



Appeal Decision

Site Visit made on 1 June 2021

by J M Tweddle BSc(Hons) MSc(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 July 2021

Appeal Ref: APP/G2713/Y/20/3263849

Bridge Cottage, 4 Bridge Street, Great Ayton TS9 6NR

- 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 Dr James Gossow against the decision of Hambleton District Council.
 - The application Ref 20/00469/LBC, dated 3 March 2020, was refused by notice dated 15 September 2020.
 - The works proposed are to replace the existing modern [2003] windows with identical [appearance/function] double glazed windows.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 23 June 2021.

Decision

1. The appeal is dismissed.

Reasons

2. The appellant seeks to replace the existing timber framed sliding sash windows at the property with modern uPVC framed double glazing of a similar appearance. However, the appellant's submission is absent of any scaled, cross-sectional drawings of the proposed window units or any elevational drawings at an appropriate scale to identify which windows are to be replaced and to illustrate exactly how they would appear in situ. Other than some vague partial screen shots from a manufacturer's website and a single photograph of a 'proposed window', no other illustrative material or detailed specifications have been submitted to allow a meaningful assessment of the potential effects of these works on the special interest of the listed building.
3. It is imperative that proposals are accompanied by drawings and specifications of sufficient detail to illustrate and/or describe the proposed works in order to avoid any uncertainty over the extent of what is proposed, and to allow a robust assessment of any consequent effects. Irrespective of my views over the merits of the case, the lack of drawings and a detailed specification for the proposed window units cast significant doubt over their individual dimensions, composition, glazing arrangement, and subsequent appearance. This is highly undesirable in general terms, but especially given that the property is a Grade II listed building located in a Conservation Area, where great weight is given to the conservation of these designated heritage assets.
4. Taking the above points together, and mindful of the duties arising from the Planning (Listed Buildings and Conservation Areas) Act 1990, I am not able to

assess whether the proposal would preserve the special interest of the listed building or whether it would preserve or enhance the character or appearance of the Great Ayton Conservation Area. Nor could I reasonably draw any conclusions against the relevant policies of the Framework, the Hambleton Development Policies Development Plan Document (adopted 2008) or the Hambleton Core Strategy (adopted 2007).

5. Whilst I note that the Council did not refuse the application for Listed Building Consent in these terms, I have reached my own conclusion on the evidence before me and therefore this does not detract from my findings in this regard which is born out of a lack of detailed information and certainty over what is proposed.
6. For these reasons, I conclude that the appeal should fail.

J M Tweddle

INSPECTOR