

Email: dhbrind@aol.com
Mobile: 07989 710832
Landline: 01298 402322

6 Grosvenor Mansions
Broad Walk
Buxton
SK17 6JH

24 July 2026

Mr Ben Haywood
Senior Planning Officer
High Peak Borough Council

Dear Mr Haywood

Conditions of Planning & Listed Building Consent: HPK/2026/0034 and 0035

I write in response to your letters Granting Consent, dated 22 May 2026, and your further Validation letter of 6 July.

A great deal of the information which you are requesting was included in the original application so I will take those details as the basis for this response, supplementing them (in bold italics) as necessary.

The attached Condition Survey, undertaken by my joiner, provides an Assessment of the existing windows, setting out the state of the sashes and the necessary and possible interventions. (Condition 4)

The following Methodology, ***requiring exclusively hand-held joinery tools***, is taken from the application:

- Each pair of sashes will be carefully removed, freeing them when necessary from the encasing paintwork.
- Each sash will then be cleaned of excessive paint and rubbed down. This will reveal whether any minor repairs are required or whether a replacement sash will be required. (Visual inspection suggests that this may be necessary for the bedroom and kitchen windows but any replacement sash or part sash will match exactly the original.)
- The beading will be cleaned of paint build up.
- The rebate of each sash will be slightly widened to take the new glazing.
- ***The glazing will be delivered direct to the premises by Histoglass in line with the Storage and Handling Guidelines, included in their attached Installation Instructions.***
- Each sash will be reglazed with Histoglass ultra slim HD10 thin double glazing and putty pointing applied.
- ***The attached Histoglass Installation Instructions specify in detail the steps to be followed in fitting the glazing into the sashes.***
- The sash boxes will be opened up, refurbished as necessary and new lead weights, pulleys and sash cords fitted. ***The weights will be sufficient to safely balance the ultra-slim glazing, which weighs 15kg/m2 (Histoglass data). The size of each sash is approx. 0.9m2.***
- The sashes and beads will be ***reprimed*** and repainted – externally in white gloss to match the existing paintwork, ***and in satinwood brilliant white internally.***
- New draft proof brushes will be applied to the beading and meeting rails, ***as illustrated in the attached Glazing Detail***

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- The sashes will be refitted and any blemishes to the paintwork touched up.
- New heritage style Brighton window fasteners, sash lifts and sash rings will be fitted: ***in satin chrome to conform with existing fittings elsewhere in the flat.***
See: www.houseofbrass.co.uk/window-fittings
- ***When removing the 4 panes identified as historic glass, every attempt will be made to avoid damage and then to recycle it to an appropriate outlet.***

The above plan is based on professional advice obtained from the contracting joiner, an architect and the Histoglass manufacturers and technical team. There is no reason to anticipate any problem or complication, given the advice obtained.

However, regarding Condition 5, two possible but highly unlikely contingencies could be:

a. It emerges that the sash frames cannot support the double glazed units. In this case, as mentioned in my original submission, we would have to reinstate single glazing; either in the original sashes or in replacement sashes made to match the original dimensions and design. Histoglass mono-glazing could be used; this would maintain the aesthetic of the windows whilst providing a degree of additional insulation.
See: [MONO replacement single glazing for period properties | Histoglass](#)

b. The existing sash frames, once removed, prove too rotten or distorted to be reinstated. As the Condition Survey suggests, this is very unlikely in the case of the Bay windows overlooking Broad Walk but could be the case with the windows in the bedroom and the kitchen. In this case new wooden sashes would be made, replicating the design and dimensions of the original sashes.

I attach a 1:20 plan of the window sashes before and after any intervention; and a 1:5 Glazing Detail drawing.

Yours sincerely

David Brindley

Attachments:

Windows Condition Survey

Histoglass Installation Instructions

Window Plan Scale 1:20

Glazing Detail