

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242661 + 242662
Address:	2 Ruscombe Road, Twyford, RG10 9JS.		
Proposal:	242661: Householder application for the proposed replacement of all windows and doors to the main dwelling and annexe. 242662: Application for Listed Building Consent for the proposed replacement of all windows and doors to the main dwelling and annexe.		
Heritage Asset:	Lime Tree Cottage, 2 Ruscombe Road – grade II listed building since 1984. Twyford Conservation Area. Listed Buildings along with Conservation Areas are classed as designated heritage assets under the NPPF (Dec.2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

No objection subject to conditions set out below.

Comments On Proposal

These comments are to the additional details provided on 3rd March, in response to my comments of 16th December.

The additional details:

- appear to establish that the present window sash units are not considered to be the original but rather early 20th century replacements and additions.
- confirmation of a need for repair to the existing windows due to areas of decay to both the frames and glazing bars, repeated overpainting of the frames, with the sashes being unopenable presently.
- Replacement of the existing sash units with new timber ones with traditional integral glazing bars into which individual small pane 14mm slim profile double glazed units are to be fitted. The existing outer window frame/surround and sills to be retained and repaired.
- The new integral glazing bars to closely reassemble the overall form/size of the existing.

On the back of the additional information that has been provided, it is accepted the replacement of the sash units is required and that there would be only limited visual

difference as a result of introducing slim profile double glazing, such that overall the historic significance and appearance of this listed building would prevail.

It is however noted that the additional document e slim profile double glazing contains contradictory information. On page 7 of the document, in the final paragraph, it states the replacement windows are to have integral glazing bar. Attached window sectional drawings however shows two slightly different sash window cross-sections, with the first(top) one showing applied glazing bars, with no spacer within the double glazing. Whilst the lower one has applied glazing bar and includes the spacer in the glazing. Furthermore, as it stands the joinery details for all the different windows and exterior doors to be replaced are inadequate for the purpose of being able to confirm the details and profiles of the replacements would be appropriate. This matter can however be dealt with by means of a condition requiring scaled drawings for the replacements.

Annexe Outbuilding

The outbuilding being of limited significance in itself that the replacement of the windows and the exterior door with double glazed ones could prove acceptable subject to the acceptable window design details being provided, which again can be controlled by means of a condition.

Summary

The proposals, overall, would not affect the significance or appearance of this property as a designated heritage asset.

Conditions

Advised conditions:

JOINERY DETAILS (Windows/Exterior Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof-light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-section.
- The window and exterior door drawings shall be cross-referenced to an annotated elevation plans that identify the location of the windows /doors.
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16

(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Notwithstanding the details submitted the new replacement window sash units, with slim profile double glazing, shall be formed using traditional integral glazing bars.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Date:

25/03/2025

Signed:

Keith Frost
Built Heritage Officer