Design and Conservation Consultation

Proposal: Remove and replace uPVC windows and front door; remove and replace uPVC external wall cladding, all in rear wing	**Location:** Chestnut Farmhouse, 28 Hamerton Road, Alconbury Weston

DC Case Officer: Andrea Dollard	**Conservation Officer**: Georgina MacHugh	**Application No**: 24/02386/LBC

The following are internal comments provided by an employee of Huntingdonshire DC for the purpose of consideration by Huntingdonshire DC in assessment and determination of a planning application or applications.

1. Building and Site

Chestnut Farmhouse is a Grade II Listed Building which stands within the Conservation Area.

2. Proposal

The applicant proposes to remove seven existing uPVC windows, the uPVC front door and uPVC external wall cladding, all contained in the rear wing of the building, and replace them with seven softwood windows, a timber front door and to retain the existing underlying external timber wall cladding.

The applicant has also submitted a planning application in respect of other works to Chestnut Farmhouse under 24/02032/LBC.

3. Assessment

The listing describes Chestnut Farmhouse as dating from the 17th century, timber framed and plastered with a later plain tiled mansard roof and date plaque of 1793. Also described are three first floor hung sash dormer windows with glazing bars and a late 18th century six panelled door in moulded wooden frame with flat roofed canted bay window with hung sash to east and hung sash window with glazing bars to west.

The existing windows, front door and external wall cladding, the subject of this application, are located in the east side elevation and north end elevation of the rear (north) wing of the building.

4. Conclusion

The 1990 Act gives local planning authorities a general duty to preserve Listed Buildings and to preserve or enhance the character or appearance of Conservation Areas (s.66 and s.72 Planning (Listed Buildings and Conservation Areas) Act 1990). The National Planning Policy Framework December 2024 states that Local planning authorities need to take account of the desirability of sustaining and enhancing the significance of heritage assets (Para 210).

The existing seven uPVC windows, uPVC front door, and uPVC external wall cladding were installed without first obtaining Listed Building Consent so were subject to an Enforcement investigation by Huntingdonshire DC.

The existing seven windows and front door are of a stormproof design and are double glazed with thick frames and mock glazing bars fixed between the glazing. The windows and door are bulky and the mock glazing bars are disproportionate to the frames. Overall the appearance of these windows and door is not sympathetic to the style and character of the Listed Building and the materials, including the uPVC external wall cladding, are not appropriate for the traditional style and materials of the building. Therefore the existing seven windows, front door and cladding are considered to have a negative impact on the significance of the Listed Building and to be harmful to it, and their proposed removal is considered to be an enhancement of that significance.

The submitted Design and Access and Heritage Statements describe the proposed replacement windows and front door as of a similar design as the existing with a softwood frame. Drawing 09-TKE-24 illustrates the proposed elevations indicating that the existing underlying cladding is to be retained and repainted. However, the submitted windows drawing 07-TKE-24 does not relate to the window numbers on this application but does relate to those on another application for this Listed Building (24/02032/LBC). Full details of the proposed replacement windows 1 to 7 and replacement front door have not yet been submitted.

In principle, the proposed replacement of the existing seven windows and front door with softwood timber windows and door, and retention of the underlying, painted timber external wall cladding are works which are considered to preserve the character and maintain the significance of the Listed Building and so recommendation is to support this proposal with a Condition for the submission of full details of the proposed windows and doors for approval:

- No proposed windows or front door shall be installed until joinery details including horizontal and vertical cross sections of the proposed seven windows and front door at a scale of 1:2 or 1:5 as appropriate for windows and at a scale 1:5 or 1:10 as appropriate for doors with associated frames and reveals have been submitted to and approved in writing by the Local Planning Authority. The proposed seven windows and front door shall be carried out in accordance with the approved details and retained as such.

- Reason: To avoid harm to the special interest of the listed building in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036

RECOMMENDATION: To support this proposal with a Condition as above.
Signed: Georgina MacHugh (Conservation Officer, Hunts DC)
Date: 20/1/25

For the avoidance of doubt this recommendation carries considerable weight in the determination of this application, this is a legal duty. Should the case officer consider that this recommendation should be altered then this application must be referred to the Planning Strategic Forum for senior officer consideration, this must include conservation representation. These comments are made without prejudice to the eventual determination of any application that may be submitted.