

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 June 2026 12:01:24 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/26/0870 and 0871 The Old Rectory, Church Lane, Twineham

Hi Hamish

Comments on the above planning and listed building consent applications.

The Old Rectory is a Grade II listed building dating from the early 19th century and located in a semi-rural position within Twineham village.

The current proposal is for proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with timber replacements incorporating slim-profile double glazing. This is in effect the majority of existing windows to the house.

Having reviewed the submission, we need the following further information to be able to carry out an informed assessment of the proposal:

- A detailed survey of the existing windows which it is proposed to replace which should comment on their age, level of interest and condition (particularly if this latter is a reason for replacement).
- Detailed typical existing and proposed elevations and sections of each window type, to include detail of frame profile and glazing bar detail.
- The submitted Bereco quote includes mentions of vents but it is not clear in every case if these will be concealed. It would be helpful if these could be shown on the proposed drawings.
- The submission suggests that the reason for replacement is to improve energy efficiency – measures of this type should be afforded significant weight under the NPPF, but this is balanced against the great weight also afforded to the conservation of heritage assets. It would be useful to understand better the reasoning behind the proposal- is this based purely on a wish to introduce double glazing, or are there other relevant factors, such as the condition of the windows? If any of the existing windows are original or historic, the preference will always be to retain and repair these where possible. If framing proportions allow and historic glass is not present, the introduction of slim-line double glazed panes into the existing window frames may be possible, rather than replacing them wholesale.
- Historic England advocates a whole house approach to improving the energy efficiency of historic buildings. If the existing windows are historic and in good enough condition to be retained, any proposal to replace them solely for reasons of energy conservation would be viewed in this context, including whether other measures have been considered or adopted. Further information in this respect may be required, however the starting point will be a more detailed survey of the existing windows, to establish their condition and level of interest.

There is a raft of guidance on retrofitting of energy saving measures to historic buildings, including in relation to windows, which is available on the Historic England website and which the applicant may find helpful.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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