

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition**REF NO:** Y/54/13/L**LOCATION:** Bonhams Farmhouse
Main Road
Yapton**PROPOSAL:** Application for Listed Building Consent for removal of 5 no existing rotten sash windows and replacement with 5 no new purpose made box sash windows on front elevation (W1-W5). Refurbishment of 4 no windows to front and side on single storey addition (W6-W9).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.30 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall with hedging over 2m in height. Flint wall approximately 1.8m in height encloses rear garden from in and out driveway, side and rear boundaries flint wall approximately 1.8m in height.
SITE CHARACTERISTICS	Grade II Listed Building. Early C19 two storeys, porch with iron columns and tent shaped canopy. C19 single storey addition on west side comprising bay with three windows. The property has cream walls, slate roof with white windows.
CHARACTER OF LOCALITY	Main road with a mixture of residential properties. Open fields to south of site, barn conversions to west. The Olive Branch Public House to east of site.

RELEVANT SITE HISTORY

Y/43/89/L	Application for Listed Building consent for proposed conservatory and enclosure for therapy pool	ApproveConditionally 05-07-1989
Y/46/90/L	Application for Listed Building Consent for proposed conservatory and therapy pool enclosure	ApproveConditionally 09-07-1990

Y/30/12/L

Application for Listed Building Consent for a
new conservatory to east elevation

ApproveConditionally
04-09-2012

REPRESENTATIONS

Representations received:

Yapton Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Listed Building Officer

Conservation Officer

Consultations responses received:

Listed Building Officer

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.

Conservation Officer

Having had the opportunity to review the application, it is considered that the proposal strikes the right balance between the repair and replacement of the existing windows.

However, I am of the opinion that the existing glazing should be retained and re-used if it is found to be crown glass.

It is therefore considered that the application will not have a negative impact on the character or appearance of the conservation area.

Condition: Retention of any crown glass

Relevant policies: Area 2: Conservation Areas

Relevant SPD's: Conservation Areas Supplementary Planning Guidance Note

Comments on Consultation responses:

Design comments noted

The applicant has confirmed that only the windows (W1-W5) 5 in total on the main dwelling are to be replaced. Windows (W6-W9) on the single storey addition are only in need of general maintenance and decoration and will not be replaced.

Conservation Officer

If approved, a condition will be imposed relating to the retention of crown glass.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Class B Road

Area of Special Control for Advertisements

Within the Conservation Area

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[AREA2](#)

[GEN3](#)

[GEN7](#)

Conservation Areas

Protection of the Countryside

The Form of New Development

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

CONSERVATION AREA

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers

(under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to replace the windows on the main dwelling and refurbish the windows on the single storey addition on the western side.

The main dwelling has five wooden windows, three on the upper level and two on the lower level. These are in a poor state of repair and these are to be replaced by purpose made wooden box sash windows in the same style and design as the existing and where possible the crown glass will be salvaged and fitted in the new frames.

The single storey addition on the western side has a bay window with three panels of glazing on the front with a single window on the west side. These windows which are of a modern appearance are in need of general maintenance and decoration and will not be replaced.

The replacement and refurbishment of the windows would not detract from the architectural or historic interest of the Grade II Listed Building or harm the character or appearance of the Conservation Area and surrounding area.

It is therefore recommended that Listed Building Consent be granted, subject to conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: Drg No 275200 Version A Box Sash Window, Photos front and side elevation received on 9th September 2013.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 As far as practicable the crown glass in the existing timber windows shall be salvaged and fitted in the new timber box sash window frames.

Reason: To preserve the appearance and special character of the Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with policy GEN7 of the Arun District Local Plan.