

Online Comment

Application H16-0067-24
Location 11 MARKET PLACE SPALDING PE11 1SP
Proposal Replacement of degraded timber sash windows with new double glazed timber windows and replacement entrance door - Part retrospective

Name Spalding & District Civic Society
Address 36 Park Avenue Spalding Lincs PE11 1QX

Date Submitted 29-04-24
For/Against Comments

We note that it is proposed to replace some of the wooden framed windows with double glazed units and repairing others. The applicant does not indicate which will be replaced.

Policy 29 of the South East Lincolnshire Local plan includes the following that are relevant in this case:-

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and nondesignated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

Whilst part B covering Conservation areas requires that "Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting."

In particular paragraphs

2. Retain architectural details that contribute to the character and appearance of the area;
3. Where relevant and practical, remove features which are incompatible with the Conservation Area;
4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;

Paragraph 130 c of the National Planning Policy Framework (2021) also requires that proposals "are sympathetic to local character and history, including the surrounding built environment and landscape setting"

Whilst the proposed designs do not significantly differ from the existing windows, and this is to the rear of the building, there are alternative solutions that could be considered by following guidance issued by Historic England. As Historic England is a statutory body, we would hope that their guidance has the same weight as local and national planning policy.

Historic England's guide "Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures" published 10 January 2023 highlights that the average lifespan of PVCu windows is less than 25 years whereas well maintained traditional windows can last 100 years. Therefore the carbon cost is higher for PVCu.

Historic England's guide "Traditional Windows: their care, repair and upgrading" published 8 February 2017 includes guidance on options for repairing traditional windows and options to make them more energy efficient.

Therefore we ask whether the applicant can reconsider the proposal and where repair is not an option, undertake a like for like replacement using traditional materials that are likely to have a longer lifespan.