



# PLANNING & HERITAGE STATEMENT

August 2023

62 High Street, Lenham, Maidstone, Kent, ME17 2QB



62 High Street, Lenham,  
Maidstone, Kent, ME17 2QB

Client: Mr Richard Hillier

Our Ref: JLD/9625

Prepared by	Checked by	Date	Signature
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## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared on behalf of our client, Richard Hillier (the Owner), in support of an application seeking Listed Building Consent for the replacement of windows and doors at Roundabout Cottage 62 High Street, Lenham, Maidstone, Kent, ME17 2QB (“the Property”).
- 1.2 The property was once two cottages but is now one house split in two with each half having a distinctive character. The right section has been dated to the late 17<sup>th</sup> Century with 19<sup>th</sup> Century alterations whilst the left section is more recent, dated to the mid-to-late 19<sup>th</sup> Century,
- 1.3 The right section is timber-framed with chequered brickwork at the ground-floor level and fish-scale hanging tiles at the first floor which continue to its flank elevation. The left section is characterised by red brick with its roof displaying a lower ridge. To the right, the roof is plain tiled and half-hipped.
- 1.4 Overall there is some continuity of materials and styles, but the building does appear as two -separate units.



Figure 1: Principal Elevation

### The property and the Surrounding Area.

- 1.5 The Property is positioned on the northern side of High Street. It lies within an established residential area which includes several other listed buildings.
- 1.6 To the east is no. 56 High Street (also known as Honeywood) a Grade II\* listed property . To the rear, set back from the High Street, are numbers 58 and 60 High Street, a pair of Grade II listed dwellings. Residential dwellings lying to the west and south are not listed. Those opposite (south) appear as 1980's type estate housing, of little architectural or visual interest.
- 1.7 Overall, the immediate area displays a mixed property ages, types and styles. The Property is an attractive building within this setting although there are more prominent historic buildings and terraces within this location.



Figure 2: Application Site

## Planning history

1.8 The following table sets out the recent Planning History at the Application site.

Reference	Site Address	Description of Development	Validated	Decision
10/1993	Roundabout Cottage, 62, High Street, Lenham, Maidstone, Kent, ME17 2QB	Erection of log cabin as shown on Drawing Nos 62 HS/01, Design and Access Statement and scale 1:1250 site location plan received on 24 November 2010	Wed 24 Nov 2010	Application Permitted Tue 18 Jan 2011
93/1179	62 High Street Lenham	Creation of new vehicular access by alteration to the front wall.	Mon 16 Aug 1993	Application Permitted Fri 05 Nov 1993
93/1178	62 High Street Lenham	Listed Building Consent to demolish part of a boundary wall.	Mon 16 Aug 1993	Application Permitted Fri 05 Nov 1993
93/0426	Roundabout Cottage 62 High Street Lenham	Listed Building Consent for alterations to existing boundary enclosures as a result of proposed double garage driveway and new vehicular access. .	Mon 05 Apr 1993	Application Refused Fri 02 Jul 1993
93/0425	Roundabout Cottage 62 High Street Lenham	Construction of detached double garage formation of vehicular access and new driveway. .	Mon 05 Apr 1993	Application Refused Fri 02 Jul 1993
92/1371	Roundabout Cottage' 62 High Street Lenham	New detached double garage. .	Tue 13 Oct 1992	Application Refused Mon 29 Mar 1993
91/1717	Roundabout Cottage 62 High Street Lenham	Listed Building Consent for provision of SEEB meter box to front elevation and replacement windows to front and side elevations - stained timber as existing style as amended and validated by Drawing No. E1102/01A received on 9 April 1992.	Thu 09 Apr 1992	Application Permitted Thu 21 May 1992

## 2.0 THE PROPOSAL

- 2.1 The Applicant is seeking Listed Building Consent to replace the existing windows with high-quality, timber double-glazed alternatives and to replace the front door on the principal elevation, and the French doors on the eastern elevation with high-quality like-for-like replacements. The existing windows are flush casements with two or three panes with diamond-lead detailing on the external pane.
- 2.2 In total there are eight flush casement windows to be replaced, the front door and the two side-light windows on either side and the French doors. Seven windows and the front door with two side lights are contained on the principal elevation - See **Figure 1** and **Figure 3**.



Figure 3: Windows and doors to be replaced on the principal elevation

- 2.3 The final casement is on the rear (north) elevation p(see **Figure 4**) and the French doors are on the side (eastern) elevation - see **Figure 5**.



Figure 4: Window to be replaced on the rear elevation.

- 2.4 The condition of all of these existing windows is deteriorating significantly due to their age and they are now considered to be beyond economic repair. The deteriorating condition (see **Figures 8-18**) has resulted in frequent build-up of condensation which in turn has caused the frames to rot and further worsen the cycle of deterioration.

- 2.5 The frames themselves are warped due to age and the ingress of water and as a result have become stiff and difficult to open and in some cases, the frames are splitting apart.

- 2.6 The Applicant, appreciating the heritage significance of the property, sought the expertise of Timber Windows Maidstone, a reputable company established in 2004 that specialises in high-quality replacement windows. As part of its range, the company offers a heritage specification window, specifically designed for use in listed buildings.



Figure 5: Side door to be replaced.

- 2.7 The proposed are high-quality, hand-made timber frames designed to replicate the character and appearance of the existing casement window frames. The frames will be made of Meranti, renowned for its high quality and as a more sustainable replacement for other hardwoods such as Mahogany and Teak. The wood is also very resistant to warping or twisting. The frames will be treated to match the finish of the existing frames.



Figure 6: Side (eastern) elevation

- 2.8 Additionally, the glazing proposed is a thin-profile double-glazing, measuring just 18mm comprising two 4mm thick panes separated by a 10mm Krypton gap. As a result, the proposed replacement windows will appear almost indistinguishable from the existing without detailed up-close inspection and will have little to no impact on the character and appearance of the building or the wider Conservation Area.

### The Front Door

- 2.9 The replacement front door is of solid Meranti Construction. The timber is cut into three sections and each section is then turned, setting the grain in opposite directions. This provides substantial structural benefits preventing warping and twisting of the wood.
- 2.10 This process does not affect the external appearance of the timber, it purely relates to the manufacturing process. The replacement door will appear almost indiscernible from the existing, albeit the door will appear newer and unweathered for a time, and will not materially change the character of the listed building.
- 2.11 Likewise, the side doors are also of meranti construction but, unlike the front door, they are not solid wood and instead contain diamonded leaded glass panes in the style of the existing.

## 3.0 PLANNING POLICY CONTEXT

### The National Planning Policy Framework (February 2021)

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government Planning Policy for England and is a material consideration. Chapter 16 of the NPPF relates to Proposals affecting heritage assets. The NPPF states that the Planning System should ... "*conserve heritage assets in a manner appropriate to their significance so*

*that they can be enjoyed for their contribution to the quality of life for this and future generations...*

- 3.2 In the context of this application, particular regard should be given to paragraph numbers 194 and 195 which state that,

*"In determining applications....local planning authorities should identify and assess the particular significance of any heritage asset... And... should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".*

- 3.3 At Paragraph 199, under the heading Considering Potential Impacts, the NPPF states that,

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".*

- 3.4 In determining the significance of the heritage asset the Local Authority should also consider the scale of the proposed works. The proposal seeks to replace the existing windows with timber frames that replicate the existing, allowing for a double-glazing provision to improve the energy efficiency of the building and better protect the historic fabric of the building from water penetration, condensation and damp. These works can be undertaken without any harmful visual impact on the building. The new frames will replicate the existing and any difference, including the double glazing, will be imperceptible when viewing from all but the closest inspection.

- 3.5 Accordingly, there will be no material harm to the character and appearance of the building and thus to the significance of the heritage asset and that of the Conservation Area.

- 3.6 The replacement of windows with a very sympathetically designed replacement can be achieved in a very sensitive manner and bring forward benefits in respect of the ongoing preservation of the building and its structure for which great weight should be given. Improvements to energy efficiency of the heritage asset is also of growing significance and such can be achieved without causing harm to the significance of the heritage assets.

### **The Local Development Plan**

- 3.7 The proposal should be considered in accordance with the terms of the development plan unless material considerations indicate otherwise. The adopted Development Plan is made up of several adopted documents including:

- The Maidstone Borough Local Plan 2011-2031 (2017)
- North Loose Neighbourhood Plan 2015-2031 (2016)
- Staplehurst Neighbourhood Plan 2016-2031 (2020)
- Loose Neighbourhood Plan 2018-2031 (2019)
- Marden Neighbourhood Plan 2017-2031 (2020)
- Boughton Monchelsea Neighbourhood Plan 2021-2031 (2021)
- Lenham Neighbourhood Plan 2017-2031 (2021)



- Otham Neighbourhood Plan 2020-2035 (2021)
- Kent Minerals and Waste Local Plan 2013-30 as amended by Early Partial Review (2020)
- Kent Mineral Sites Plan (2020)

### **Maidstone Borough Local Plan (2017)**

- 3.8 The Maidstone Borough Local Plan 2011-2031 was adopted in October 2017 and sets out strategic policies and guidance for development in the district until 2037.
- 3.9 The Borough's spatial vision requires at point 7 that by 2031, "the characteristics, distinctiveness, diversity and quality of the borough's heritage assets will be conserved and enhanced".
- 3.10 The replacement windows are sensitively designed to match the existing thus, conserving the character and appearance of the property whilst also providing better acoustic and thermal performance. This proposal, therefore, accords with this objective.

### **Policy DM4 Development affecting designated and non-designated heritage assets**

- 3.11 Policy DM4 provides guidance for development affecting designated and non-designated heritage assets. The policy states that

*"Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting".*

### **Policy SP18 Historic environment**

- 3.12 Policy SP18 relates to the Historic environment. The policy states that

*To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:*

*ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;*

### **Conservation Area**

- 3.13 A Conservation Area is, by law, an area of special architectural and historic interest. The site is situated within the Lenham Village Conservation Area. The CA was designated by Maidstone Borough Council in 1977 and the boundary has remained unchanged since.

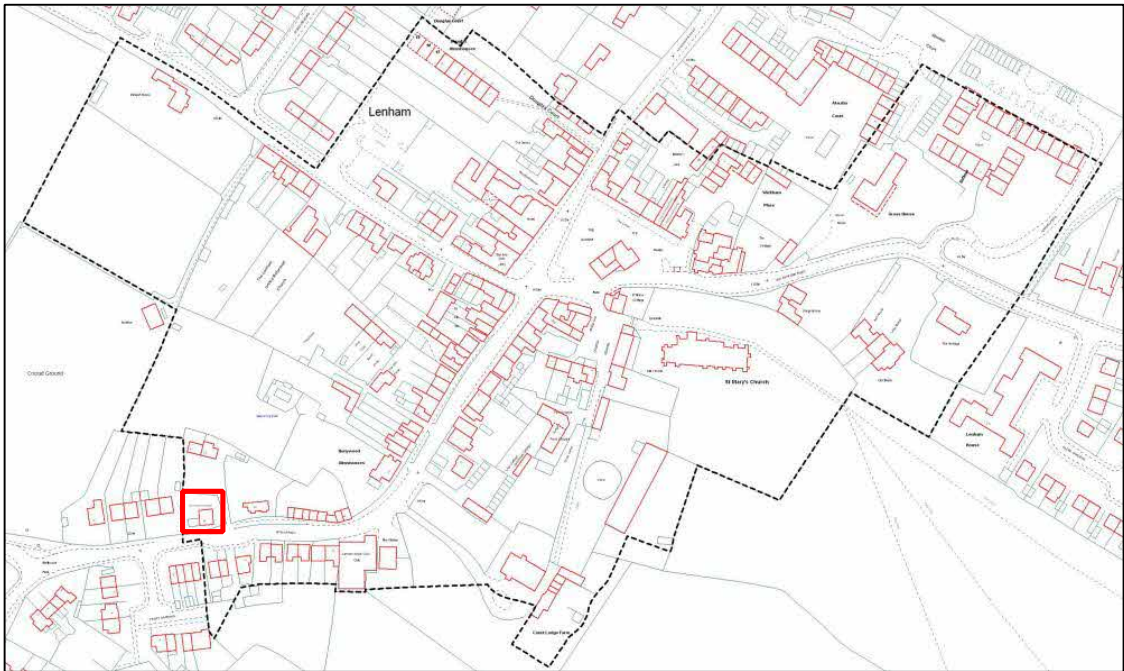


Figure 7: Location of the site within the Conservation Area

- 3.14 Section 5 of the Lenham Conservation Area Appraisal and Management Plan sets the scene for historical development within the Conservation Area. Archaeological work in the Conservation Area has uncovered evidence of Roman sites (para 5.1.2.) and under the heading development history it is noted that by 1087 the modern name Lenham was already in use and appears in the Domesday book.
- 3.15 Section 7 of the CA Management Plan is an Audit of Assets providing a detailed description of significant buildings within the Conservation Area. Buildings are divided into one of four categories (Essential > Positive > Neutral > Negative) based on the value provided to the Conservation Area. The Application site is identified within the table on page 16 and is categorised as “Essential” – *A building/site which, because of their high architectural or historic interest or townscape function, must be retained.*
- 3.16 The CA Appraisal also refers at section 9 to the Article 4 direction which covers much of the Conservation Area, stating that:

“Within the conservation area modern developments and redevelopments have not resulted in any serious loss of character, most being discretely sited or of inoffensive design and largely built of appropriate materials. **In fact, the major agent of character loss has not been redevelopment but the cumulative impact of individual relatively minor alterations** such as inappropriate signage and lighting to shop fronts, **replacement windows and doors** and even changes of roofing materials and works carried out to the boundary treatments with little strategic focus and a lack of awareness of heritage integrity and value”.

## 4.0 HERITAGE STATEMENT

### Heritage

- 4.1 Where a development may affect designated, or undesignated, heritage assets, due regard must be had for potential impacts on the historic environment.

- 4.2 Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990 provides that when considering applications for planning permission: "... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
- 4.3 Paragraph 194 of the National Planning Policy Framework (NPPF) 2021 confirms that, "... when 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."
- 4.4 Paragraph 201 provides that, "where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss ....." .
- 4.5 Paragraph 202 states that, "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".
- 4.6 This Statement, and the assessment set out herein, is proportionate to the importance of the assets and the potential impacts.

### **Identification and Significance of Heritage Assets**

- 4.7 Roundabout Cottage is a Grade II listed building (List Entry Number: 1060977) first listed on the 14<sup>th</sup> of December 1984. The listing reads as follows:

*LENHAM HIGH STREET TQ 8952 (north side)*

*10/182 No. 62 GV II*

*2 cottages, now one house, in 2 sections. Left section mid-to- late C19, right section late C17 with mid C19 alterations. Right section timber-framed; ground floor C19 chequered red and grey brick, first floor with fishscale tile-hanging. Left section red brick in Flemish bond. Both with plain tile roofs. 1 storeys on plinth. Roof half-hipped to right. Roof of left section has lower ridge. Brick ridge stack to left end of left section and stack to rear of right section. 3 gabled eaves dormers of different sizes. Ground floor has irregular fenestration of 3 glazing-bar lights with segmental heads to left section (central one formerly a door), and one 3-light casement to right section. Ribbed door towards left end of right section, with reeded pilasters starting half way up door on brick jambs. Rear lean-to. Listed for group value. Interior not inspected.*

*Listing NGR: TQ8966352045*

### **Impact On Heritage Significance**

- 4.8 The proposal seeks to replace the existing 8no. timber-framed casement windows with high-quality, handmade, sustainably sourced, timber-frame casements and slim

profile double-glazed window panels as well as the front door and side lights on the principal elevation and the French doors on the eastern elevation.

- 4.9 The replacement timber frames have been sensitively designed to replicate the appearance of the existing and, given the simplistic design of the existing, will appear almost identical to those currently in place. Similarly, the windows will display the same lead-diamond detailing.

### Justification

- 4.10 The proposed replacement is made necessary by the deteriorating condition of the existing windows which are beyond economic repair and in many cases are not fit for purpose. Such a change can be made sympathetically to the existing windows and to the overall appearance of the building and the Conservation Area.



Figure 8: Criminal damage to first floor window



Figure 9 Criminal damage to ground floor window



Figure 10: Rotten frame which has separated due to ingress of water and now cannot be opened.

### Harm

- 4.11 The existing windows are timber-framed, doubled glazed units and are, therefore, not considered to be original. It's the introduction of the proposed replacements would be minimal and highly localised, being almost indiscernible when viewing the building. The impacts (if any) of this change on the conservation area and the character of the listed building would be negligible.
- 4.12 The double-glazed provision can be made in a very low-profile way (4mm annealed glass either side of a 10mm Krypton gap, 18mm total glazing width) and the proposed diamond leaded lights measure 145mm x 210mm and will appear identical to the existing.

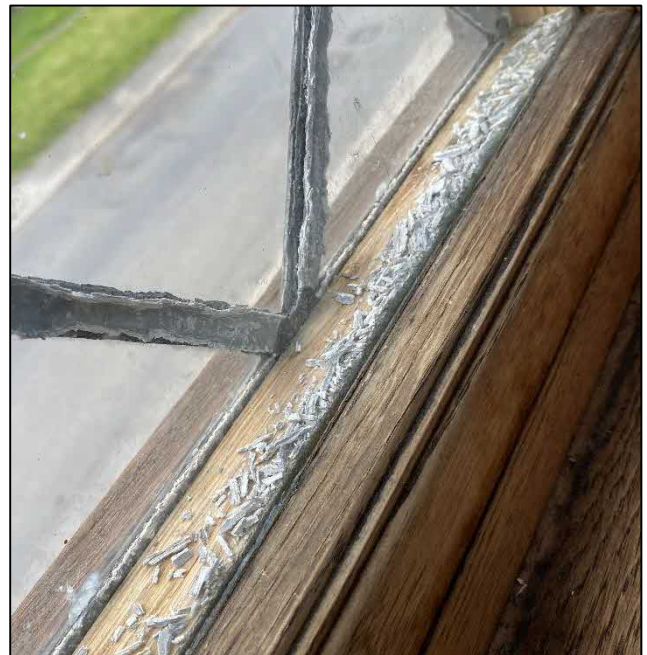


Figure 11: deterioration of the lead detailing.

### Public Benefits

- 4.13 The double-glazing and replacement doors will have significant positive benefits to the building's thermal efficiency and acoustic performance, providing wider public environmental and sustainability benefits. The replacements will also mitigate against the ingress of water preventing further damage to the windows and surrounding area through the build-up of moisture and condensation thus, securing the long-term preservation of the heritage asset and its use as a dwelling house.

## Planning Balance

- 4.14 It is concluded, therefore, that, if less than substantial harm to the heritage asset were to be found, it would, very much, be at the lower end of the spectrum. Given that the windows being replaced are unlikely to be original, there is a case that the impact is neutral. While any less than substantial harm should still be given considerable weight, this is outweighed by the public benefits associated with the provision of a sympathetic, like-for-like replacements that deliver thermal and acoustic improvements and address the cause of damage that will allow for the better preservation of the Listed Building in the long term. Such replacement windows being appropriately designed as to have no discernible impact on the Conservation Area.

## 5.0 PLANNING CONSIDERATIONS & REASONING

- 5.1 The existing windows, front door, and side door are considered to be beyond the point of economic repair. The Applicant has provided a note, included within the submission documents, detailing all of the faults and issues but in summary:

### Windows

Poor condition of all existing windows.

Two of the existing windows have been criminally damaged (see **Figures 8 and 9**). Replacement of the damaged windows would result in a mismatch that would be harmful to the character and appearance of the listed building.

Many of the existing windows are no longer functional and those that are only the adults can open, this represents a significant fire hazard.

Of the 3no. Kitchen windows, only one can be opened. Similarly, in the lounge one of the three windows cannot be opened at all. Upstairs, two of the 4no. bedroom windows cannot be opened.

### Front Door

Badly warped in the bottom left corner, creating a substantial draught and drastically lowering the energy efficiency of the property.

The door is held closed by a latch and can be opened from the outside without difficulty. This cannot be easily rectified with additional locks as the door has warped and no longer meets the frame.

The glass side lights on either side are equally poor condition. The hinges require tightening and the latches are broken.

### Side Door

The side door has water damage and requires great force to be opened after rain.

- 5.2 While the condition of some is worse than others, the problems affecting the windows and doors are consistent across the house and thus, their continued deterioration is inevitable.

### Windows

- 5.3 Regarding the windows, the glazing in conjunction with the deteriorating frames has resulted in condensation building-up on the inside of the two panes. Such moisture runs down each pane and over time causes damage to the timber. Combined with direct sunlight this has caused significant deterioration to several windows through dampness and rot, to the point where repair and constant redecoration is not viable.

- 5.4 Additionally, the lack of double-glazing means that the windows are not energy efficient allowing draughts, loss of heat, greater demand for heating and higher utility costs to the occupier and the associated harmful impact on the environment through the burning of fossil fuels and the release of carbon dioxide into the atmosphere.
- 5.5 **Figures 12 - 14** clearly depict the condensation, deterioration and rot that is visible both internally and externally and demonstrate the need for these proposed replacements. Additional photos are submitted in the photo schedule at **Appendix A**.
- 5.6 The conclusion has been reached that the windows have now reached a point beyond economic repair. In most cases, the repair would be so extensive as to undermine the integrity of the existing frames thus, replacement is the logical approach. Furthermore, their very specification is such that the windows will continue to be affected by the same issues and continue to deteriorate unless replacements are implemented. The Applicant has taken a comprehensive approach to ensure continuity.



Figure 12: Evidence of condensation and rot.

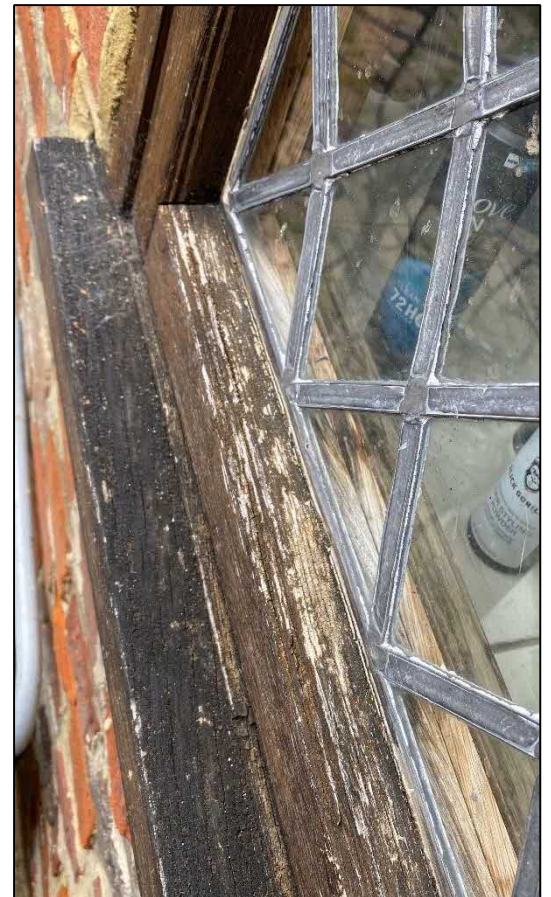


Figure 13: External deterioration and rot.

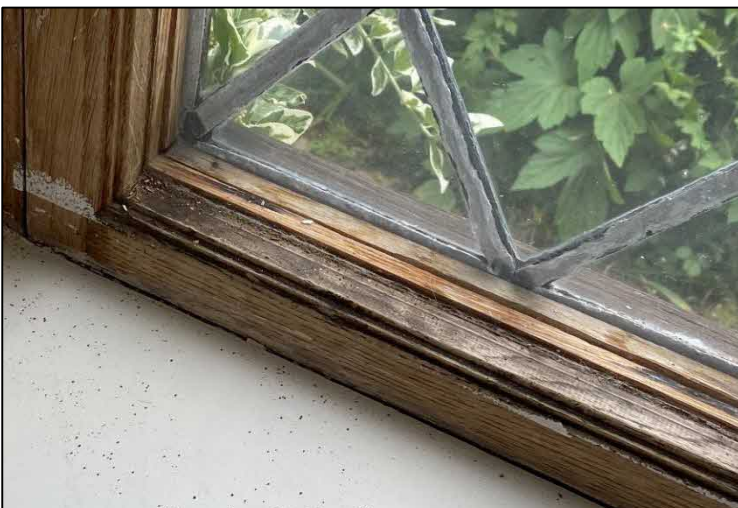


Figure 14: Further evidence of internal rot and water

- 5.7 The proposal seeks to replace the existing windows with new like-for-like timber-framed casements. Visually, they will replicate the existing windows from anything other than a close inspection they will be indiscernible from the style and appearance

of the existing. Thus, their provision will have no harmful impact on the appearance of the listed building.

### Front Door

- 5.8 Regarding the front door, whilst it's retention would be preferred, its replacement is considered necessary. The wood has warped allowing draughts and light into the living room which, particularly in the winter months, drastically reduces the energy efficiency of the property, at great cost to the Applicant.



Figure 15: Evidence of front door warping

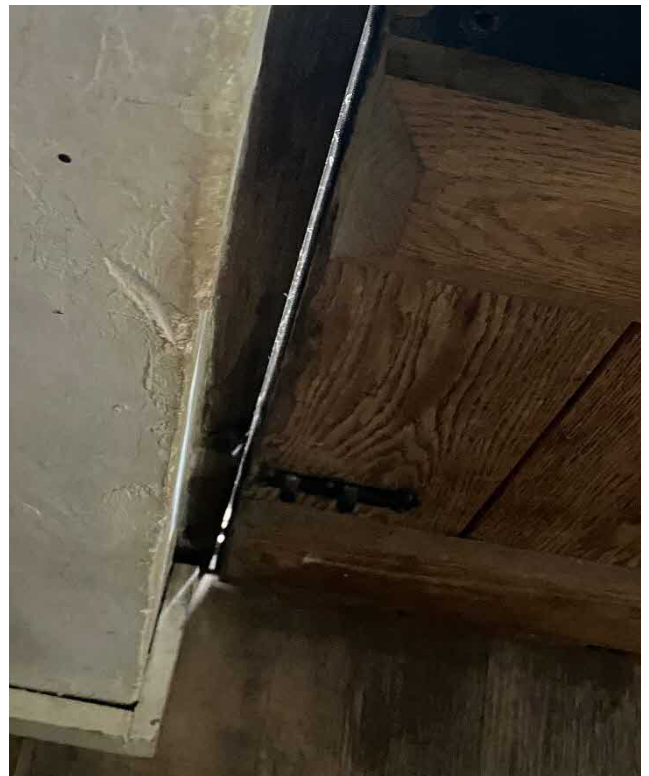


Figure 16: Evidence of warped door, ingress of light and draughts.

- 5.9 Furthermore, the warping has caused the door to twist to such a degree that it no longer aligns with the door frame. As a result, the door is held closed by a small latch which, with minimal external force, could be forced open. This is a significant security concern to the Applicant, particularly where two of the windows have recently been criminally damaged (see **Figures 8 and 9**). Similarly, the glass side-lights on either side of the front door are held closed by latches, one of which is loose and as result the panel often falls out, further contributing to the energy inefficiency of the building and to the Applicant's security concerns.
- 5.10 The proposed replacement door has been designed to replicate the character and appearance of the existing. Though initially, the replacement will appear new, the proposed meranti wood will age with time and will appear almost identical to that of the existing in time. Whilst the Applicant acknowledges there will be some degree of less than substantial harm to the character of the heritage asset as a result of this change, the significant justification for this replacement is considered to outweigh this less than substantial harm, particularly where the degree of harm will lessen over time.



## Side Door

- 5.11 Finally, with regard to the side doors, the doors have incurred water damage, particularly on the right-hand side. This is particularly noticeable in the rain as the door and step swell requiring significant force to open. The existing doors appear relatively new and somewhat out of character with the historic appearance of the property. The proposed replacements, also meranti, will, over time, weather and age to better replicate the character and appearance of the rest of the property.



Figure 17: Evidence of rot and warping



Figure 18: Image of the side door when closed.

## Justification

- 5.12 Given the Listed nature of the Property, sited within a Conservation Area, the Applicant has sought the expertise of Timber Windows Maidstone, a reputable and long-established Window Company that specialises in providing handmade, sensitively designed, timber-framed windows for use within Conservation Areas and Listed Buildings.
- 5.13 The need for these replacements is evidenced by the photographs provided and the Applicant's account. The proposed replacements are of the highest quality and will in time appear almost indiscernible from the existing. While they may appear new in the first instance, this is no different to a situation where the existing windows are refurbished, and they will weather over time.
- 5.14 Overall, the impact of these changes will be lessened by the sympathetic and comprehensive replacement of the windows and doors which will ensure uniformity on a like-for-like basis, thus minimising the harmful impact to both the character of the listed building and the wider Conservation Area.

## **Public Benefits**

- 5.15 The public benefits of these changes are substantial. The sensitive design will ensure the character of the listed building shall be retained and the high-quality materials and finish will protect the features and the wider timber fabric of the building in the long term from further rot and moisture ingress.
- 5.16 Additionally, the deteriorating frames and damaged glazing detracts from the appearance of the heritage asset (see **Figures 8 – 18**). The replacements will rectify the damage whilst protecting the historic character and appearance of the Conservation Area.
- 5.17 The proposal makes no changes to the use of the heritage asset but allows for the continued and long-term viable use of the building as a residential property. While the proposals will see the loss of the existing windows and doors, their replacement is necessary and can be delivered in a sensitive manner, with a high-quality, handmade replacement, that will conserve the significance of the asset overall and that of the Conservation Area setting.

## **Energy Efficiency and Acoustic performance**

- 5.18 The replacement double-glazing casements will enhance the thermal efficiency of the property. This will not only provide economic benefits to the homeowner in this current climate of high fuel and utility price inflation but also significant benefits to the wider environment at a time when the “climate emergency” is at the forefront of national and international policy.
- 5.19 Indeed, retrofitting double-glazing into historic “leaky” buildings is a hot topic in the development space with greater weight assigned to the need to address the substantial energy waste of these ageing buildings.
- 5.20 Additionally, the property is situated on the relatively busy “High Street” and thus, the occupants are affected by traffic noise and pollution. This is made worse by the poor quality of the existing windows. The proposed double glazing will greatly improve acoustic performance of the building of great benefit to the Applicant.
- 5.21 Together these positive impacts represent substantial public benefits that should be weighed against the harm from the proposed replacement windows and doors. As identified above, it is the Applicant’s view that the harm to the heritage assets that will be caused by the proposals is small and should be considered to be at the lower end of less than substantial harm.
- 5.22 It is the Applicant’s planning judgement that, on balance, the public benefits clearly outweigh the less than significant harm to the significance of the heritage asset which, we conclude, is at the lower end of the scale.

## 6.0 CONCLUSION

- 6.1 The subject property has a prominent location fronting onto High Street. The windows have deteriorated substantially over time and many have now become warped due to the ingress of water to the point where they cannot be opened. Additionally, in recent months two of the windows have been criminally damaged further detracting from the aesthetic of the heritage asset. Likewise, the front door has warped to such a degree that light and cold air freely pass through the gap in the bottom left corner and the locks no longer align with the door frame.
- 6.2 The condition is also having an impact on the fabric of the building in areas surrounding the windows (walls, sills, floors) largely through moisture being able to enter or build up causing damage. In addition, these windows are extremely poor in terms of energy efficiency. Not only allowing heat to leave easily but allowing draughts. They are no longer fit for purpose.
- 6.3 The proposed replacement window frames and doors have been sympathetically designed and are almost indistinguishable from those already in situ, replicating the style and material of the existing. These high-quality timber replacements will, therefore, have no harmful impact on the appearance of the Listed Building or the Conservation Area.
- 6.4 The addition of double glazing can be delivered in a low-profile form, meaning that it will not have any material visual impact on the appearance of the windows or the building particularly where the existing windows already incorporate secondary glazing, and the change will enhance the energy efficiency of the property.
- 6.5 The provision of high-quality, hand-made replacement windows will also make the openings watertight and draught-free, preventing many of the factors that have contributed to the decay of the existing windows and the surrounding fabric.
- 6.6 Therefore, while the replacement of such features may be concluded as causing less than significant harm to the heritage asset, the benefits to the long-term preservation of the building overall and the energy efficiency enhancements that will be achieved are of significant benefit in the long-term, sufficient to outweigh any harm.