Historic England

Ms Marie Riggs
Horsham District Council
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[redacted]

Our ref: L01577144

29 May 2024

Dear Ms Riggs

Arrangements for Handling Heritage Applications Direction 2021

GREAT HOUSE FARM CHESSALL AVENUE SOUTHWATER WEST SUSSEX RH13 9FB
Application No. DC/24/0690

Thank you for your letter of 16 May 2024 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England previously provided advice on a proposal to replace, repair and refurbish windows at this property in our letter dated 24th May 2023 (LA ref No: DC/23/0207).

In that letter we recognised that the current windows in the building appear to be modern replacements but whose design largely follows historic patterns. Therefore, most of the windows are likely to make a positive contribution to the significance of the listed farmhouse.

However, we noted alterations were carried out to the front (east) elevation of Great House Farmhouse in possibly the 1970's which are not particularly attractive and which also involved changing the design and width of the windows at first floor from four vertical bays with multi-panes to three bays. The previous design of the windows is illustrated in the 1969 photograph of the house.We therefore advised, that as these windows were proposed to be replaced, more historically accurate windows should be provided at first floor level as illustrated in the 1969 photograph.

The Council's Planning Officer and Conservation Officer agreed with this approach and recommended a condition requiring approval of the details and design of the new

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windows, illustrated on large-scale constructional drawings.

Since providing our previous advice, the National Planning Policy Framework has been updated. It states at paragraph 164 that significant weight should be given to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic. However, where proposals affect designated heritage assets, the policies in chapter 16 on the Historic Environment should also apply.

In addition, Historic England has recently published a new draft advice note entitled 'Climate Change and Historic Building Adaptation.' We appreciate that this is draft guidance and could be subject to change, therefore its status is only limited.

Paragraph 81 of the draft guidance note states: 'Many historic buildings have windows which are either relatively recent, contribute to a building's special interest through their pattern and detailing alone. In such cases, their replacement with double-glazed windows of an appropriate glazing bar pattern and detailing is likely either to be largely neutral in its effect on the building's special interest.'

In addition, paragraph 83 of the draft guidance note states 'The installation of slim-profile double glazing within historic frames will generally be acceptable where the historic window frames - including their integral glazing bars - will be capable of accommodating such glazing.'

Historic England therefore does not object in principle to the use of slimline wooden double glazing in this case provided the new glazing can be accommodated within the new window frames and multi-paned glazing bars without increasing their width or changing their profile compared to that of the existing windows that follow historic precedents.

As with our previous advice, we recommend that the windows on the first floor of the front (east) elevation are replaced with more historically accurate windows as illustrated in the 1969 photograph. These should therefore be designed with four vertical bays with multi-panes as opposed to the current three bays and to match the ground floor windows.

We note that some section drawings have been provided for a typical 3 bay window but not for any of the other window types nor does there appear to be any evidence that our previous advice regarding restoring the first-floor windows to 4 bays has been taken on board in the current proposals.

We therefore recommend that large scale constructional drawings are provided for all

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the proposed replaced window types, to include details, design, profile and sections and also identifying which elevations and location the window types refer. This information should be provided as part of this application or possibly by condition.

We also question whether restoration of the front elevation of this important grade II* farmhouse could be undertaken (based on accurate evidence) as part of this work. This could include at the least the reinstatement of the stone cills but, if at all possible, replacement of the render and tile hanging with a more attractive design and materials that better reveal the significance of this important historic building.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Alma Howell

Alma Howell
Inspector of Historic Buildings and Areas
[redacted]

cc: Nicola Mason - Conservation Officer

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