

APPLICATION REFERENCES: PF/25/2133 &
LA/25/2134

LOCATION: 2 The Beeches, Station Road,
Holt

PROPOSAL: Replacement windows
(retrospective)

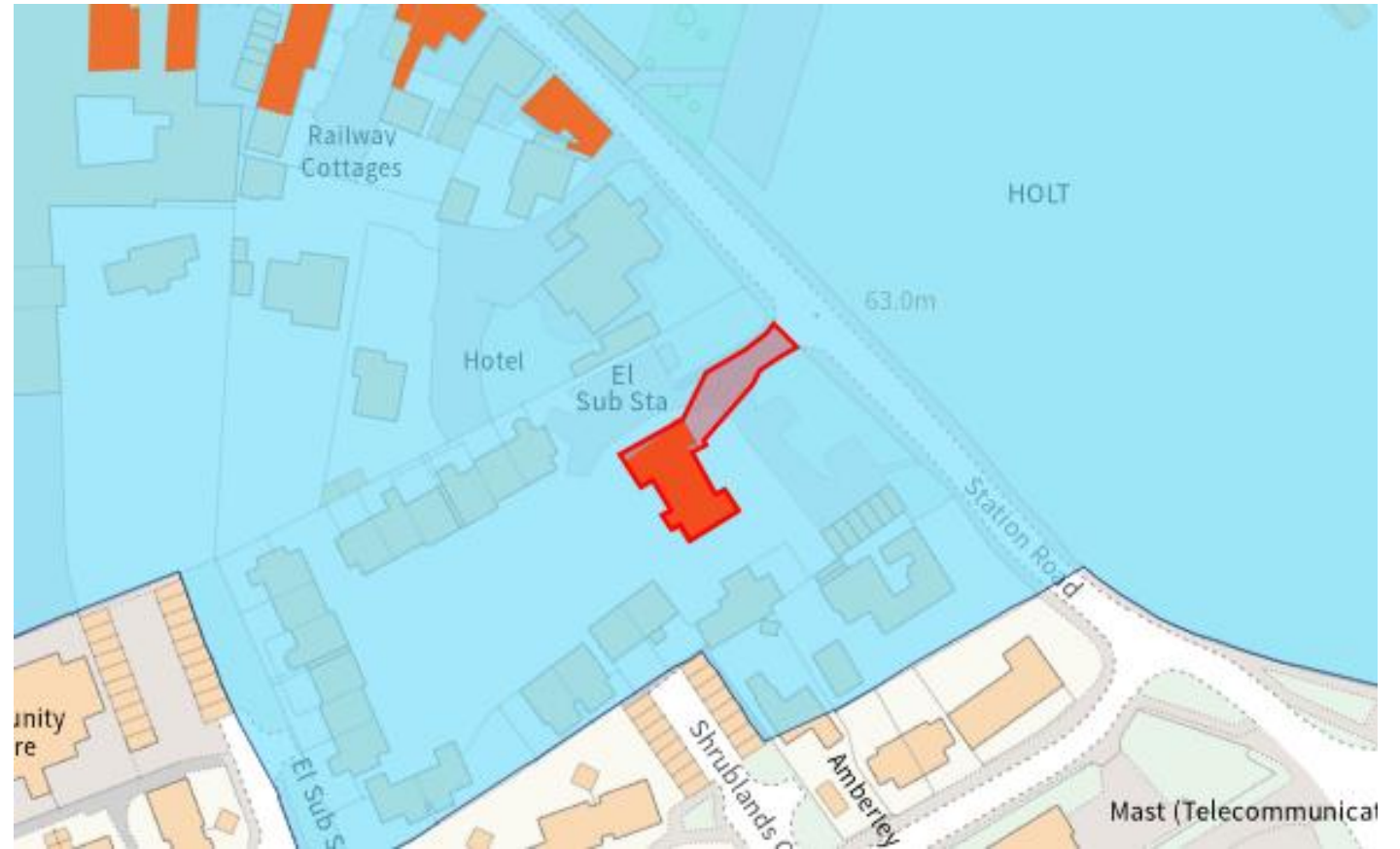
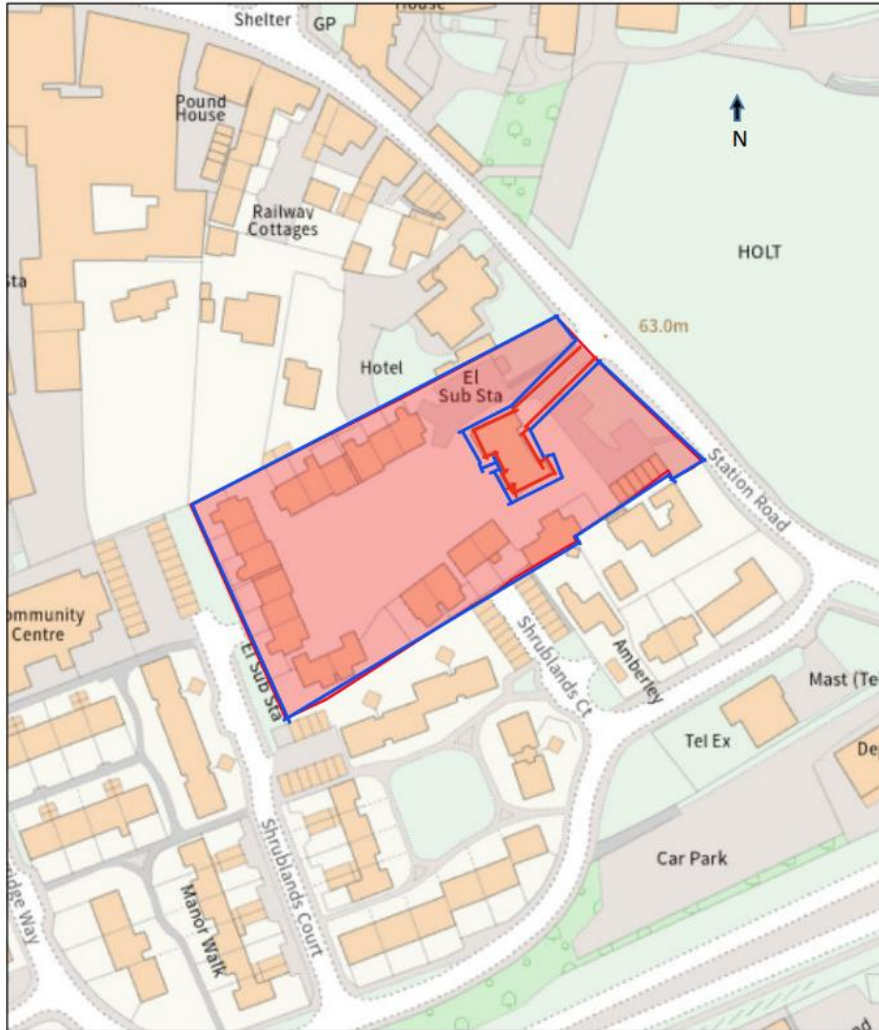


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19th February 2026

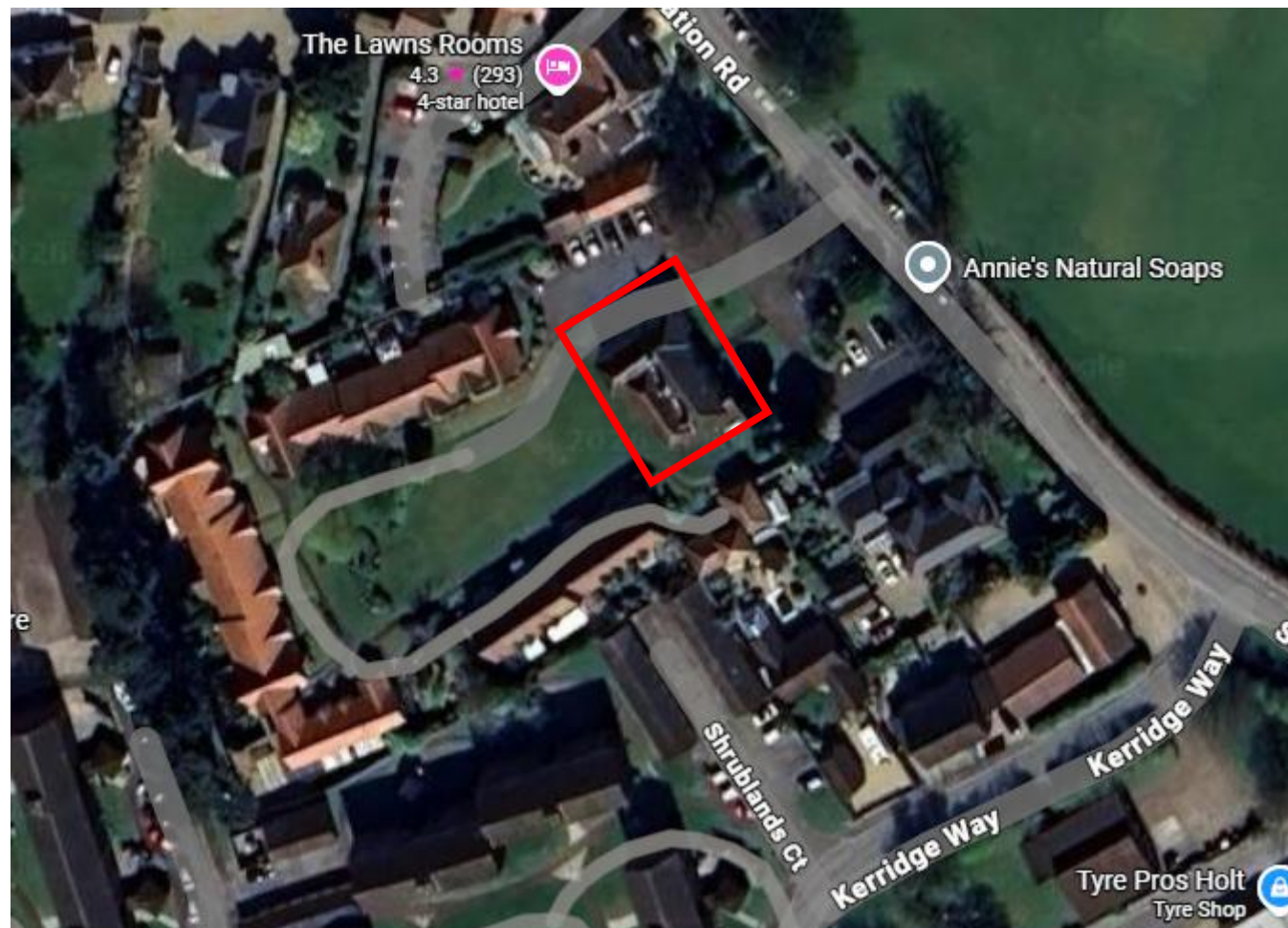
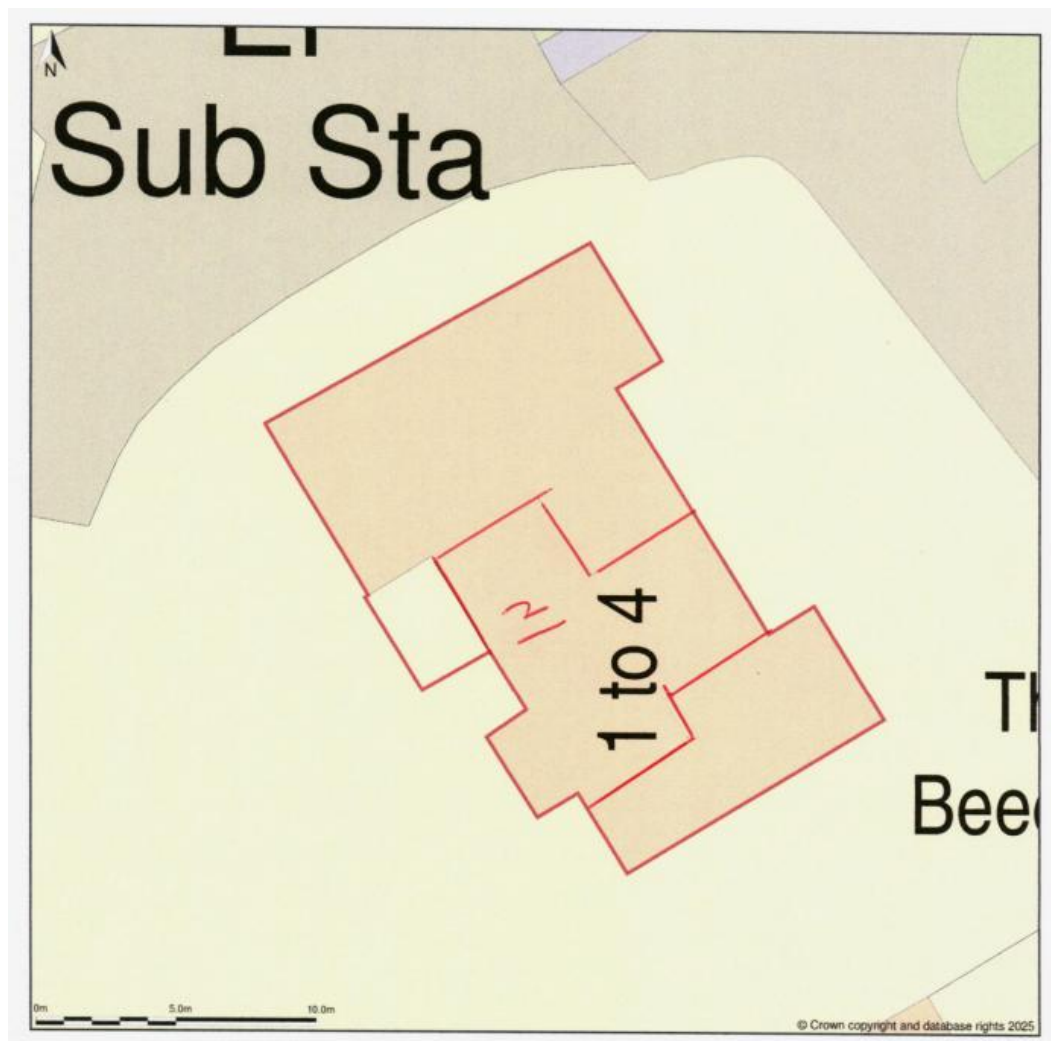
LOCATION PLAN



Key:

- Conservation Area
- Grade II Listed Buildings

SITE PLAN & AERIAL MAP



FRONT ELEVATION PRIOR TO WORKS



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



KEY ISSUES

- Principle of development
- Design
- Impact on the designated heritage assets (Grade II listed building and Holt Conservation Area)
- Amenity
- Parking
- Climate Change

RECOMMENDATION

Refusal:

By virtue of their standardised artificial texture, uniform sheen, thicker and flatter framing, modern glazing, and because they will not age and weather in the same way as the original timber windows, it is considered that the installed plastic windows constitute inauthentic contemporary additions which appear unduly conspicuous within the host grade II listed building and which thus fail to preserve or enhance its refined and elegant character and appearance. With the building also lying within the Holt Conservation Area, which is characterised by its classical Georgian architecture, it is considered that the removal of the former windows and their replacement with inauthentic equivalents, has resulted in less than substantial harm being caused to existing designated heritage assets. With there being insufficient public benefits to outweigh the identified harm, and with the submission failing to properly describe the significance of the assets involved, the proposed development is therefore considered contrary to Policies ENV7 and ENV8 of the adopted North Norfolk Local Plan and Paragraphs 207, 212 and 215 of the National Planning Policy Framework.