranged in a consistent manner when compared to the existing window to be replaced.

Preliminary Matter

2. I have used the description of development as it appears on the Council's Decision Notice, as opposed to as stated upon either the application form or appeal form. This is because it is clear, concise and neutrally written.

Main Issue

3. Whether or not the proposal would preserve or enhance the character or appearance of the Great Chesterford Conservation Area (the CA), including consideration of the proposal's effect upon the heritage significance of a non-designated heritage asset.

Reasons

4. The significance of the CA as a designated heritage asset is drawn, in-part, from its wealth of historic buildings and its abundance of boundary walling and established planting. Indeed, these features are relevant to the historic evolution and rural history of the village.
5. The appeal property is locally listed. Its significance as a non-designated heritage asset is drawn, in-part, from its exposed timber framed north-western wing, which dates back to as early as the seventeenth century, and from later decorative features that include timber sliding sash windows with intricate glazing bars.
6. The CA is the subject of an Article 4 Direction, which has the effect of withdrawing various permitted development rights with respect to specified properties that have been recognised for making a positive contribution. The Delles is one such property, and an alteration consisting of the replacement of a window is one such permitted development right that has been withdrawn.
7. A single front-facing window situated at first floor level is the subject of this appeal. It is of timber sliding sash style and incorporates glazing bars. Its intended replacement is motivated by the appellant's stance that the window is completely rotten. Indeed, it has been stated that various experts have unanimously advised that the existing window is beyond repair. Whilst these referenced expert opinions have not been corroborated, I was able to undertake my own inspection of the existing window at close quarters. Parts of the frame were heavily discoloured and soft to touch, most particularly towards its base. Physical gaps between the frame and a couple of the window's glass panes were also observable. I am satisfied that the existing window is beyond repair and that a complete replacement is necessary.
8. The Council has indicated that a double-glazed timber replacement would represent an incongruous addition. However, I am unconvinced that this would be the case. Indeed, notwithstanding the double-glazing that is intended, the replacement window would be of very similar appearance and profile to that which currently exists. The sectional details that have been submitted assist in demonstrating this. I was also able to verify, upon inspection, that several double-glazed timber window openings are already in place at the property and that at least one such installation is positioned at first floor level to the property's front elevation.
9. It is important to note that the newly proposed installation would occupy a raised and setback position relative to Carmen Street. It would also be

positioned beyond established planting, such that available views would be fleeting in nature. The precise form of glass to be installed would be neither obviously detectable nor easily inspectable by passers-by at street level.

10. For the above reasons, the proposal would preserve the character and appearance of the CA and would not cause harm to the heritage significance of a non-designated heritage asset. The proposal accords with saved Policies S7, ENV1 and GEN2 of the Uttlesford Local Plan (January 2005) and the National Planning Policy Framework (February 2019) in so far as these policies state that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area.

Other Matters

11. The appeal property is situated opposite a pair of Grade II listed buildings, which are Wearn's Folly and the house situated immediately to its northwest (Barcroft). The heritage significance of these designated assets is drawn, in-part, from their historic origins and traditional features. The proposal, which relates to small-scale replacement works, would not cause harm to the heritage significance of either asset through bringing forward development within their settings.
12. The proposal accords with the development plan when read as a whole and material considerations do not lead me to a decision otherwise.

Conditions

13. In the interests of certainty, a condition specifying the approved plans is required. In the interests of safeguarding the character and appearance of the CA and avoiding any potential harm to the heritage significance of a non-designated heritage asset, a condition is reasonable and necessary confirming that the replacement window is to be constructed in timber and painted in a colour to match other openings that exist to the same façade. Whilst the appellant's intention to utilise matching glazing bars is clear from his written submissions, a full elevation of the replacement window does not make up part of the suite of approved plans. It is thus prudent, for the same heritage-related reasons, to attain full assurances in this regard via condition.

Conclusion

14. For the reasons given above, the appeal is allowed subject to conditions.

Andrew Smith

INSPECTOR