

From: Martyn White **On Behalf Of** Conservation Officer
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To: Planning.Responses
Cc: Zac Denton
Subject: LU/262/18/L

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I note that this application is for replacement windows to the rear of the building. The building itself is Listed, Grade II and located within a Conservation Area. Development therefore has the potential to affect a number of heritage assets. I also believe that the application is retrospectively seeking consent for the windows which have already been installed.

Windows are an important feature within a listed building, and their replacement should be carefully considered. Good practice is that existing windows should be retained and repaired prior to their wholesale replacement. I note that the application seeks permission not only for the replacement of windows, but ones constructed from UPVC. Such a proposal is problematic and cannot be supported.

The design, detailing and operation of windows constructed from UPVC make them appear different to traditional windows. Further, the visual effect of shiny modern plastic is out of keeping with more traditional materials.

As the application is retrospective, it is not known what the previous windows looked like, and if the replacement ones are a similar copy, or completely different. I should point out that replacing windows often offers the opportunity to install units which better reflect the character of the building, but it does not look as though this is the case with this application.

I should also point out that UPVC windows are also unsustainable; it is tricky to repair them, with often the only viable option being to replace them in their entirety. In addition, they require continuous cleaning to prevent discolouration from dirt and ultra violet light, and regular maintenance.

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