



PLANNING AND HERITAGE STATEMENT

TO ACCOMPANY:

Planning Application

BY:

Mekkara Architectural Consultants

TO:

Cotswold District Council

FOR:

Replacement windows and doors

AT:

***Tallett Cottage, B4077 Ford Manor to Charnal Plantation, Ford, Temple
Guiting, Gloucestershire, GL54 5RU***

1.0 INTRODUCTION

- 1.1 The purpose of this statement is to identify the potential impacts that replacing the windows and doors at Tallet Cottage would have on designated heritage assets within the local area. The application site is identified in the following site location plan:



Location plan (site outlined in red)

- 1.2 The application seeks listed building consent for residential development at the property known as Tallet Cottage which is located to the southern side of the road within the parish of Temple Guiting.
- 1.3 The property is a Grade II listed building which is in use as a single family dwellinghouse.

2.0 HERITAGE ASSETS

- 2.1 The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Tallett Cottage

- 2.2 Listing Entry Summary from Historic England:

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089516

Date first listed: 11-Jan-1985

Statutory Address: TALLET, BYRE AND WASH HOUSE RIGHT OF FORD FARMHOUSE

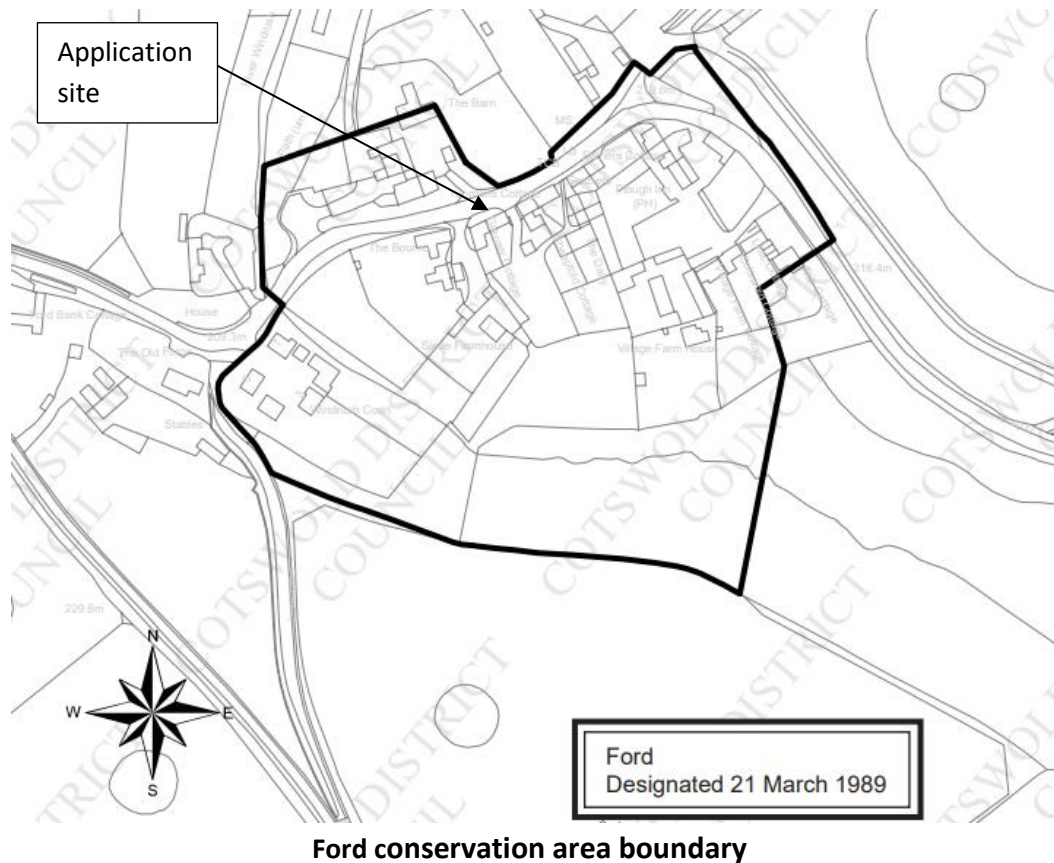
Details

TEMPLE GUITING FORD SP 02 NE 6/145 Tallet, byre and wash house right of Ford Farmhouse (formerly listed as Ford Farmhouse 25.8.60 and barns) GV II.

Byre with tallet over and wash house. Byre and tallet C18 rebuilt and raised in height C19. Wash house C19. Coursed squared and dressed limestone, limestone slate roof, limestone gable coping with ashlar stack. 'L' shaped plan comprising rectangular main body with wash house extending forward far left. Farmyard front: byre with loft over; wash house, single storey. Two 2-light windows with large wooden lintels to byre, single width entrances left of each window. 2-light window over left-hand door. stone steps up right gable end to loft. Early 2-light window (now blocked), formed out of single unfinished limestone block in left gable end. Central plank door to wash house with single light on right. Interior: washing copper in situ. Flat gable coping with roll- cross saddles in wash house. Included for group value.

Listing NGR: SP0875029379

2.3 The property is within the boundary of Ford Conservation Area as shown below:



3.0 THE PROPOSAL

3.1 As the application concerns a Grade II listed building within the Ford Conservation Area sections 66 and 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990 require the decision-maker to have special regard to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest which it possesses; and to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area.

- 3.2 As described in section 16 of the NPPF it sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability to ensure that new development makes a positive contribution to local character and distinctiveness.
- 3.3 Cotswold District Local Plan 2011-2031 policies EN1 (Built, Natural and Historic Environment), EN4 (The Wider Natural and Historic Landscape), EN10 (Historic Environment: Designated Heritage Assets) and EN11 (Historic Environment: Designated Heritage Assets – Conservation Areas) seek to promote the protection, conservation and enhancement of the historic environment with proposals that sustain the character, appearance and significant of designated heritage assets and their settings.
- 3.4 This retrospective application seeks to regularise the replacement of the pre-existing timber double glazed fenestration with new timber double glazed fenestration. The pre-existing fitments were rotten and poorly installed which had a detrimental impact on the appearance and energy efficiency of the building.



Pre-existing fenestration

- 3.5 The applicant acknowledges the historic significance of the property and its setting within a conservation area and purposefully chose a local experienced master craftsman to carry out the manufacture and installation. As a result, the replacement windows have been carefully chosen to match the design, size and openings of the pre-existing windows in the building. It is evident that the new fitments replicate their function and finished appearance thus, preserving the building's character, appearance and significance.



Proposed fenestration

- 3.6 The following photographs show in greater detail that doubled glazed windows had previously been installed in the property. The proposed windows are a like for like replacement which would retain details and panes as would have originally existed in the building with the only difference being a change to the colour from white to French grey.



Pre-existing first floor double glazed timber window



Two panes of glass of pre-existing fitments are clearly visible



Replacement window

- 3.7 The original oak lintels have been retained and any pointing works required have been carried out using lime mortar.

3.8 The entrance door has also been replaced with an oak timber door, as shown below.



Pre-existing door



Proposed replacement door

- 3.9 The choice of materials and finished appearance are appropriate to the host property and sustain the significance of the listed building, the neighbouring listed buildings and the wider conservation area.
- 3.10 The significance and special interest of the host property is derived, in part, from its aesthetic, architectural form and surviving historic fabric and layout. Special interest is formed by the building's original use and the intrinsic value the property has as part of the group of historic buildings within the locality.
- 3.11 The significance of the Conservation Area is largely drawn from its range and quality of historic buildings which collectively denote the area's rich architectural and social history. Due to its location the application building with the proposed alterations will continue to make a positive contribution to the special interest and significance of the Conservation Area.
- 3.12 The visual impact of the proposed works would be relatively localised given that they are not highly visible from the public realm, nevertheless, they proposed development would not be harmful to the setting or special interest of the listed building nor to the character and appearance of the conservation area as a whole.
- 3.13 It is accepted that inappropriate modern materials and the replacement of original architectural features with poor quality substitutes can adversely affect buildings in a conservation area. However, in this instance the changes would be high quality, sympathetic and appropriate to the site thus complying with the overall aims of national and local planning policy.

4.0 PLANNING BALANCE

- 4.1 The harm to the listed building is less than substantial and in these circumstances the Framework advises that this harm should be weighed against the public benefit of the proposal including securing its viable use.

- 4.2 Paragraph 199 of the NPPF states:

“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.”

- 4.3 The pre-existing fenestration which was rotten and failing. If the pre-existing fittings had remained in-situ they would have had a serious and detrimental impact on the historic fabric of the building.

4.4 The proposal would secure the long-term future use of the building which would outweigh any perceived limited harm to the asset. The development would also preserve the appearance of the Ford Conservation Area and would not harm the character and appearance of the locality.

4.5 In overall terms, the proposal would enhance the special interest of the listed building and would sustain the character and appearance of the surrounding conservation area. This is in accordance with the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF and Local Plan policies EN1 (Built, Natural and Historic Environment), EN4 (The Wider Natural and Historic Landscape), EN10 (Historic Environment: Designated Heritage Assets) and EN11 (Historic Environment: Designated Heritage Assets – Conservation Areas).

5.0 CONCLUSIONS

5.1 The proposed development would not be contrary to national or local planning policy and for the above reasons, it is politely requested that the application is approved.

15th October 2022