

4.2 - 13/02452/LBCALT Date expired 1 November 2013

PROPOSAL: Replace the existing single glazed timber sashes with double glazed timber sashes within the existing timber window frames.

LOCATION: Rashleigh , High Street, Brasted Westerham TN16 1JA

WARD(S): Brasted, Chevening And Sundridge

#### **ITEM FOR DECISION**

Councillor Firth wishes to refer this application, for the Development Control Committee to determine whether the external alterations suggested are in character or compatible with SDC Core Policy SP1, the NPPF and the PPS5 Practice Guide.

**RECOMMENDATION:** That listed building consent be REFUSED for the following reasons:-

The introduction of new double glazed windows would be seriously detrimental to the historic fabric and character of this grade II listed building. As such the works would be contrary to policy SP1 of the Sevenoaks District Core Strategy and Government advice in the form of the National Planning Policy Framework and the English Heritage Planning for the Historic Environment Practice Guide.

#### Description of Proposal:

- 1 Works are proposed to the existing Grade II listed building by replacing the existing single glazed timber sash windows with double glazed timber sashes within the existing timber framed windows.

#### Description of site:

- 2 Rashleigh is a two storey detached dwelling located on the southern side of Brasted High Street. Other dwellings within the High Street can be found and varied in their appearance, to which many of them are listed. Rashleigh is nineteenth century origins with a coach house to the rear.
- 3 The site is located within Brasted High Street Conservation Area, Area of Outstanding Natural Beauty (AONB) and Area of Archaeology Potential.

#### Constraints:

- 4 Area of Outstanding Natural Beauty;
- 5 Area of Archaeological Potential;
- 6 Area of Special Advertisement Control;
- 7 Grade II Listed building;
- 8 Brasted High Street Conservation Area

## Policies:

### *Sevenoaks District Local Plan*

9 Policy - EN1, EN23

### *Sevenoaks District Core Strategy*

10 Policy - SP1, L07

### *Other*

11 The National Planning Policy Framework paragraphs -14, 126, 129, 131

12 PPS5 Practice Guide – *(note - The references to PPS5 policies in the document are obviously now redundant, but the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF).*

## Relevant Planning History

13 04/00024/FUL Change of use of redundant workshop garage and storage area to residential unit – Refused (ALLOWED AT APPEAL)

04/02032/LBCALT Replacement door/window to listed building. New windows, door and fencing to building within curtilage of listed - Refused (ALLOWED AT APPEAL)

13/01482/LBCALT Erection of a single storey rear extension to provide a larger garage and a first floor rear extension to provide home office accommodation with an external staircase, chimney and rooflights to East and West elevations to the coach house within the curtilage of Rashleigh – REFUSED (AT APPEAL)

13/01482/FUL - Erection of a single storey rear extension to provide a larger garage and a first floor rear extension to provide home office accommodation with an external staircase, chimney and rooflights to East and West elevations to the coach house within the curtilage of Rashleigh - REFUSED (AT APPEAL)

## Consultations

### *Brasted Parish Council*

14 Supports the application subject to approval by the Conservation Officer

### *SDC Conservation Officer*

15 Raises objection as the replacement sashes together with the use of double glazed units would compromise that historic fabric of this listed building and detrimentally affect its historic character and appearance.

## Representations

16 None received.

## Chief Planning Officer's Services Appraisal

### Main considerations

- 17 The principle issue in this instance is whether the proposal conforms to section 12 of the National Planning Policy Framework (NPPF) and the impact of the proposed works upon the listed building and conservation area.
- 18 In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), it is the Council's statutory duty and obligation to have regard to the preservation and enhancement of Listed Buildings. Therefore, the principal issue to consider in the determination of this application is the impact of the proposal on the character and integrity of the Listed Building.
- 19 Paragraph 126 of the NPPF describes heritage assets as '*an irreplaceable resource*' and states that they should be conserved in a '*manner appropriate to their significance*.'
- 20 Paragraph 129 of the NPPF identifies how, in decision making, local planning authorities should identify and assess the particular significance of any heritage asset affected by a proposal (including by development affecting the setting of a heritage asset) and utilise this assessment when considering the impact of a proposal on a heritage asset in order to avoid or minimise conflict between the conservation of the heritage asset and any aspect of the proposal.
- 21 Paragraph 131 indicates that in determining planning applications the Local Planning Authority (LPA) should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their 'conservation'. Paragraph 133 states quite clearly that "*where a proposed development will lead to substantial harm to, or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*".
- 22 Further to the above, the Planning Policy Statement 5 Practice Guide states in paragraph 152 that: '*doors and windows are frequently key to the significance of the building*.' Change is therefore advisable only when the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail. Paragraph 179, states that the historic fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration.
- 23 In addition to the above, at a local level policy SP1 of the Core Strategy states that the district's heritage assets including listed buildings and conservation areas will be protected and enhanced.
- 24 Rashleigh itself is a Grade II Listed Building fronting the High Street. It is proposed to replace all of the multi-paned sliding sash timber windows (excluding the frames) with new double glazed sashes.
- 25 The majority of these windows within the building are historic, which would mean loss of the original timber as well as the glass. Alterations to windows can have a significant impact on the special character of a building as an historic asset, as

evidenced in national policies and legislation. They are the most visible element of the design of a building's façade, and alterations, as proposed, would greatly modify the overall appearance of a building.

- 26 It is considered that the introduction of replacement windows that do not respect historic detail and are not an accurate reproduction, can devalue historic joinery. The introduction of double glazed panes increases the glass dimension from 2, 3 or 4mm (a single sheet) to at least 15mm (2 x 4mm panes of glass, plus a small air gap of 7 mm). By doing so, detailing of the windows are compromised, and the overall frame depth is also increased. This change in the external appearance of the windows would be obvious as the middle rail of the two sashes, is where the extra depth can be easily seen and changing the thickness of the glazing panels changes the historic appearance of the building to its detriment. Moreover, the change from single to double glazed panes would be noticeable from some distance away outside the building, by virtue of different reflective qualities of the double glazed units compared with single glazing. The non-traditional appearance of the windows would also be seen in short range views from inside and outside the building, when the seals and spaces within the double glazed units would be evident. This would detract from the historic character and appearance of this listed building.
- 27 The justification advanced by the applicants for the use of the glazing and replacement of the existing sashes to reduce the level of exposure of road noise within the dwelling and assist in energy efficiency gain is not considered to be an overriding factor to overcome the harm to the change in the buildings character and appearance.
- 28 As harm can be identified by the introduction of inappropriate glazing which neither preserves nor enhances the overall character and appearance of the listed building, the development would not comply with policy SP1 of the Core Strategy and the aims and objectives of preserving and enhancing heritage assets as set out the NPPF.
- 29 It is noted that this site is within the Brasted Conservation Area however the examination of the Conservation Area issues is for any forthcoming planning application to determine and in this instance, is not a relevant consideration.

#### Other matters

- 30 The Conservation Officer objects to this application for reasons already set out in the preceding paragraphs.
- 31 It is noted that the property did have replacement windows to the rear of the listed building that were subject to an appeal in 2005, but these replacement windows were only single glazed unit not double glazed.
- 32 Members are reminded that other alternatives are available to the applicant. For example secondary glazing which is usually more appropriate than double glazing where the window itself is significant or the use of internal timber shutters. Both would have the same desired effect than the insertion of double glazed units. In addition, Part L of the Building Regulations that relates energy efficiency within buildings, makes historic buildings exempt from the requirements under this legislation.

## **Conclusion**

33 As a consequence of the above, the proposal would fail to preserve and enhance the Listed Building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), established development plan policy and national guidance.

## **Background Papers**

Site and Block Plans

Contact Officer(s):

Sean Mitchell Extension: 7349

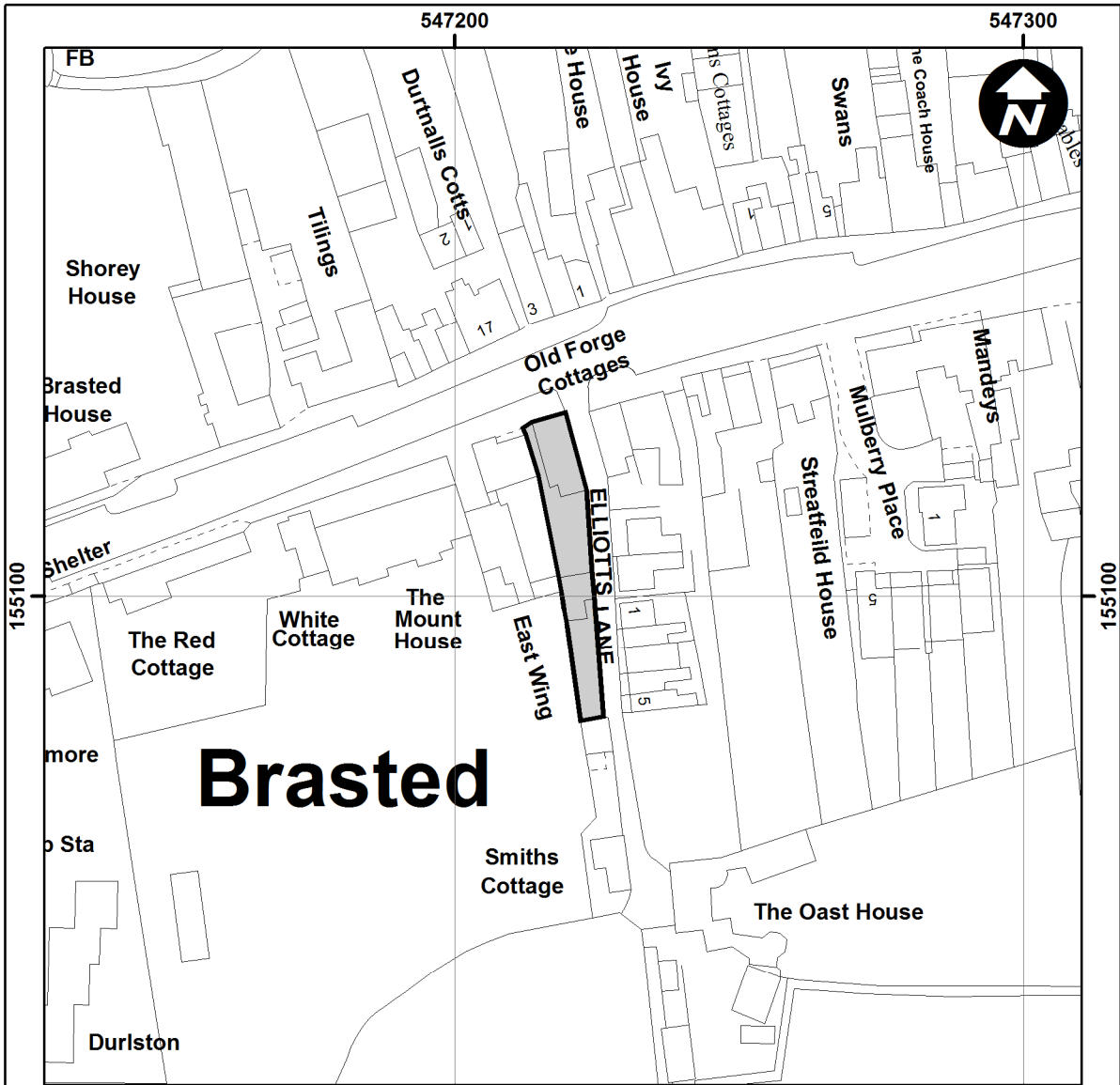
**Richard Morris**  
**Chief Planning Officer**

Link to application details:


<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MRGJGPBK8V000>

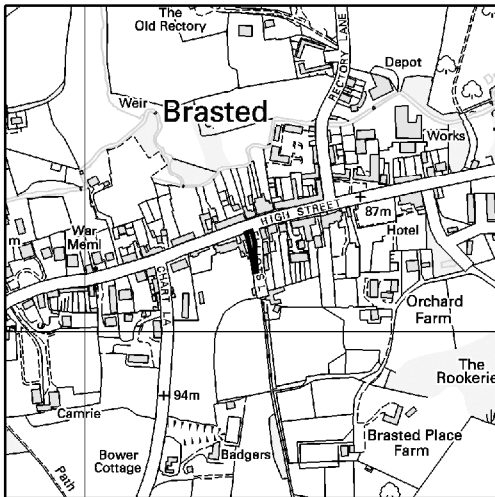
Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MRGJGPBK8V000>



# Brasted

<h2>Site Plan</h2>	
<b>Scale</b>	1:1,250
<b>Date</b>	13/11/2013
 <p><b>Sevenoaks</b> DISTRICT COUNCIL</p>	
<small>This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sevenoaks District Council, 100019428, 2013.</small>	



**BLOCK PLAN**

