

20260015

Thank you for consulting the Georgian Group on the above application for Listed Building Consent.

The Group wish to object to the proposed introduction of uPVC window frames to the Grade II listed farmhouse.

While the existing windows are not original to the building, this does not justify their replacement with uPVC. Historic England guidance is clear that uPVC windows are generally inappropriate for listed buildings. *Traditional Windows: Their Care, Repair and Upgrading* states that “*the different appearance and character of PVC-u windows compared to historic windows is highly likely to make them unsuitable for older buildings, particularly those that are listed or in conservation areas*” and that such windows “*cannot match the sections and proportions of historic joinery.*”

The proposed introduction of uPVC windows would therefore result in harm to the special architectural and historic interest of the listed building.

This position is reinforced by the Institute of Historic Building Conservation (IHBC) *Guidance on Alterations to Listed Buildings*, which states that “*if substitute materials are used, they should have similar properties to the historic materials, be compatible in appearance, and be proven to be durable.*” uPVC does not meet these criteria.

The proposal also conflicts with national planning policy. Paragraph 202 of the National Planning Policy Framework confirms that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraph 212 requires that *great weight* be given to the conservation of designated heritage assets, irrespective of the level of harm, and paragraph 213 states that any harm to their significance must be clearly and convincingly justified.

The proposal would therefore fail to preserve the character of the listed building, contrary to the statutory duties under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

For these reasons, the proposed installation of uPVC windows is not supported in principle and should be resisted.

Kind regards,

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