

Our ref: 2023077/SM
Your ref: PP-12616838

20 November, 2023

Eastleigh Borough Council
Upper Market Street,
Eastleigh,
SO50 9YN

Dear Sir/Madam,

1 SYDNEY COTTAGE, GREEN LANE, HAMBLE-LE-RICE, SO31 4JB.

Masker Architects has been instructed by the Applicant to prepare and submit a planning and listed buildings application in reference to replacement windows at the property.

This application follows a pre-application consultation with the local authority of 21st September 2023. The officer's comments were as follows:

In conclusion, thin double-glazing units in casements that closely replicate the existing, i.e., slim glazing bars would be acceptable subject to the approval of the detail in the LBC application. Furthermore, the acceptance of secondary glazing is contingent on maintaining alignment with the original window format and employing a dark exterior colour. These recommendations aim to strike a harmonious balance between preserving the unique heritage of the Grade II Listed Building and facilitating the practical enhancements sought by the proposed window replacement.

I hope that the above comments are of assistance to you, however, please note that this is the opinion of an officer of the council and does not represent a formal determination of the local planning authority. In addition, these comments are given without prejudice basis and cannot be binding to any subsequent decision.

1-Introduction-

The current situation is that the existing windows are an amalgamation of windows of various periods mostly from the early and later modern era, some are altered with older parts of windows in newer frames.

The windows are generally of the cottage casement type with casements flush to the vertical mullions. It is proposed that, consistent with the pre-application consultation, that these should all be replaced on a like for like basis and that, more efficient appropriately detailed *Slimlite* double glazing is used.

I set out some further reasoning for that below in section 3.

Application drawings:

- 2023077 P01 Location Plan;
- 2023077 P02 Elevations, Option A;
- 2023077 P04 Plans and window types and typical details, Option A; and,
- 2023077 Pre App 01 - 13 as existing photo-image sheets.

2-Planning history and listing-

1. 5230 HAMBLE GREEN LANE Sydney Cottages (No 1) SU 4806 NW 10/117 II GV 2. C17.

Two storeys and attic. 1-1 windows. Red tiled roof, gabled but hipped at forward section to the east; brick dentil eaves. Deep red brickwork; on east gable blue headers with red dressings; cambered openings. Massive central stack and attached stack on south side. Casements. Simple door hoods.

There are two applications from 2017 C/17/80415 and L/80433 for a rear single storey extension. These were withdrawn, it is not clear why as there are no consultations from the authority available for review.

C/25759/002/00 and L/25759/003/00 were applications for retrospective permission for the retention of a pergola in the rear garden, these were refused.

Note- windows are not mentioned in detail in the listing other than to identify them as casements.

3-Consultation and commentary-

The authority will be aware of new legislation coming into force regarding the energy efficiency of rental and owned residential properties. 1 Sydney Cottage is such.

In the past, listed buildings have been exempt from the government's requirements to have an Energy Performance Certificate (EPC) if the property is being let or sold.

Minimum Energy Efficiency Standards (MEES) were introduced in 2018 and now require any property that is being let to have an EPC rating of E or above.

The Ministry of Housing, Communities & Local Government updated their guidance on this issue stating that listed buildings are exempt from the requirement *'insofar as compliance with certain minimum energy performance requirements would unacceptably alter their character or appearance'*.

There is a new *Minimum Energy Performance of Buildings (No. 2) Bill* currently being considered by Parliament. This would require a minimum rating of an EPC Band of C from 2025.

The bill in this draft form implies that all rented properties regardless of listed status will be required to perform.

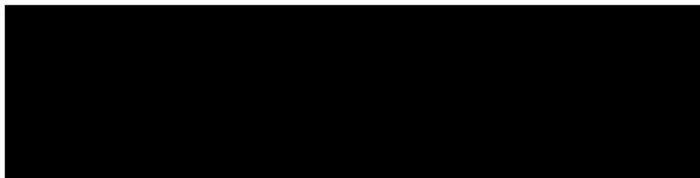
In summary the windows in question are windows that are no longer suited for purpose and which will not assist in the years to come in dealing with amongst other issues providing a suitably controlled habitable space, energy performance and global warming.

Additionally, these windows are not consistent in style / period / form relative to the existing dwelling, and do not add to the inherent and important qualities of the heritage asset.

As set out above the Applicant would like to replace the existing windows with suitably detailed and energy efficient windows.

Do please contact us should you require and additional information and to discuss moving forward.

Yours sincerely,



Scot Masker, RIBA

Director

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