

**Subject:** RE: 20/500800/BOC - UPVC windows in Listed Building at 15a Gabriels Hill, Maidstone, Kent

**Date:** Friday, 21 July 2023 at 15:13:49 British Summer Time

**From:** Richard Snell <RichardSnell@Maidstone.gov.uk>

**To:** Michael Bedford <Mike.Bedford@bedfordssurveyors.co.uk>

**Attachments:** image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.jpg, image007.jpg, image008.png, image009.jpg, image010.jpg, image011.jpg, image012.jpg, image013.jpg, image014.jpg, image015.jpg, Gabriels Hill and Lwr Stone Street 025.jpg, DSC03084[1].jpg

Dear Mr Bedford,

A new planning application for Listed Building Consent will be required relating to 15a Gabriels Hill. To assist you, our Conservation Officer has provided the following information to enable your application to be approved without delay –

*The proposed windows should replicate the attached images which show 6 over 6 sash windows to the second floor and 8 over 8 sash windows to the first floor, which match those at No. 11 Gabriel’s Hill. The slender profile of the glazing bars and the sashes should match like for like.*

*For the proposed replacement of the illegally installed UPVc double glazed windows at 15A Gabriel’s Hill, we would accept an application for single-glazed, softwood sash windows with integrated glazing bars. I note that on the PDF submitted by the Agent for the proposed application, there is a drawing that includes slim-profile double glazing. We do not accept slim profile within listed building unless there is a clear heritage gain, ie, replacement of inappropriate 1980s storm windows with fanlights, to flush casement windows without fanlights.*

*As the windows are deemed to be C18 single-glazed, timber sash windows, with slender glazing bars, up-grading to slim-profile (or even standard) double glazing would not been considered acceptable. The slender sashes and glazing bars would not be able to support the increased thickness/weight to support slim-profile double glazing, and therefore they would need to be increased to take the extra depth/weight. This will alter the appearance of the windows and have a negative impact on the appearance of the property.*

*If improved thermal efficiency is required, secondary glazing should be installed. The principle is that this protects the historic fabric (both the frame, ironmongery, and glass). Whilst the historic fabric has been lost, this is due to illegal works, and therefore this does not justify the proposed up-grading or changing of the style. We are often presented with the justification that double glazing is a heritage benefit as it will enable to the property to have long-term sustainable use as it will be occupied. However, the installation of double glazing has been considered by the Planning Inspectorate as a personal benefit NOT as a heritage gain. To increase thermal efficiency, we refer to Historic England’s guidance - <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>*

I do hope this is helpful to you and we look forward to seeing your application.

**Richard Snell**  
 Planning Enforcement Officer  
 Maidstone Borough Council  
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**From:** Michael Bedford <Mike.Bedford@bedfordssurveyors.co.uk>  
**Sent:** 18 July 2023 17:24  
**To:** Richard Snell <RichardSnell@Maidstone.gov.uk>  
**Subject:** Re: 20/500800/BOC - UPVC windows in Listed Building at 15a Gabriels Hill, Maidstone, Kent

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Dear Richard

Thank you for your detailed email.

Do you require another formal application or should I arrange for replacement windows to proceed based on the attached detail drawing for single glazed sashes.

Yours sincerely

*Mike Bedford*

**Mike Bedford**  
Managing Director

signature\_3269355292

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**From:** Richard Snell <[RichardSnell@Maidstone.gov.uk](mailto:RichardSnell@Maidstone.gov.uk)>  
**Date:** Tuesday, 18 July 2023 at 16:26  
**To:** Michael Bedford <[Mike.Bedford@bedfordssurveyors.co.uk](mailto:Mike.Bedford@bedfordssurveyors.co.uk)>  
**Cc:** Janice Gooch <[JaniceGooch@Maidstone.gov.uk](mailto:JaniceGooch@Maidstone.gov.uk)>  
**Subject:** RE: 20/500800/BOC - UPVC windows in Listed Building at 15a Gabriels Hill, Maidstone, Kent