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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 October 2021 10:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/125/21/HH

P/125/21/HH

Neals Farmhouse West Wing Lower Bognor Road Lagness Chichester PO20 1LW

Alterations to fenestration (This application may affect the setting of a listed building)

Neals Farmhouse is a Grade II Listed Building. It is identified in the listing description as being a 'L-shaped C16 timber-framed house with the timbering exposed with brick infilling in one place in the west wall but otherwise refaced with stucco. Thatched roof. modern casement windows. Two storeys.

The building appears to have been divided up into two residential units. The application relates to the western half or western wing. It is not clear why a Householder application has been submitted, when it should be for Listed Building Consent. Further, the application lacks an appropriate heritage statement: paragraph 194 of the NPPF, states that local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting. In light of this some comments are provided based on my own assessment/observations.

The Proposal

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building, and help to establish the character of a house or building and sometimes a whole area.

Historic windows, whether original or later insertions, whose design follows historic patterns, usually make an important contribution to the significance of historic buildings. When they do, they should be retained and repaired where possible; If beyond repair they should be replaced with accurate copies.

Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing. Existing replacement windows whose design does not follow historic patterns are unlikely to contribute to significance.

When submitting a listed building consent application for replacement windows it is essential that adequate information is included to assess the proposal. In addition to existing and proposed elevation drawings, large-scale section drawings will be expected. The heritage statement should identify the age and significance of the windows to be replaced, as well as provide information regarding their condition. This information has not been provided as part of this application which makes an assessment difficult.

The replacement windows incorporate standard thickness double-glazed units (24mm thick) which are not acceptable in a listed building. Such windows appear very obviously double-glazed. Aspects of their finer detailing such as prominent spacer bars and applied glazing bars can appear incongruous in the context of a listed building. It is also not clear if the windows are of a storm-proof or flush mounted design as only simple elevations are proposed.

Conclusion

In conclusion based on a lack of information along with the use of an inappropriate glazing system, the currently application is considered to be harmful. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). 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 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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