

DELEGATED DECISION REPORT

HPK/2021/0066
Valid 30/03/2021

SPRING MOUNT 53 SPRING
BANK
NEW MILLS

PROPOSED REPLACEMENT
OF WINDOWS WITH PVCU
DOUBLE GLAZED SASH
WINDOWS.

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Conservation Area (Heritage)
- Design

DESCRIPTION OF SITE

Spring Mount is a detached dwellinghouse of stone and slate, which sits above the road level. The front of the property curtilage has a stone wall boundary treatment and steps up to the front door. The front elevation has a large bay window with timber sash window panes and a slate roof. the upper floor windows are both one over one timber sash windows.

Spring mount is located within the New Mills conservation area. Spring Bank has a variety of house types, most being traditional in nature built from stone and slate with timber windows. However there are also some more modern houses such as no. 55 and 55 which are a pair of modern semi-detached dwellings.

PROPOSAL

Planning permission is sought to replace all existing timber windows uPVC sash windows. The new proposed windows will be a wood affect uPVC in white. Since the initial comments of the conservation officer sectional details have been received, along with precise measurements of the windows to be replaced.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
S 2 Settlement Hierarchy
EQ 6 Design and Place Making
EQ 7 Built and Historic Environment
CF 6 Accessibility and Transport

National Planning Policy Framework

Section 4 – Decision-making

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0003/7547 – Replace bay window and front and side windows with Box Sash windows and replace plastic guttering with cast iron guttering. APPROVED
02/11/1998

CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/2021

Neighbour consultation period ends: 05/05/2021

Press Advert: 13/05/2021

Public Comments

Neither (0)

Objection (0)

Support (1)

Replacing the tired windows in keeping with a lovely old house and improving the house's carbon print is strongly supported

Town / Parish Comments

New Mills Town Council: No objection

Environmental Health

N/A

Derbyshire County Council Highways

N/A

HPBC Conservation Officer

Objection. Proposed replacement of all timber windows with UPVC windows (Genesis brand). It is a prominent, elevated, detached property (dated 1880) which was constructed alongside the Primitive Methodist Chapel (1876), the latter now demolished. The property is of four floors, although only the ground and basement are prominent from the road. It has 13 vertically-sliding, single-glazed sash windows, including a bay to the front, and 3 modern double glazed windows to side and rear

which are not prominent). It is noted that the windows are an essential part of the building's character and any replacements should ensure that the appearance is preserved. The proposed windows will be vertically-sliding and the application claims that they replicate the appearance of a traditional sash, finished in 'white grain'

No detailed drawings have been submitted to demonstrate that the proposed sections will match the existing nor confirmation as to whether the carcass of the bay will be replaced. These are required before the application can be progressed. Query also whether the front door and fanlight are to be replaced?

Need clarification on whether the bay carcass is also to be replaced in UPVC and details of this would be required. It is highly unlikely that we would support the carcass of the bay to be replaced in UPVC as I have not seen this successfully executed in UPVC.

Need details of existing and proposed joinery to assess how the appearance of the windows will change.

OFFICER COMMENTS

Principle of Development

LP Policy S 2, which states that development should be directed towards sustainable locations, including Market Towns such as New Mills. The site is situated within this built-up area boundary and New Mills Conservation Area. Therefore the principle of the development can only be acceptable provided that there would be no harm to the character and appearance of the heritage asset.

Design and heritage

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

LP Policy EQ 6 states that all development should be well designed, of a high quality and respond to the areas character, history and scale. Policy EQ7 sets out that the Council will conserve heritage assets in a manner appropriate to their significance. Development should sustain and enhance their significance.

Section 16 Paragraph 199 of the NPPF 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 This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 202 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is proposed to replace the existing timber windows with upvc windows. The proposed sash style windows will be an almost like for like replacement for the majority of windows on Spring Mount. However, concerns arise from the replacement of the existing timber bay windows with upvc. The proposed upvc bay window will detract from the character of the property and conservation area due to its prominent position. As such it is felt that the proposed plans will cause less than substantial harm to the conservation area.

It has been suggested that timber joists/pillar should be retained and only the window opening should be upvc. However the applicant identified the following restrictions to this suggestion:

“In theory this approach could work but in practise it would be extremely difficult to execute and achieve the required look. The problem with your bay is that the windows are not separated by stone and therefore they would need to be manufactured as one piece. Furthermore it is load bearing and therefore structural. A timber ‘carcass’ would need to be sufficiently strong enough to support the weight of the roof so I would assume that quite a thick section of timber would be required. Add that to the thickness of the PVCu frames and I worry that it might not look right.

Another consideration is the external sill which would have to be PVCu as Genesis cannot make the sash windows them without. Sitting load-bearing timber carcass on a PVCu frame is not something we recommend and I doubt many joiners would want to take such work on.”

As such a timber ‘carcass’ would not provide the structural support to the wall and bay roof which is necessary for structural stability. In order to achieve sufficient structural support the timber carcass would need to be of a substantial thickness, creating a negative visual impact upon the bay window. Therefore, insisting upon timber pillars would have a greater visually harming effect upon the conservation area.

The proposed upvc bay window will create an appearance similar to that of the existing timber bay window. The existing timber bay has generous supporting columns around the windows, and therefore the carcass lacks the finesse of traditional stone mullions, supporting timber windows. In this particular case it is considered that the proposal should be allowed despite the less than substantial harm it will cause. The proposed windows will improve the thermal efficiency of the property helping work towards the High Peak commitment to being carbon neutral by 2030. While the thermal and carbon benefits of upvc windows are not usually considered to be a public benefit in such cases this is considered to be a unique case where a timber alternative would not be considered to be more beneficial than the uPVC than is proposed due to the individual issue of structural soundness of supporting the bay roof.

Therefore it is considered that the proposals although causing less than substantial harm to the heritage asset, the public benefits outweigh the harm identified.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

LP Policy EQ 6 states that all development should achieve a satisfactory relationship to adjacent development and doesn't cause unacceptable effects by reason of vision intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The Adopted Residential (SPD) (2005) paragraph 8.6.1 states that there should be 21 metres between adjacent inhabitable windows to provide an acceptable level of amenity.

The proposed replacement windows will go into the existing window openings, therefore not impacting upon neighbouring amenity,.

Highway Safety

The proposal will not impact upon the amount of parking required at the site. The application will

CONCLUSION / PLANNING BALANCE

It is considered that the public benefit of approving the proposed replacement windows outweighs the less than substantial harm to the conservation area. Therefore on this standalone occasion, the application is recommended for approval.

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 7th March 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council