

North Yorkshire Council
Community Development Services
Scarborough and Whitby Area Planning Committee

8 MAY 2025

**ZF24/00625/FL - Installation of replacement windows in uPVC window frames
with double glazed units at St Laurence Church Hall , Church Hill, Scalby,
Scarborough, North Yorkshire, YO13 0SA on behalf of St Laurence's Church
Rooms (Mrs Susan Truefitt)**

**Report of the Head of Development Management – Community Development
Services**

1.0 Purpose of the report

- 1.1 To determine a planning application for the installation of 11 replacement windows in uPVC window frames with double glazed units at St Laurence Church Hall, Church Hill, Scalby.
- 1.2 The proposal is being considered by the Scarborough and Whitby Planning Committee following a request by an elected member of the Authority.

2.0 EXECUTIVE SUMMARY

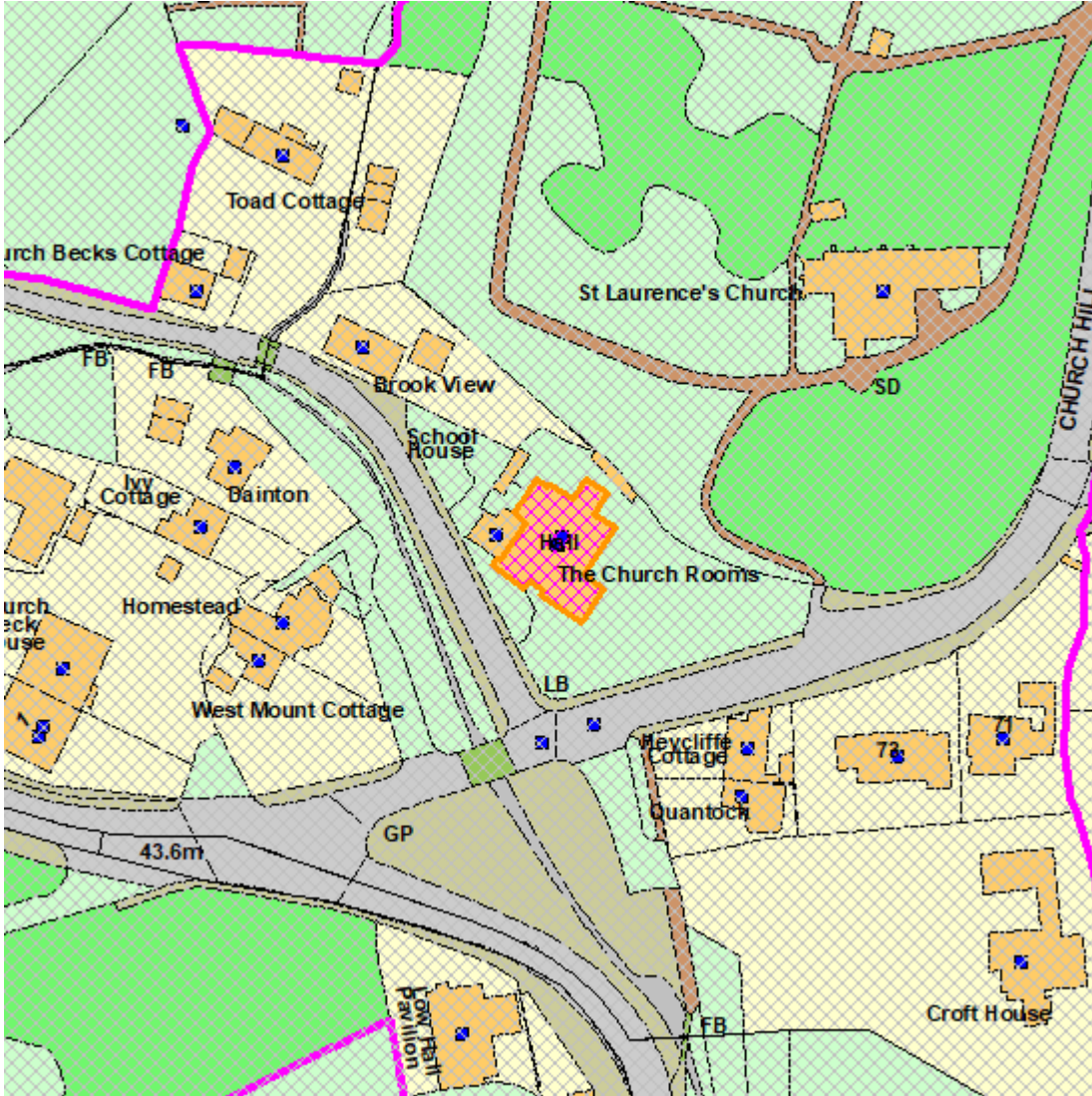
RECOMMENDATION: That planning permission be REFUSED.

- 2.1 It is considered that the replacement of 11 historic timber and metal windows with modern, uPVC units within a historic building in the Scalby Conservation Area fails to promote good design and fails to preserve or enhance the character or appearance of Scalby Conservation Area. This is contrary to Local Plan Policies DEC1 and DEC5.



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3.0 Preliminary Matters

3.1 Access to the case file on Public Access can be found here:

ZF24/00625/FL | Installation of replacement windows in uPVC window frames with double glazed units | St Laurence Church Hall Church Hill Scalby Scarborough North Yorkshire YO13 0SA

Relevant planning history

3.2 02/00388/FL - New porch, internal alterations and refurbishments, including creation of additional floor area in loft. Permitted with conditions.

3.3 ZF23/00629/FL - Installation of replacement windows in uPVC. Withdrawn.

4.0 Site and Surroundings

- 4.1 The single storey building sits on a corner plot where Carr Lane meets Church Hill. The building occupies the northern part of its curtilage, with an attached dwelling on its northwest side that forms part of the original building, that was constructed as a school. Car parking occupies the remainder of the curtilage to the south east.
- 4.2 The south east elevation is the main entrance into the building. The site is bound to the north east by the churchyard and beyond this, is the Grade II* listed building of St Laurence Church that sits on higher ground than the site.
- 4.3 The site's frontage with Church Hill is a low stone wall with metal railings. The site's western boundary with Carr Lane is a mixture of a low stone wall and railings and a boundary wall with a hedgerow above. Vehicular and pedestrian access is gained from Church Hill and there is a pedestrian only access from Carr Lane.
- 4.4 The building was originally constructed as a school. There is a large circular date stone in its southwest gable that reads 'AD 1861'. The building is constructed of natural stone walling with Ashlar stone quoins, window surrounds and plinth. It has steeply pitched roofs, with a natural slate tile finish.
- 4.5 The building appears to have been extended by a flat roof extension on its southeast elevation in the 1930s, with an additional flat roof extension on the northeast elevation in later years. It is now used as a Church Hall, for community use.
- 4.5 The site is located within the designated Scalby Conservation Area.

5.0 Description of Proposal

- 5.1 The proposal seeks the replacement of 11 windows with uPVC frames and double-glazed units within both the original section and the later rendered extensions of the building. The existing windows are timber and metal framed casements.
- 5.2 Five of the windows are located within the original section of the building. The largest windows are a three-casement design, with glazing bars and three are set in stone mullions. The remainder of the windows (6 in total) are located within the later extensions to the building. One window (no. 11 as shown on the submitted photographs) is the only existing uPVC window. The proposed uPVC replacements would follow the general layout of the existing windows in terms of frames and openings. However, the uPVC frames would be thicker than the metal framing sections.

6.0 Planning Policy and Guidance

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise.

- 6.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states special attention shall be paid to the desirability of preserving or enhancing the character of appearance of that area.

Adopted Development Plan

- 6.3 The Adopted Plan for this site is the Scarborough Borough Local Plan 2011 to 2032 adopted 2017. The relevant policies are:
- Policy DEC1 - Principles of Good Design
 - Policy DEC5 - The Historic and Built Environment

Emerging Development Plan - Material Consideration

- 6.4 There is no emerging development plan which covers the application site.

Guidance - Material Considerations

- National Planning Policy Framework
- Scarborough Borough Council Residential Design Guide (supplementary planning document), adopted February 2022
- Scarborough Borough Council - Scalby Conservation Area- Character Appraisal and Management Proposals, adopted January 2018

7.0 Consultation Responses

- 7.1 The following consultation responses have been received and have been summarised below.
- 7.2 Newby and Scalby Town Council - no objection.
- 7.3 Principal Building Conservation Officer - objects to the proposal.

Summary of Significance

The application site falls within Scalby Conservation Area located to the west of the A171 Scarborough to Whitby Road. Scalby Conservation Area has the benefit of an adopted Character Appraisal (2008).

The CACA sets out the historical development of the settlement and provides an analysis of its general character. Broken into five distinct character areas, the application site is within Character Area 2: Church Becks. The character area is described as an attractive group of buildings of varying style, mainly built before 1910, centred around Church Beck, the stone bridge and a small village green. Groups of mature trees to the south-west of Hackness Road and Hay Lane add to the attractive appearance of the area and St Lawrence's church with its wooded burial ground acts as a backdrop to the area especially when viewed on approach from the south.

St Lawrence Church Hall (also known as The Church Rooms) lies on the north side of Church Hill to the southwest of St Lawrence's Church. Whilst the CACA does not

identify it as being a building of Townscape Merit, as it does not make an especially valuable contribution to the character of the area, this does not mean that it does not have merit and does not contribute to the character and appearance of the Conservation Area.

The building dates to 1861, built originally as a school, it features a large circular date stone in its southwest facing gable that reads 'AD 1861'. It is constructed of coursed rough faced natural stone walling with ashlar stone quoins, window surrounds and plinth. It has steeply pitched roofs covered in natural slate tiles. A dwelling is attached to the building on its northwest side and forms part of the original building.

The school was extended in the 1930s (southeast side). The extension being typical of the early 20th century, it has rendered walls and a flat roof hidden behind a parapet. The windows in the 1930s extension appear to be the originals, being constructed of a combination of timber and metal framing, finished in white paint. The DA & HS does not refer to the age of the windows in the 1861 section. These may have been renewed when the 1930s extension was built to apply a consistent fenestration design.

The school use ceased in 1950. The building was purchased by the Church and became known as the Church Rooms. It provides a community use for local residents and groups.

There is an additional rendered flat roofed extension on the building's northeast side, which accommodates a kitchen. This has a uPVC framed window. The site's western boundary with Carr Lane is defined partly of a low stone wall and railings and partly by a low boundary wall with a hedgerow above. The site's frontage with the carriageway of Church Hill (southeast boundary) is defined by a low stone wall with metal railings above.

The application site has historic (illustrative) value, as a purpose-built Victorian school, later converted to a community use. The application site has aesthetic value. It is a solidly built stone building and adds to the character and appearance of the conservation area. The 1930s extension does not detract from this value. It is an extension of its time and did not attempt to compete with the Gothic style of the school building.

The application site is in the direct setting of St Lawrence Church (listed Grade II*). St Lawrence's Church sits above the application site, with the church positioned to the northeast. The northeast boundary of the site is defined by a stone retaining wall that supports the church yard, which is at a higher level.

Proposal

It is proposed to replace eleven of the existing windows, described as timber and metal framed casements, in the rendered extensions to the building and within the original building. Casements are evident across the conservation area and reflect the move towards the 'cottagey' style of the Arts and Crafts movement which became popular in the locality.

Windows 1, 6, 8, 9 & 10 are in the 1861 section. The largest windows are a three-casement design with glazing bars and three are set in stone mullions. These tall windows have a 4/ 12 / 4 pane configuration with opening casements. When the 1930s section was constructed a consistent fenestration pattern was applied to the entire building. One window (11) is the only existing uPVC window as noted above.

The proposed uPVC replacements would follow the general layout of the existing. The large scale plan submitted - window design specification plan (windows 2,3,4,5,7 & 9) does not accurately reflect the dimensions of the stuck on external glazing bars.

Slim section metal glazing bars are characteristic of the age of construction and the inter war architectural style. It is accepted that metal window casements can deteriorate more quickly than timber, particularly if they are not subject to regular maintenance to avoid water damage. Rust quickly degrades metal and unlike timber windows, patch repairs to insert new sections, is not as easily achieved. The submission states the existing windows frames have reached the stage where they are difficult and costly to maintain. As the windows are part timber, is it timber elements which are beyond repair or the metal elements? Some casements are noted as difficult to open and others difficult to close. One photo has been provided as evidence of this.

The submission acknowledges that the uPVC frame sections proposed, a specification (Veka) has been submitted, would be thicker than the metal framing sections. The additional thickness of the frames and the thickness of the stuck on external uPVC glazing bars, and the use of a modern material in combination with the historic fabric, would detract from the aesthetic quality of the building and the wider conservation area.

The use of uPVC windows in traditional buildings in conservation areas is not supported in the adopted CACA. The proposal falls to accord with SLP Policies DEC1(a) and DEC 5(b.ii).

If replacement windows are necessary, it is recommended that replacement metal windows are considered.

Local Representations

7.4 No responses received.

8.0 Environmental Impact Assessment

8.1 The development proposed does not fall within Schedule 1 or 2 of the Environmental Impact Assessment Regulations 2017 (as amended). No Environmental Statement is therefore required.

9.0 Main Issues

9.1 The main issues are:

- Design

- Impact upon the Scalby Conservation Area

10.0 Assessment

Design

- 10.1 Local Plan Policy DEC1 (Principles of Good Design) requires new development to meet the principles of good design by demonstrating that the detailed design responds positively to the local context, in terms of its scale, height, layout, materials, colouring, fenestration and architectural detailing.
- 10.2 Paragraph 8.38 of the Council's Residential Design Guide SPD states that, where planning permission is required for the installation of replacement windows, the guiding principle for choosing replacement units should be to ensure that they reflect the character and appearance of both the host property and the surrounding area.
- 10.3 Paragraph 8.40 also states that complete replacement should be on a like-for-like basis in terms of materials, dimensions, and appearance. Proposals to replace traditional timber windows with high quality alternative materials would only be supported in limited and exceptional cases; it is for the applicant to advance the exceptional circumstances of the particular case through the submission of a Heritage Statement.
- 10.4 A Heritage Statement has been submitted in this case and concludes the following:
- " In terms of design, the proposed replacement windows are considered to accord with Policy DEC1 of the Local Plan as they have been designed to replicate the character of the existing metal and timber windows within the 1930s extension to the Church Rooms.
- In relation to heritage matters, the development proposals are considered to have very little impact on the significance and heritage values of the Scalby Conservation Area. It is considered that any harm to significance is at the lower end of "less than substantial" and that the public benefits of the proposals clearly outweigh the modest harm that might arise.
- The proposed design of the replacement windows will safeguard heritage significance by preserving the character and appearance of the conservation area and the setting of nearby listed buildings in line with Policy DEC5 of the Local Plan".
- 10.5 It is proposed to replace eleven of the existing timber and metal framed casement windows in both the original building and rendered extensions with uPVC.
- 10.6 The submission acknowledges that the uPVC frame sections proposed, a specification (Veka) has been submitted, would be thicker than the metal framing sections. The additional thickness of the frames, the thickness of the stuck on external uPVC glazing bar and the use of a modern material in combination with the historic fabric, is considered to detract from the character and appearance of this prominent and historic building.

- 10.7 As such, the provision of uPVC windows would be inappropriate and would have a negative impact upon the character and appearance of the historic building, failing to respond positively to the local context.
- 10.8 For the reasons set out above, it is considered that the proposal would fail to meet the requirements of Local Plan Policy DEC1 (Principles of Good Design).

Impact upon the Scalby Conservation Area

- 10.9 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of functions under the planning acts, special attention is paid to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 10.10 Local Plan Policy DEC5 (The Historic and Built Environment) states that proposals within a conservation area should preserve or enhance its character or appearance, especially those elements identified in any Conservation Area Appraisal.
- 10.11 Guidance in Section 16 of the NPPF sets out advice on the conservation of the historic environment and includes several paragraphs against which the proposals need to be assessed. Paragraph 215 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 including, where appropriate, securing its optimum viable use.
- 10.12 Whilst the Conservation Area Character Appraisal for Scalby does not identify the application site as being a building of Townscape Merit, as it does not make an especially valuable contribution to the character of the area, this does not mean that it does not have merit and does not contribute to the character and appearance of the Scalby Conservation Area.
- 10.13 The application site has historic, illustrative value, as a purpose-built Victorian school, later converted to a community use. The application site also has aesthetic value as a solidly built stone building, with historic windows and adds to the character and appearance of the Scalby Conservation Area. The 1930s extension does not detract from this value as it is an extension of its time and did not attempt to compete with the Gothic style of the school building.
- 10.14 It is proposed to replace eleven of the existing timber and metal framed casement windows in the both the original building and rendered extensions with uPVC. Casements are evident across the Scalby Conservation Area and reflect the move towards the 'cottagey' style of the Arts and Crafts movement which became popular in the locality.
- 10.15 Five of the windows are located within the original section of the building. The largest windows are a three-casement design, with glazing bars and three are set in stone mullions. The remainder of the windows (6 in total) are located within the later extensions to the building. One window (no. 11 as shown on the submitted photographs) is the only existing uPVC window. The proposed uPVC replacements would follow the general layout of the existing windows.

- 10.16 In terms of the existing windows, the slim section metal glazing bars are characteristic of the age of construction and the inter war architectural style. It is accepted that metal window casements can deteriorate more quickly than timber. The submission states the existing windows frames have reached the stage where they are difficult and costly to maintain. It is unclear whether this refers to the metal or timber elements. Some casements are noted as difficult to open and close.
- 10.17 The submission acknowledges that the uPVC frame sections proposed, a specification (Veka) has been submitted, would be thicker than the metal framing sections. The additional thickness of the frames, the thickness of the stuck on external uPVC glazing bar and the use of a modern material in combination with the historic fabric, would detract from the aesthetic quality of the historic building and the wider Scalby Conservation Area.
- 10.18 The use of uPVC windows in traditional buildings in Conservation Areas is not supported within the adopted Conservation Area Character Appraisal for Scalby. The proposal falls to accord with Local Plan Policy DEC5 (The Historic and Built Environment).

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1 It is considered that the replacement of 11 historic timber and metal windows with modern, uPVC units within a historic building in the Scalby Conservation Area fails to promote good design and fails to preserve or enhance the character or appearance of Scalby Conservation Area. This is contrary to Local Plan Policies DEC1 and DEC5. Whilst it is acknowledged that the building is used for community purposes, this does not outweigh the harm caused as outlined within the report and the following reasons for refusal.

12.0 RECOMMENDATION REFUSAL

- 12.1 That Permission be refused

- 1 It is proposed to replace eleven of the existing timber and metal framed casement windows in both the original building and rendered extensions with uPVC.

The additional thickness of the frames, the thickness of the stuck on external uPVC glazing bar and the use of a modern material in combination with the historic fabric, is considered to detract from the character and appearance of this prominent and historic building.

As such, the provision of uPVC windows would be inappropriate and would have a negative impact upon the character and appearance of the historic building, failing to respond positively to the local context.

It is considered that the proposal would fail to meet the requirements of Local Plan Policy DEC1 (Principles of Good Design).

Local Plan Policy DEC1 (Principles of Good Design) requires new development to meet the principles of good design by demonstrating that the detailed design

responds positively to the local context, in terms of its scale, height, layout, materials, colouring, fenestration and architectural detailing.

- 2 The application site has historic, illustrative value, as a purpose-built Victorian school, later converted to a community use. The application site also has aesthetic value as a solidly built stone building, with historic windows and adds to the character and appearance of the Scalby Conservation Area.

It is proposed to replace eleven of the existing timber and metal framed casement windows in the both the original building and rendered extensions with uPVC. Casements are evident across the Scalby Conservation Area and reflect the move towards the 'cottagey' style of the Arts and Crafts movement which became popular in the locality.

The additional thickness of the frames, the thickness of the stuck on external uPVC glazing bar and the use of a modern material in combination with the historic fabric, would detract from the aesthetic quality of the historic building and the wider Scalby Conservation Area.

The use of uPVC windows in traditional buildings in Conservation Areas is not supported within the adopted Conservation Area Character Appraisal for Scalby. The proposal falls to accord with Local Plan Policy DEC5 (The Historic and Built Environment).

Local Plan Policy DEC5 (The Historic and Built Environment) states that proposals within a conservation area should preserve or enhance its character or appearance, especially those elements identified in any Conservation Area Appraisal.

Target Determination Date: 10 June 2024

Case Officer: Ms Charlotte Cornforth

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