

Hamish Evans

From: [REDACTED]
Sent: 22 June 2026 14:55
To: Hamish Evans
Cc: 'Sophie Hatcher'
Subject: DM/26/0870 and 0871 The Old Rectory, Church Lane, Twineham
Attachments: Windows Survey 2 Old Rec Jun 26.pdf; Elevation Plan for Window Survey Old Rec Jun 26.pdf; RE: Planning application - detail

Dear Hamish & Emily,

Please find below responses to your queries - we have kept your questions in black and replied in blue.

Please see attachments. Do let us know if you have any further questions.

- 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).

Please find window survey and elevation plan detailing windows to be replaced.

- Detailed typical existing and proposed elevations and sections of each window type, to include detail of frame profile and glazing bar detail.

Please find attached from Ian Dear, Bereco

- 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.

See drawings/ images attached from Bereco.

- 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.

Whilst improved energy efficiency is one benefit of the proposal, it is not the reason for seeking planning permission to replace the existing windows. The existing timber windows have deteriorated significantly over time and many are now suffering from extensive rot and decay. The survey of the condition of the windows is attached.

We recognise the significance of the building as a Grade II listed former rectory and have carefully considered repair and retention options. However, we have been advised that this would be expensive and would not last more than 5 years and therefore replacement would still be needed at some point.

The proposed replacement windows have been designed to replicate the appearance of the existing windows as closely as possible, including matching opening & glazing bar patterns, frame dimensions and external detailing. The intention is that there will be no material change to the character or appearance of the building. In fact, the appearance will be improved as the windows will not look like they're in disrepair.

The proposed slim-profile double-glazed units would provide improved thermal performance, reduce condensation and contribute to the long-term sustainable occupation and maintenance of the building, while preserving its historic appearance.

We hope this clarification helps with your decision.

- 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.

We acknowledge Historic England's guidance regarding a whole-house approach to improving the energy efficiency of historic buildings and agree that these works should not be undertaken solely for reasons of energy conservation.

The proposal has not been brought forward purely to improve thermal performance. Whilst enhanced energy efficiency, reduced heat loss and improved comfort are benefits, the issue is the deteriorating condition of the existing windows and the need to secure a sustainable long-term solution for the building as well as the energy efficiency.

We have sought to improve the overall performance of the property through a range of measures appropriate to a Grade II listed building, including careful maintenance of the building and consideration of other energy efficiency measures that do not adversely affect its historic character. However, the condition of the windows remains a significant issue due to timber decay, water ingress and ongoing maintenance requirements.

We believe that carefully detailed timber replacements incorporating slim-profile double glazing would provide a sustainable solution while preserving the character and appearance of the listed building.

We trust this demonstrates that the proposal has been considered within the wider context of the building's conservation and long-term stewardship not just as an energy efficiency measure alone.

- 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.

We have considered and explored these options as detailed above.

Thanks very much,
Mark & Sophie Hatcher

From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: 18 June 2026 14:11

Subject: RE: DM/26/0870 and 0871 The Old Rectory, Church Lane, Twineham

Dear Mark,

Thank you for the below email and apologies for the delayed response. Your comments are noted. Do you know when you will be able to provide the requested information?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

Subject: DM/26/0870 and 0871 The Old Rectory, Church Lane, Twineham

Hi Hamish,

All noted and we will try and provide as much detailed info as is required. However, I would note that what we are trying to do is very straightforward:

- The windows on our Grade II Listed Building are in a state of disrepair.
- We take great pride in looking after the heritage of our home.
- We are simply trying to replace the windows with windows that will look identical to the existing windows.
- The energy efficiency of our home will improve once we have done this, particularly if we double glaze.

I really hope that we can work together on this to get a sensible result whilst being efficient with all our time. Many of the questions will take time and cost to answer and we are concerned that the windows will deteriorate further. The appearance of our house will be identical before and after the window replacement. Rest assured, we are doing the right thing for our home, it's heritage and the environment and there is precedent for the works from the Castle pub.

Regards

Mark

Subject: FW: DM/26/0870 and 0871 The Old Rectory, Church Lane, Twineham

Dear Mark,

I hope all is well. Regarding the above application please find attached the Conservation Officers comments. Please could you provide the requested information?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

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