JC Architectural Consultant

Architecture • Interior • Project Management

S73 Minor Material Amendment

Modification of previously approved plans and details to allow for UPVC flush timber effect windows in place of timber windows.

Rectory Farm,

Rectory Road,

Tydd St Mary,

Spalding,

PE13 5QL

1. Introduction

This Planning Statement has been prepared in support of a Section 73 Minor Material Amendment Planning Application to the approved details of planning approval ref: H21-0283-25 at Rectory Farm, Rectory Road, Tydd St Mary, as detailed in this document.

This application is to be made by JC Architectural Consultant on behalf of their client who have made a start on the approved works but have researched the options relating to timber windows and wish to seek permission to install timber effect UPVC windows in their place.

The approval of the full planning application ref: H21-0785-24 was granted on 12th February 2025 with the subsequent conditions compliance application ref: H21-0283-25 being approved on 9th May 2025. The approved works have subsequently begun and along with it the research in to products and materials necessary for the build works. Research has suggested that timber windows come with a number of drawbacks which the applicants do not feel comfortable with, especially when their approach is to create two energy efficient, low maintenance homes.

2. Material Concerns

The approved drawings and details allow for a timber frame flush casement window, painted in a colour specific to each individual dwelling. The choice of timber as a finish material for the windows was instructed by the conservation officer due to the site location being within the conservation area of Tydd St Mary. It would be reasonable to say that a timber window would not be the first choice of most due to a number of reasons, including the cost and the ongoing maintenance requirements. It is widely accepted that timber windows require high levels of ongoing maintenance to ensure they remain suitable for application, a laborious and expensive task. It is because of this that timber windows are often not maintained to the level they should be to ensure longevity and therefore begin to deteriorate much sooner than you would perhaps expect in a number of different ways, joints begin to separate and pull apart or the applied finish begins to peel for example. This will therefore result in both a window that is no longer as

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

efficient as it once was and also a window that aesthetically begins to detract from the overall appearance of the dwelling.

Even if the timber windows are maintained to a suitable level they will still have areas that become a problem. Timber is a natural material and therefore reacts to the environment like any other natural material does. It will expand and contract in line with temperature and moisture in the air and will discolour and dry out over time as a result of direct sunlight. These issues will almost definitely result in larger problems further down the line, for example the movement of the natural material could result in gaps to form between the frame and the structural opening, meaning the thermal efficiency of the envelope of the building is no longer as efficient as it once was or as it should be. These gaps could also start to fill with moisture and there is then potential for water ingress into the property and the possibility of water freezing and causing damage to both the timber window and the surrounding brickwork.

3. Proposal

It is proposed that the windows to be installed to both properties are to be a UPVC flush casement timber effect style, that will reflect the aesthetic of a traditional timber window entirely. The flush casement system will match the traditional style of a timber casement and the etched grain that can be achieved on a UPVC window will also replicate the appearance of timber.

There are a number of UPVC window manufacturers that now produce a timber effect flush casement window product that matches the details of a traditional timber window. The Residence Collection's Residence 9 is perhaps the most well known of these products and has been well used in a large array of traditional or heritage projects. The Residence 9 UPVC timber effect windows are manufactured in the same way as traditional timber windows once were, the joints are designed to replicate a traditional mortice and tenon and the glazing bars, both internal and external are designed to replicate the appearance of a traditional puttied finish. As both properties are some distance from the highway it is, and the finish of the UPVC timber effect windows are now so closely matched to the traditional timber windows it is almost an impossibility that anybody passing the site will be able to differentiate between the two products.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

The benefits of a UPVC window over a timber window are vast, the biggest of which is the minimal need for maintenance due to the man-made nature of the material. A UPVC window will not disfigure or deteriorate over time meaning the appearance, and more importantly the integrity, of the component will remain throughout its lifespan. The offset of this being that the issues associated with the deterioration of timber windows, reduced thermal performance, potential for damage to the window and structure etc are non-existent.

There are also a vast number of other properties within the conservation area that have UPVC windows installed, these properties are of various ages, sizes and architectural merit. It may well be that these have once had timber windows installed but have since had these replaced with a UPVC unit, more than likely because of the benefits outlined in this document. It is also very possible that these have been replaced without the correct permissions in place given the requests for these two new properties, but either way it demonstrates that there is no continuity across the conservation area as a whole.

Given that the development of UPVC timber effect windows have improved so drastically to the point where the majority of people would not be able to tell the difference between the two, especially from the distances that are present on this site specifically, it would be apparent that the requirement for timber windows due to the dwellings being in the conservation area is not for the sake of enhancing the setting through the use of traditional materials it is simply to be able to say that the dwellings have timber windows. If it were for the enhancement of the setting the timber effect windows would be more than suitable given their almost identical appearance to their timber counterpart. Further to this the benefits already listed of the UPVC equivalent make the timber effect window a far more suitable option to ensure that the two dwellings remain as thermally efficient as they possibly can be for the entirety of their lifespan and will also remain as visually pleasing as they were from the day they were constructed. On that basis we strongly ask that the planning department reconsider their instruction of installing timber windows and allow UPVC timber effect windows to be installed in their place.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk