

Planning Statement

Site: The Old Rectory, Church Lane, Twineham, West Sussex (Grade II listed), within the administrative area of Mid Sussex District Council.

Proposal: Listed Building Consent is sought for the replacement of **11 sash windows, one triple casement window, and six double casement windows**. The works are intended to improve thermal performance and comfort through the use of **slim-profile double glazing**, while retaining the building's historic character, appearance and significance.

Heritage Significance

As a Grade II listed building, The Old Rectory is a designated heritage asset of special architectural and historic interest. Its significance derives from, among other elements, the established proportions and rhythm of the elevations, traditional joinery, and historic window detailing. The existing fenestration contributes to the building's character through its profiles, meeting rails, glazing bar arrangement (where present), reveal depths and overall appearance.

Proposed Works and Design Approach

- Replace existing windows on a like-for-like basis, retaining the existing window openings and established patterns of fenestration.
- Maintain the original proportions, sightlines and key design details, including frame thicknesses, meeting rails, horns (where present), glazing bar configuration (where present), and ironmongery style.
- Use slim-profile double glazed units to improve thermal performance while minimising changes to external appearance and glazing reflections.
- Ensure materials and finishes are appropriate to a listed building, with joinery designed to match the historic character of the property.
- Undertake the works as a sensitive upgrade that preserves the building's architectural interest and avoids harm to significance.

Planning Policy Context

The application has been prepared with regard to the statutory duties for listed buildings, including the requirement to give special regard to the desirability of preserving the building, its setting and features of special architectural or historic interest. National planning policy supports the conservation of heritage assets in a manner appropriate to their significance, and requires any potential harm to be clearly and convincingly justified. The proposal also responds to the objective of improving the energy efficiency of existing buildings where this can be achieved without unacceptable impact on heritage significance. Local planning policies for Mid

Sussex similarly seek to secure high-quality, sympathetic alterations to listed buildings, using appropriate materials and detailing.

Assessment of Impact

The proposed window replacements are designed to preserve the established appearance of The Old Rectory by replicating existing patterns, proportions and detailing. The principal change is the introduction of slim-profile double glazing, selected specifically to reduce the need for increased frame thickness and to maintain traditional sightlines. As such, the works are anticipated to result in **no harm, or at most a very low level of less than substantial harm** to the significance of the listed building, with the benefit of improved thermal comfort and reduced heat loss. The proposal would not affect the lawful use of the property as a private dwelling and would not alter existing access arrangements.

Relevant Precedent

It is noted that, within the local area, the Grade II listed Castle Pub has recently been granted consent for the installation of double-glazed sash windows. While each application must be assessed on its own merits and based on the specific significance of the host building, this precedent indicates that carefully detailed slim double glazing can be found acceptable in listed buildings where the historic appearance is preserved.

Conclusion

The proposal for the replacement of 11 sash windows, one triple casement window, and six double casement windows at The Old Rectory, Church Lane, Twineham has been developed to conserve the special interest of the Grade II listed building. By retaining the established design, proportions and traditional detailing, and by introducing slim-profile double glazing in a sensitive manner, the works will improve energy efficiency while preserving the historic character of the property. On this basis, Listed Building Consent should be granted.