

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 April 2011

AUTHOR/S: Executive Director /(Operational Services)/
Corporate Manager - Planning and New Communities

S/1792/10 - LONGSTANTON

Alterations – Replace 4 windows and 2 doors with double glazed panels. Add new double glazed window in blocked opening at The Grange, St Michaels for Ms Lulu Boscawen

Recommendation: Refusal
Date for Determination: 01 February 2011

Notes:

This Listed Building application has been reported to the Planning Committee for determination at the request of Councillor Riley.

Members will visit this site on the morning of 6 April 2011

Conservation Area

Site and Proposal

1. The Grange is a grade II listed building with 17th century origins but mainly dating from 1787. There is some timber framing in the rear range but the front range to the road and most of the rear range are yellow brick. Some red brick can be seen in the end walls. Roofs are tiles with end parapets and there are two end stacks. There are four 20th century dormers on the front and three 20th century hung sashes in original openings. The one and a half storey building main range is L-shape in plan with a single storey range attached to the gable of the rear range. The single storey attached range comprises kitchen and outbuildings.
2. The Listed Building application proposal involves replacement of existing windows on the ground floor of the south East elevation with double glazed units using Histoglass, which is a 10mm thick to comprise 3mm thick Low E float glass inner pane, 4mm gas filled cavity and 3mm thick Cylinder glass outer pane. The aluminium spacer between the two panes would be painted white.
3. Two replacement doors are also proposed on this elevation. The existing four panelled part glazed door in the main range would be replaced with a part glazed, part boarded door and the boarded door in the outbuilding replaced with the same style of part glazed door with a timber boarded door as a shutter.
4. A new window is proposed in a blocked opening on the north west elevation of the outbuilding. The window would be smaller than the blocked opening and would light a new w.c.

Planning History

5. S/1793/10 – An application for Listed Building Consent for internal alterations and replacement of 4 windows and two doors with single glazed windows and a new window in a blocked opening is recommended for refusal. The windows and doors are the same ones that are the subject of this report.

Planning Policy

6. **South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007:**
CH/3 Listed Buildings
CH/5 Conservation Areas
7. **Planning Policy Statement 5: Planning for the Historic Environment**
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**
Listed Buildings: Works to or affecting the setting of

Consultation

9. **Longstanton Parish Council** – No response

Representations

10. None received

Comments - Key Issues

Impact on the character and appearance of the listed building

11. The existing windows are all single glazed and comprise three multi paned casements with night vents and a fixed multi paned window. The fixed light has lamb's tongue glazing bars and although the architect considers this to be a modern window it dates from the late 19th/early 20th century. The replacement windows would have a white painted spacer bar that would be visible on close inspection or when looking obliquely at the windows. Double glazing would result in a double reflection and the combined effect of this, the heavier profile and the visible spacer bar would detract from the character and appearance of this listed building.
12. Double-glazing is not sustainable as it has a short life, between 10 and 30 years and as they are single units they cannot be repaired – if damaged they have to go to landfill and have to be replaced.
13. Heat savings are minimal in comparison with cost of production and purchase and existing windows the performance of existing windows can be improved by the addition of draughtproofing, insulated curtains or secondary glazing as advised by English Heritage.
14. While there is some support for replacement of the existing modern windows providing that they are single glazed, there is some concern about the proportions of the individual panes and it was suggested that six panes per casement rather than four would be more appropriate giving more historic and vertical proportions. The multi paned fixed light (WG04) should be retained as it is historic and there is no practical reason why it has to be replaced, as there is another window in the kitchen that can be opened for ventilation.

15. The existing door in the rear range (DG01) is a four panelled door with the top two panels glazed. The architect states that this is an internal door but has not provided an assessment of how this conclusion has been reached although this was requested. The design is wholly appropriate for the location on the rear wing and date of the building and it should be retained or replaced like-for-like. The door to the outbuilding is a relatively modern ledged, braced and boarded door but is wholly in keeping with this single storey ancillary range being traditional in form.
16. The replacement doors are part solid and part glazed with boarding to the lower part and a four paned glazed panel above. In addition a door to match the existing boarded door in the outbuilding is to be installed as a shutter to the boot room. The part glazed door is required to light the proposed boot room, which is part of application S/1793/10. Both doors are inappropriate and will harm the character and appearance of the south east elevation.
17. There is an existing blocked opening on the north west elevation and the brickwork appears to be contemporary with the brickwork of this single storey range. The insertion of a window would result in the loss of historic fabric and would look incongruous within the larger blind opening. It is not considered necessary as the w.c could be artificially lit and mechanically ventilated. The architect is concerned about carbon emissions and considers that an opening window is preferable to mechanical ventilation and artificial light but this impact would be minimal and not constant and does not outweigh the harm to the historic fabric and the appearance of the listed building.

Recommendation

18. The recommendation is for refusal of the submitted plans as amended by drawings 250B, 255D and 300A for the following reason.

The proposed replacement of four windows and two doors with double-glazed units will harm the special character and appearance of this historic building. The proportions of the proposed panes will result in glazing that is untraditional in form and disproportionate to the size of the casements. The installation of double-glazed units and doors will detract from the character and appearance of the listed building due to its unsympathetic form and detailing, which includes a spacer bar that will be visible on close inspection and double reflection. The proposed new windows WG07 and WG04 will result in the loss of historic fabric to the detriment of this listed building. The proposals are therefore contrary to Policy CH/3 of the South Cambridgeshire Local Development Framework Development Control Policies DPD 2007 (DPD), Policies HE1, HE7 and HE9 (including 1.2, 7.2 and 9.1) of Planning Policy Statement 5: Planning for the Historic Environment and paragraphs 4.4 - 4.5, 9.33 - 9.34, 9.36 - 9.37 of the South Cambridgeshire LDF Supplementary Planning Documents (SPD) Listed Building SPD – Adopted July 2009.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework, Development Control Policies, DPD, 2007
- Planning Policy Statement 5: Planning for the Historic Environment
- Listed Buildings SPD: Listed Buildings: Works to or affecting the setting of
- Planning File Refs: S/1793/10

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