

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251502
Address:	8a London Road, Twyford, RG10 9ER.		
Proposal:	Full application for the proposed windows replacement.		
Heritage Asset:	Welford Cottage 14 London Road & 16 London Road – grade II listed buildings. Twyford Conservation Area Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage stance an **objection** is raised on the grounds of the potential for visual harm to the conservation area, as the introduction of uPVC windows rather than timber ones go contrary the Council’s aims under policy TB24 of Managing Development Delivery Document (Local Plan) (2014) for proposals affecting a designated heritage asset to conserve and/or enhance it.

The level of harm amounts to less than substantial and as such in accordance with the guidance given in the NPPF under paragraph 215, where ‘a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

Were the case officer be minded to grant planning permission, it is requested that further details for the new windows be conditioned, so as to ensure their appearance is appropriate in the context of the adjoining flat’s windows.

Comments On Proposal

Flat 8a and that of the adjoining one that is on top of retail side extension to nos. 8-10 London Road (once been a dwelling house, seemingly built in the 19th century were built under a planning permission given in 2003. The window form to both flats are both of traditional timber framed vertical sash windows. It would appear in this window form being made part of the scheme as approved had seemingly been intended to match at the time those to the first-floor windows of the historic host building, although no written evidence was found to confirm this presumption. It is

acknowledged the present front first-floor windows to nos.6-10 are uPVC framed modern replacements that appear to be designed to seemingly reassemble the Victorian era timber framed windows believed to have previously been fitted to the property. Evidentially it appears the uPVC windows were installed following permission being given during 2002 to convert first-floor office space back to a residential use. The installation of these uPVC windows are considered to diminish the appearance of this historic traditional building, and in so doing that of the conservation area too. It quite evident that those installed uPVC windows lack the finesse and detailing a traditional Victorian window would have.

It is considered the proposal for new replacement windows to be uPVC framed will result in a further visually erosion of the traditional character of the conservation area not just through the use of a modern non-traditional material). Further despite the submitted 1:50 elevation drawings are annotated to suggest the proposed replacement uPVC framed windows are intended to 'match the existing' plans, with no additional details submitted at a larger scale (1:10 or greater) and no sections for the new windows makes it somewhat difficult to know what form the new windows would have (vertical sliding sash, open hung opening casements etc.) or the frame dimensions, it being rare with uPVC to be able to replicate those proportions traditional achievable in timber. Consequently, windows formed in uPVC rather than timber have heavier (i.e., wider) framing and glazing bar details to them. It is noted that despite the small scale of the drawings the proposed replacement windows are depicted with discernible wider other frames to them.

Replacement of flat 8a's windows with uPVC framed ones will undoubtedly also lead to there being a detrimental visual impact with respect to the visual cohesion its windows have with those of the adjoining flat.

A point of note with the submitted elevation drawings is both the front ground floor window, to the right of the front door (which is not shown to be replaced), and the window to the dormer above the entrance appear to be drawn as such that the existing do not appear to be the vertical sliding sash windows that currently exist. Both the existing and proposed as drawn appear to show a top hung opening casement arrangement.

In conclusion then from a heritage stance an **objection** is raised on the grounds of the expected visual harm that would be caused to the conservation area, as the introduction of uPVC windows rather than timber ones, and result in harm to the visual cohesion of the development it forms part of. The proposed windows are therefore considered to go contrary the Council's aims under policy TB24 of Managing Development Delivery Document (Local Plan) (2014) for proposals affecting a designated heritage asset to conserve and/or enhance it.

Conditions

Window Details

Prior to works hereby approved for the replacement of the windows to 8a London Road, full details confirming the window design (and the opening units) with scaled drawings and cross-sections (at a scale of at least 1:10, for overall window and 1:5 for cross-sections) shall be submitted to and approved in writing by the local

planning authority. Works to install the windows shall then be carried in accordance with the details as approved.

Reason: To ensure the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

Date:	04/08/25	Signed:	Keith Frost Built Heritage Officer
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