
Delegated report Officer: Tony Burdett

Application ref. DMPA/2022/0539

Listed Building Consent for installation of secondary double glazing to property at 34 Main Street, Egginton, Derby, DE65 6HL

Valid date: 19/04/2022

Consults expired: 01/07/2022

EIA development? No

Section 106 agreement? Not required

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

None relevant.

Responses to consultations and publicity

None.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

- 2016 Local Plan Part 1 (LP1): Policy S2 (Presumption in Favour of Sustainable Development), Policy BNE1 (Design Excellence), Policy BNE2 (Heritage Assets)
- 2017 Local Plan Part 2 (LP2): BNE10 (Heritage)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

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

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is:

- The impact on the special architectural and historic interest of the listed building.

Planning assessment

The impact on the special architectural and historic interest of the listed building.

The application site, 34 Main Street, is a Grade II listed property referred to by its statutory listing as 'Whitehouse Farmhouse' (NHLE ref. 1040052). It dates to the early-19th century, is two-storey,

constructed from brick with a white painted finish, and blue Staffordshire plain tiled roof. The property derives significance from its age, plan form, use of local vernacular materials and detailing, and retention of historic fabric and features. It also derives significance from its historic function as a farmhouse and is reflective of historic settlement patterns and the agricultural nature of the area.

The proposal comprises of the installation of secondary glazing to the property to reduce heat loss and energy consumption, whilst improving security. The secondary glazing will be installed behind the existing casement windows.

The existing windows to the property are single glazed timber casement windows with horizontal glazing bar detail. It is considered that the proposed method of fixing and finish of the secondary glazing has been carefully planned to have minimal visual impact, such as a discreet design that would sit behind the existing casement windows which will largely be concealed from view from the outside.

The installation of secondary glazing is a reversible alteration, which can be removed if desired in the future and interior joinery made good; thus, limiting any long-term impacts on the building when considering its special interest.

The proposed secondary glazing would, on balance, preserve the special interest of the listed building, whilst also helping to improve the property's thermal performance. Special regard has been given to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, along with consideration to development plan policies BNE2 of the LP1 and BNE10 of the LP2, and Chapter 16, paragraphs 189, 194, 195, 197, and 199 of the NPPF.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	03/01/2023
Report agreed:	06/01/2023
Authorised officer:	Steffan Saunders
