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The Listed Building Consent application covers an extensive number of areas of work. Based on my understanding, the following are proposed:

- Replace dining room window with triple glazed plastic windows.
- Reduce size of replacement window.
- Replace a wooden back door in the dining room with a composite door.
- Insulate rear outside dining room wall. Clad and insulate the wall with Marley Weatherboard.
- Replace bathroom and bedroom windows at rear of the building with UPVC ones.
- Replace the front and rear door with a composite door.
- Replace the existing guttering on the entire house from plastic to that with a deep fill cast iron effect.
- Repair the front sash windows

Paragraph 189 of the NPPF requires an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. Whilst a heritage statement has been provided, it is considered that insufficient information has been submitted, which limits a full assessment of the application. In light of this, some comments are provided based on my own observations.

The property is identified as being an early 19th century, 2 storied semi-detached cottages. It is constructed with cobbles with brick reinforcement and modillion eaves cornice. There are 2 windows to each house, with outer ones, over the doors, being 'blind'. The existing single storey rear extension is believed to have been constructed during the 20th century and is of limited significance to the main listed building. However, works to this element of the building should be such that they preserve the significance of the listed building.

The proposal to improve the design/appearance of the single storey structure is supported. However, at present, it is considered that the proposal will detract from the character of the building, and the proposed materials will harm its significance. It is recommended that traditional materials are used on this element of the building in order to ensure that it reflects the character of the main listed building. the use of UPVC windows cannot be supported in this location.

The proposal to replace the bathroom and bedroom windows with UPVC ones is inappropriate, not only in terms of the materials proposed, but also the design of the window. I also note that the intention is to use plastic triple glazing. Current guidance from Historic England is that slimlight sealed glazed units may be considered acceptable in limited circumstances. The use of plastic glazing is also not considered appropriate for the listed building, and like other elements of this application, should be constructed from traditional materials.

Likewise, the use of composite doors does not recognise the character or significance of the building, and cannot be supported from a conservation perspective.

The proposal to repair the front sash windows is supported as it will ensure that the character of the property will remain. If further research identifies that the windows are beyond repair, Listed Building Consent may be required for their replacement.

The existing guttering is constructed from plastic, and the intention to replace it with deep fill cast iron effect guttering, is considered to be an improvement. The information supplied is such that it is not clear what design is proposed, and this should be supplied.

Overall, it is considered that the proposal will individually and cumulatively harm the significance of the Listed Building. The Listed Building Consent should be determined taking into account chapter 16 of the NPPF and section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

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