



Appeal Decision

Site visit made on 13 September 2024

by A.Graham BA(hons) MAued IHBC

an Inspector appointed by the Secretary of State

Decision date: 15th October 2024

Appeal Ref: APP/M2840/D/24/3344332

3 Hall Yard, Collyweston, Stamford PE9 3PZ

- 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 Paul Holland against the decision of North Northamptonshire Council.
 - The application Ref: NE/24/00148/FUL dated 11 February 2024 was refused by notice dated 30 April 2024.
 - The application is for replacement windows from timber to UPVC
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Decision

1. The appeal is allowed and planning permission is allowed for replacement windows from timber to UPVC as per application reference NE/24/00148/FUL dated 11 February 2024 subject to the conditions as set out in the Schedule below.

Procedural Matters

2. The description in the heading above differs from that used by the Appellant in their original application form and is the one used by the Council in their determination of this appeal which I consider better reflects the nature of development proposed. As such I have used this description accordingly.

Main Issues

3. The main issues are the effect of the proposal upon the significance of the Collyweston Conservation Area and the setting and significance of nearby Listed Buildings.

Reasons

4. The appeal property appears to be a converted cottage and outbuilding of generally vernacular design and materials arranged around a partial U shaped, inner court. The proposal before me is to replace all the existing timber windows within the property and replace them with 'Residence 9' UPVC flush casement windows.
5. The property has seen obvious alteration and conversion over recent years and this includes the historic replacement, and possibly, later insertion of new window openings. As a result, the existing windows are modern and do not contain either historic timber frames nor historic glass. The windows are therefore simple casements of quite a robust and thick design. Despite this I

saw that the windows were in generally good repair apart from one sill that was suffering from rot.

6. The appeal property is located within the adopted Collyweston Conservation Area and is located upon a plot that is adjacent to the site of the Grade II Listed 'The Tithe Barn'. The site is also adjacent to a Scheduled Monument known as 'The Manor House'. Collyweston Conservation Area is wholly covered by an Article 4 Direction that removes certain Permitted Development Rights from non listed buildings within the area and this includes the replacement of windows.
7. The significance of the Collyweston Conservation Area is largely due to its survival as a village of considerable vernacular and historic character that epitomises the historic character of this part of Northamptonshire. Similarly, it appears that the significance of the nearby Grade II Listed 'The Tithe Barn' is largely obtained through both its vernacular architecture dating from the 16th century as well as its association with the former Collyweston Palace which was the home of Lady Margret Beaufont.
8. As a result of the sensitive heritage setting that the property is part of I am required by Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Similarly, Section 72 of the same Act requires me to show special attention to the desirability of preserving or enhancing the Collyweston Conservation Area when determining planning applications for development within such an area. The National Planning Policy Framework (The Framework) also states that when considering the impact of proposed development on the significance of the heritage asset, 'great weight' should be given to the asset's conservation.
9. In assessing this appeal therefore, it is important to understand the significance of the existing windows. As mentioned above, the existing windows do not contain historic frames nor historic glass which I consider would be very important to preserve within the context of the Conservation Area. As a result, the existing frames are relatively modern in appearance and lack the finesse of detail or slender proportions that is often present in older examples of fenestration within the village.
10. As such I consider that the significance of the windows is mainly due to the material that they are made of and little else. This material however is obscured by paintwork and as such appears like a smooth, modern window which lacks any sense of historical authenticity. Although UPVC windows may not last as long as traditional timber windows and are not repairable, the windows would, for the most part be located within the private areas of the appeal site and would not be visible from the streetscene or surrounding areas.
11. As a result there would be little actual noticeable effect from this proposal other than the three small windows fronting to Hall Yard which would be replacing existing modern window designs. As a result any impact to the conservation area and the setting of the 'The Tithe Barn' would actually be negligible.
12. As such, I do not find harm to the historic environment through this proposal and consider that the character and appearance of the Collyweston

Conservation Area would be preserved. Accordingly, the requirements within Policy EN12 of the East Northamptonshire Local Plan Part 2 (2023) and Policy 8(d) of the North Northamptonshire Joint Core Strategy (2016) would be met.

Conditions

13. The Council includes the standard conditions of which I have included. This is related to the scheme being in accordance with the approved plans. I have not included the condition regarding materials as this is unnecessary. I have also altered the time limit for works to commence due to the existing windows still seemingly being in generally good repair. As such, in the interests of minimising unnecessary waste, I have requested that work is begun not later than eight years as opposed to three years as suggested by the Council.
14. It is also necessary to include a condition requiring details of the insertion of the proposed windows into the building showing details around window reveals and cills which have not previously been included. This is to further preserve the character and appearance of the conservation area and to ensure that the detailed execution and installation does not cause any harm to the area.

Conclusion

15. For the reasons given above, and taking into account of all other matters raised, I allow the appeal subject to the conditions as outlined in the Schedule below.

A Graham

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall begin not later than eight years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Joinery details 25/02/24, Joinery details 25/02/24, Location plan 001 25/02/24, Proposed floor plans 301A 25/02/24, Location plan 25/02/24, Proposed site plan 27/02/24, Existing site plan 27/02/24.
3. Prior to the commencement of development details of proposed window cills, proposed window reveals and window and joinery fixings will be provided and shown at an appropriate scale and approved in writing by the Local Planning Authority.