

Delegated Report

Planning Reference 25/00389/LBC
Applicant(s) Mr Alastair Winner
Ward Newbold Verdon with Desford and Peckleton



Hinckley & Bosworth
Borough Council

Application Site Old White Cottage, 2 Newbold Road, Desford

Proposal Replacement of 17 windows

Case Officer Sullivan Archer (Senior Planning Officer)

1. Recommendations

1.1. **Grant Listed Building Consent** subject to:

- Conditions detailed at the end of this report.

2. Planning Application Description

2.1. This application seeks Listed Building Consent for the replacement of 17 single glazed softwood windows with hardwood sapele white painted windows with heritage double glazed K glass and argon gas filling at the Grade II Listed Building, Old White Cottage, 2 Newbold Road, Desford.

2.2. 11 of these replacement windows are proposed on the main building itself, with seven of those being on the front elevation of the property, five are proposed within a rear extension, and a further replacement window shall be within the garage.

2.3. The Applicant has highlighted that the existing windows are weathered, rotting, and suffer from compromised glazing, seized mechanisms and poor ventilation.

3. Description of the Site and the Surrounding Area

3.1. The Old White Cottage is a Grade II Listed Building to the north of Newbold Road within the Desford Conservation Area. The National Heritage Listed Building Entry 1361382 confirms that the structure dates from the 17th century and was altered in the 20th century.

3.2. The property is a timber-framed structure that is underbuilt in brick and rendered finishes. The front of the Listed Building features a five-bay light glazing bar casements and a 19th century wooden open porch. The property features a thatched roof with a single brick axial stack and three through-eaves thatched eyebrow dormers that have light casements. To each end of the property is single storey outshoots with slate roofs and tall wall stacks.

4. Relevant Planning History**4.1 15/01269/HOU**

- Demolition of existing garage and erection of 1.8m fence and gates
- Permitted
- 02.02.2016

4.2 15/01263/LBC

- Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence
- Permitted
- 02.02.2016

4.3 15/01262/HOU

- Removal of existing access gates, removal of shrubs, erection of hardstanding, retaining wall and timber fence
- Permitted
- 02.02.2016

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site, and a notice was displayed in the local press. No responses had been received.

6. Consultation

- 6.1 The Council's Conservation Officer stated that the replacement windows are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building, subject to a planning condition that ensures that the replacement windows are painted white, are fitted in the same window reveal position, and are not installed with trickle vents.
- 6.2 Historic England did not offer any advice on the application and Desford Parish Council did not respond to the application.

7. Policy

- 7.1 Core Strategy (2009):
- N/A

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.3 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

7.4 Other Relevant Guidance:

- Good Design Guide (2020)
- National Design Guide (2019)

8. Appraisal

8.1. The key issue in respect of this application is the impact of the development on the Listed Building and the Desford Conservation Area.

8.2 Section 66 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 special features of special architectural and historic interest which it possesses.

8.3 Chapter 16 of the National Planning Policy Framework provides the national policy on conserving and enhancing the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

8.4 Paragraph 212 of the NPPF confirms 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The need for clear and convincing justification is re-iterated in Policy DM12 of the SADMP.

8.9 Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings and development affecting the setting of Listed Buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting. Development proposals should ensure the significance of a conservation area is preserved and enhanced.

- 8.5 The Planning Practice Guide (PPG) and Historic England Advice Note 2 (HEAN2) Making Changes to Heritage Assets sets out how the policies of the NPPF are expected to be applied and includes guidance on the conservation of and making changes to the historic environment.
- 8.10 The 17 existing windows were installed in the 1980s during a period of renovation and consist of softwood frames that have variations of one, two, or three lights with glazing bars. Subsequent secondary glazing systems have also been installed behind some of these windows. The existing windows are of a traditional timber material and have traditional cottage-style multi-glazing bars that respect the historic and architectural interest of the Listed Building. However, the existing windows are of limited interest within their own right as they are not historic or original fabric, nor do they date back to the earlier origins of the Listed Building.
- 8.11 Whilst the issues with the existing windows raised by the Applicant could possibly be addressed by a comprehensive programme of repairs and refurbishment, given that the windows are of limited interest, this is not considered to be the only viable approach to ensure the conservation of the historic and architectural interest of the property. Through the provision of replacement windows, it is appreciated that the visually intrusive secondary glazing system behind some of the windows can be removed from the Listed Building.
- 8.12 The Heritage Statement confirms that the replacement windows shall be like-for-like in appearance to the existing windows and include matching dimensions, glazing bar patterns, and the same number of lights. The new windows shall be constructed in sapele hardwood and feature slimline double-glazing units.
- 8.13 A window profile drawing has been submitted as part of this application, but it is noted that this is not to a recognised scale. However, the window profile drawing demonstrates a traditional profile for the replacement windows including the position of fixed and opening light sections, glazing bar positions, and moulding details.
- 8.14 It is therefore considered that the replacement windows are suitably specified, and their proposed traditional character and appearance is considered to respect the special interest of the Listed Building. However, to ensure the replacement windows have an appropriate appearance, a planning condition can be utilised, as recommended by the Council's Conservation Officer, to ensure that the new windows frames are painted white, that the new windows are fitted within the same window reveal position as the existing windows, and that no trickle vents are installed within the replacement windows.
- 8.15 By virtue of these factors, it is considered that the proposal is compatible with the significance of the Grade II Listed Building known as the Old White Cottage, 2 Newbold Road, Desford. Therefore, the proposal is considered to be in accordance with Policies DM11 and DM12 of the SADMP, Chapter 16 of the NPPF and the statutory duty of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

9. Equality Implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 The proposal is compatible with the significance of the Grade II Listed Building known as the Old White Cottage, 2 Newbold Road, Desford. Therefore, the proposal is considered to be in accordance with Policies DM11 and DM12 of the SADMP, Chapter 16 of the NPPF and the statutory duty of Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

10.2 **Grant Listed Building Consent subject to:**

- Conditions detailed at the end of this report.

10.3 **Conditions and Reasons**

1. The works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To conform with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Drawing – Window (submitted: 10.04.2025)
- Site Location Plan (submitted: 10.04.2025)

Reason: To preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The replacement windows hereby permitted shall be:

- Constructed with white painted hardwood frames that are fitted with slimline heritage double glazing
- Designed to match the glazing bar pattern, rebates, and opening mechanisms of the existing windows
- Fitted within the same reveal openings as the existing windows

No trickle vents shall be installed within the replacement windows. Any additional ventilation measures, if required, should be positioned within the window to ensure that they are visually unobtrusive

Reason: In accordance with the submitted Heritage Statement (submitted: 10.04.2025) and to preserve the special interest of the building in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Policies DM11 and DM12 of the Site Allocations and Development Management Policies Development Plan Document (2016).