

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	Y/54/13/L
Address	Bonhams Farmhouse, Yapton
Description	Application for Listed Building Consent for removal of 9 No existing rotten sash windows and replacement with 9 No new purpose made box sash windows.
Case Officer	Janice Chapman
Site Visit	

No Objection subject to amendment and further information

Whilst there is no objection in this instance to the principle of changing the windows in the main house due to poor alteration and condition, the windows in the addition (W6, W7, W8, W9) should be retained, or at the very least copied like-for-like. They should not be the same multi-paned design as the main house. This confuses the phases of development as well as distracts from the distinctive character of the main house.

As a general rule, the mass replacement and rationalization of window design is not something that is generally supported. It is not good practice in terms of building conservation and has been identified by English Heritage as an approach which should be avoided to preserve building character:

152. Doors and windows are frequently key to the significance of a building. Change is therefore advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail.

(PPS5 Practice Guide EH)

If replacement is considered acceptable, further details should be required regarding the like-for-like replacement of windows W6, W7, W8 and W9. The glazing should also be re-used if it is crown glass and not be simply replaced with modern plate glass. Para 149 of English Heritage guidance states:

149. Original materials normally only need to be replaced when they have failed in their structural purpose. Repairing by re-using materials to match the original in substance, texture, quality and colour, helps maintain authenticity, ensures the repair is technically and visually compatible, minimises the use of new resources and reduces waste.

Ian Wightman
Historic Buildings Adviser

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.