



2

Report from the Head of Development Management to the Development Control Committee

Application number:	7/2023/2166
Application type:	Listed Building Consent application
Applicant:	Mr Gary Jeffrey
Location:	12, The Plosh, Borrowdale Road, Keswick, CA12 5DE
Grid reference:	526127.6947
Proposal:	To replace 3 windows at the rear of the property
Report prepared by:	Ben Long, Area Planner
Report agreed by:	Neil Henderson, Planning Manager
Recommendation:	GRANT listed building consent with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposal

- 2.1 I am reporting this application to Committee because my recommendation of approval is contrary to the views of Keswick Town Council.

- 2.2 The application site is a dwelling known as 12 The Plosh which is located on Borrowdale Road in the Keswick Conservation Area. The dwelling is Grade II listed for group value as a terrace: Nos. 10-15 Borrowdale Road.

- 2.3 The listed building description reads:

'Row of C18 stone rubble cottages in 3 steps up hill. Nos 14 and 15 are coloured roughcast, Nos 10 to 12 are whitewashed. All are 2 storeys, with stone roofs. Small sash windows (one on each floor to Nos 10 to 13, No 14 has 2 up, No 15 has 2 down)'

- 2.4 Listed building consent is sought for the replacement of three windows at the rear of the building, one on each floor. The ground and first floor windows are small square lights, the upper floor window is an enlarged, modern timber window with opening top lights.

- 2.5 The proposal is to replace these windows with uPVC replacements, the lower windows being simple square openings, the upper floor window being replaced with a pair of four-light flush-fitting casements. The windows would be finished in a light grey green.

3 Representations

- 3.1 Keswick Town Council Object – 'we support the aim of replacing the existing windows at the rear in the style proposed but we consider they should be replaced with wood windows in lieu with upvc on this Grade ii listed terrace'.

4 Policy and guidance

- 4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 06: Design and development
- Policy 07: Historic environment

- 4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16(2)).

4.4 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The NPPF states 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.
- Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4.5 Historic England guidance (Traditional windows: their care, repair and upgrading) states that:

- Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
- PVC-u windows stand out as they cannot match the sections and proportions of historic joinery.
- The different appearance and character of PVC-u windows compared to historic windows is highly likely to make them unsuitable for older buildings, particularly those that are listed or in conservation areas.

5 Assessment

5.1 The existing timber windows at the rear of this property are all modern and there is no suggestion that historic framework or glass is present. The upper floor window does not contribute positively to the character of the building, being a window of a shape and style that would suggest that it was an unsympathetic alteration in the latter half of the 20 Century. I consider that the removal of the existing windows would not result in a loss of historic fabric or character and would be acceptable.

5.2 With regards to the detail of the proposed windows, Local Plan policy 07 states: *'We will seek to conserve and enhance the significance of heritage assets, including the character, authenticity, integrity, setting and views of the historic environment'* and *'Where alterations to a building of archaeological or historic importance are proposed these must be sympathetic to its character, form, and original purpose'*.

- 6.3 While I recognise that guidance and practice generally advises against the use of uPVC windows in historic buildings, I consider that the reasons given for not allowing such windows do not arise in this case. The windows to be replaced are not original historic fabric. The proposed lower floor windows would match the existing in terms of appearance, and the upper floor window would enhance the existing appearance. Factory finished timber of the same style and pattern would not appear materially different.
- 6.4 For these reasons I consider that the works would have a neutral impact on the heritage significance of the listed building.

6 Conclusion

- 6.1 The proposed development would not adversely affect the fabric of this listed building. The change in appearance is, I consider, an enhancement. I consider that in these particular circumstances, these particular windows are acceptable notwithstanding their material. I therefore recommend that listed building consent be granted.

RECOMMENDATION: GRANT listed building consent
--

Conditions/Reasons

- 1 The works hereby permitted shall be commenced before the expiration of THREE years from the date hereof.
- REASON: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The works hereby granted consent shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Location plan, Drawings, details and Heritage Statement received by the Local Planning Authority on 23 August 2023
- REASON: For the avoidance of doubt.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application.

Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of

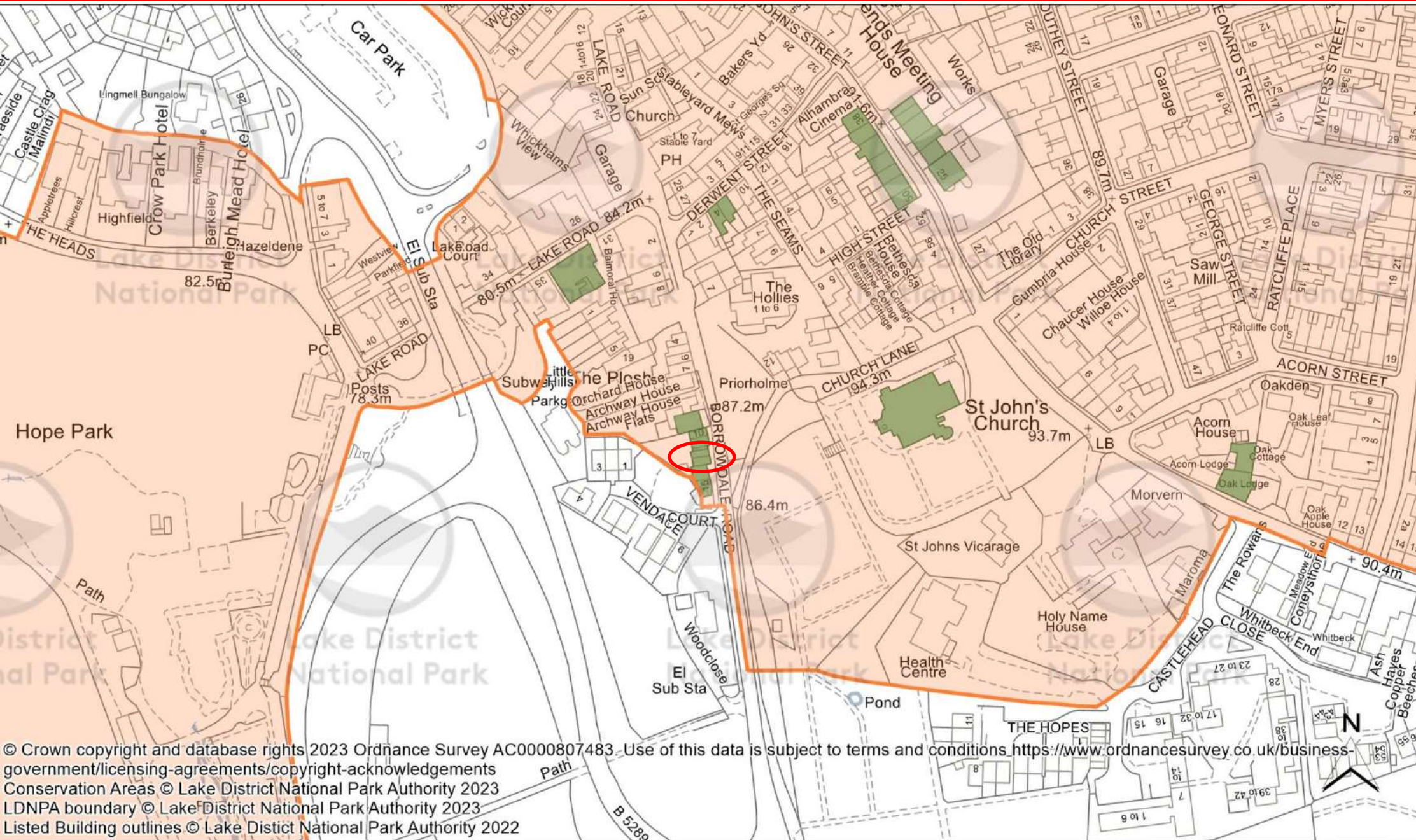
financial/personal circumstances in accordance with the Local Government
(Access to Information) Act 1985.

7/2023/2116

12 The Plosh, Borrowdale Road,
Keswick, CA12 5DE

To replace 3 windows at the rear of
the property

Listed buildings and Conservation Area



Produced by Ben Long for Development Control Committee planning presentation only.

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Lake District
National Park Authority



Front elevation
(unchanged)

Context



12 The Plosh

Rear elevation

12 The Plosh



BATHROOM - A

Current



Proposed



12 The Plosh, Borrowdale Rd, CA12 5DE

KITCHEN - B

Current



Proposed



12 The Plosh, Borrowdale Rd, CA12 5DE

CURRENT



BATHROOM
A

KITCHEN
B

UTILITY
C

PROPOSED



12 The Plosh, Borrowdale Rd, CA12 5DE

Rear elevation

12 The Plosh

