

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	BE/137/12/L
Address	76 North Bersted Street, Bognor Regis
Description	Replace/refurbish windows, maintaining identical appearance but adding double-glazed panes.
Case Officer	Janice Chapman
Site Visit	

Objection

Windows in listed buildings should be repaired rather than replaced and can be draught-proofed if necessary. If windows are in very bad condition and decayed throughout, these can be replaced on a like-for-like basis. Where windows have already been replaced more recently, these can be changed, also on a like-for-like basis.

As a general rule double-glazing is not permitted in listed buildings. It introduces an integral feature to the historic building which detrimentally affects its appearance. This is especially the case with small multi-paned windows. This is not acceptable.

Secondary glazing can be installed and without the need for consent. Some secondary-glazing is very discrete and often considered better for noise reduction and draughts. Secondary-glazing is considered acceptable because it is a fitting which can easily be removed and does not become integral to the listed building. It also allows both the historic fabric (where it exists) and character of the historic building to be properly preserved. This plays an important part in retaining special interest, but also in promoting sustainability.

It should be noted that any variation in design of window may be an important feature of any historic building and its character. Rationalization to one design is therefore not necessarily positive or desired.

Ian Wightman
Historic Buildings Adviser