

**Application No: 20/00232/LBC Listed Building Consent**

**Site:** Redwings, Black Lane, Lover, Salisbury, SP5 2PH

**Proposal:** 5No. replacement windows (Application for Listed Building Consent)

**Applicant:** Mr P Harper

**Case Officer:** Daniel Pape

**Parish:** REDLYNCH

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
 SP7 Landscape character  
 SP16 The historic and built environment  
 SP17 Local distinctiveness  
 DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
 Sec 15 - Conserving and enhancing the natural environment  
 Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Redlynch Parish Council: It was felt the proposal to replace 5 sash windows would not adversely affect the listed building. The materials planned are sympathetic and in keeping with both the existing property and the local vernacular. The proposal will not adversely affect neighbouring

properties or the local distinctiveness.

The proposal would therefore be compliant with policies DP2, SP16 and SP17.

The Council after due consideration decided to select Option 3 (We recommend permission, for the reasons listed above).

## **8. CONSULTEES**

8.1 Building Design & Conservation Area Officer: Objection.

## **9. REPRESENTATIONS**

9.1 Eight representations of support from neighbours, limited reasoning given.

## **10. RELEVANT HISTORY**

10.1 Demolition of store, relocation of oil tank and construction of extension to dwelling (SDC/S/98/01126) granted on 19 August 1998.

10.2 Demolition of store, relocation of oil tank and construction of extension to dwelling (SDC/S/98/01127) (LBC) granted on 19 August 1998.

10.3 Alterations including formation of rooms in roof space (SDC/81/00022) granted on 03 June 1981.

10.4 Alterations & formation of rooms in roof space (SDC/81/00392) (LBC) granted on 03 June 1981.

## **11. ASSESSMENT**

11.1 Redwings is a grade II listed, late-18th century, detached thatched cottage, situated on Black Lane, on the east edge of the village of Lover. On its principle elevation (south west) the cottage has several original and characterful features including the five, 12-pane timber box-sash windows; panel shutters; panel doors, and architraves, which make a great contribution to the character, appearance and historic value of the property. Both sides of the property have recessed single storey lean-to extensions under a catslide-thatched roof.

11.2 The applicant seeks permission for the replacement of the five 12-pane timber box sash windows on the principle elevation and one window on the side extension. The windows are to be slimline double-glazed units constructed of timber to match the existing.

11.3 The main consideration for the application is the impact the

proposal would have upon the listed building and historic character of the National Park.

- 11.4 In assessing proposals affecting listed buildings, the Authority is required to have regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), whereby, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, paragraph 192 of the National Planning Policy Framework (NPPF) states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF goes on to state, in Paragraph 194, that:

*"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

- 11.5 The 12-pane timber box sash windows with ovolo glazing bars found in Redwings are typical of the late 18th-early 19th centuries and are of high evidential and historic value. Moreover, they are of high aesthetic value, giving the property a striking elegance and grandeur, which juxtaposes with its cottage features like the thatched roof. Replacing the existing 12-pane timber box-sash windows with slimline double glazing would be considered to bring harm to the heritage asset as the existing windows are historic features on the principle elevation, and are of considerable importance to the character and significance of listed building.
- 11.6 The agent has put forward that the windows are beyond repair citing professional advice has been sought. No detailed information of this professional advice, from a suitable heritage expert, has been submitted to reason why the windows could not be sensitively repaired. The Building Design and Conservation Officer has assessed that it is likely that the windows may be repairable with glazing panels and existing framing incorporated.
- 11.7 In relation to the proposed replacement windows, it is considered that there is a clear visual difference between single glazing and slimline double-glazing, as advised by the Building Design and Conservation Officer. Single glazed historic panels often have a reflective light pattern 'play' due to the imperfections in the windows when made. The use of modern glazing, either single or double, would lose this characteristic feature. Further, modern single glazing is normally 4 to 6mm thick, but historic single glazing can be as thin as 2mm. In comparison, 12mm slimline double-glazing is significantly thicker, and would require thicker

glazing bars strong enough to hold the heavier units. No direct benefit or visual improvement to the character and appearance of the listed building has been put forward. For this reason, the proposal would be contrary to Policy SP16 which seeks the enhancement of listed buildings, and Policy DP18 which seeks the highest standards of design. Furthermore, paragraph 193 of the NPPF sets out the need to consider the impact of a proposed development on the significance of a designated heritage asset, giving great weight to the conservation of the asset. In addition, the change in appearance and use of inappropriate design would result in built development which would individually and cumulatively erode the Park's local character, contrary to Policy SP17, that would weaken the Authorities stance on the conservation and improvement of heritage assets throughout the National Park.

- 11.8 An argument has been put forward by the applicant that double glazing would increase thermal efficiency. Thermal efficiency can be achieved through the use of secondary glazing. This would have less physical impact on the historic fabric of the building and would be more thermally efficient because it avoids thermal bridging through solid glazing bars. It is also noted that the property has shutters; using shutters can dramatically decrease heat loss from both draughts and conduction through the window.
- 11.9 There have been eight representations of support from neighbours regarding the application, however it is noted that limited reasoning has been given beyond 'improving the dwelling'. The Parish Council recommended permission for the application stating that the materials are sympathetic and in keeping with both the existing property and the local vernacular, not adversely affecting neighbouring properties or local distinctiveness. Whilst it is considered that the proposal would not affect neighbour amenity, for the reasons given above, it is considered that the proposal would have a detrimental impact upon the heritage asset, local vernacular and local distinctiveness.
- 11.10 For the reasons set out above, the application would result in harm to a heritage asset within the National Park which has not been justified, contrary to local and national policy. It is recommended that consent is refused.

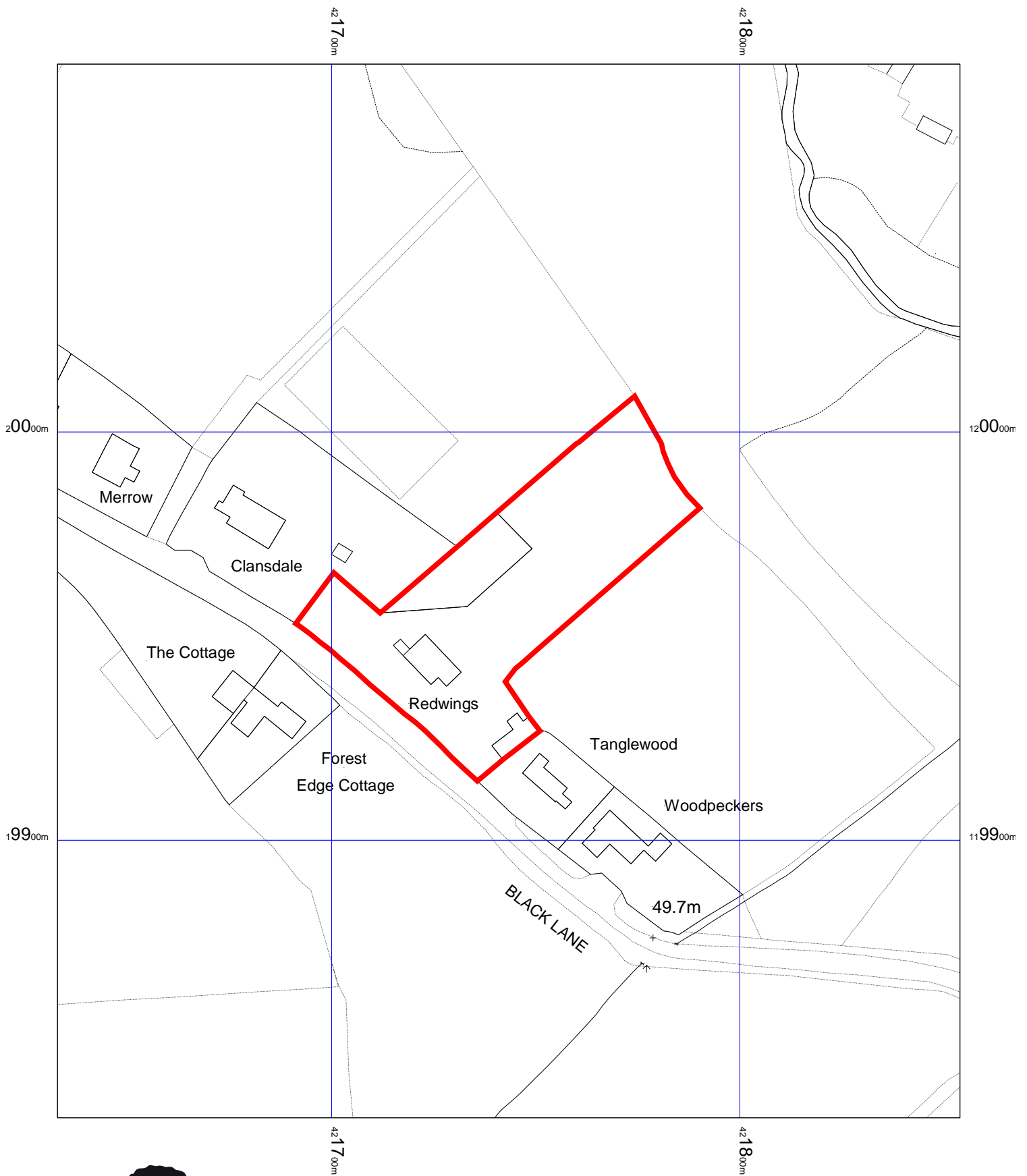
## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

The proposed replacement windows would have a harmful impact on the architectural and historic interest of the listed building and would not respond positively to its overall character and

appearance. The development would be contrary to Policies SP16, SP17, DP2 and DP37 of the New Forest National Park Local Plan 2016-2036 (August 2019) and to the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the National Planning Policy Framework.



NEW FOREST  
NATIONAL PARK

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