

Consultee Comments for Planning Application APP/16/00769

Application Summary

Application Number: APP/16/00769

Address: Hall Place, 20 South Street, Havant, PO9 1DA

Proposal: Listed Building application for refurbishment of 23No. existing sash windows.

Case Officer: Tina Pickup

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 comments

Hall Place is an attractive early C19 building, now set in much reduced grounds. The land to the south was originally open farmland which explains the orientation of the bay windows. The property was designed as a prestigious residence. The application seeks listed building consent for the refurbishment of 23 existing sash windows.

I have no objection and fully support the refurbishment/repair work that is proposed for the sash windows. However, these works would normally not normally require listed building consent and can be treated as a repair.

To note In the description of the proposal its states that:

following a survey, new windows are not expected to be required but if this should prove to be the case, a like for like replacement will be manufactured mirroring the exact dimensions and design of the original.

This part of the proposal would require listed building consent and as it currently stands the application does not have enough detail to make an informed decision. When determining applications for replacement windows there are two key tests:

(1)Significance

First there should be an assessment of the architectural/historic significance of the present windows. We assess the architectural/historic interest of the windows, and on a sliding scale the practicality of repair. The more "significance" the windows hold, the greater the

presumption/weight given to retention and repair. Where the windows are of merit, no longer repairable and its loss justified in the application, replacement in facsimile would normally be required (as stated in the proposal description).

(2) Details

Should the principle of replacement be agreed, the detail of what is proposed needs to be clearly articulated through the submission of detailed scaled drawings which would include 1:20 elevations, 1:5 sections and a 1:1 full scale detail of the glazing bar.

It is therefore my view that at this current time the applicant withdraws the application until a full survey has been undertaken. At that time if a window is in need of replacement then an application can be submitted with the appropriate justification and details. In the meantime the applicant can proceed with works to repair the existing windows.