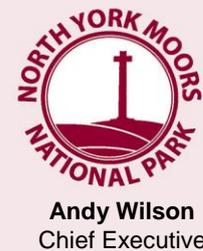


# North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
Tel: 01439 772700  
Planning enquiries: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



## Guidance Note for “Like for Like” Window Replacements

The replacement of windows in Conservation Areas where there is an Article 4 Direction may now need planning permission and a separate guidance note has been prepared to cover this. However if you are looking to simply replace your windows with matching windows or are looking to replace existing single glazed windows with double glazing (unless the building is a Listed Building), then providing the replacement windows are truly like for like, you may be able to do this without planning permission. This guidance note helps to explain what the Authority means by ‘like for like’.

New timber windows should exactly match the originals in terms of:

- all external dimensions (frames, sills, glazing bars etc.)
- the method of opening (e.g. top hopper, sash)
- the method of hanging (e.g. on vertical sash windows weights and cords should be used rather than spiral springs)
- the overall design
- traditional painted finish

Generally window frames should be set into reveals of at least 50mm behind the face of the stonework leaving the stone reveals clean of mortar.

To achieve the narrow dimensions of traditional glazing bars (typically 18-22mm) in double glazing, applied glazing bars are commonly bonded to the inside and outside of a large sealed double glazed unit. The use of structural glazing bars supporting individual double glazed units can result in glazing bars which are significantly wider than the originals, which is not acceptable. Ultra-thin double glazed units are available which can be fitted into traditionally constructed glazing bars with narrow dimensions if preferred to the use of applied glazing bars.

Specifying the aluminium strip within the double glazed unit in a black or bronze colour will reduce its visibility when viewed from the outside.

Glazing beads must be shaped to resemble traditional putty (wedge shaped) and not left square.

**Replacement windows which are not ‘like for like’ in any respect other than the in the manner described here will require a planning application.**

**This guidance does not apply to Listed Buildings.**

### Conservation Areas with an Article 4 Direction:

Aislaby	Coxwold	Hutton Buscel	Lockton
Ampleforth	East Ayton	Hutton le Hole	Lythe
Appleton le Moors	Egton	Hutton Lowcross**	Nether Silton
Boltby	Egton Bridge	Kepwick	Old Byland
Carlton in	Fylingthorpe	Kilburn	Osmotherley
Cleveland	Gillamoor	Lastingham	Oswaldkirk
Castleton	Hawnby	Lealholm	Rievaulx
Cold Kirby	Helmsley*	Levisham	Robin Hood’s Bay

Rosedale Abbey  
Runswick Bay\*\*\*

Sinnington  
Staithes\*\*\*\*

Swainby  
Thimbleby

Thornton le Dale  
West Ayton

*(Cloughton, Goathland, Sandsend and Scalby Conservation Areas do not have Article 4 Directions)*

\***Helmsley** - The Article 4 Direction covering the original Helmsley Conservation Area removes permitted development rights on all elevations. The Elmslac Road area (which forms an extension to the original Conservation Area carried out in 2013) is covered by a separate Article 4 Direction which only applies to elevations which face a highway, waterway or important open space only.

\*\***Hutton Lowcross** - Only part of Conservation Area is affected. Direction relates to elevations which face a highway, waterway or important open space.

\*\*\***Runswick Bay** – Provisions 4, 6, 7 & 8 do not apply. Direction relates to elevations which face a highway, waterway or important open space.

\*\*\*\***Staithes** - Provisions 5 & 6 do not apply. Direction relates to all elevations.

**A separate guidance note on Article 4 Directions is also available**

The Authority provides a structured pre-application enquiry service in order to enable homeowners to access professional planning advice on the acceptability of your proposal. There is a small charge for this service and further details can be found on the National Park's website.