

Delegated Report

Planning Ref: 24/00681/LBC

Applicant: Mrs Steven Bates

Ward: Burbage St Catherines & Lash Hill



Hinckley & Bosworth
Borough Council

Site: Archer Cottage Church Street Burbage

Proposal: Replacement of 4 windows to front elevation and 1 to the rear and alterations to 1 window fitting

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning consent to replace the four casement windows on the front elevation, including structural alterations to one of the windows, and replace one casement window on the rear elevation at Archer Cottage, Church Street, Burbage.
- 2.2. The majority of the proposed replacement windows will host the same dimensions as the existing, other than the ground floor right-hand side window, which is to be slightly reduced in height. They will also host the same opening and fixed light arrangement as existing for each window
- 2.3. The proposed external materials include the use of slim glazing bars, slim double glazing units, timber material (sapele) finished in ebony oil (on the front elevation) and white paint (for the rear elevation) and the addition of a lintel above the ground floor right-hand side window. The existing metal secondary glazing units are to be removed.
- 2.4. Additional information was sought from the applicant during the application process.

3. Description of the site and surrounding area

- 3.1. Archer Cottage is a grade II listed building (two storey semi-detached dwelling) of special historic and architectural interest located within the historic village core/conservation area of Burbage.
- 3.2. The building dates from the late-16th century and retains fabric from this period including elements of original timber framing used for its construction. The listed building entry (National Heritage List England (NHLE) ref 1361309) identifies the building as "a house. Late C16 under built in C19 and restored in C20. Close studded timber framing on first floor with curved braces and rendered infill panels over jetty on joist ends lately revealed. Rendered ground floor; plain tile roof and brick ridge stacks to left and right of centre, and at right end. 2 storeys. Irregular fenestration of 2 windows on first floor and 2 on ground floor, all casements of various sizes, with tripartite sash of which only the centre part opens to left on ground floor. Blocked ovolo-mullioned 2-light window on first floor. Boarded door to left and panelled door under shallow pentice hood to right."
- 3.3. The cottage (and adjoining dwelling) is adjoined by a public parking area to its east and beyond the intervening highway (Church Street) lies a linear row of buildings, containing a pair of dwellings built in a similar vernacular and 2/3 storey brick

buildings (now used as a members club and retail premises) dating from early-mid 19th Century. St Catherine's Church and its Church Yard is located on an elevated plot (surrounded by a 1.5 metre stone wall) directly to the north-west of the host dwelling's gable wall (to where the proposed replacement features will be sited).

4. Relevant planning history

16/00051/HOU

- Single storey rear conservatory
- PER
- 14.04.2016

16/00052/LBC

- Single storey rear conservatory
- LISTED
- 14.04.2016

21/00571/LBC

- Replacement Oak timber beams and windows (with wood fibre inserts and lime render finish) within existing gable end.
- LISTED
- 14.10.2021

24/00680/HOU

- Replacement of 4 windows to front elevation and 1 to the rear and alterations to 1 window fitting
- APPRET
- 06.08.2024

86/00870/4L

- ALTERATION TO EXPOSE BEAMS SUPPORTING FORMER JETTIED UPPER STOREY AND NEW BRICK COURSES TO PROVIDE WEATHERING TO RENDERED LOWER BRICK WALL
- LISTED
- 29.09.1986

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.
- 5.2. No objections have been received.

6. Consultation

- 6.1. Burbage Parish Council;

- No objections have been received.

6.2. HBBC Conservation Officer:

“This application comprises of a proposal to replace the four casement windows on the front elevation of the building, including structural alterations to one of the windows, and replace one casement window on the rear elevation. The ground floor windows and first floor left-hand side window likely date from the late-19th century. The first floor right-hand side window on the front elevation likely dates from the mid-20th century when alterations were made to increase the width of the opening. The window on the rear elevation also appears to date from the mid-20th century. Each window is of a traditional timber frame material and all have modest proportions giving them a simple domestic style, giving them an appearance that to varying degrees contributes to the historic and architectural interest of the listed building. More recently metal framed secondary glazing has been installed behind the existing windows, with this glazing being of relatively poor quality and appearance.

The windows proposed to be replaced are of some heritage interest, however all are in a particularly poor condition and having been subject to numerous instances of repair within recent times their condition has continued to deteriorate and are now considered to be beyond further viable repair. In addition, the ground floor right hand side window has seen alterations that mean it has not lintel support with the timber stud frame of the front elevation sitting on the window head, which may cause long-term structural issues with the historic fabric of the building. It is therefore considered that the proposed replacement of the existing windows can be justified subject to a suitable specification.

A replacement window specification and associated drawings have been provided which confirms:

- *The same dimensions as existing for each window, other than for the ground floor right -hand side window where the its height will be reduced slightly due to the structural concerns window light arrangement with central opening casements*
- *The same opening and fixed light arrangement as existing for each window*
- *Use of slim glazing bars to match the style of the original windows*
- *Use of slim double glazing units*
- *Timber material (sapele) for the windows finished in ebony oil (on the front elevation) and white paint (for the rear elevation)*
- *The removal of the existing metal secondary glazing units*

It is also proposed to add a lintel above the ground floor right-hand side window to address the structural concerns and finish the wall in render and a line of detailed brickwork to match the appearance of the wall features at this level of the front elevation.

Overall, it is considered that the replacement windows and associated works are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building. For these reasons it is considered that the proposal is compatible with the significance of the grade II listed building Archer Cottage and consequently the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

6.3. Historic England;

“Thank you for your letter of 19 July 2024 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.”

7. Policy

7.1. Burbage Neighbourhood Plan 2015-2026

- Policy 1: Settlement Boundary
- Policy 2: Design and Layout

7.2. Core Strategy (2009)

- Policy 4: Development in Burbage

7.3. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

7.5. Other relevant guidance

- Good Design Guide (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990

8. Appraisal

8.1. Key Issues

- Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

Impact upon the special historic fabric and architectural interest and significance of the Grade II listed building and its setting

- 8.2 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.
- 8.3 Section 16 of the National Planning Policy Framework (NPPF) provides the national policy on conserving and enhancing the historic environment. Paragraphs 205-208 of the NPPF require great weight to be given to the conservation of designated heritage assets 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.
- 8.4 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.
- 8.5 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.
- 8.6 This application comprises of a proposal to replace the four casement windows on the front elevation of the building, including structural alterations to one of the windows, and replace one casement window on the rear elevation. Details of the work proposed is specified in the submitted Revised Window Specification as received by the Local Planning Authority on the 3rd September 2024.
- 8.7 The ground floor windows and first floor left-hand side window likely date from the late-19th century. The first floor right-hand side window on the front elevation likely dates from the mid-20th century when alterations were made to increase the width of the opening. The window on the rear elevation also appears to date from the mid-20th century. Each window is of a traditional timber frame material and all have modest proportions giving them a simple domestic style, giving them an appearance that to varying degrees contributes to the historic and architectural interest of the listed building. More recently metal framed secondary glazing has been installed behind the existing windows, with this glazing being of relatively poor quality and appearance.
- 8.8 The windows proposed to be replaced are of some heritage interest, however all are in a particularly poor condition and having been subject to numerous instances of repair within recent times their condition has continued to deteriorate and are now considered to be beyond further viable repair. In addition, the ground floor right hand side window has seen alterations that mean it has not lintel support with the timber stud frame of the front elevation sitting on the window head, which may cause long-term structural issues with the historic fabric of the building. It is therefore considered that the proposed replacement of the existing windows can be justified subject to a suitable specification.
- 8.9 It is also proposed to add a lintel above the ground floor right-hand side window to address the structural concerns and finish the wall in render and a line of detailed brickwork to match the appearance of the wall features at this level of the front elevation.
- 8.10 Following submission of further information by the applicants agent regarding proposed replacement window details, the Conservation Officer and Case Officer

are satisfied the proposed replacement windows are an acceptable feature and will not harm the fabric and setting of the Listed Building.

- 8.11 Overall, it is considered that the replacement windows and associated works are suitably specified, and they would have a traditional character and appearance that respects the special interest of the listed building. For these reasons it is considered that the proposal is compatible with the significance of the grade II listed building Archer Cottage and consequently the proposal complies with Policies DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Section 16 of the Planning (Listed Buildings 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.

10. Conclusion

- 10.1. By virtue of their design, scale and position the proposed replacement windows are considered to preserve the special architectural and historic interest and therefore significance of the grade II listed building, Archer Cottage, Church Street, Burbage.
- 10.2. The proposals are considered to be in accordance with Policies DM1, DM11 and DM12 of the SADMP, section 16 of the NPPF and the statutory duty of Sections 16 and 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are therefore recommended for listed building consent approval subject to conditions.

11. Recommendation

- 11.1 **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report

11.2 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 2024.

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 development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan
- Block Plan
- Upstairs Left Hand Window Plan
- Upstairs Right Hand Window Plan
- Lounge and Kitchen Window Plan
- all as received by the Local Planning Authority on the 12th July 2024.

- Proposed Front Elevation
- Proposed Rear Elevation
- Lintel Detail
- all as received by the Local Planning Authority on the 17th July 2024.

- Glazing Bars
- Revised Window Specification
- all as received by the Local Planning Authority on the 3rd September 2024.

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).

11.3 Notes to applicant

- a.) The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.