

**Application Number:** 25/10444 Listed Building Alteration  
**Site:** NORTH END FARMHOUSE, NORTH END LANE,  
HARBRIDGE GREEN, ELLINGHAM HARBRIDGE & IBSLEY  
BH24 3PT  
**Development:** Replacement windows (Application for Listed Building  
Consent)  
**Applicant:** Mrs Schumacher  
**Agent:** Anglian Home Improvements  
**Target Date:** 03/07/2025  
**Case Officer:** Jacky Dawe  
**Officer Recommendation:** Refuse  
**Reason for Referral to Committee:** Parish Council contrary view

---

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on character, appearance and significance of the listed building

## 2 SITE DESCRIPTION

The application site falls outside the settlement boundary and within the countryside. The property is a Grade II Listed Building and is a large detached farmhouse, constructed of brick and slate, to the rear is a conservatory, the front is laid to gravel, enclosed by a low brick wall and a small rose bed.

## 3 PROPOSED DEVELOPMENT

Listed Building Consent is sought for the replacement of 23 historic windows (11 of which are sash and 12 are casement) and 2 pairs of patio doors.

The proposal is to replace these windows and patio doors with timber double glazed 24mm and 28mm sealed units with stick on glazing bars, the timber frames have wider profiles. The casement windows include trickle vents and the arched headers are not included in the proposals.

## 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
25/10418 Construction of a new retaining wall within the curtilage of North End Farmhouse (Application for Listed Building Consent)			Application registered

23/10703 Erection of oak framed garden room to the rear elevation; removal of existing extension	24/10/2023	Granted Subject to Conditions	Decided
23/10704 Erection of oak framed garden room to the rear elevation; removal of existing extension (Application for Listed Building Consent)	24/10/2023	Granted Subject to Conditions	Decided
12/98552 Change first floor rear window to french doors; first floor rear balcony and balustrading over existing bay window	29/05/2012	Granted Subject to Conditions	Decided
12/98484 Balcony and balustrading over existing bay window; fenestration alterations (Application for Listed Building Consent)	29/05/2012	Granted Subject to Conditions	Decided
08/92525 Rear conservatory	01/08/2008	Granted Subject to Conditions	Decided
08/92526 Rear conservatory (Application for Listed Building Consent)	01/08/2008	Granted Subject to Conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

### Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation

### National Planning Policy Framework 2024

NPPF Ch.16 - Conserving and enhancing the historic environment

### National Planning Policy Guidance

#### Plan Policy Designations

Countryside

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Ellingham, Harbridge & Ibsley Parish Council**

Par 3 - Permission for the reasons listed:

Councillors strongly supported the application, observing that while the building is of historic value, it is appropriate for heritage properties to adapt sensitively to modern energy efficiency standards. Replacing existing wooden single-glazed units with new wooden double-glazed windows was considered to be a sympathetic improvement.

The materials and design should match the original as closely as possible.

## 7 COUNCILLOR COMMENTS

No comments received

## 8 **CONSULTEE COMMENTS**

### **NFDC Conservation Officer:**

Objection as there would be a significant erosion of architectural interest and unjustified loss of historic fabric.

## 9 **REPRESENTATIONS RECEIVED**

No comments received

## 10 **PLANNING ASSESSMENT**

### **Principle of Development**

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving building or its setting or any features of special architectural or historic interest which it possesses. Furthermore, the National Planning Policy Framework 2024, makes clear 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.

Policy ENV3 requires works to be sympathetic to their environment whilst respecting local distinctiveness, character and identity. Policy DM1 requires heritage assets to be protected in proportion to their significance and this includes the setting of the heritage asset and the public enjoyment of this. In order to secure the long term future of the heritage asset, proposals should not materially harm its significance or its setting. This policy requires development proposals should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. This includes a balancing exercise between impact on Heritage Assets against public benefits which is also referred to in the National Planning Policy Framework (NPPF) 2024.

Paragraph 210 of the NPPF states that in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 212 of 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.

Paragraph 215 of the NPPF states that 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, where appropriate securing its optimum viable use. Accordingly, if the proposal would lead to less than substantial harm, then listed building consent should be refused unless that harm is outweighed by the public benefits of the proposed development.

### **Impact upon Character and significance of Listed Building**

#### **Conservation policy:**

The main considerations when assessing this listed building application are the impact on the historic fabric of the Listed Building, to ensure that the proposed works are appropriate and would maintain the significance of the historic building and its setting.

North End Farmhouse is a well-preserved listed building and it is imposing within its setting and the surrounding open farmland. Most of the windows are of historic interest, they are in good repair and make a positive contribution to the Listed Building through their historic fabric and design. The contribution made is particularly strong from the north and west elevations which face the footpath and the road.

Windows identified as 23 and 24 within the application are Victorian, however, the two rear sets of patio doors are Circa 1970 and are of little historic value.

Contrary to the view of the Officer, the applicant has stated that the windows are in poor condition. The applicant states that the replacement double glazed windows would provide much needed additional warmth and security as well as improving heat efficiency.

It is recognised that energy efficiency is of great importance within the current climate change emergency. Historic England provided an advice note on the issue in 2024 titled "*Historic England - Adapting Historic Buildings for Energy and Carbon Efficiency, advice note 18(HEAN 18)*".

This guidance considers that it is possible to improve the energy efficiency of all buildings to some extent without unacceptably harming their significance. Reasonably low risk interventions are encouraged and some of these do not require consent, such as draft proofing and the installation of secondary glazing.

Advice Note 18 goes on to say that Listed buildings are of the highest significance and are the most sensitive to change. Some works are so harmful to the special interest of a building that they should not be approved. In all instances it is encouraged that specialist, professional advice is to be obtained when considering and specifying the proposed works. It is noted that historic windows which contribute positively to the buildings special interest through their historic fabric and design should not be replaced. Stuck on or applied glazing bars rarely replicate the character of historic windows and are unlikely to be acceptable as such works will normally affect the special interest of the building.

Historic England also advise that when assessing the impacts of energy efficiency upgrades to historic buildings, that a whole house approach should be taken with priority given to those measures that deliver greatest improvement whilst minimising impact on the significance of the building (i.e., ceiling/loft insulation).

Paragraph 167 of the NPPF makes clear that local planning authorities should give sufficient weight to the need to support energy efficiency and low carbon heating improvements to existing buildings but that where the proposals would affect conservation areas or listed buildings local planning authorities should also apply the policies of Chapter 16 of the Framework relating to conserving and enhancing the historic environment.

Within NPPF Chapter 16, Paragraph 212 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. Paragraph 213 states any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification. The proposals need to be considered in accordance with these paragraphs.

### The proposal:

The proposed replacement sash windows are shown on the submitted plans as 24mm sealed units, with a spring balance instead of the traditional weights, and applied stick-on glazing bars.

The proposed replacement casement windows are shown as 24mm and 28mm sealed units, with plastic trickle vents, no arched headers and stick-on glazing bars.

The timber in both the proposed replacement sash and casement windows includes frames and glazing bars which would be of greater widths than the existing windows they would replace which is considered to reduce the proportions of the windows.

The existing patio doors show signs of decay and could possibly be replaced subject to the correct design details being agreed. However, the proposed replacement doors which form part of this application are not considered an acceptable replacement due to the 24mm sealed units, stick on glazing bars and wider timber profiles.

As set out above, Officers are of the view, contrary to that of the applicant, that the windows are in a good state of repair. No condition assessment has been submitted with this application to provide any narrative as to the poor condition and in turn any justification for total replacement of these windows. Such a justification would be needed to demonstrate that the windows are beyond reasonable repair and that a less harmful approach of secondary glazing or draft proofing, which should be pursued in the first instance has been considered and is not practicable.

However, this further information to justify the window replacement was not requested during the application process as the proposed replacement windows are not considered an acceptable option due to the modern design and profile of the windows, applied glazing bars and that they would be a poor match to the existing windows. A justified replacement window would normally be of a timber construction with the same profiles as the existing windows and have slimline glazing of approximately 12mm and have integral glazing bars.

It has been identified that significant less than substantial harm would result from the proposed replacement windows. In accordance with NPPF Para 215, 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 including, where appropriate, securing its optimum viable use.

The proposal will provide some limited public benefit through the improved thermal performance of the proposed replacement windows. However, the unjustified replacement of historic windows would be harmful, and they would not be like for like replacements and there is no clear consideration of other means of improving the efficiency of the windows as set out above. As such the proposals would harm the historic and architectural significance of the Listed Building and result in significant less than substantial harm.

This harm is significant and when weighed against the limited public benefits of the proposal the proposals are considered to lead to unacceptable impacts that would erode the historic interest and appearance of the listed building such that listed building consent should be refused.

## **11 OTHER MATTERS**

None

## **12 CONCLUSION / PLANNING BALANCE**

The proposed works would be contrary to Policy DM1 of the Local Plan Part 2, as the unjustified replacement of historic windows with unsympathetic modern windows would erode the historic interest and appearance of the listed building.

As such the proposed works would result in less than substantial harm, and there are limited identified public benefit to outweigh this harm to the historic asset. Therefore as these works amount to less than substantial harm to the Listed Building and the proposals are contrary to Policy DM1 of the Local Plan Part 2 and the NPPF Para 215. The recommendation is therefore for refusal

## **13 RECOMMENDATION**

### **REFUSE LISTED BUILDING CONSENT**

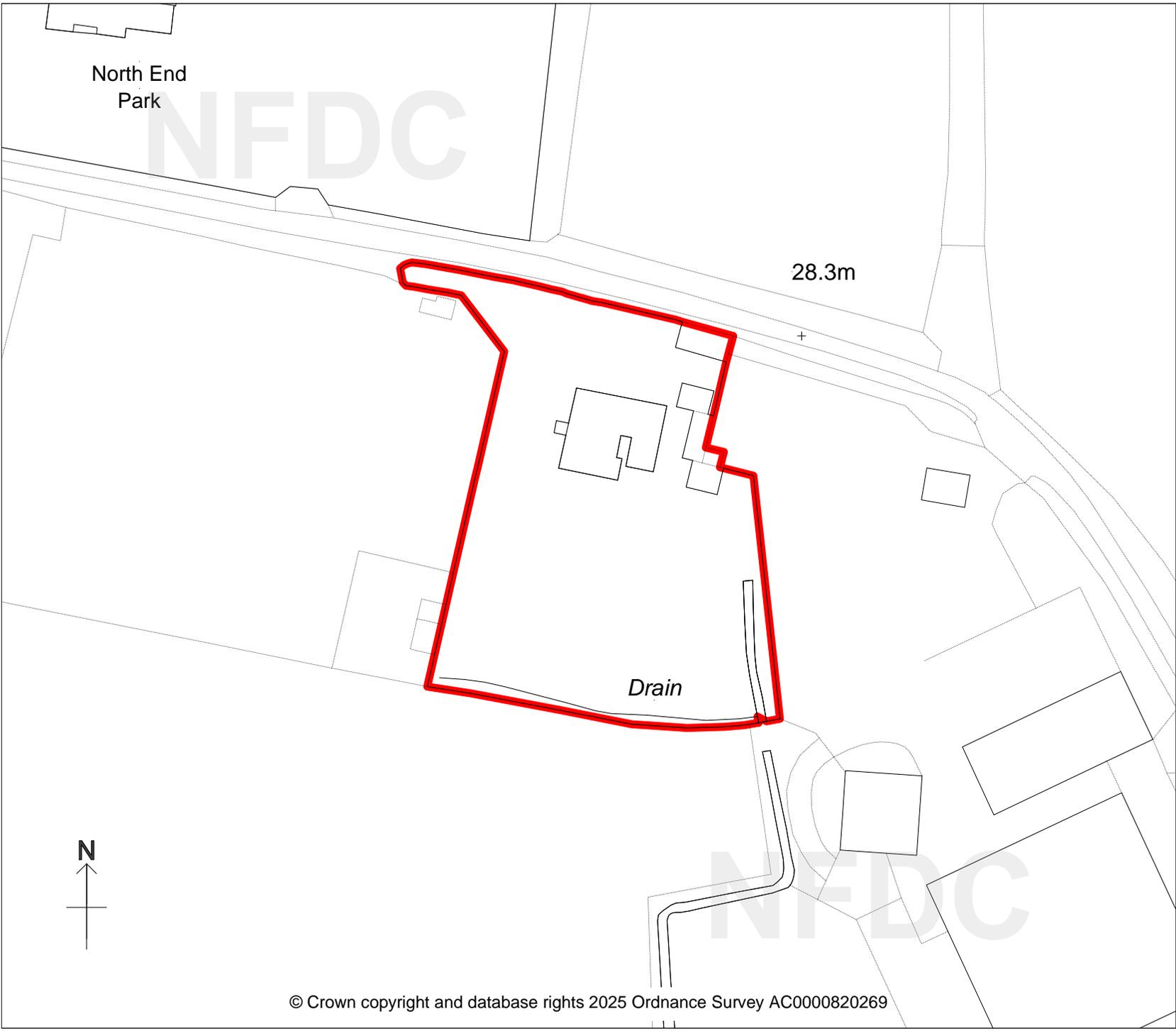
#### **Reason(s) for Refusal:**

1. By reason of the unjustified replacement of the historic windows and Circa 1970s patio doors with modern double glazed windows and doors, which do not portray the existing dimensions or replicate the existing profiles, The proposed replacement windows and patio doors would erode the historic and architectural significance of the listed building with a resultant detrimental impact. As such the proposed works would result in less than substantial harm, and there is not sufficient identified public benefit to outweigh the harm to the historic asset. As such it would be contrary to Policy DM1 of the Local Plan Part 2 for the New Forest outside of the National Park and paragraphs 212 and 215 of the National Planning Policy Framework 2024.

#### **Further Information:**

Jacky Dawe

Telephone: 023 8028 5447



# New Forest DISTRICT COUNCIL

Tel: 023 8028 5000  
www.newforest.gov.uk

Mark Wyatt  
Service Manager  
Development Management  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

## PLANNING COMMITTEE

July 2025

North End Farmhouse  
North End Lane  
Harbridge Green  
25/10444

Scale 1:1000

N.B. If printing this plan from  
the internet, it will not be to  
scale.