



Appeal Decisions

Site visit made on 20 March 2025

by H Butcher BSc(Hons) MSc PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st March 2025

Appeal A Ref: APP/M2840/W/24/3351233

2 High Street, Easton on the Hill, North Northamptonshire PE9 3LR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Alan Robson against the decision of North Northamptonshire Council.
 - The application Ref is NE/24/00418/FUL.
 - The development proposed is replacement of windows, doors and gate.
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Appeal B Ref: APP/M2840/Y/24/3351236

2 High Street, Easton On The Hill, North Northamptonshire PE9 3LR

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr Alan Robson against the decision of North Northamptonshire Council.
 - The application Ref is NE/24/00419/LBC.
 - The works proposed are replacement of windows, doors and gate.
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Decision

1. The appeals are dismissed.

Main Issues

2. The main issues are whether the proposed works would preserve 2 High Street, a Grade II listed building, or any features of special architectural or historic interest which it possesses; and whether the proposed works would preserve or enhance the character or appearance of the Easton on the Hill Conservation Area.

Reasons

3. 2 High Street, or Yew Tree Farmhouse as noted in the list description¹, has architectural and historic interest as a rural building, constructed using vernacular materials, during the 17th-century. These include regular coursed limestone walls and a Collyweston slate roof.
4. There is no Conservation Area Appraisal or similar before me to provide an insight into the important characteristics of the Easton on the Hill Conservation Area. Nevertheless, it was evident on my site visit that an important characteristic of the conservation area was the traditional vernacular architecture and materials of the buildings, such as those used in 2 High Street. This therefore makes a significant contribution to the character and appearance of the conservation area.

¹ 1225356

5. The list description notes that the front elevation features a four-window range of casements with glazing bars under wood lintels. These are a mixture of two and three light windows, with one light an opening casement and the other(s) fixed. Each light is divided into multiple windowpanes using timber glazing bars. There is evidence of historic glass panes with their characteristic undulations, and there are traditional cockspur catches on all the casements. The kitchen window also features internal timber shutters made of plain boards.
6. Traditional windows and their glazing in older buildings make an important contribution to the significance of both the building they belong to and the historic areas in which they may be sited. The historic nature of the windows in the front façade of 2 High Street are of such an age, and sufficiently intact to, make a significant contribution to the historic and architectural interest of the building, and to the character and appearance of the conservation area in which they are located.
7. The works proposed are to replace all the windows in the front elevation. The appellant states that a specialist report by a local heritage joinery firm has been submitted. However, there is nothing to indicate any heritage credentials or specialisation in respect of the author of the report or the company it represents. This short report takes a cursory view of the windows and concludes, in all cases, replacement windows are required due to their generally 'poor condition'. No photographs are included within the report and no mention is made of the shutters or ironmongery I observed on site, likely because the author of the report viewed the windows from the roadside only.
8. Even at first glance the replacement windows would not be accurate replacements visually to the existing historic windows. The casements would only feature one glazing bar and would not have the multi-pane appearance of the existing windows. As shown on the submitted joinery details, they would also be a very poor match in terms of their detailing, having false glazing bars applied to the 14mm slimlite double glazed units. Overall, the proposed windows would not sufficiently replicate the existing historic timber windows visually.
9. Notwithstanding the above, there is no consideration given to the repair of the existing windows. Flaking paintwork, referred to in the report, may be resolved by regular maintenance. Where there is rot, also mentioned in the report, replacement sections could be scarfed or pieced-in, taking care that the original profile is accurately reproduced. General repair and maintenance could resolve issues with ill-fitting and stuck windows, and water ingress. More extensive repairs would be required for the ground floor window which has been damaged due to vehicle impact.
10. Whilst many of the existing windowpanes might be replacements, there remains instances of historic glass within the existing windows which would be lost because of the proposed works. The historic frames of the windows would also be lost along with their ironmongery. No mention is made as to the shutters in the kitchen therefore it can only be assumed these would be lost too.

11. The appellant refers to a precedent for such works, but no further details are given, and in any event, works to listed buildings should be considered having regard to the specific considerations relevant to each individual case.
12. I therefore find that the proposed works would result in the loss of historic window fabric in the front façade of the listed building which would cause harm to its special architectural and historic interest. It follows that there would also be harm to the character and appearance of the surrounding conservation area as a whole.
13. Policies 2 and 8 d) of the North Northamptonshire Joint Core Strategy 2011-2031 (JCS) and EN12 of the East Northamptonshire Local Plan Part 2 (October 2023) require development to conserve the heritage significance of designated heritage assets and respond to local character. The proposal would fail to comply with these policies.
14. In the terms of the National Planning Policy Framework paragraph 215 the harm I have found would be 'less than substantial' as it would affect a discreet element of the listed building and would have a localised impact on the conservation area. Nevertheless, this harm should still be given considerable importance and weight. Where 'less than substantial' harm is found this should be weighed against the public benefits of the proposal.
15. Improved thermal efficiency is put forward as a benefit. However, heat loss through historic windows can be improved by measures other than their replacement, such as draught proofing or updated secondary glazing. Further benefits may be gained with thick curtains and blinds.
16. The benefits in this case do not, therefore, outweigh the great weight that should be given to the conservation of designated heritage assets.

Conclusion

17. The appeals are dismissed.

H Butcher

INSPECTOR