

[REDACTED]

From: Hannah Riddle on behalf of Planning.Responses
Sent: 15 June 2022 16:34
To: Planning Scanning
Subject: FW: R/95/22/L

Hannah Riddle
Planning Apprentice
Planning Services



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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

Please note I am on study leave on Thursdays.

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From: Martyn White [REDACTED]
Sent: 15 June 2022 15:22
To: Planning.Responses [REDACTED]
Subject: R/95/22/L

R/95/22/L

Herne Farm House 2 Park Drive Rustington BN16 3DZ

Listed building consent to replace 4 No ground floor windows on the front range of the original house and 3 No first floor windows in the modern extension to the rear and north of 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 architectural and historical significance.

The Proposal

The proposal is to replace a number of windows: four of these (two each on the east and west elevations of the front range), are on the ground floor and three are on the first floor at the rear of the house.

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.

The existing windows are identified by the applicant as being 'modern mass-produced windows that have no architectural or historical significance and no historic fabric

I note that the windows on the ground floor were not part of the original house but date from the early part of the twentieth century when two new openings were first formed. Further that their replacement is now necessary because it has now reached a point where renewal in some form has become a clear necessity. These windows will be replaced on a like-for-like basis with single glazing in order to respect the listed building. However, the replacement windows will be multi-paned to reflect the older windows in the listed building. Such an approach is positive.

The first floor windows to be replaced are located in a modern extension and are of modern manufacture with no historic fabric. I note that the intention is to replace these on a like-for-like basis, but with double glazing. This would have to be the slim profile double glazing, and this would have to be agreed as part of a condition.

Having reviewed the information, I am of the opinion that based on their age and appearance 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/appearance, specification, glazing bars, glazing, method of opening, location within the window 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 and 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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