
From: planningcomments@highpeak.gov.uk
Sent: 27 September 2023 12:49
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0342 Site Address: Laneside Cottage Charley Lane Chinley Derbyshire SK23
6DY Comments by: James DarwinGeorgian Group

From:
6
Fitzroy Square
Camden
London

W1T 5DX

Phone:

Email:

Submission: Neither

Comments: Dear Sirs,

Thank you for informing the Georgian Group of an above application for listed building consent affecting the above grade II listed building. The Group has concerns about this proposal for the following reasons.

Laneside Cottage is a well-preserved double-fronted stone dwelling which is believed to have been constructed in 1817. It has stone mullions within which are set a mixture of small pane leaded lights and wooden casements. The applicant wishes to replace these windows and undertake other works. Unfortunately, the information provided on the age, significance and condition of the windows is inadequate. The Group is particularly concerned by the proposal to replace the existing small-pane leaded lights with larger panes to an unspecified design.

Historic England's 'Traditional Windows Their Care, Repair and Upgrading' (2017) advises that 'the loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing also make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today.' The loss of historic joinery and glazing patterns will inevitably result in a degree of harm to the significance of the listed building, the loss of crown or other early glass can also cause harm to the significance of a listed building. Historic England's 2017 advice (see above for reference) recommends that 'an assessment of the significance of a window or windows and the contribution they make to the overall significance of a building is the key first step in deciding the right course of action. Surviving historic fenestration is an irreplaceable resource which should be conserved and repaired whenever possible.'

Where historic fabric is to be removed a degree of harm will inevitably be caused to the significance of the listed building. The NPPF (2021), paragraph 200 makes clear that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. Sadly, an adequate justification has not to date been provided for the wholesale removal

and replacement of the existing historic joinery and leaded lights, as information on their individual condition, and on the costs associated with their repair has not been provided. It is therefore not possible to assess whether a robust case for their complete replacement has been made.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building, registered landscape, or their setting, a local planning authority must have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings.

We would urge the applicant to withdraw this application until such time as the issues highlighted within this letter can be adequately addressed. If the applicant is unwilling to do so then listed building consent should be refused.

Yours faithfully

James Darwin (Head of Casework)

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