

Economy, Communities and Corporate Directorate

Director: Geoff Hughes

Mr Connolly

Meadow Cottage
Meadow Street
Weobley
Hereford
HR4 8SF

Our Ref: 153553/CE

Please ask for: Ms Sarah Lowe

Direct Line / Extension: 01432 261950

E-mail: sllowe@herefordshire.gov.uk

10 February 2016

Dear Mr Connolly

SITE: Meadow Cottage, Meadow Street, Weobley, Hereford, Herefordshire, HR4 8SF

DESCRIPTION: Listed Pre-application advice for repairs to conservatory and replacement windows

APPLICATION NO: 153553/CE

APPLICATION TYPE: Pre App Advice

I refer to your pre-application advice request received on 27 November 2015 and apologise for the delay in providing a response.

My advice in respect of your request is as follows:-

As you are aware Meadow Cottage is a grade II listed building, having originally been added to the statutory list on 20 February 1953. It is also situated within the Weobley Conservation Area.

Conservatory

I gather from our brief telephone conversation that the modern conservatory has Georgian wired glass in the roof which is broken in places and the timbers are rotten. If repairs are carried out to the conservatory using Georgian wired glass and timbers to exactly match the existing, then no Listed Building Consent would be required as the repairs would be on a like for like basis. However if the glazing were to be changed to a double glazed unit or another non-georgian wired glass, then Listed Building Consent would be required. This would also be the case if a material other than timber were to be proposed or if the dimensions or details of the timber design were to change. Please note that upvc would not be considered acceptable for use on a listed building, however it might be possible to use a powder-coated aluminium frame for instance.

Secondary Glazing

The second element of your enquiry relates to the installation of secondary glazing to the front windows of the house. Secondary glazing systems for listed buildings do need to gain Listed Building Consent but are generally favourably received. The information we will need to receive will be scaled drawings of the framing and the juxtaposition of the framing and the existing windows within the window reveal. This is to establish that the secondary glazing will not unduly obscure the historic windows and character both from the outside and the inside. It is recommended that you look at several systems to find one that delivers a frame size of slim dimensions so that it will have minimal impact on the character of the interior and exterior appearance.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely,



SARAH LOWE
SENIOR BUILDING CONSERVATION OFFICER