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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 24 September 2021 17:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: R/208/21/L

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Herne Farm House 2 Park Drive Rustington BN16 3DZ

Listed building consent to replace 4 No. ground floor windows, a pair of glazed French doors and a part glazed external door in the northern modern extension to the original house.

Herne Farm House is a Grade II Listed Building which is identified as 'Early C19. two parallel ranges. Two storeys. Three windows. Stuccoed. String course, cornice and parapet. Tiled roof. Casement windows. Glazing bars intact. The building has been altered and extended in the C.20 at various times which has resulted in what can be summarised as two rear extensions to the listed building. It is positive that a detailed heritage statement has been provided which assists with the historical development of the building, as well as providing information regarding the various owners/occupiers. Based on the information provided and the Historic England definition of significance, the building would be of aesthetic (fortuitous) and historical significance.

The Proposal

The proposal is to replace 4 No. ground floor windows, a pair of glazed French doors and a part glazed external door in the northern modern extension element of the house. The glazing will comprise slim profile double glazing.

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.

These windows are identified by the applicant as being 'modern mass-produced windows that have no architectural or historical significance and no historic fabric and were installed as part of the major extensions to the house during the occupation of the Neave family between 1977 and 1988'.

It is positive to note that the older windows (five of which are on the south front and the other two on the western elevation) will be retained and are being repaired and draught-proofed as far as possible.

Having reviewed the information, I am of the opinion that based on their age and location within a modern extension to the rear of the house, that they are of no significance and can be replaced. The only issue is to ensure that the replacement windows and doors are appropriate for the listed building.

Paragraph 3.14 of the heritage statement identifies that the detailing of the new windows will be discussed and agreed with the Council's Historic Buildings Officer so that as far as possible the maximum thermal efficiency can be achieved consistent with preserving the significance of the building as a heritage asset and avoiding any further deterioration in its fabric. This approach is positive, and the relevant information can be supplied by way of condition, should you be minded to approve the application. Details of their design, specification, method of opening and finish, in the form of drawings and sections of an appropriate scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed. The works shall be carried out only in accordance with the agreed window and door details.

Conclusion

The proposed works only relate to modern fabric in a modern element of the building. As a result, I am of the opinion that the application is considered to 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 section 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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