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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 24 June 2026 16:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Rhiannon Lloyd <Rhiannon.Lloyd@arun.gov.uk>
Subject: FG/35/26/HH

FG/35/26/HH

Home Farm House 63 Ferringham Lane Ferring BN12 5LL

Replacement of windows and rear door with timber-framed double-glazed units. This application may affect the character and appearance of the Ferring conservation area.

Heritage Assets

The following heritage assets are of relevance on this application:

- Home Farm House
- Ferring Conservation Area

Home Farm House

Home Farm House is a Grade II listed, L-shaped eighteenth-century building of two storeys. The principal range is finished in stucco with a clay tiled gabled roof, whilst the south-western wing is constructed of flint with red brick dressings and quoins, representing a characteristic local vernacular palette.

The principal range retains a simple but well-proportioned three-bay elevation, with vertically sliding sash windows that preserve their historic form, fenestration pattern and glazing bar

arrangement. The list description specifically notes that glazing bars are intact, underlining the importance of these original or early window details to the building's special interest.

The architectural composition is legible and cohesive, with the hierarchy of the principal elevation reinforced through its restrained detailing and regular window rhythm. Later additions, including a gabled porch, conservatory to the northern elevation, and a bay window to the western side, remain subordinate to the historic core and do not detract from its overall legibility.

The significance of the listed building is therefore derived from its architectural and historical interest, which is evident in:

- Its eighteenth-century origins and survival of historic fabric
- The contrast between stuccoed main range and flint-faced wing
- The retention of traditional timber sash windows with slender glazing bars

Ferring Conservation Area

The Ferring Conservation Area is compact and covers the old core of the village around St. Andrews Church and consists of Ferring Street south of the shops, Church Lane and Ferringham Lane north of Grange Close. The area represents an original farming and manorial community, and the compact area is now surrounded by extensive areas of twentieth century development.

The main characteristic of the roads that make up the area is that they have retained, in part, their lane character although in an urban form. There is an informal approach to the design and layout of the area, with different building lines, different styles of architecture and different size gaps between buildings and a varied plot size.

Within the conservation area this characteristic is seen at its best in Ferring Street and Church Lane. These roads are narrow, well planted and there is an attractive feeling of enclosure.

Many of the buildings are indicative of the local vernacular and are constructed with flint, brick, render and clay/slate tiles. The buildings have various scales since they include a Manor House, farm cottages and church dating from the 12th, with alterations from the 13th and 19th centuries. Decorative and architectural features have survived. The majority of the buildings are listed or locally listed.

Comments

The proposal seeks the replacement of existing windows and a rear door with timber-framed double-glazed units incorporating 28mm glazing, thermal spacers and applied glazing bars. The works would affect both the principal elevation, where traditional sash windows survive, and the rear elevation, where openings have previously been altered and are fitted with modern casement-style units.

Windows are a key component of a building's historic fabric. They contribute significantly to its architectural composition and are important in understanding its evolution, craftsmanship and period detailing. The design, proportions and detailing of windows are therefore fundamental to the character and appearance of a listed building.

In this case, the proposed use of standard 28mm double-glazed units is not considered appropriate. While the objective of improving thermal performance is acknowledged, such units are inherently incompatible with traditional joinery. Their thickness usually necessitates increased section sizes and the use of applied glazing bars, resulting in detailing that is fundamentally at odds with traditional construction and leading to a loss of the fine characteristics associated with historic windows.

In respect of the principal elevation, the proposal would result in the loss or substantial alteration of traditional sash windows, which are specifically identified within the statutory list description as retaining intact glazing bars. The introduction of 28mm units would require a fundamental change to the proportions, section sizes and detailing of the sashes, resulting in harm to fabric that contributes directly to the building's significance.

Historic England guidance acknowledges that double glazing may be acceptable in limited circumstances, such as where windows are of modern origin or of lesser significance, provided that replacements preserve the character and appearance of the building. In this instance, the list description confirms that the fenestration is of special architectural and historic interest, and its alteration must therefore be approached with a high degree of sensitivity.

With regard to the rear elevation, it is acknowledged that the existing windows are of modern origin. However, this does not remove the requirement for appropriate design within a listed building. The use of standard 28mm double-glazed units would still result in joinery sections and applied detailing that are visually inconsistent with traditional construction and the established character of the building.

A more appropriate approach would be the use of slim-profile double glazing or other conservation-led solutions that better replicate traditional construction, supported by accurate sectional drawings and detailed joinery specifications. No such solution has been provided.

The submitted window details reinforce these concerns regarding the incompatibility of standard double-glazed units with traditional historic joinery, indicating the use of standard double-glazed units with applied astragal bars of approximately 22mm in width, together with modern construction methods such as internal glazing, timber glazing beads and spiral balances. The use of timber glazing beads represents a departure from traditional putty-glazed construction typical of historic sash windows. These details are not characteristic of traditional historic joinery.

The submitted Heritage Statement confirms that the existing windows are in a stable and well-maintained condition and acknowledges that the fenestration is a defining element of the building's significance. The proposal is therefore not driven by the failure or loss of historic fabric, but by a desire to improve performance. In such circumstances, the introduction of standard double glazing cannot be justified where it would result in harm, particularly where less harmful alternatives may be available.

While it is suggested that the frames and glazing bars would maintain traditionally slim profiles, this is not supported by the proposed 28mm glazing specification. The physical requirements of such units inevitably result in thicker sections and altered detailing, and the resulting appearance would differ materially from traditional examples.

The proposal would therefore result in harm to the building's significance through the loss of traditional detailing and the introduction of visually incongruous elements. As such, it fails to preserve the special architectural and historic interest of the listed building

Conclusion

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 16 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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