

Consultation Response from KC, Conservation and Design
2021/90434 Savile Arms, Church Lane, Thornhill, Dewsbury, WF12 0JZ
Installation of replacement windows (within a Conservation Area)
Date Responded: 5.5.21
Responding Officer: Sue Oakley
Responding Ref:

The Savile Arms is a historic public house located within the Thornhill Conservation Area and directly adjacent to the curtilage of the Grade I listed St Michael and All Angels' Church which is understood to date to the 15th century. The lych gate and front boundary wall of the church are also Grade II listed.

The pub is shown on the historic map of 1854 and was known as the Scarborough Arms at this time. Although unlisted, this building makes a positive contribution to the character of the conservation area and the setting of the Grade I listed church. Due to its age, architectural interest, and social history it is also a non-designated heritage asset. The prominent external elevations are rendered, with exposed stone at the rear, a stone slate roof and timber framed windows. The building has been extended and altered over time.

The applicant proposes to replace the existing single glazed timber framed windows with brown conservation style uPVC windows; some four-paned sashes, some four paned fixed lights and some flush sash timberlook frames.

The existing windows vary in type and age and include a multi-paned sash window on the east gable facing the road, sashes with horns and one without, ranges of mullioned casements and fixed lights, and some modern timber windows. A photograph dated 1910 included within the heritage statement suggests that several of the existing windows on the facade pre-date this. The building demonstrates an interesting evolution of window types, and although the proposed uPVC sash windows are traditional in design and appear to be high quality, the replacement of the existing historic windows with standardised uPVC windows would harm the significance of the building and conservation area, as well as the setting of the listed building.

Policy LP35 of the Kirklees Local Plan requires proposals within Conservation Areas to conserve those elements which contribute to their significance. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

The heritage statement indicates that the reason for replacing the windows is to improve energy efficiency, but it does not consider the impact of the proposal on the significance and character of the building or conservation area or demonstrate that energy efficiency cannot be achieved without the removal of the historic windows.

The replacement of windows on the less significant and least prominent elevations may be acceptable, however the historic 8 over 8 sash window WGF01 on the prominent gable elevation should be retained. In addition, the historic sash, casement, and fixed light windows on the façade facing the church should also be retained. If any replacements can be justified, they must be like for like and in timber. Slim double-glazed units may be acceptable on the façade.

In conclusion, I would recommend that the applicant reconsiders this proposal and looks at more sensitive alternatives such as retaining the existing historic windows and fitting secondary glazing, or if justified, fitting double-glazed timber framed windows on the more sensitive elevations.