

Conservation Officer comments for: 26/00791/LBC

Proposal: Replacement of the existing French doors on the west elevation and the upper-floor coach house window with bespoke timber joinery

Site: 43 Main Street, Newbold Verdon

Date Submitted: 02/10/2026

This proposal seeks listed building consent for a replacement set of French doors and a replacement window at 43 Main Street, Newbold Verdon which is a grade II listed building. 43 Main Street (also known as the “Old Rectory”) is an early 19th century former rectory, now house, and is of special historical and architectural interest. The listed building entry identifies the building as “Former rectory now house. c. 1820 with later C19 rear wing, Red brick with pale headers, ashlar dressings, hipped slate roof with overhanging eaves, 4 brick wall stacks. 2 storey 3 bay front with central 6 panelled door, flanked by single glazing bar sashes. The ground floor openings have cambered ashlar lintels with keyblocks. To the first floor are 3 glazing bar sashes to eaves. The 3 bay side front is similar but with central French window. Interior retains stick baluster stair with wreathed handrail and oval skylight with glazed dome above stairwell, Plaster cornices in principal rooms.”

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.

Chapter 20 of the National Planning Policy Framework (NPPF) (2026) provides the national policy on conserving and enhancing the historic environment. Policies HE4, HE5 and HE6 of the NPPF require substantial weight to be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance, for any harm to the significance of a designated heritage asset to have clear and convincing justification, and for that harm to be weighed against the public benefits of a proposal.

Policies DM11 and DM12 of the Site Allocations and Development Management Policies (SADMP) DPD seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.

The proposal seeks to replace a set of French doors on the east elevation of the main house and an upper floor window on the coach house. The French doors are of a reasonable age but are not a component of the original construction of the building. They have deteriorated and repairs are not viable due to the age and conditions of the existing woodwork. The proposal is to replace the doors with a traditional hardwood material and slightly altered style providing an improved appearance consisting of larger glazing sections separated by slim glazing bars of the same profile as the flanking sash windows. The windows would remain single glazed. Similarly, the window to the coach house is of a traditional character but is not original fabric and is in a deteriorating condition. The proposal is to replace this window with a slightly altered profile to better reflect the size of the opening whilst still allowing for an opening light. It would continue to be of a timber framed material, with single glazing and slim glazing bars of a traditional profile.

Overall, it is considered that the replacement windows and doors are of an appropriate and traditional character, materials and specification. As such the proposal is compatible with and would preserve the significance of the grade II listed building known as The Old Rectory, 43 Main Street. Therefore, the proposal complies with Policies DM11 and DM12 of the SADMP, Chapter 20 of the NPPF and the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.