#####  **PROPOSED REPLACEMENT WINDOWS AT PARK HOUSE, BOWER LANE, EYNSFORD, KENT DA4 0HN**

#####  **LISTED BUILDING APPLICATION REF. 21/02914/LBCALT**

##### **HERITAGE STATEMENT**

1. **INTRODUCTION**

 This Statement is required because it is a re-requisite of Listed Building Consent applications.

 2 . **BACKGROUND:** - The building is a Grade II Listed Building, and is described in the listings description as:

 *"C18. Two parallel ranges. Two storeys and attics red brick. Tiled roof with 3 gabled dormers and moulded eaves cornice. Three casements. Doorcase now in side elevation with Tuscan columns. The rear range, now clad in brick with steeply pitched tiled roof, is modern. The interior contains an C18 staircase and doors with 2 panels."*

3.  **PLANNING POLICY BACKGROUND**

 (I) National Planning Policy Framework (NPPF) - paragraph 128 of this document states:

 *"To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety."*

(In this context, Kent County Council have published the "Kent Design Guide", to which further reference will be made below).

Paragraph 189 - "Conserving and Enhancing the Historic Environment" - states, inter alia, that historic assets (such as Listed Buildings) should be conserved *"in a manner appropriate to their significance"* while paragraph 197 - "Proposals Affecting Heritage Assets" - goes on to state:

**1.**

 *"In determining applications, local planning authorities should take account of:*

* 1. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
	2. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
	3. *the desirability of new development making a positive contribution to local character and distinctiveness."*

 (ii) Sevenoaks Core Strategy - the relevant references/policies here are:.

***POLICY SP1 -*** *Design of New Development and Conservation*

*All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.*

*In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.*

*New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.*

*The District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings and landscapes and outstanding views will be protected and enhanced.*

(iii) Kent Design Guide -

*Alterations and Extensions to Historic Buildings*

*The restoration, modification or extension of any building requires a sympathetic approach and this is particularly the case with heritage areas including historic buildings and townscape. Even a seemingly minor alteration can be damaging to an individual building or group. Features and ornamental details are often important elements of character. But there may be scope for new additions or alterations to old buildings to be innovative if they remain sensitive to the original design and do not overwhelm it. .*

**2..**

 (iv) Pre-Application Advice

**From:** Charlotte van de Wydeven <Charlotte.vandeWydeven@sevenoaks.gov.uk >

**Sent:** 29 June 202111:47

**To:** Steve Lusted <steve@lusted-development.co.uk>

**Subject:** PA/21/00206 Park House Pre application enquiry

"Good Morning,

I am the case officer dealing with your pre application enquiry. I see that you have requested a meeting- we are carrying these out virtually, either on Zoom on Teams.

I have received comments from the Conservation Officer, of which I have copied below.

*Being a pre-application our comments are based on the information provided and a site visit has not been undertaken.*

*Park House is an 18th century listed detached building. It is a double pile arrangement with two parallel ranges. The front elevation has symmetrical arrangement with the three dormers over the ground and first windows.*

*The principle of replacement is assessed on a case-by-case basis taking into account the age, significance and condition of the windows. We consider the contribution the windows make to the significance of the Listed Building, whether the windows are historic or modern replacements, whether they are repairable, if they contain historic glass and/or have historic ironmongery etc. On the front elevation the windows are triple lights with top hung opening casements. As top opening casements is a modern feature it suggests the windows date from the 20th century. It looks from the photographs provided the windows on the other elevations are casements with top hung openings.*

*If the windows are modern we are likely to support the principle of replacement with slim-line double glazing units. It is proposed to introduce a central horizontal glazing bar which would help break up the void of glazing.*

*To avoid the setting of a condition we would recommend including with the application window details (including architrave, frame, heads, glazing bars and mouldings, reveal , cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5.*

**3.**

Given that the nature of your enquiry is fairly straightforward (and the meeting may not add too much further) I wanted to check to see if you still wanted to proceed with a meeting or if you feel a formal written response would be satisfactory? I could look to get that to you later this week/early next. We of course would refund the difference as the written response has less cost attached.

If you would like to continue with a meeting to discuss the Conservation Officer comment further then of course we are happy to do so, and I will look to get some dates to you."

**4. IMPACT OF PROPOSALS ON CHARACTER /APPEARANCE OF THE LISTED BUILDING**

Firstly, it should be noted that although both national and local policies advise against double glazed, replacement windows constructed of non-traditional materials, these have to be placed in the context of earlier alterations/changes to the original historic asset; the contribution individual features such as windows make to the historic/visual appearance of the building; and the changes to other adjoining buildings which have affected the significance of the original asset over the years.

Thus phrases such as "**generally** it is unlikely that consent will be granted for UPVc work to a Listed Building" and "double glazing is **rarely,** if ever, acceptable in a Listed Building..." indicate that, where the significance of the asset has changed over time due to other alterations, etc. and the impact of new works thereto are minimal, then consent may be granted.

The above guidance is reflected in the pre-application advice above, as the Council's Conservation Officer confirms that the windows appear to be of 20th.C origin, thus he considers that, in such circumstances, he is likely to support the principle of replacement with slim-line double glazing units, with the recommendation that central horizontal glazing bars be inserted to break up the void of glazing.

As can be seen for the application plans, this is precisely what is being proposed for the replacement windows at Park House, in line with the pre-application advice. The result being that the visual impact of the replacement windows compared with the existing elevations will be hardly noticeable to the naked eye, thereby maintaining the overall character and appearance of the heritage asset.

**4.**

As the existing windows are modern installations, not the originals, and the proposed replacements are of a style and construction appropriate to the Listed Building, there is a very limited, if any, loss of historic fabric - a material factor in the assessment to the current proposals.

**4. CONCLUSIONS**

In terms of NPPF guidance, it is considered that the proposed replacement windows do not cause **substantial** harm or loss to the heritage asset.

Where, under para. 202, the harm to the asset is, as here, less than substantial, then the benefits of the proposals to the existing dwelling-house are that they will “secure its optimum viable use” by replacing older, ineffective windows with more sustainable and energy-efficient versions.

As a result, in NPPF and local planning policy/guidance terms, the significance of the heritage asset will not be harmed or lost, and the presumption in favour of development thus applies.

**5.**