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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 27 January 2022 17:17

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>

Subject: P/169/21/L

P/169/21/L

Neal's Farmhouse West Wing, Lower Bognor Road, Lagness, PO20 1LW

Listed building consent for 11 No proposed windows replacement.

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. The heritage statement identifies that the existing windows are modern, but no age is given to confirm this.

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. However, this is still on a case by case situation, and not a blanket approach.

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. Whilst further information has been provided, the application fails to provide suitable information regarding the condition of the existing windows, which makes an assessment difficult.

The replacement windows incorporate the slimmer double-glazed units (14mm thick) which is potentially acceptable in this instance as reference is made to the age of the windows in the heritage statement. However, there are still problems with the design of these windows in that the glazing bars are to be applied externally, as opposed to integral to the frame.

Traditionally, where windows have glazing bars, these form part of the structure of the window. False glazing bars applied to the surface of the window (with prominent spacer bars) are historically incorrect, aesthetically unconvincing, and can appear incongruous in the context of an old listed building such as this. Applied glazing bars also have a tendency to fail and leave the larger pane of glass visible. This is disappointing and harmful to the character of the windows/asset.

To achieve an authentic appearance, glazing bars in such windows should be integral and not glued to the face of the glass. It is also worth considering whether the spacer bars should be coloured the same as the joinery because the use of a contrasting colour draws attention to the fact that the window is double glazed. Further the method of holding the glazing using in place (with integral glazing bars) should be carefully considered i.e. putty or timber fillets.

Conclusion

At present, the design of the windows and the level of information provided means that, 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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