

Consultee Comments for Planning Application APP/16/00493

Application Summary

Application Number: APP/16/00493

Address: The Richard Cobden Public House, 74-76 West Street, Havant

Proposal: Variation of Conditions 3 and 4 of Planning Permission APP/16/00140 to subdivision of ground floor south windows, plastic windows at first and second floor on south elevation and alteration to distribution of cladding on north elevation.

Case Officer: Heather Lealan

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer Objection

An essential part of the character of an historic building is the traditional elements that make up the whole façade of a building; this includes the windows. In this case the existing windows are traditionally detailed wooden sash windows. The proposal to replace these windows in the front elevation with Upvc windows is not considered acceptable. It is noted that the windows are to be sash style but the windows are still going to be Upvc and will therefore not look like timber windows as they will have thicker proportions, detailing and a different appearance as Upvc windows such as those proposed cannot fully replicate wooden windows in terms of these details. The window frames and detailed proportions such as the glazing bars would be thicker. Double glazed windows in unlisted buildings in conservation areas on elevations fronting a highway are generally not considered suitable due to the thickness of the frame and the glazing bars. Upvc windows in historic buildings in conservation areas are generally not considered satisfactory as they are not sympathetic to historic properties. Where traditional doors and windows are beyond repair, the Council will encourage the installation of appropriate replacements.

Therefore the replacement windows would by virtue of their material, design and detailing be unsympathetic alterations to the building and would be detrimental to the character and appearance of the Black Dog Conservation Area.