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Sent: 02 December 2020 08:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: FW: K/45/20/L

Conservation Officer Response

Zachariah Denton
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 30 November 2020 17:27
To: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: K/45/20/L

K/45/20/L

Kingston Manor Kingston Lane Kingston BN16 1RR

Replacement of 32 nr. windows and doors throughout the property, with like for like replacement. (see plans and attachments for details). Exception being a change from single to double glazing in order to increase thermal efficiency and prevent condensate from forming. Glazing bar thickness to be within 2mm of existing. Existing 18mm/ Proposed 16mm. Note existing windows and doors are unoriginal & have reached the end of their serviceable life, after being refurbished several times in the past 10 years.*

Kingston Manor is an early C19 Grade II Listed Building. Two storeys and attic. Three windows. Two dormers. Faced with Roman cement, the ground floor rusticated. Stringcourse, cornice and balustraded parapet. The windows are flanked by pilasters and those on the first floor have moulded architrave surrounds. Glazing bars intact. Porch up four steps with round-headed coved doorway and round-headed windows in its flanks. On each side of the main block is a contemporary wing of one storey with splayed angles, flanked by pilasters and faced with square knapped flints between the pilasters. Each wing has one tripartite window and a balustraded parapet over.

The proposal is to replace the existing windows with new ones which incorporate the slimmer double glazing units. The submitted information states that the glazing units will consist of a '4-6-4' system and that the glazing bars will be integral to the sashes, and not applied, which is positive.

Guidance from historic England identifies that if the existing windows are in a poor state of repair, and constructed from modern fabric, with no historic glazing, there is the possibility to include the slimmer double glazed units. As these conditions appear to have been met in this particular circumstance, and the replacement windows will reflect the existing ones in terms of appearance, it is considered that the proposal will not cause harm.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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