Site Address:	Flat 4, 4 East Street, Havant, PO9 1AQ		
Proposal:	Listed Building Consent for replacement of existing sash windows with UPVC glazed sash windows.		
Application No:	APP/13/00881	Expiry Date:	30/10/2013
Applicant:	Mr M Cavanagh	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **REFUSE LISTED BUILDING CONSENT**

1 Site Description

The site is located on East Street in Havant Town centre and in the St Faiths Conservation Area. It comprises a second floor flat with windows which face onto the rear of the building onto a private parking area. The existing windows are wooden sash windows.

2 Planning History

None relevant

3 Proposal

Replacement of existing sash windows with UPVc glazed sash windows.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer:
I was able to view the windows from inside the flat. The problems the owner is experiencing are:-

- Windows difficult to open with some resulting cracked panes.
- Windows rattle and draughty
- Have been patched and contain areas of rot and decay.
- Difficult to maintain due to location on second floor.

The owner is convinced the windows need replacing, feels upvc is a close visual and

acceptable match given not open to public view. Considers upvc offers the benefits of requiring less maintenance and to improve thermal efficiency.

Assessment

In assessing the replacement of windows in listed buildings the following considerations apply, as required by the National Planning Policy Framework (NPPF) and supporting extant guidance to PPS.5.

1. An assessment of the architectural/historic significance of the existing windows.
2. The condition of the window.
3. Depending on the outcome of 1 & 2, the design of any replacement.

Applying these to the application proposal.

1. Significance. The three windows are typical C19 timber box sashes with narrow glazing bars. They are appropriate to the building and form part of its intrinsic interest and wider architectural character - the design being repeated on the lower floor. They make an important contribution to the building's significance as a building of architectural/historic interest. In dealing with development proposals the presumption therefore needs to be one of conservation and repair. (Practice Guide para. 25).
2. Condition. The sash box appears sound but there are pockets of decay e.g. in the bottom rail of the lower kitchen sash. Other smaller areas of deterioration have been patched with filler. Some of the glazing bars have lost their crispness due to poor patching and over painting. Sash windows typically fail in three vulnerable areas, the meeting rail, bottom rail and cill. The situation here is typical. External maintenance is the responsibility of the landlord and is undertaken on a 5 yearly cycle. My evaluation on the information available is that the windows are capable of repair and upgrading* and that this is a reasonable proposition.
3. Design. Replacement is an appropriate consideration where the present window is out of character (and replacement could bring positive benefit), or where its condition (weighed against its significance) makes repair unfeasible. Where the case for replacement has been adequately justified, the focus falls on what that should be. In the current proposal there is no supporting justification for wholesale replacement. Were such a case to be made, the most appropriate solution would be replacement in facsimile.

   Windows are a key component of a building's architectural character – often referred to as the "eyes" of the building. Limited information (manufacturer's brochure) has been provided for the intended upvc replacements. This falls short of what is required in support of a listed building application, but as the principle is not supported (see below) I am not seeking additional information.

   Craftsmanship and authenticity of detail are key considerations when dealing with listed building alterations. Upvc windows have improved but do not faithfully reflect timber details. False glazing bars are used, either sandwiched between the two layers of glass or stuck on. For these reasons the local planning authority has consistently refused the use of upvc. This is consistent with the approach taken throughout Hampshire and nationally. It is reflected in decisions taken to appeal. I am not

aware of a case where upvc has been supported on appeal. I am aware of at least one local case where enforcement action was taken and supported affecting upvc units in secondary non-public elevations.

Conclusion

The loss of the existing windows which are of architectural/historic significance has not been justified. Although only limited details have been provided of the intended upvc units, the principle is well tested at appeal with cases being consistently rejected.

It is considered the majority of the applicants requirements can be met through the repair and upgrading of the existing windows.

Recommendation: REFUSE Listed Building Consent

Reasons:

1. The proposal results in the loss of three windows which have architectural/historic significance and positively contribute to the building's character. The application does not adequately justify their loss. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local Plan Core Strategy (2011).

2. The level of detail provided for the intended replacements is inadequate. However, by virtue of the materials and design, it is sufficient to determine the change will be detrimental to the building's special architectural/historic interest. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local Plan Core Strategy (2011) and adopted St Faith's Conservation Area Character Appraisal & Management Plan (2008).

*Repair & Upgrading

English Heritage provide extensive advice on improving thermal efficiency which can be viewed on a dedicated website www.climatechangeandyourhome.org.uk
There are a number companies that specialise in overhauling, repairing and upgrading sash windows. Two that I am aware of are Ventrolla www.ventrolla.co.uk and Sliding Sash Solutions www.slidingsashsolutions.co.uk
Both offer a service which rebalances the weights to provide efficient operation, repairs and inclusion of discreet draught excluders which should address the rattles, draughts, damaged panes and decay. A fully refurbished window would improve thermal efficiency. Beyond that, secondary glazing could be used to further enhance performance. There should be sufficient depth of reveal to allow for this.

If the work is limited to localised repair as opposed to replacement listed building consent/planning permission is unlikely to be required. Subject to seeing details of what is intended, and funds being available, it may also qualify for a modest historic building grant.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 26

Number of site notices: 0

Statutory advertisement: 20/09/2013

Number of representations received:1

One representation was recieved to say that they support the application.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Effect on the listed building

7.2 The site comprises a Grade II listed building and therefore particular consideration needs to be given to the hsistorical importance of the building when making a proposal for changes. The proposal for plastic frame windows is considered by the Council's Conservation Officer to have an adverse impact on the historical character of the building and is of the view that the existing windows could be repaired, thus protecting the features and overall character of the building.

8 Conclusion

The application is considered to be unacceptable for the reasons explained above and is therefore recommended for refusal.

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE LISTED BUILDING CONSENT** for application APP/13/00881 for the following reasons:

1 The proposal results in the loss of three windows which have architectural/historic significance and positively contribute to the building's character. The application does not adequately justify their loss. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local

Plan Core Strategy (2011).

2 The level of detail provided for the intended replacements is inadequate. However, by virtue of the materials and design, it is sufficient to determine the change will be detrimental to the building's special architectural/historic interest. The proposal is therefore contrary to the provisions set out the National Planning Policy Framework (NPPF) and supporting extant Practice Guide PPS.5 and Policy CS11 of the Havant Borough Local Plan Core Strategy (2011) and adopted St Faith's Conservation Area Character Appraisal & Management Plan (2008) and the National Planning Policy Framework 2012.