

DELEGATED DECISION REPORT

HPK/2022/0500
Valid 21/11/2022

1-12
MILNTHORP HOMES
MACCLESFIELD ROAD
BUXTON

PROPOSED SECONDARY
DOUBLE GLAZING TO
INTERNAL FACE OF LOUNGE
WINDOWS FACING
MACCLESFIELD ROAD

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Impact on Listed Building

DESCRIPTION OF SITE

The application relates to Nos.1-12 Milnthorp Homes, which amounts to 3no. blocks of 4 x terraced Almshouses. The buildings are Grade II Listed, dating from the early 20th century and are single storey in scale, facing southwards onto Macclesfield Road with attractive gardens sitting between the principal elevation and public highway.

The main lounge windows on the front elevation area arranged in a 1:2:1 formation, with each having a four-light square bay windows with sashes, with the upper ones having glazing bars. They have a softwood timber frame and are original to the properties.

The supporting statement claims that these windows are thermally inefficient and thus very cold and draughty for the elderly people who reside at the home, particularly during the winter months. It is noted that being close to the public highway, persistent traffic noise and resultant disturbance is also an issue for residents.

PROPOSAL

The application seeks Listed Building Consent to install double glazing to these principal windows in the interests of providing better insulation and heat retention for residents.

The supporting Statement notes that the U-Value of the existing single glazed window is 5.6 w/m²K, and that by installing the proposed secondary glazing, this U-Value is reduced to 1.868W/m²k, thereby resulting in a considerable improvement to the living conditions of residents.

It is stated that the existing structure of the bay windows would not be affected and that the external appearance of the building would remain unchanged.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The Local Development Plan for this site comprises the High Peak Local Plan (2016). Adopted Supplementary Planning Guidance documents and the National Planning Policy Framework (NPPF) are also material considerations in determining applications.

High Peak Local Plan 2016

S1 Sustainable Development Principles
S1a Presumption in Favour of Sustainable Development
EQ7 Built and Historic Environment

National Planning Policy Framework 2021

Achieving Sustainable Development	Chapter 2
Conserving and Enhancing the Historic Environment	Chapter 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2011/0455	Listed Building Consent for new gate on existing entrance (Approved 25 th Nov 2011)
HPK/2013/0321	Listed Building Consent For Renovation/repairs To Front Boundary Wall (Approved 21th August 2013)

CONSULTATIONS

Publicity

Site Notice expiry date: 12th January 2023
Neighbour consultation period ends: 27th December 2022
Press Advert: 5th January 2023

Public Comments

None

Town / Parish Comments

N/A

HPBC Conservation Officer

The Milnthorpe Almshouses are a set of twelve fairly small individual 18th century single storey residences. Some other examples of Almshouses nationally are flats or houses.

At Milnthorpe, the group are arranged in three bays, four residences per bay and are set back from Macclesfield Road. The pattern of the site is angled intricately inward and toward the front lawn, and respective Grade II Listed walls and gated at the roadside.

The survival quality and character of the setting is quite striking, all original windows survive and each bay see a pair of inner Dutch gables, combined to make one, complimented by two outer straight gables with quatrefoils. A notable Renaissance design feature, the Dutch gable construction directs more natural sunlight to flood the interiors. Despite the pleasant aesthetic, this was a conscious design choice as the set of twelve residences are in fact built orientated accurately to the path of the sun here on Macclesfield Road.

The scheme shows the installation of secondary glazing to the interior of each window reveal. Where some bays have slimmer side windows adjacent to the front doors, these too are proposed to have secondary glazing.

The technical advice document '*Historic England, Traditional Windows. Their care, repair and upgrading*' advises on the use of secondary glazing in historic buildings to both prevent the loss of historic joinery and craftsmanship thus protecting the character, and adequately provide thermal comfort and external noise control. Secondary glazing is often undetected from a distance and is a reversible intervention.

I support this proposal. It both respects the significance of the heritage asset of Milnthorpe Almshouses and actively seeks to protect this, whilst providing good living standards for the current residents. There will be no impact imposed on the fabric at Milnthorpe, nor its character.

However, I would like to add at this point, it was noted on site (03.08.2022) that though the original windows are fully intact, some modern repair methods are in situ thus contributing to the draughty frames and interior condensation. Some advice was provided to the architect to mitigate this and ensure the longevity of the original windows is secured. I also discussed the need for interior ventilation to alleviate damp and moisture ingress taking note of the current residents needs. The proposal doesn't include any repair works or interventions to address this, and it should be pointed out that to get good results from this installation, and protect the original joinery, this prior advice must be taken into account. I believe it would be pertinent to address these factors before and or whilst the new glazing systems are installed. I am happy to continue to advise.

OFFICER COMMENTS

Principle of Development

The proposal seeks Listed Building Consent for works to a Grade II Listed Building. As such, the application is subject to Local Plan (LP) Policy EQ7 and relevant restrictive policies relating to the conservation and enhancement of historic assets contained under Chapter 16 of the NPPF, underpinned by Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The principle of development is thus only acceptable where the application can demonstrate compliance with the above legislative and policy context.

Impact on Listed Building

Section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states 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.

LP Policy EQ7 has regard to the Built and Historic Environment. It states that the Council will conserve heritage assets in a manner appropriate to their significance. This will take into account the desirability of sustaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

The building subject of this application, as identified within the supporting Statement, has a strong local historic significance, is of an attractive appearance, and prominent in its immediate setting. As such, any alterations should be handled in a sensitive manner.

The Council's Conservation Officer has provided detailed comments which offer full support to the proposals as submitted, concluding that they would respect the significance of the heritage asset and thus preserve the architectural interest and historic fabric of the building. As such, it is considered that the proposed development accords with LP Policy EQ7, relevant restrictive national policies contained under Chapter 16 of the NPPF, and Section 66 of the Act 1990.

Comments in connection with interior ventilation and repair methods to existing windows are noted and are recommended as an informative. These comments do not however prevent these current proposals from being approved.

CONCLUSION / PLANNING BALANCE

LP Policy S1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The application seeks Listed Building Consent for upgrade works to existing windows to install double glazing to principal windows within the Grade II Listed 1-12 Milnthorpe Almshouses, Macclesfield Rd, Buxton.

An assessment of the proposals, which take account of detailed comments provided by the Conservation Officer, has found the proposals preserve the architectural features and historic fabric of the building, and as such, accord with LP Policy EQ7, and relevant paragraphs under Chapter 16 of the NPPF, underpinned by Section 66 of the Act 1990.

The application thus constitutes a sustainable form of development and therefore in line with LP Policy S1a and paragraph 11 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION : Approve with Conditions

Case Officer: James Stannard

Recommendation Date: 16th January 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council