



Appeal Decision

Site visit made on 21 February 2022

by Neil Pope BA(HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th March 2022

Appeal Ref: APP/D1265/Y/21/3285414

Wareham Cottage, High Street, Corscombe, Dorchester, Dorset, DT2 0NZ.

- 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 Mark Caddick against the decision of Dorset Council.
 - The application Ref. P/LBC/2021/00230, dated 31 January 2021, was refused by notice dated 25 August 2021.
 - The works proposed are to: *replace the windows to the back of the building and the east facing gable end.*
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Decision

1. The appeal is allowed and listed building consent is granted for replacement windows at the back of the building and the east facing gable end at Wareham Cottage, High Street, Corscombe, Dorchester, DT2 0NZ. Consent is granted in accordance with the terms of the application Ref. P/LBC/2021/00230, dated 31 January 2021, and subject to the conditions in the attached Schedule.

Preliminary Matters

2. The description of the proposed works in the final bullet point above is taken from the Council's decision notice. This is a more concise description than the one specified on the submitted application form.
3. The proposal involves replacing nine single glazed windows with Heritage Glass double glazed panels¹. The submitted plans state that another window (No.2) would be restored. Information submitted with the application states that this window will be repaired and not replaced. Provided this repair does not affect the character of Wareham Cottage then consent would not be required. I have therefore excluded the repair works from my consideration of this appeal.
4. Within its Statement, the Council has informed me that the windows in the eastern end of the building are not original features and are of no significance to the architectural and historic interest of the listed building². (I take this to be windows numbered 7, 8, 9, 10 and possibly 4 on the submitted plans.) The Council has also informed me that it has no objection, in principle, to slimline double glazing within the eastern section of the rear and east elevation.
5. Following the determination of the application, the appellant submitted a revised plan (ref. J456/MC/W2 Rev A) that was annotated "*Window 9 – central light amended to match opening lights.*" This is a very minor amendment to

¹ Information submitted in support of the application states that these will be "*like for like casement timber windows with the same dimensions, number of glass panels and traditional putty fixed glazing*".

² The Council has stated that this end of the building has been considerably altered from its former humble ancillary form.

the scheme that was considered by the Council. I consider that no party would be prejudiced if I was to take it into account.

6. The appeal site lies within the Corscombe Conservation Area (CCA)³ and the Dorset Area of Outstanding Natural Beauty (AONB)⁴.

Main Issue

7. The main issue is whether the proposed replacement windows would preserve the Grade II listed building known as Wareham Cottage, its setting, or its features of special architectural or historic interest that it possesses and preserve or enhance the character or appearance of the CCA.

Reasons

8. The heritage interest (significance) of the 18th century, two storey detached Wareham Cottage is primarily derived from its special architectural and historic qualities. These include its simple plan form, rubble stone walls, thatch roof, brick stacks, pre-20th century building fabric, front wall, railings and gate.
9. The CCA straddles much of High Street and small sections of Lovelands and Hackney. The significance of this designated heritage asset is primarily derived from the contribution made by the various vernacular buildings and Grade II listed 17th, 18th and mid-19th century properties. These include Wareham Cottage. Unlike the front (northern) elevation and gable ends, the rear elevation of this building is not readily visible from the public realm.
10. The windows that are the subject of this appeal are all single glazed timber framed units with glazing bars. These appear to date from the mid to late 20th century. Some of the timbers in some of these window frames are in a poor condition. Whilst not harmful to the significance of this listed building or the CCA, these windows do not contribute to the heritage interest of these assets.
11. The single glazed units in the vast majority of windows in the rear elevation and eastern gable end of Wareham Cottage are modern. In all likelihood, the glass in these windows⁵ is much thicker than would have originally been found. Whilst it may be possible to repair most or some of these windows, their removal would not entail the loss of any important historic fabric. However, it is important that any replacement windows preserve the character of this listed building and do not harm the special qualities of the CCA.
12. As noted above, the proposed painted timber casement windows would be the same size and style as the windows that are to be replaced. Unlike all of these existing windows, the replacements would also include putty. This traditional method for affixing the glazing would be a minor improvement upon some of the existing windows where the glazing is fixed in place with wooden slats.
13. The proposed double glazing would be much thicker than the single panes of glass in the windows that are to be replaced. Double glazing can be very disruptive to listed buildings and detract from their integrity. In this regard, I

³ In addition to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 72(1) is also engaged.

⁴ The provisions of section 85(1) of the Countryside and Rights of Way Act 2000 are also engaged.

⁵ Excluding window no.2. Whilst this may not be an original window, it is clearly of some age and historic value.

note the findings of the Inspector who dismissed an appeal for replacement double glazed windows in a listed building at Hinton St. Mary⁶.

14. However, each case must be determined on its own merits. Unlike the appeal at Hinton St. Mary, there are details in the case before me of the thickness of the proposed double glazing. There are also clear, scaled sections of the proposed windows and the Council does not object to the proposed double glazed units in at least four of the windows. My attention has also been drawn to guidance⁷ published by Historic England (HE) which, amongst other things, advises that slimline double glazed units may be suitable in some listed buildings. The appeal decision at Hinton St. Mary does not set a precedent.
15. The submitted plans for Wareham Cottage show 12mm thick double glazed units. Whilst it would be possible to make thinner units, the proposed replacements fall within the range⁸ of "slim- profile" units referred to within the guidance published by HE. Depending upon the circumstances of the case, timber windows with 12mm wide glazing can be appropriate in a listed building.
16. Compared to the existing single glazed windows, the increase in thickness of the glazing in the proposed windows would be visually different (heavier) to the existing single panes of glass. The proposed glazing would also have a different reflective quality to the existing windows. However, the differences would be slight and the proposed works would also be reversible. It is reasonable to assume that this is recognised by the Council in not pursuing an objection to slimline double glazing in some of the windows in the south and east elevations of Wareham Cottage. Furthermore, the differences in appearance would not be too dissimilar to those that would occur if the Council's suggested alternative of secondary glazing⁹ was to be installed.
17. The proposed works would assist in reducing heat loss through glass in the property, reduce the energy consumption of the building and, in so doing, to a very limited extent help to reduce carbon emissions. The proposed windows would also reduce internal condensation and help address damp issues inside the cottage. These matters lend some weight to the case for granting consent. The provision of internal shutters would be a separate matter for the Council.
18. Although this issue is finely balanced, the proposal would not erode the special architectural or historic qualities of this listed building. The limited public view of part of the east elevation and, at best, the glimpsed view of the south elevation would result in the proposal having an imperceptible effect upon the appearance of the CCA. There would be no conflict with the objectives of national¹⁰ or local¹¹ policies for protecting the historic environment.
19. My findings above are specific to the eastern gable end and south elevation of Wareham Cottage. As with the appeal at Hinton St. Mary, the outcome of this case does not bind other decision-makers if determining applications for replacement windows in other parts of this cottage or elsewhere. Any such applications would need to be considered by the Council on their own merits.

⁶ APP/D1265/Y/20/3250296. Amongst other things, this decision notes that the Council has granted consent elsewhere for replacement double glazing in another listed building.

⁷ 'Traditional Windows: their care, repair and upgrading' 2017. This document can be given much weight.

⁸ 10mm-16mm thick.

⁹ Whilst secondary glazing can, in some instances, be preferable to replacement windows in listed buildings, it can result in double reflection and visual distortion.

¹⁰ The National Planning Policy Framework.

¹¹ Policy ENV4 of the adopted West Dorset, Weymouth & Portland Local Plan.

20. I conclude on the main issue that the proposal would preserve the Grade II listed building known as Wareham Cottage, its setting and its features of special architectural or historic interest and preserve the character and appearance of the CCA.

Other Matters

21. The proposed works would have a neutral impact upon the landscape and visual qualities of the AONB and would conserve the natural beauty of the area.

Conditions

22. In addition to the 'standard' condition requiring the commencement of works, in the interests of certainty, a condition would be necessary specifying the approved plans. To safeguard the integrity of the building conditions would be necessary requiring: details of the proposed ironmongery and preventing the use of trickle vents; the masonry around the window frames to be made good and; the replacement windows to be set within reveals to match the existing. No other conditions would be necessary.

Conclusion

23. Given the above and having regard to all other matters raised, I conclude that the appeal should succeed.

Neil Pope

Inspector

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 following approved plans: 1:1,250 scale site location plan; 1:100 scale annotated south and eastern elevations (July 2021); 1:20 scale replacement window details (refs. J456/MC/W1 and J456/MC/W2 Rev A); 1:5 scale horizontal and vertical sections through proposed windows (ref. MC1).
3. None of the windows shall be fitted with trickle vents and details of the ironmongery shall be submitted to and approved in writing by the Local Planning Authority before any of the windows are available for use. The works shall be undertaken in accordance with the approved details.
4. Any masonry disturbed around the window frames shall be repaired using a "Moderate" pure hydraulic lime mortar mix, of a colour to match the existing pointing.
5. The replacement windows shall be set within reveals to match the existing.