

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
Site Notice displayed		Photos uploaded						

Application Ref:	3/2021/0038	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	1/4/2021		
Officer:	AD		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Replacement timber windows.
Site Address/Location:	Back o'Thorn 25 Brookside Downham BB7 4BP

CONSULTATIONS:	Parish/Town Council
Clerk to Downham Parish Meeting/near neighbour supports application 3/2021/0039.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
Historic amenity societies:	
Consulted, no representations received. LCC Archaeology: Comments (including suggested condition) have been received in respect to 3/2021/0039 (which also includes window proposals). However, comments appear to be concerned with works to the interior.	
CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES:
<i>Ribble Valley Core Strategy:</i> Key Statement EN5 – Heritage Assets Key Statement EN2 – Landscape Policy DMG1 – General Considerations Policy DME4 – Protecting Heritage Assets National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at section 16, 66 and 72 of the Act means “doing no harm to” (<i>South Lakeland DC v. Secretary of State for the Environment</i> [1992]). Downham Conservation Area Appraisal

Relevant Planning History:

No pre-application advice has been sought.

3/2021/0039 - Replacement timber windows, proposed internal works and refurbishments. Under consideration.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

'Back o' T' Thorn' is a Grade II listed (13/2/1967) "House, formerly cottages, c.1800" (list description) prominently sited within Downham Conservation Area and the setting of a number of other listed buildings including the adjacent 'Greengates' and nearby 'Fir Tree House', '35 Chapel Brow' and '36 and 37 Chapel Brow' (all Grade II).

The list description identifies:

"Windows have plain stone surrounds, those to bays one and 2 being of 2 lights with square mullions".

The Downham Conservation Area Appraisal identifies:

The nearby non-listed buildings to be Buildings of Townscape Merit making a positive contribution to character and appearance.

"Widespread use of timber joinery for windows and doors" (Summary of special interest).

"very little new development in the village and careful management of estate properties, resisting the ubiquitous advance of UPVC joinery, has resulted in a village, and conservation area, of exceptional historic character and appearance" (Origins and historic development).

"Window openings fall into two main types: horizontal rectangular openings divided into sections by stone mullions and vertical rectangular openings. The former are usually earlier in date and have side-hung casement windows, the latter are more suited to sliding sashes.

... Fenestration varies but falls into two main types: casements within stone mullions or sliding sashes. The former is mainly to be found in 17th and early 18th century buildings ... whilst the latter is common in later 18th and 19th century buildings

... Window and door joinery in the conservation area is exclusively timber. Downham is exceptional for the absence of uPVC joinery. The retention of original, or sensitively replaced, door and window joinery makes a major contribution to the area's historic character and appearance" (Building methods, materials and local details).

The submitted Heritage Appraisal identifies:

"The row of former cottages is comprised of three single fronted cottage facades, built in coursed and squared limestone, except the end cottage which is in sandstone. Each cottage is divided by a line of dichotomy, with stone quoins, suggesting they were built as three separate phases of construction. Each single fronted façade consists of a single doorway to the left and flanked by a window to the right with a further window directly above. The doorway to the south east end cottage has been infilled with stone. The doors and windows have plain stone surrounds with plain square mullions to the windows. The windows themselves are replacement timber fixed and casement windows" (3.1.1).

"The buildings' significance is derived from its inherent special interest which goes beyond its initial reasons for listing, as an example of a modest, two storey cottage. The building, is one of three former cottages that were merged to form one larger dwelling; however, no.24 has since been returned to its

state of a single cottage which the remaining two former cottages remain as a single dwelling. The exact time the cottages were merged is uncertain with little evidence to suggest when this occurred” (6.4.1).

“The existing windows are modern and low quality with the inclusion of with modern glazing. The ground floor window is significantly decayed and there is no incentive to retain the existing windows on account of it being modern. The ground floor and first floor windows are also fixed and do not provide a means of natural ventilation” (Heritage Impact Assessment).

Proposed Development for which consent is sought:

The Heritage Impact Assessment identifies “Existing windows to the front of the ground floor living room and first floor bedroom are to be removed and replaced with new openable windows” and “the ground floor and first floor windows are also fixed and do not provide a means of natural ventilation”. The Existing elevation plans (showing side-opening casements) are incorrect.

The incorporation of opening windows results in a wider outer frame and some resulting change in proportion of glass panes.

The agent identified on 19 January 2021 [in response to the case officer’s enquiry “the submitted Heritage Statement identifies that existing windows are ‘replacement’ but does not confirm how old the replacements are and whether they match the original windows or not (historic photos?)”], that due to Covid, historical research into the building had been limited. The Heritage Appraisal HIA states “Details of the new windows are to be submitted to the local planning authority prior to its installation to ensure suitability and mitigate harm”.

Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Downham Conservation Area and the cultural heritage of the Forest of Bowland AONB:

Presumably planning permission is sought for replacement windows because of the applicant’s interpretation of Condition A3 (a) of Schedule 2 Part 1 Class A of the GPDO and the associated Technical Guidance.

The principle of replacement (rather than repair) of the modern fixed windows and the incorporation of opening casements is acceptable. Mindful of the Heritage Appraisal’s identification of the closure of record depositories and libraries before application submission (limiting research into the historic window type for this building) it is suggested that conditions be attached to allow for any design amendments following this research.

The Downham Conservation Area Management Guidance identifies:

“Windows ... as a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building. Glazing bars in old buildings are invariably moulded and slender. Over time, the thickness and moulding of glazing bars, the size and arrangement of panes and other historic window details varied. Care is therefore needed in the repair and replacement of historic windows to ensure works are ‘honest’ and not historically misleading. Details should be appropriate to the date of the building or to the date when the window aperture was made”.

Historic England ‘Traditional windows: their care, repair and upgrading’ (Historic England, 2017) identifies:

“Where a window that diminishes the significance of the building, such as a PVCu window or an ‘off the peg’ timber window of an inappropriate pattern, is to be replaced the new window should be designed to be in keeping with the period and architectural style of the building. It may be possible to base the

design on windows that survive elsewhere in the building or it may be necessary to look for examples in other buildings of the same period and style close by" (5.2).

Observations/Consideration of Matters Raised/Conclusion:

Therefore, in giving considerable importance and weight to the duties at section 66, 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as appropriate) and in consideration to NPPF and Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy it is recommended that planning permission be granted.

RECOMMENDATION:

That planning permission be granted subject to conditions.