

## **8 Low Gate**

I am proposing to replace the windows and door on my Grade 2 Listed cottage which is situated on an unmade no through lane, off Well Hill Road, Holmfirth. Please find below the quote I have received for the proposed work at my property which is almost 'like for like' and my aim is to improve heat efficiency. I have included the following:

- Email conversation with Sue Oakley, Kirklees Planning
- Internal and external photos of my existing windows/door
- Quote from my supplier – Thorntons Windows
- Detailed drawings from Thorntons Windows

The external windows will be painted off white as suggested by Sue Oakley at Kirklees Planning and the external door I am proposing to paint in a heritage dark blue (something like deep ultramarine, oxford blue or midnight teal). Again, Sue advised heritage colours would probably be acceptable. On the inside of the windows and door I would like to just stain the wood so they are in keeping with the internal vintage style furniture of my cottage (photo of internal furniture supplied below as example).

I really hope what I have provided is sufficient for consent to be decided, and I must apologise if I have attached anything in the incorrect place. Please just contact me if you need anything further as I am inexperienced in making applications of this kind.

Kind regards

Clare Mitchell

**Sue Oakley <Sue.Oakley@kirklees.gov.uk>**  
to me

Mon, Jan 14, 3:15 PM

Hi Clare,

Thanks for sending these photos over. If you replace the existing windows and door with like-for-like replacements you won't need consent. If you replace them with a different configuration you'll need Listed Building Consent.

I can't tell if any of the units have double glazing already and I can't find a Listed Building Consent application for it so I assume they haven't. It's likely that we would support it as the existing glass isn't historic. You should specify slim double glazed units with around a 4mm gap (normal double glazing has a much wider gap) and specify black spacer bars in the gap so that the double glazing is less visible. You'll need Listed Building Consent for this

The link to the application form and process is below:

<http://www.kirklees.gov.uk/beta/trees-listing-and-conservation/apply-for-listed-building-consent.aspx>

We'd only accept timber windows on this type of house and ideally they should be painted off white although I'm happy to advise if you have other ideas. If you decide to replace the windows with double glazed timber windows you may wish to make them uniform and replace the top and bottom

hung windows with side hung casements to match the others. The openers should be flush to the frame as this is a typical style.

With regards to the door, if you replace it like for like you won't need consent but if you replace it you may wish to look at a solid timber door in a traditional design such as the example below.



If you need any more advice please let me know. A good window manufacturer or joiner should be able to help with the advice above.

Regards  
Sue

### Existing windows and door





**Example of furniture inside – internal windows and door will match this colour:**





*Mrs Mitchel  
8 Low Gate  
Holmfirth  
HD9 1AY*

*12 February 2019*

*Dear Mrs Mitchel,*

*Thornton's are a local family business being started by Alec Thornton who has now retired. His son Lindsay is now in charge of the business, which has followed trend and has now introduced 3 of his sons into the business.*

*We have been installing windows and doors etc; since 1980 and built our first conservatory in 1988. Over the years Thornton's have built Conservatories in most areas of West Yorkshire, and further a field.*

*We strive to build or install windows and conservatories, which once complete bring years of comfort and satisfaction to our customers, but also give us pride in a job well done.*

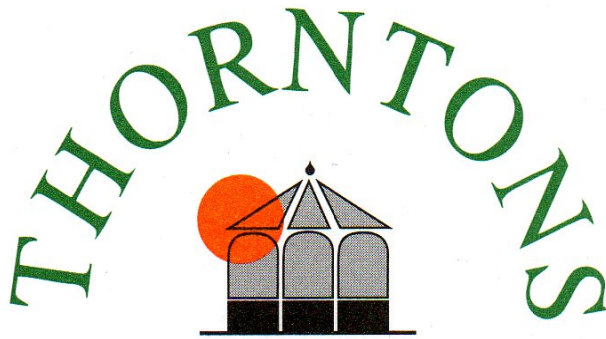
*With thousands of satisfied customers our reputation speaks for itself.*

*Thank you for giving us the opportunity of quoting for your proposed replacement windows*

*Yours sincerely*

*Mr Lindsay Thornton*

*Visit our showroom Open Monday – Friday 9.00am – 5.00pm, Saturday 9.00am – 12.00 noon  
Unit 2 Victoria Buildings, Albert Street, Lockwood, Huddersfield, HD1 3PR  
Tel; 01484 304405 Fax; 01484 304406  
[www.thorntonwindows.co.uk](http://www.thorntonwindows.co.uk)  
Email enquiries to: [lindsaythornton@live.co.uk](mailto:lindsaythornton@live.co.uk)*



**Listed Building Control**

**Re: Listed Building – 8 Low Gate, Holmfirth, HD9 1AY**

*Specification for replacement windows*

*Manufactured Using Accoya acetylated softwood, timber from sustainable source with 50-year anti-rot warranty.*

*Section bespoke 54 x 80 jambs, 65 x 80 head and cill, flush sash side hung casement opening window to the centre of the 3 sets of 3 mullioned windows.*

*Sash size 50 x 60 sides and top rail, 60 x 60 bottom rail,*

*All mortise and tenoned joints*

*Glazing 4-4-4 Heritage Units, Low E inner pane, krypton gas, black 4mm warm edge bar.*

*The door design as existing bit with tongued and grove cottage panels to bottom, glazing as above.*

*Paint Finish is Teknos 3 Coat spray system satin finish.*

*Windows to be installed same distance as existing from the outer edge of the stone mullions.*

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Tel; 01484 304405 Fax; 01484 304406

[www.thorntonwindows.co.uk](http://www.thorntonwindows.co.uk)

Email enquiries to: [lindsaythornton@live.co.uk](mailto:lindsaythornton@live.co.uk)

**Thornton Home Improvements Ltd**

Unit 2 Victoria Buildings, Albert Street,  
Lockwood, Huddersfield,  
West Yorkshire, HD1 3PR.

Tel : 01484 304405 Fax: 01484 304406

Email : lindsaythornton@live.co.uk Web: www.thorntonwindows.co.uk

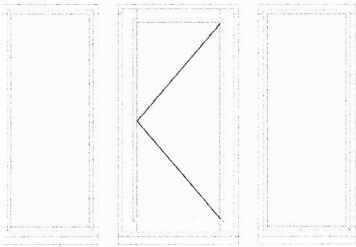
To: Clair Mitchell  
8 Low Gate, Holmfirth,  
HD9 1AY.

Date: 12th February 2019  
Ref: Accova Windows

# QUOTATION

*All items are shown as viewed from outside*

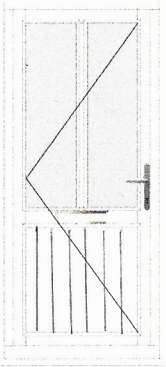
## Coupled frame assembly - Kitchen - 1 off



Item 1 of 5

Glazing: Clear 4: 4: 4 Low E (C Rated)

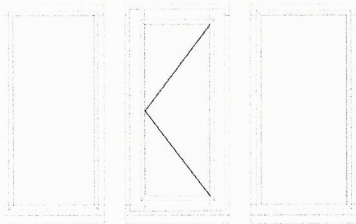
## Traditional Timber White paint Open in resi door - - 1 off



Item 2 of 5

Glazing: Clear 4: 4 :4 Tough Low E (C Rated)

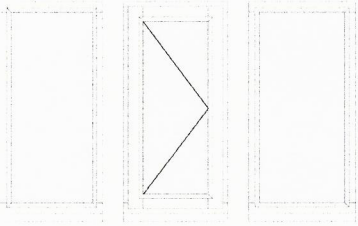
## Coupled frame assembly - Bed - 1 off



Item 3 of 5

Glazing: Clear 4: 4 4 Low E (C Rated)

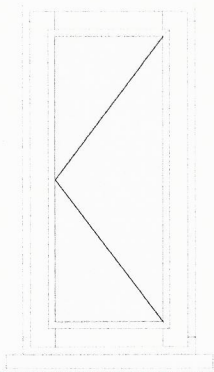
Coupled frame assembly - Bed - 1 off



Item 4 of 5

Glazing: Clear 4: 4 Low E (C Rated)

Traditional Timber White paint Casement window -Bath - 1 off



Item 5 of 5

Glazing: Clear 4: 4 Low E (C Rated)

Notes: Please.add £250 to the below price to allow for differnet colour internal and external.

Empty rectangular box for additional notes or comments.