

Annexe at Higher House, Holcombe
Variation of Conditions For Slimline Double Glazing
Previous Applications 71823/71808 and 72242/72244

Document A

Background

Planning permission and listed building consent were approved for the annexe on the 23 May 2025. Condition 5 of 71823 and condition 8 of 71808 required the double glazing in the windows to be 'slimline or single glazed units' as follows -

*Sample(s) of the proposed stained timber high performance window frames, with **slimline double or single glazed units** shall be approved in writing by the Local Planning Authority before the development is commenced. A window reveal set back of between 25mm and 75mm, or otherwise agreed with in writing by the Local Planning Authority shall be confirmed with window reveal set back section detail. The development shall be implemented in accordance with the agreed details. Reason. No details of the proposed windows has been submitted as part of the application and to preserve the setting of the grade II listed Higher House and the character and appearance of the conservation area pursuant to Development Plan Policies EN2/3 - Listed Buildings, EN2/1 - Character of Conservation Area, EN2/2 Conservation Area Control, the National Planning Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.*

All written comments extracted from other documents are shown in italics.

Following a site meeting the pre start conditions, including a sample window, were approved on the 23 September 2025. A commencement notice was submitted on the 24 September 2025 and the works have been on site (subject to a winter break) since the week commencing the 6 October 2025.

The local planning authority is requested to reconsider the need for slimline double glazing or single glazing.

Summary of The Approved Scheme

A heritage statement (supporting Document B) was produced in support of applications 71823 and 71808. The description of the approved scheme and its impact on significance was as follows -

The current proposed development is a single storey annexe constructed in natural random coursed stone with stone slab and slate double pitched roof. The roof pitch facing away from Moor Road will contain roof lights. The accommodation covers kitchen, living room, single bedroom and a bathroom, with small courtyard areas in natural stone to the east and west. There will be random stone boundary walls and retaining walls. The materials will be reclaimed from the stone and slate currently on site saved from the original outbuildings. Any additional materials required will be natural local materials with details/samples submitted for approval by the LPA. The building's footprint will be the same as that approved under application 68241. There will be no planting on site and no work required to existing trees. The proposals have been amended in line with the LPA's comments. There will be no alteration to Moor Road. The drawings refer to the materials proposed for windows and doors. See plans and elevations below.

[illegible]

The significance of the conservation area, the site, Higher House and other listed structures is outlined in part 2 above and summarised in 2.6 (of document B). Any future proposal should not challenge the basic character of the area and those buildings within its setting. In this location it should also not dominate through use of strident uncommon materials. It should be a supporting act to the buildings around and their juxtaposition. Building details should not introduce odd and unusual features. To protect or enhance, the proposal, in this case, should remove the current eyesore of the site in a modest low key manner that reflects the simple architecture of the buildings around. The fact that it is in a prominent site increases the importance of not dominating its surroundings.

The proposal is a simple low structure to be built totally in local materials reclaimed from the site and supplemented with natural local materials where necessary. It will stand alone slightly away from the main house to reduce any potential design conflicts. There will be some height in the retaining wall at the rear but that will be in two dimensions and again that will be in appropriate materials. The building will not be a single block but made up from three individual parts with set-backs in plan and with individual roofs set at slightly different heights, which overall will reduce the bulk and impact of the structure. Details such as heads and sills will be in reclaimed local materials. As will boundary treatment and hard courtyard surfaces. External doors are to be in timber with those visible from Moor Road to be solid fully boarded doors. Elevations will be plain and simple and any potential confusion about date can be resolved with a date stone referring to the year of completion.

It will fill a damaging visual hole in this part of the area with a building of similar scale and in the same materials as the original outbuildings.

Significance of heritage assets is dealt with in full in Document B (the original Statement of Significance and Heritage Impact Assessment Statement submitted with applications 71808 and 71823) also submitted with this application.

The approved proposals responded to the LPA's comments at pre-application stage which directed the scheme towards a modern solution to the building and away from the original proposal of rebuilding what was originally on site. Copies of earlier details and treatments on elevations were discouraged by the LPA. It was a clear aim that, although it should be constructed in traditional materials, the building should be seen to be new and should not be confused with the original/early structures in the area.

Proposed Variation

The client wishes to use standard double glazing units in the four windows in the front elevation. The general advice is that slimline units are preferred for the upgrading of **existing** buildings which are heritage assets. The use of standard double glazed units appears to be consistent with the general design approach to the annexe; that it is a modern building not to be confused with the 18th/19th century buildings in the village core. Standard DG units were accepted for use in the restoration of the main house and it would mean applying a higher standard to this new building than the listed building if the LPA insisted on the use of slimline or single glazed units in this case. There is very little difference between standard DG and slimline units other than slightly less mirroring (in the slimline unit) due to the different positions of the two layers of glass. The painted timber window frames will be exactly as approved following the site meeting in September 2025.

Just to confirm - 28mm double glazing units were approved for the main house on the 29 October 2018 (see applications 63022 and 63065). These were the subject of a variation of conditions approval. This is explained and discussed in supporting Document C prepared by Equilibrium Architecture and submitted with this application. Some 28mm units were also approved within the original applications (60971 and 60972) for the restoration of the main house.

If there is any impact on heritage significance it is of the smallest degree and it applies to a proposed building that is of a modern design.

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