

Planning Statement

Planning Statement in Support of Retrospective Listed Building Consent

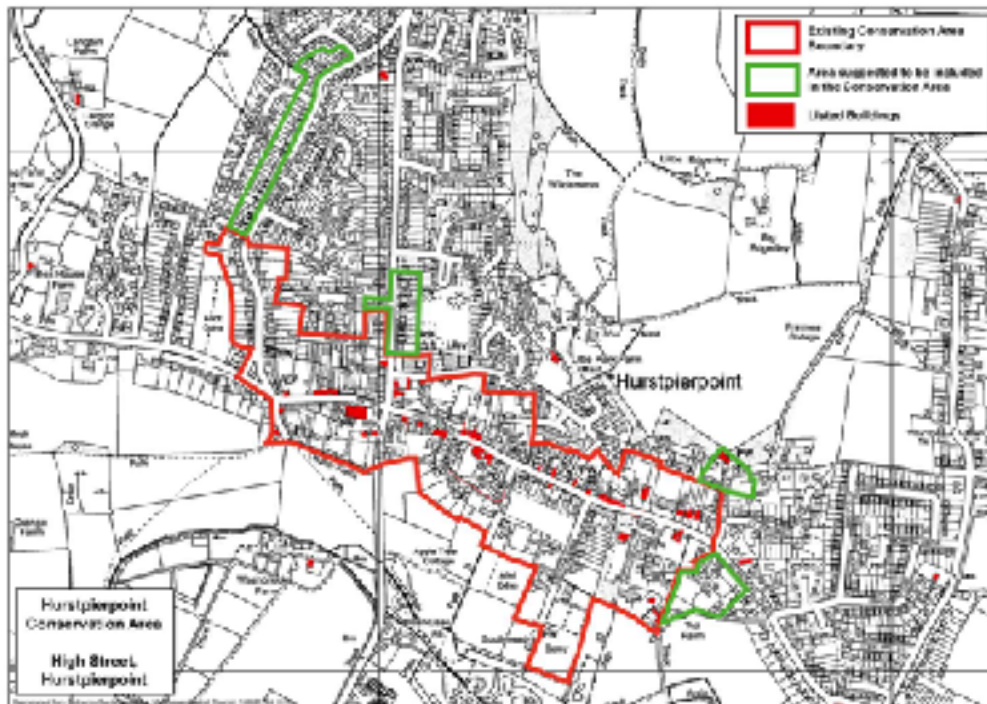
Grove Cottage, College Lane, Hurstpierpoint - Replacement of Four Windows

1. Introduction

This statement is submitted in support of an application for retrospective Listed Building Consent for the replacement of five windows at Grove Cottage, a Grade II listed building located on College Lane, Hurstpierpoint. The works comprise the replacement of deteriorated and modern incongruous windows with slimline double-glazed units that replicate the historic appearance of the original fenestration while improving the thermal efficiency of the property.

2. Local Context

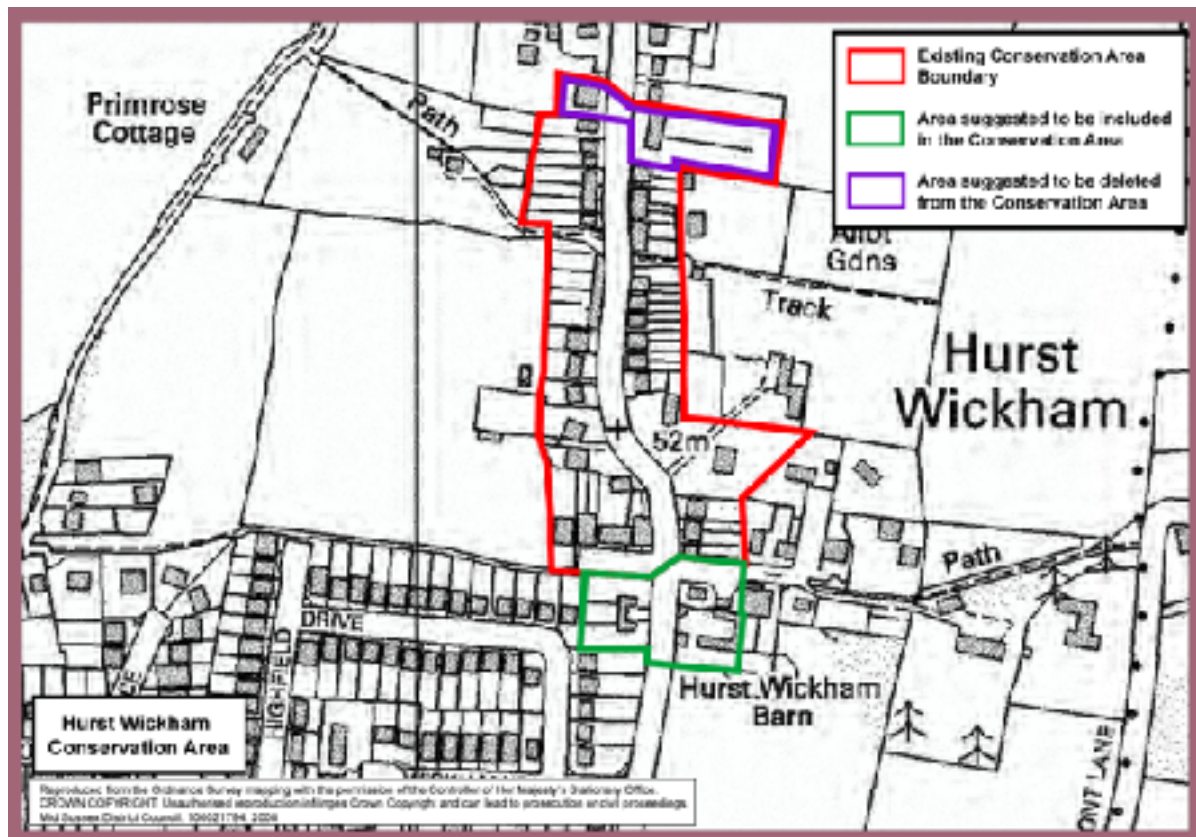
College Lane is a semi-rural and historically significant lane in Hurstpierpoint, though it falls outside the current conservation boundary and the Hurst Wickham Conservation Area. As described in the Hurst Wickham Conservation Area Appraisal, College Lane has evolved from an ancient lane into a mix of terraced cottages, semi-detached villas, and modern dwellings. While the southern section retains a spacious character with houses set behind deep front gardens, the northern section features terraced or semi-detached properties elevated above road level with brick retaining walls and iron railings, creating visual continuity.



Hurstpierpoint Conservation Boundary

Although there are a few Georgian houses visible along College Lane, these are unlisted. Grove Cottage, as a Grade II listed property, contributes to the historic character of the area. The

replacement of windows is therefore undertaken with careful regard to maintaining the building's heritage significance and the overall character of College Lane.



Hurstpierpoint Conservation Boundary



Unlisted Georgian Property On College Lane

3. Need for the Proposed Development

The windows at Grove Cottage reached the end of their serviceable life. The oldest surviving windows were installed approximately 70 years ago, with only one remaining in its original condition. Two windows were replaced urgently on 31st October 2022 due to severe decay, including rotten sills and frames. Over time, the application of sealants, fillers, and masonry paint has exacerbated deterioration.

Existing modern windows and reproductions, including single-glazed units, have not only failed to enhance the historic character but also provide poor thermal performance. The secondary glazing installed by the previous owner is visually intrusive and does not complement the original architectural design.

The replacement windows are therefore required to:

- Address significant disrepair and structural deterioration.
- Replace modern additions that are incongruous with the historic character of the property.
- Enhance the energy efficiency of the building in accordance with contemporary building standards.

4. Proposed Development

The retrospective works by the present owners, involved the installation of two slimline double-glazed windows designed to replicate the appearance and proportions of the original historic windows. This approach ensures the retention of the building's historic character while providing improved thermal performance. The replacement windows:

- Maintain traditional profiles and fenestration patterns.
- Match the original materials and detailing, including frame depth, glazing bars, and paint finish.
- Provide slimline double-glazing, offering energy efficiency benefits without compromising aesthetic integrity.

5. Compliance with Planning Policy

The proposed development aligns with national, regional, and local planning objectives concerning the conservation of heritage assets and sustainable building practices:

Heritage Considerations

- The works respect the historic character of Grove Cottage and the wider visual context of College Lane.
- Replacement windows are sympathetic to the original design and will not adversely affect the significance of the listed building.
- The approach aligns with the principles set out in the National Planning Policy Framework (NPPF) regarding the conservation of designated heritage assets.

Energy Efficiency and Sustainability

- Retrofitting slimline double-glazed windows enhances the thermal performance of the building, contributing to Part L of the Building Regulations (Conservation of Fuel and Power).
- Improved u-values (maximum 1.6 W/m²K) reduce heat loss, improve occupant comfort, and lower carbon emissions.
- The intervention balances the need for energy efficiency with the preservation of historic fabric and appearance.

As climate change projections indicate hotter summers and milder winters, these measures help future-proof the property while retaining its heritage value.

Local Policy Compliance

Although College Lane falls outside the Hurst Wickham Conservation Area, the works are consistent with local heritage guidance, respecting the semi-rural character and built form of the area.

The replacement windows enhance the dwelling's contribution to the local streetscape without introducing visually intrusive features.

6. Conclusion

The replacement of windows at Grove Cottage was necessary due to the poor condition of the existing frames and sills, the incongruity of modern replacements, and the need to improve energy efficiency. The works have been carried out with careful consideration of the building's historic character and the surrounding context of College Lane.

The slimline double-glazed windows replicate the original design, safeguard the property against further decay, and improve thermal performance in compliance with building regulations. The proposal therefore meets the requirements of national and local planning policy concerning the preservation of heritage assets, the enhancement of building performance, and the sustainable management of historic properties.