Planning – Design – Heritage Statement

Proposal: Replacement of existing brown timber windows with brown uPVC windows in the same colour and style, within existing openings.

Site Address: Parkview The Courtyard London Road Horsham

Applicant: Mrs Lesley-Ann Methley

Date: 05/05/25

1. Introduction

This statement is submitted in support of a planning application for the replacement of existing brown timber-framed windows with brown uPVC windows of identical colour, design, and proportions. The property lies within a designated Conservation Area in the Horsham District Council area. The proposed works aim to maintain the visual integrity of the property while improving its energy efficiency and long-term durability.

2. Site Context and Heritage Considerations

The subject property is located within a Conservation Area, identified as being of special architectural and historic interest under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. While the building is not listed, its location within the Conservation Area necessitates careful consideration of the visual and material changes to the external appearance of the building.

The existing windows are timber-framed units, and possibly not original to the building, therefore there is no loss of historic fabric as part of this proposal. The proposed uPVC replacements will match the existing units in terms of size, frame thickness, colour (brown), and overall style (glazing bar pattern, opening mechanisms, etc.). As such, the visual appearance of the property will remain unchanged, thereby preserving the character and appearance of the Conservation Area.

3. Planning Policy Context

National Planning Policy Framework (NPPF, 2023)

Paragraph 199: 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.

Paragraph 202: 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.

The proposal results in no harm or, at most, less than substantial harm to the significance of the Conservation Area. The visual appearance remains consistent, and the material change supports environmental objectives by improving thermal performance.

Horsham District Planning Framework (HDPF, 2015)

Policy 34 – Cultural and Heritage Assets: Development will be supported where it reinforces the special character of the district's historic environment, and proposals affecting Conservation Areas must preserve or enhance their character or appearance.

Policy 32 – The Quality of New Development: Supports high-quality design which complements locally distinctive characters.

The proposed window replacements are consistent with Policies 32 and 34, preserving the architectural character of the building and its contribution to the streetscape, while enhancing sustainability.

4. Design and Impact Assessment

Visual Appearance: The replacement windows are identical in colour and design to the existing units, maintaining harmony with the building and surrounding properties.

Materials and Detailing: The selected uPVC profiles are slimline and detailed to closely replicate the appearance of painted timber, including woodgrain finishes if necessary.

Openings and Glazing Patterns: No alterations are made to the existing structural openings; all proportions and glazing patterns are retained.

This sensitive design approach ensures the proposal will not result in a negative visual impact on the Conservation Area.



Typical image 70mm frame with 4-20-4 glazing details.

5. Justification and Conclusion

The proposed replacement of brown timber windows with Rosewood brown uPVC alternatives offers the following benefits:

Maintains the appearance and character of the Conservation Area.

Does not involve removal of original or historic fabric.

Provides improved thermal efficiency, contributing to environmental sustainability.

Reduces ongoing maintenance costs and ensures longevity.

In light of the above, the proposal complies with the NPPF, Horsham District Planning Framework Policies 32 and 34, and the statutory duty to preserve or enhance the character and appearance of the Conservation Area. As such, we respectfully request that the application should be viewed favourably by the local planning authority.