



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/01219/LBA

ADDRESS: 8 St John's Road, Bathwick

PROPOSAL: External alterations for replacement windows with white upvc

CASE OFFICER: Caroline Waldron

DATE: 8 April 2017

COMMENT: OBJECTION

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Bath Heritage Watchdog strongly objects to this application.

No8 St John's Road is at one end of a row of 3 similar cottages. Although the cottages may be in need of some TLC, they fundamentally retain their charm and interest.

No condition report has been provided in respect of the existing windows to qualify why they cannot be repaired. We would expect this as the very least before any replacement can be considered.

However, even in the instance of the existing windows being irreparable UPVC double glazed units, especially ones with stuck on bars are wholly unacceptable in a listed building under any circumstances.

If justification can be made for replacement windows they must be like for like ie timber and single glazed. In this particular case the existing windows exhibit the characteristic fine moulding bars, as do the other cottages in the terrace.

Mention is made of UPVC units used elsewhere. This does not set a precedent, may be on unlisted buildings and may also be unauthorised. UPVC double glazed units cannot replicate in any way shape or form the finesse and detailing of traditional historic windows.

The works, by virtue of the unjustified removal of original historic windows and the proposed replacement with poor quality modern units in UPVC be extremely detrimental to the historic character and architectural interest of the listed building, adjacent listed buildings and conservation area contrary to the Planning (Listed Buildings and Conservation Areas Act) 1990, Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF), policies; B1, B2 and B4 of the B&NES Core Strategy and saved polices; D2, BH2 and BH6 the B&NES Local Plan. We would therefore recommend that the application be withdrawn and advice sought from the Historic Environment Team or be refused in its current format.

We would suggest that the application is withdrawn and the specialist advice of one of the Local Authority's conservation officers sought.