

Item No. 5

Application Reference Number P/19/1786/2

Application Type:	Listed Building Consent	Date Valid:	09/09/2019
Applicant:	Mr Jonathan Morgan		
Proposal:	Replacement of windows		
Location:	Manor Farm House, 21 Stanford Lane, Cotes, Leicestershire LE12 5TW		
Parish:	Cotes	Ward:	The Wolds
Case Officer:	Martin Jones	Tel No:	01509 634971

This application is referred to Plans Committee in accordance with exceptions contained within the Council's scheme of sub-delegation to Heads of Service embedded within the Constitution.

Description of the Site

Manor Farm House is a large, attractive dwelling house dating from c1800 and constructed of brick with dentilled eaves courses and a distinctive Swithland slate roof. Originally the principal farmhouse, it sits in a prominent position on Stanford Lane with the associated outbuildings set further back behind Manor Farm House, although these outbuildings are now outside of the ownership of the farmhouse. The building is Grade II listed.

Description of the Proposals

This application for Listed Building Consent seeks approval for the replacement of the existing 1970s windows with like-for-like painted hardwood frames, incorporating double glazed units.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy

The following policies are relevant to this application:

Policy CS2 – High Quality Design requires new development to respect and enhance the character of the area, protect the amenity of people who live and work nearby, to function well and to add to the quality of the area.

Policy CS14 – Heritage – Sets out to conserve and enhance our historic assets for their own value and the contribution they make to the community, the environment and the economy.

Other material considerations

National Planning Policy Framework (NPPF)

Whilst all proposals must be determined in accordance with the development plan, the National Planning Policy Framework, (The Framework), is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development and defines 3 roles a development must fulfil in order to be sustainable:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental role – contributing to protecting and enhancing the natural, built and historic environment.

In addition the Framework offers the following advice that is particularly relevant to the consideration of this proposal:

Paragraph 189 states that in determining applications, planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assessed using appropriate expertise where necessary.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Planning Practice Guidance

Historic England's Historic Environment Good Practice Advice in Planning 2: *Managing Significance in Decision-Taking in the Historic Environment*.

This provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.

Planning (Listed Building and Conservation Areas) Act 1990 (as amended)

Consolidates previous legislation relating to special controls in respect of buildings and areas of special architectural or historic merit and sets out what alterations can be carried out to listed buildings and within Conservation Areas without the formal consent of the local planning authority.

Section 66 of the Act requires that, 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.

National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The Draft Charnwood Local Plan 2029-2036

The local planning authority is in the process of preparing a new local plan for the borough for the period up to 2036. Due to the stage this has reached in the plan making process, at this time, the Draft Local Plan carries only very limited weight.

Relevant Planning History

P/15/1340/2 (Listed Building Consent) – Replacement windows – granted conditionally

Responses of Statutory Consultees

None.

Consideration of the Planning Issues

The main issue to be considered in the determination of this application is the impact that the proposal would have on the heritage asset, (the grade II listed building). The details to be considered are the possible loss of historic fabric and the aesthetic impact of the installation of double glazed replacement units on the significance of the listed building.

The existing windows are of little historic value as they are likely to have been replaced sometime in the latter half of the twentieth century before the listing of the property, (listing date: 15-March-1984). Indeed, the listing description refers to the windows as having been renewed. Their removal would therefore not result in the loss of valuable

historic glazing or timber framing. Their only contribution to the significance of the listed building is their design which maintains the historic appearance of the building; these three-pane casement windows being the typical design for farmhouses across the Wolds.

With regard to any impact on the aesthetic significance of the building, the replacement units replicate the design of the existing windows which is appropriate to the age and appearance of the listed building. The method of construction of the windows allows for the glazing bars to remain narrow and consequently will have a negligible impact on the appearance of the windows. The use of double glazing does introduce a slight distortion and refraction to the glazing that does not occur with single glazed units however, due to the relatively modern windows already installed, (as set out above), it is not considered that, in this instance, there would be a significant effect on the appearance of the property.

Conclusion

In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is important to pay special regard to the desirability of preserving the listed building affected by this application and the features of special architectural and historic interest which it possesses.

For the reasons set out above it is considered that the replacement windows will not cause harm to the significance of the asset.

The development therefore accords with Policies CS2 and CS14 of the core strategy of the Charnwood Borough Council Local Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 189 to 193 of the NPPF.

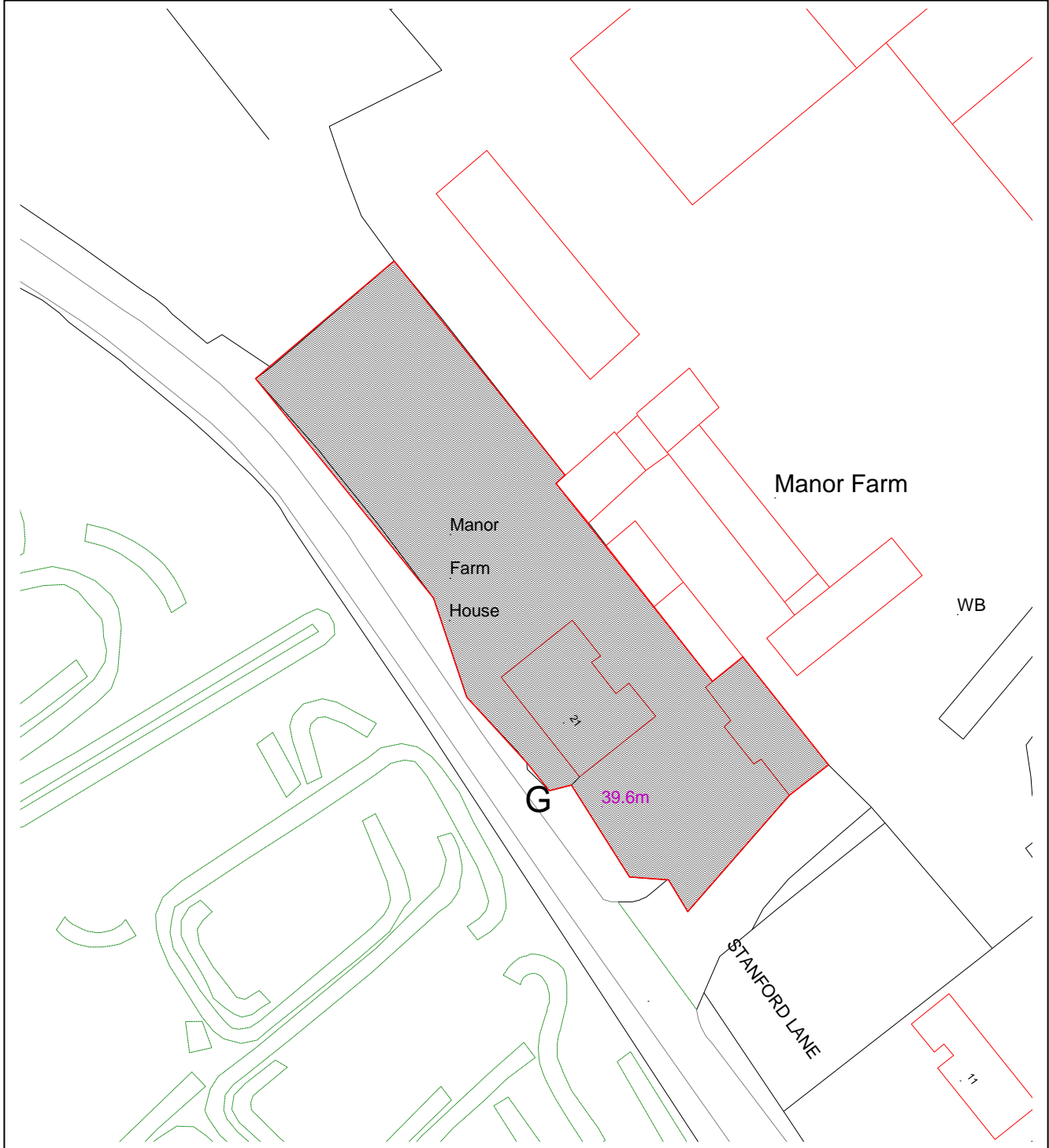
RECOMMENDATION:

Grant subject to the following conditions:

1. The works to which this consent relates, shall be begun not later than 3 years from the date of this consent.
REASON: To comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drw.001a; Drw.002a; Drw.003a; Drw.004a; Drw.005a; Drw.006a and Drw.007a
REASON To define the limits of the listed building consent
3. Any materials used to make good the existing building fabric shall be carried out using materials that match the existing building.
REASON: To ensure that the works are carried out in a way that respects the character and significance of the listed building.

The following advice notes will be attached to a decision:

1. DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DEVELOPMENT - Policies CS2 and CS14 of the Charnwood Local Plan 2011-2028 Core Strategy have been taken into account in the determination of this application. The development complies with the requirements of these policies and there are no other material considerations which are of significant weight in reaching a decision on this application.
2. Planning permission has been granted for this development because the Council has determined that it is generally in accord with the terms of the above-mentioned policies and, otherwise, no harm would arise such as to warrant the refusal of planning permission.
3. Discussion with the applicant to seek an acceptable solution was not considered necessary in making this decision. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.



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