

25 May 2021

Heritage Statement

White House Farm, Mundesley Road, Knapton, NR28 0RX

This statement forms part of a planning & listed building application for the replacement of 7 aluminium framed windows with 7 sash windows.

1. Introduction

Heritage Statement Para 189 of the National Planning Policy Framework states: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

2. Proposal

Planning permission is sought for the replacement of inappropriate, poorly fitting, thermally inefficient, visually unappealing aluminium framed windows with sash windows, which are more in keeping with the age and historical aesthetics of the farm house.

3. Historic England Listing Entry

As can be observed from the entry on Historic England, this has been updated in 1987 to show the current aluminium framed windows, please see below, together with additional photographs.

THE WHITE HOUSE

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Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1373418

Date first listed:

16-Apr-1955

Date of most recent amendment:

11-May-1987

Statutory Address:

THE WHITE HOUSE, MUNDESLEY ROAD

Map

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The above map is for quick reference purposes only and may not be to scale.

For a copy of the full scale map, please see the attached PDF

- [1373418.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 25-May-2021 at 13:58:25.

Location

Statutory Address:

THE WHITE HOUSE, MUNDESLEY ROAD

The building or site itself may lie within the boundary of more than one authority.

County:

Norfolk

District:

North Norfolk (District Authority)

Parish:

Knapton

National Grid Reference:

TG 30270 34158

Details

KNAPTON MUNDESLEY ROAD TG 33 SW (north side) 4/75 The White House (formerly listed under Paston Civil Parish as 16.4.55 White House Farm) - II

Farmhouse. Late C18. Flint with brick dressings and roof of black glazed pantiles. 2 storeys in 4 bays. Door left of centre in plain but emphatic doorcase. Windows are late C20 casements under gauged segmental arches. Gabled roof with internal gable and stacks. Further stack on ridge right of centre. Gable walls colourwashed.

Listing NGR: TG3027034158

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

224289

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
End of official listing

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.

Date: 30 Mar 2003

Reference: IOE01/08987/20

Rights: Copyright IoE Mr Brian R. Faulkner. Source Historic England Archive
Archive image, may not represent current condition of site.

Location of the farm house



Location Plan



Current Window Installation



View of the building from the south, windows can be viewed from Mundesley Road.

Close up external view of the lounge window



Close up internal view of the lounge window, showing cracks from the ill fitting windows. These are 5 paned windows and they should be 4 panes, see later photograph.



Proposed window replacement, please see attached supplier specification for more information. This image below is the oldest photograph I have been able to obtain and clearly shows the windows to be sash comprising of 4 panes not 5 as in the current installation.



Close up view of the sash windows.



4. Proposed window design



Heritage Vertical Sliding Sash Windows

REHAU

Specification:

- ✓ Smooth white 137mm front to back profile
- ✓ Welded sashes
- ✓ 'A' Energy Rated
- ✓ 24mm Softcoat float glass sealed units
- ✓ Black Swisspacer - Argon filled
- ✓ Internally sculptured beads
- ✓ Deep 'authentic' bottom rail - mechanically jointed
- ✓ Pre-tensioned maintenance free balances
- ✓ Sashes tilt inwards for cleaning
- ✓ Single cam lock on windows up to 800mm wide
- ✓ Double cam locks on windows 801 or over
- ✓ Lowline glazing - silver grey gaskets
- ✓ Slim 42mm sash to top sash
- ✓ 54mm midrail sight lines
- ✓ Equal glass height as standard
- ✓ Virtually maintenance free
- ✓ Optional 225mm integrated cill (76mm projection)

Choices Windows, Doors, Conservatories and more...

Vertical Sliding Sashes



Choices

The outstanding Heritage Vertical Sliding Sash Window is designed with timber in mind. Exceptional performance, utilising modern technology they offer traditional styling whilst maintaining authentic looks.



Lockable Latch



Tilt Button



Decorative Sash Horns (Optional)



Shark Fin Limit Stop (Optional)



Tilt Restrictors (Optional)



Integrated Cill (Flush or Projecting)



Timber replica upgrades



Mechanically Jointed



RunThru Sash Horns



Astragal Bars

AVAILABLE TO
PAS 24
STANDARD

Premium Cam Catch (Optional)



Available in White, Gold, Chrome and Satin



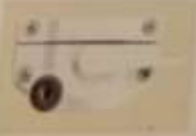
Gold



Satin



Chrome



White

Optional Dummy Mullion

54mm
IMPROVED
SIGHTLINES
Per Mullion



ONE frame with dummy mullions.
Only the centre sashes slides

Colour Options

Smooth

White Ash

Cream

Black

5. Justification

The current aluminium framed windows relate very poorly to the period of the listed building, they make no contribution to its special architectural or historic interest and are arguably of negative heritage significance (ie it caused harm to the character of the listed building creating cracks in almost all window installations, partially impacting on the fabric of the building)

The replacement windows are a more appropriate design for the period of the property, visually much more appealing and will be designed to be of 4 pane rather than 5, designed specifically for each window opening, ensuring a much better fit.

6. Access

Access arrangements are not affected by the proposed alteration.

7. Conclusion

For the reasons set out in this Heritage Statement the proposed alteration is compatible with the preservation of the listed building. As such the proposals comply with policies aimed at conserving and enhancing the historic environment.