



## Penderfyniad ar yr Apêl

Ymweliad safle a wnaed ar 17/11/20

gan [REDACTED] BA (Hons) BTP  
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 10<sup>th</sup> December 2020

## Appeal Decision

Site visit made on 17/11/20

by [REDACTED] BA (Hons) BTP  
MRTPI

an Inspector appointed by the Welsh Ministers

Date: 10<sup>th</sup> December 2020

**Appeal Ref: APP/M6825/E/20/3250408**

**Site address:** [REDACTED]

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by [REDACTED] on behalf of the National Trust against the decision of Carmarthenshire County Council.
- The application Ref: E/39404 dated 27 August 2019, was refused by notice dated 20 February 2020.
- The works proposed are the installation of secondary double glazing units.

## Decision

1. The appeal is allowed, and listed building consent is granted for the installation of secondary double glazing units at Felindolau, Crugybar, Llanwrda, SA19 8UW in accordance with the terms of the application Ref: E/39404 dated 27 August 2019, subject to the following conditions:
  - 1) The development shall begin not later than five years from the date of this decision.

*Reason: To comply with Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.*
  - 2) The development shall be carried out in accordance with approved drawing No. 190819-02, as amended by compliance with condition 3) of this consent.

*Reason: To preserve the special interest of the listed buildings in accordance with Policy SP13 of the Carmarthenshire Local Development Plan.*
  - 3) Prior to the installation of the secondary glazing hereby approved details of each proposed window shall be submitted to and approved in writing by the local planning authority. Those details shall include means of fixing, opening mechanisms, and finishes shown on elevational and cross-sectional drawings at a scale of 1:10. Development shall be carried out in accordance with the approved details.

*Reason: To preserve the special interest of the listed buildings in accordance with Policy SP13 of the Carmarthenshire Local Development Plan.*

## **Main Issue**

2. The main issue is the effect of the proposed works on the special interest of the listed building which is listed Grade II.

## **Reasons**

3. Felindolau is a two-storey, stone-built detached dwelling under a slate roof and was formerly part of the Dolaucothi estate. It has a ridged, two-storey forward projection and a single storey lean-to addition at the rear. It lies in a rural setting between the settlements of Pumpsaint and Crugybar and is set back a short distance from the A482 road. The property has been vacant since prior to the submission of the application pending refurbishment works.
4. Much of the special character of the building, as the statutory listing records, is its external appearance as a well-preserved former estate building in picturesque setting. Internally the building has been altered over the years, including gypsum plastering of the walls. Some of the original features including an imposing inglenook fireplace, modest staircase and exposed floor and roof timbers survive.
5. The dwelling has windows on 3 elevations. All are painted timber and most have modern replica frames housing lattice leaded panes that are a mix of single, 2 and 4 lights. The 4 light windows comprise fixed and side hung casements arranged around transom and mullion bars. The side and front facing windows in particular are prominent features that contribute to the special character of the building. There is also a modern, square single-paned glazed window on the rear projection and very narrow windows set within a cruciform shaped recess within the flank walls of the porch.
6. The scheme proposes to install secondary glazing to all 15 windows. The panes of 4mm toughened glass would be framed by white powder coated aluminium. The only visual representation of the windows provided by the appellant is a typical cross-section which shows the width and depth of the frames and the overlap of the horizontally sliding panes, and their proximity to the existing windows. The lightweight glazing units would be fixed in place by screws above and below the frame.
7. New glazed window frame units in protective wrapping were being stored within the property's porch and the dining room at the time of my visit but I have based my assessment of the scheme on the basis of the typical cross section drawing.
8. The Council points to the need for accurate drawings that reflect the variety of existing window design and reveals. It appears that it did not seek more details at the application stage, satisfied that it had sufficient information to reach its conclusion that the scheme would be harmful. In the circumstances, I am satisfied that the additional information that is required to provide precision over the approved works and to ensure that the individual design of the windows respond sensitively to the different existing window types could be secured through the imposition of a condition.
9. The Council opine that the works could be prominent and visually intrusive when viewed internally and suggests that they would obscure views of the existing windows. It explains that it has no objection to the principle of installing secondary glazing on windows that do not replicate the original.
10. From the outside, even from close quarters, I am satisfied that the presence of the proposed slim framed windows would be barely visible behind the existing frames and

leaded lights. Internally, the presence of the white frames of the secondary glazing next to the bulkier existing white-painted window frames would not detract from the appearance of the existing windows, nor would they materially reduce the presently deep window reveals. I concur with the findings of Cadw's Inspector of Historic Buildings that the proposal would not harm the fabric of the building and would not detract from its special interest.

11. The Council maintains that the submission, including a Heritage Impact Statement, is deficient when considered against published Welsh Government and Cadw advice. However, the thrust of the advice is that the level of supporting information ought to be proportionate to the circumstances of each case, including the degree of change proposed. The works would involve modest alteration to the building and could be easily removed without leaving a trace in the same way as the roller blinds that are presently affixed to several windows.
12. My visit demonstrated that passing traffic was clearly audible within the building and it is not disputed that the presently single glazed openings is a source of heat loss. Whilst the Council suggest that there may be other means of securing thermal and acoustic insulation benefits, the absence of any significant harm means that alternatives do not need to be explored.
13. I have noted the references to other appeal decisions to allow secondary glazing cited by the appellant and the Council's concerns that allowing this appeal would set a precedent for similar applications. However, as the parties recognise, I must determine the appeal on its individual merits, including the particular circumstances I have found at Felindolau.
14. I am satisfied that the scheme would be a sensitive alteration that would not harm the special character or interest of this listed building. Accordingly, I also find that it would not conflict with policy SP13 of the Carmarthenshire Local Development Plan or Planning Policy Wales and the associated Technical Advice Note 24: The Historic Environment.
15. The Council is concerned that the secondary glazing could exacerbate condensation problems associated with reduced ventilation. The appellant, who represents an organisation experienced in the maintenance of traditional buildings, disagrees. Mindful that the proposed windows would be capable of being opened, and in the absence of persuasive technical evidence, I am satisfied that the scheme would not cause such indirect impact on the building's fabric.

## **Conclusions**

16. For the reasons given and having taken into account all matters raised and mindful of the statutory duty, I find that the proposed secondary glazing is acceptable and shall allow the appeal.
17. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective to drive sustainable growth and combat climate change.

 INSPECTOR