



Appeal Decision

Site visit made on 24 August 2021

by Cullum J A Parker BA(Hons) MA MRTPI MCMI IHBC

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

Decision date: 28 October 2021

Appeal Ref: APP/C1760/Y/21/3276003

**The Old Farm House, Longstock Road, Goodworth Clatford,
Andover, SP11 7RE**

- 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 Martin and Mrs Diana Heal against the decision of Test Valley Borough Council.
 - The application Ref 21/00754/LBWN, dated 10 March 2021, was refused by notice dated 6 May 2021.
 - The works proposed are described as '*replacement of windows*'.
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Decision

1. The appeal is allowed and listed building consent is granted for replacement windows at The Old Farmhouse, Longstock Road, Goodworth Clatford, Andover, SP11 7RE in accordance with the terms of the application Ref 21/00754/LBWN dated 10 March 2021 subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than three years from the date of this consent.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: 475-01 Site location Plan, 475-02 Block Plan, 475-04A Existing Elevations, 475-05B Proposed Elevations, Window Schedule_Revision B.
 - 3) Notwithstanding condition 2 no windows shall be installed until details of the replacement windows, including section drawings at a scale of no less than 1:5 and the colour and paint finish to be used on the timber, have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.
 - 4) Upon completion of the works authorised by this consent, any damage caused to the building in the course of carrying out the works shall be made good within three months in accordance with a scheme submitted to, and approved in writing by, the local planning authority.

Procedural Matters

2. During the application stage amended plans were submitted by the Appellant in order to address concerns raised by the local planning authority. The main change is the reduction in the number of windows (from 14 to 3) for which

consent are sought to replace. I have proceeded on the basis of these drawings as confirmed within the Appellants Statement of Case at paragraph 1.5.

Main Issue

3. Whether the proposed works would preserve any features of special architectural or historic interest.

Reasons

4. As detailed within the submitted literature, the appeal building comprises a Grade II listed building located within the Goodworth Clatford Conservation Area. The listing description indicates that the building dates from circa 18th Century, with 20th Century renovations. It also indicates that the building is 'included for group value'. In particular, the windows at the appeal building are formed of timber with a painted finish. Externally these are painted black for the outer frames with the fenestration surrounds painted white. There are examples of both single- and double-glazed windows with these attributes at the listed building. It is from features such as these, and the overall aesthetic unity this gives the building, that part of its significance derives.
5. The appeal scheme seeks the replacement of three windows, with double glazed slim-profile painted timber windows. Following the submission of revised drawings the scope of the proposal is limited to windows labelled W4, W7 and W8. The Council raises no substantive issues with the replacement of window W8 which is a modern double-glazed window. I see no reason to not concur and find that that replacement window is acceptable.
6. I note the Council's concerns that the replacement windows for W4 and W7 would be double rather than single glazed and that this can result in different reflective properties. However, there are already some double-glazed windows at the building and these are not especially discernible from the single glazed windows.
7. I note that the proposed windows and their surrounds may not be an exact replacement of the windows they are proposed to replace. However, it is clear from the submitted drawing that they are not dissimilar to the existing windows. Moreover, the use of traditional painted timber would not detract from the overall aesthetics of the listed building or how it is appreciated visually. In this respect, to most observers the replacement windows are unlikely to be especially distinguishable from the windows they replace.
8. I therefore find that the proposed replacement windows would have no greater than a neutral impact in heritage terms. As such, the proposal would preserve the special architectural and historic interest of the listed building and would result in no harm to its significance. For similar reasons, I find that the proposal would result in no harm to the Goodworth Clatford Conservation Area as a designated heritage asset.
9. Accordingly, in consideration of my duties under s16(2) of the PLBCAA, I find that the proposed would accord with Policies E9 of the Revised Local Plan for Test Valley and the Policies of the National Planning Policy Framework, which amongst other aims, seek to ensure that works affecting a heritage asset will be permitted provided that it would make a positive contribution to sustaining the significance of the heritage asset taking account of its character,

appearance and setting and the significance of the heritage asset proportionate to its importance.

Conditions

10. I have considered the conditions suggested by the LPA in light of the National Planning Policy Framework and the national Planning Practice Guidance in respect of the use of planning conditions.
11. A time limit for implementation is necessary to provide certainty. Similarly, a condition relating to submitted drawings is necessary and reasonable to provide certainty. A condition requiring details including sections and what painted finish would be used is necessary to protect the architectural interest of the listed building. Likewise, whilst not suggested by the LPA, a condition requiring the making good of any damage that may unintentionally arise to the listed building by the insertion of replacement windows is reasonable in the interests of protecting the listed building and its features for future generations.

Conclusion

12. For the reasons given above, I conclude that the appeal should succeed.

C Parker

INSPECTOR