
Appeal Decision

Site visit made on 30 September 2025

by **M J Francis BA (Hons) MA MSc MCIfA**

an Inspector appointed by the Secretary of State

Decision date: 17 November 2025

Appeal Ref: APP/U2750/Y/24/3357665

19 The Old Police Station, North Park Road, Harrogate, North Yorkshire HG1 5DY

- 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 Dr Jane Mainwaring against the decision of North Yorkshire Council.
 - The application Ref is ZC24/02351/LB.
 - The works proposed are the replacement of the existing single glazed window sashes with double glazed timber sashes. The original boxes are to be retained. The sashes will replicate the original horned sashes and 6 over 6 panes with narrow glazing bars. The double glazing will be slim 4mm panes.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The description refers to 4mm panes on the application form, and 8mm panes on the appeal form. The appellant has confirmed that 8mm is the thickness of the glazing units and 4mm, the thickness of the glass. As the decision notice refers to 4mm, this has been retained in the description in the banner heading above and is the basis on which I have determined the appeal.
3. The proposed works relate to a listed building. Therefore, as required by section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), I have had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Main Issue

4. The main issue is whether the proposal would preserve the Grade II listed building, or its setting or any features of special architectural or historic interest which it possesses.

Reasons

Special interest and significance

5. The listed former police station¹ was designed by Percy Oats Platts, the West Riding Architect, in 1927, and opened in 1931. It is an imposing, two-storey, mainly red brick building, set back from North Park Road. Offices were originally located at the front. At either side of the courtyard and to the rear, there were five police

¹ Former police station, police houses with boundary walls, gates and fences. List entry number:1409826

houses. The building became redundant in 2012 and has been converted to residential use.

6. From the evidence before me and what I saw on site, the special interest and significance of the listed building, as it relates to this appeal, derives from its historic and architectural interest. It is an example of a Queen Anne Revival building, constructed in a well-mannered design. The symmetrical front façade has an arched doorway mirroring the arched windows on the ground floor surrounded by sandstone ashlar. On the 1st floor, the narrow red brick construction surrounds sash windows. The roof has tall brick chimneys. These, combined with decorative features, create a grandeur to the front façade which reflects its former status and communal function. The well-designed two police houses either side, enclose the large front courtyard area.
7. The appeal site, No 19 The Old Police Station (No 19), was originally part of Police Houses 3 and 4. These are a pair of semi-detached, symmetrical, double-fronted houses which have a round window above the front door to light the staircase. Although No 19 has been altered, with a modern, two storey extension to the rear, the composition of its front elevation and garden overlooking Woodside Walk, retains the aesthetic design values from when it was built, including sash windows with 6 over 6 panes.

Effect of the proposed works

8. The listing description, written before the building was converted, states that the windows are generally horned sashes with narrow glazing bars, and typically 6 over 6 panes. The proposed works would retain the original boxes, replacing the sashes with, 6 over 6, 4mm panes and narrow glazing bars, although there are no section drawings within the evidence to show that the windows would match the existing. However, the appellant would accept a planning condition to provide such drawings.
9. The Councils Conservation and Design Guidance Note 3² states that double glazing will only be allowed where the existing windows are of no heritage value and are beyond reasonable repair; the installation of secondary glazing is not feasible; and habitable rooms are close to sources of constant noise from outside which create unacceptable conditions for the occupier.
10. Historic England³ refers to a whole building approach when assessing energy efficiency in a building with traditional windows. As the existing insulation already meets current building regulations, the appellant considers that secondary glazing would result in condensation and mould resulting from a lack of ventilation and air and would have an internal and an external visual impact.
11. Historic England advises that, depending on their size and their ratio to the external wall area, the heat loss from windows can vary. In this case, the windows are relatively small in relation to the extensive brick of the elevations. The use of draught proofing, which these windows already have, is known to considerably reduce air infiltration. However, they consider that in multi-paned windows, secondary glazing will generally be more thermally efficient than replacing the

² Window Repair and Replacement in Listed Buildings

³ Traditional Windows: their care, repair and upgrading, Historic England, 2017

existing glass with double-glazing. This is because even the most efficient units will not overcome thermal bridging through the frame and glazing bars.

12. I saw that the windows, which reflect the design described in the listing, are well-made, with sash cords and brush pile seals. Whilst they are not historic windows, they are in very good condition and visually are consistent with the other properties converted in the residential scheme. Although the boxes would be retained, and the windows would be installed by a specialist in heritage windows, there is limited substantive evidence that the proposed works would significantly enhance the energy efficiency and heat retention of the windows. I noted that apart from the front door, where there was a door curtain, all the windows were fitted with blinds. Whilst these provide a simple, uncluttered covering to the windows, there is no substantive evidence that these have reflective surfaces which prevents heat loss, or why heavy curtains, known to retain heat and prevent draughts, have not been considered.
13. The appellant has rejected the use of secondary glazing, and the evidence includes a testimonial from a former neighbour⁴ that secondary glazing that they installed reduced draughts but increased condensation. However, double glazed units create reflection and therefore appear differently to single glazed units. Replacing the glazing would result in the windows appearing visually prominent compared to the existing windows that provide a consistent approach throughout the building. In particular, No 19 is a semi-detached building whose front elevation, is part of the lengthy western wing of the listed building, which overlooks Woodside Walk and is partly visible from North Park Road. Therefore, changing the glazing throughout No 19 would appear incongruent with the rest of the conversion scheme harming the significance of the building.
14. No compelling evidence has been provided that the existing windows are beyond repair or that secondary glazing is, indeed, not feasible. Whilst the appellant has referred to some external noise sources, they have stated that issues of noise and nuisance are not present or being used to justify the installation of double-glazed sashes.
15. Paragraph 212 of the National Planning Policy Framework, 2024, (the Framework) advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 goes on to advise that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that any such harm should have a clear and convincing justification.
16. Given the above, I find the harm to be less than substantial in this instance and at the lower end of that category. Nevertheless, this harm is of considerable importance and weight. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, paragraph 215 of the Framework advises that this harm should be weighed against the public benefits of the proposal.
17. No public benefits have been put forward by the appellant, however, their intention is to upgrade the energy efficiency and heat retention of their property. Whilst I give significant weight to the need to support energy efficiency, there is limited substantive evidence as to the extent of the benefit from changing the glazing of

⁴ No 21 The Old Police Station, Appendix 1

the existing windows. Although there would be some limited economic benefits from the construction and installation of new sashes, they would replace existing sashes which are in good condition. Therefore, the proposed works are essentially a private benefit which would not be sufficient to outweigh the harm that I have identified.

18. Given the above, and in the absence of any significant public benefit, I conclude that the proposal would fail to preserve the special historic interest of the Grade II listed building.
19. Therefore, it would fail to satisfy the requirements of the Act and paragraph 212 of the Framework. It would also conflict with Policy HP2 of the Harrogate District Local Plan, 2020, which requires proposals for development affecting heritage assets to be in accordance with national planning policy, and with Harrogate District Heritage Management Guidance⁵, 2014, which provides principles for altering listed buildings.

Other Matters

20. The appellant references a project for Edinburgh Council, 2009-2010, where a range of slim profile, double glazed units were retrofitted into residential properties that were category A and B listed buildings, in a conservation area and UNESCO world heritage site. However, I do not have the full details in respect of such works so I cannot be sure of the circumstances of this case. As it is in Scotland, it would, in any case, be under different legislation and policy. I have therefore determined the appeal on its own merits, based on the evidence before me.
21. Photographs of windows fitted by the proposed window installer are contained within the evidence. However, there are no details of the age of the property, whether it is listed, or condition of previous windows. This, therefore, provides limited weight in support of the appeal.

Conclusion

22. For the above reasons and having regard to all other matters raised, I conclude that the appeal should be dismissed.

M J Francis

INSPECTOR

⁵ Supplementary Planning Document