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Sent: 07 May 2021 17:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: PO/3/21/L

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Peckhams Poling Street Poling BN18 9PT

Replacement of four timber windows on a 'like-for-like' basis, two vertical sliding sashes on the side (west) elevation and two casements on the rear (south) elevation

The main western part was constructed circa 1405, alterations took place in 1650. Peckhams was re-fronted in the C18 with red brick and flints, when it was also extended to the east. It has a Horsham slab roof, the top section replaced with tiles. There are a mixture of casement and sash windows with glazing bars. Two large flint buttresses behind. Two storeys. Modern T-wing in centre of north front.

The house is set in an enclosed garden to the south and surrounded by a number of farm buildings, including one immediately to the south-east.

The village of poling is also an attractive settlement with development focused on Poling Lane. Parts of the village date back to the medieval period and include a number of important and imposing buildings. Mature landscaping and flint and brick walling are important features of the area. The informality of layout of the group of buildings, combined with the features above, enhance the rural and character of the area. There are a number of listed buildings in the street, including some Grade I.

The Proposal

The proposal is for four replacement windows to the listed building. These windows would include the heritage style double glazed units. Of the four windows to be replaced, the two on the side (west) elevation are vertical timber sliding sashes, whilst the two on the rear (south) elevation are casements. All windows are currently single glazed.

It is noted that the heritage statement identifies that the applicants consider that it is uneconomical to carry out further repairs to the defective windows and therefore more appropriate to carry to full replacement. However, it is not clear how the windows are defective, and what would make them beyond repair. Such information is normally helpful to justify their complete replacement.

The proposed glazing system is minimal and has been approved in other buildings in the district. However, they are not always appropriate in listed buildings and they can affect the appearance of the windows, especially details such as the size and style of the glazing bars (an increase in size would not be appropriate). In this case, the design of the windows would support their use, and I note that the application states that the windows will be replaced on a like for like basis. A section of the windows has not been provided, which means that it is not possible to understand if the glazed units would form a series of separate units or one with applied glazing bars. The latter would not be appropriate for a listed building or these windows. Details of the section/glazing bars could be provided to the LPA if you are minded to approve the application.

Conclusion

On balance, it is considered that the proposal will not cause harm to the significance of the heritage asset. 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

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

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