Expiry Date - 25/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1235/24 **Recommendation – APPROVE**

Site: **38 High Street Worthing West Sussex BN14 7NR**

Proposal: **Application for Listed Building consent for Installation of 3no. replacement timber single glazed windows (1 x to side (s) elevation and 2 x to rear elevation) with new like-for-like timber flush casement windows.**

Date of site visit: 01/11/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of the High Street in Tarring within a mixed use area of residential and business premises. The property is located within the West Taring Conservation Area and is identified as a positive contributor. The property comprises a semi-detached, two storey building with render and tile hung elevations, a tiled hipped roof and white timber windows with leaded lights to the front elevation and a mix of leaded light and Georgian glazing bar windows to the rear, all single glazed casements.

The property is Grade II listed with the following list description:

HIGH STREET 1. 5406 (East Side) West Tarring Nos 38 and 40 TQ 1304 SW 15/199 II 2. An L-shaped building, now 2 houses; perhaps of the C16 but considerably altered. 2 storeys with long, steep, uneven tile roof hipped to south. No 38 is the longer range, parallel to the road but set back from it. Upper front and left half of south end tile-hung; the lower part rendered on front and righthand part of south end; the rear and lower right-hand part of the south end being flint with brick dressings. Irregular fenestration. 3 windows above, the left-hand one a dormer; and 2 windows below, together with 2 doors. Large mid-ridge chimney, above open hearth. Timber frame exposed inside: braced kingpost type of roof. No 40 occupies most of the short range, which extends forward at the left end of the longer range. Faced with flints except gable front and lower part of inner return side, which are rendered and painted. External chimney with offset to north. One window on gable front and right-hand doorway. All windows of both houses are modern casements. Listing NGR: TQ1332004154

No.38 is set back from the road behind a low flint wall and front garden; there is a small courtyard garden to the rear.

Proposal

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Listed Building Consent is sought for replacement of 3 windows on a like-for-like basis with timber softwood frames and single glazing.

W1 – located to the rear (east) elevation at ground floor consisting of a pair of leaded light flush casement windows to be replaced on a like for like basis, replacing the frame to the same dimensions and profile in softwood timber and reusing the existing individual leaded light glass.

W2 – located to the south side of the building at ground floor consisting of a pair of Georgian glazing bar (4 pane) flush casement windows to be replaced on a like for like basis, replacing the frame to the same dimensions and profile in softwood timber and with new single glazing.

W4 - located to the rear (east) elevation at first floor consisting of a pair of Georgian glazing bar (4 pane) flush casement windows to be replaced on a like for like basis, replacing the frame to the same dimensions and profile in softwood timber and with new single glazing.

The application has been amended from the original proposal which included window 3 to the front of the property and proposed replacement windows using double glazing throughout. This was considered unacceptable and W3 and double glazing have been removed from the proposal.

Relevant Planning History:

None relevant

Consultations:

SPAB - *Having reviewed the application documents, we now offer the following observations and advice.*

Windows are often referred to as the "eyes" of a building, and it is crucial to preserve the character of historic properties with sensitivity. The Society for the Protection of Ancient Buildings (SPAB) consistently advocates for the repair of building elements, such as windows, wherever feasible.

The Heritage Statement refers to the property being 'retained untouched in recent times' but unfortunately does not describe the age or significance of the windows that would be lost. Paragraph 200 of the NPPF states that in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting.

If the windows are of significance, we would encourage the applicant to repair them so that the character of the building can be protected and as much historic fabric as possible conserved. Paragraph 205 of the NPPF indicates that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The photographs show that some windows have been well maintained while others have been left to deteriorate. They also show that the deterioration is concentrated to isolated areas within the lower parts of the windows and the majority of the upper parts of the window frames appear to be in good condition. It is likely that with careful attention, the existing frames could be repaired, therefore would expect to see evidence that the windows are beyond repair before we would support their replacement.

We would also urge the applicant to retain as much historic glass as possible. It is not clear from the drawings, if the intention is to remove all of the glass. This is especially important where the diamond leaded glazing will be affected, modern self-cleaning glass and double glazing reflects light differently to the individual pieces of historic glass within the leaded lights and this would introduce a level of harm to the historic character of the building that has not been justified.

Paragraph 206 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. We would recommend that the applicant appoints a historic building surveyor to report on the condition of the frames and explores options to repair and upgrade the historic windows. Further information is available on our website, including options for secondary glazing: Timber windows (spab.org.uk)

***Worthing Society -** The application site is within the West Tarring Conservation Area and relates to a Grade II Listed Building which is one of a pair of cottages dating from the early part of the 17th Century when they were probably one building. These cottages form a significant element within the conservation area. In fact, Tarring High Street is probably the most historic street in Worthing with buildings dating back to the medieval period.*

The Old Forge, therefore, contributes positively to the conservation area having 'group value' with the setting of the proximate listed buildings. The distinctive casement windows are an important characteristic of the building. We recognise that the applicant's architect has endeavoured to replicate the style of the original windows. However, in the case of a Listed Building, replacement is generally on a 'like for like' basis with single-glazed timber framed windows. The proposed double-glazed would not allow such a deep "putty line" on the outside of the timber frame which could be a consideration.

We have also noted the comments of the Society for the Preservation of Ancient Buildings (SPAB) and suggest that further consideration is given to repairing the original window so as to preserve the historic character of the building. This approach is supported by the National Planning Policy Framework, para 205. In conclusion the Society also suggests that due to the age and unique setting of the Listed Building, the advice and guidance of the Design and Conservation Officer should be sought.

Design & Conservation Architect - *Leaded light windows cannot be successfully replicated using double glazed sealed units. The individual*

diamond shaped pieces of glassware held together with lead cams. Hence each individual piece of glass reflects the light slightly differently and this is an important characteristic of this type of heritage windows. Any replacement window with double glazing will be made up of one sheet of glass with fake leading applied to the face. Throughout the reflectance of light will be identical and will lack the characteristic appeal of traditional leaded lights. The best way to terminally upgrade leaded lights would be to use a secondary glazing system internally.

SPAB have made a good point that the application doesn't attempt to explain how significant the existing windows are. Also we have no details of the ironmongery, are the existing ones being reused?

***Updated response (27/02/25) to latest amendments** - No objections from the Heritage team.*

Officer response – Additional information was provided as to the condition of the windows confirming that significant repairs would be required to salvage them and this is not due to any unreasonable neglect on behalf of the client but down to the age of the property. The plans have been amended and now propose to replace the frames on a like-for-like basis using single glazing. The leaded light glass to W1 would be reused rather than replaced. W3 has been removed from the proposal. Ironmongery is to be reused where possible.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
West Tarring Conservation Area Appraisal

Planning Assessment

The property is a grade II listed building therefore the key considerations are the effect on the historic significance of the Listed Building, its setting and features of special architectural or historic interest, and on the character and appearance of the Conservation Area. Great weight is given to protecting the building from harm or loss that would affect its special interest and character.

Paragraph 212 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset, or development within it setting.

Impact on Listed Building and Conservation Area

Further information was sought as to the condition of the windows and it was confirmed that the specified windows were beyond reasonable repair. Their replacement in this case was necessary to protect the listed building from further decay.

The proposal as amended seeks only to replace 3 windows on a like for like basis. The materials, dimensions, profile, single glazing and glazing bar details would exactly replicate those of the existing windows. The original proposal for double glazing would not have preserved the special character or historic significance of these windows, particularly in relation to the leaded light glass. The individual leaded lights reflect light differently to that of a single pane of glass with leading applied and it is this quality that was essential to retain. The proposal was therefore amended to retain and reuse the existing leaded light glass for W1 and replace the Georgian glazing to W2 and W4 with single glazing.

The proposed windows would not be any different in appearance to those existing other than in rectifying decay and damage and would not detract from the special qualities or historic significance of the listed building. The new timber frames exactly replicating the existing frames would ensure longevity and continued protection for the listed building whilst retaining its special character.

The proposed replacement windows are to the rear and side of the building only. These parts of the building are only visible in limited views from the adjacent car park to the south and rear of the site. These views are not prominent in the Conservation Area and the windows to be replaced would match the existing windows and would not therefore detract from the character, setting or appearance of the conservation area.

The proposed works would not result in harm to the heritage features or special interest of the Grade II Listed Building, or have any adverse impact on the character or appearance of the Conservation Area.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. LB time limit
3. Replacement windows to match existing windows and leaded light glass reused for W1
4. LB made good

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N (As amended)

Case Officer:	Amanda Haslett	Date:	27/02/25
Authorised by:	Jo Morin	Date:	27.02.2025