

### **New or replacement windows**

If the window is historic or significant, the presumption is in favour of its retention and repair. However, if it is beyond practical repair (rather than beyond economic repair) then it must be replicated exactly, with all details, including joinery, mouldings and glazing. If it has "historic" glass then that must be retained and reused in the replica window, because that is an important element of its character and significance.

If the window is not in itself historic or significant, for example it was constructed in the 1960s, but it is located within an historic part of the building, then its replacement can be considered. The replacement needs to show an improvement in design and joinery on the inappropriate modern window, but in some cases double glazing might be possible. In these circumstances the slim double-glazed units (typically 12mm – 14mm) can be used.

Historic England (previously known as English Heritage) is however sceptical of these units, recommending instead the use of secondary glazing, which of course is the principal alternative.

If the window is in a modern part of the building then it can be replaced by a window of an appropriate design and it can be double-glazed with a slim-sectioned unit. The overall effect on the elevation in which the window appears will be considered, but the modern character of this part of the building will be taken into account. •

Storm-fitted sashes, applied or cosmetic glazing bars, large drip-moulded beads and other prominent features are not acceptable on windows on any part of a listed building.

Replacement windows always requires Listed Building Consent.

### **Extensions**

Paradoxically, small historic buildings are often the most difficult to extend acceptably: this is probably because the 'original building' to 'extension' ratio is very unfavourable, and even a relatively small addition can overwhelm a small building. Larger buildings can sometimes absorb a modest extension more easily without detrimentally affecting character, but if a building's character is that of a small cottage, then it doesn't take much to change this radically.

Any extension to the listed building itself will require LBC and may also need planning permission.

### **Changing external paint colour**

Technically, this could affect character and thus may require LBC. In practice, the Babergh Mid Suffolk Heritage Team's approach is that, provided colours are agreed in advance, we would not normally request an LBC application, subject to the material finish remaining the same. A wide range of colours are acceptable, though very bright colours, or deep purples, reds and blues are not supportable.

### **'Dangerous' chimneys**

LBC is required for the removal and reconstruction of a chimney stack, whether in its entirety or simply above the roof. The application would need to demonstrate that the chimney is actually dangerous, that a range of options had been considered, and that demolition and reconstruction was the least harmful option for the building's special interest. Clearly, if the chimney was removed in haste it would be difficult to prove any of this in a subsequent application. If you are concerned in respect of its safety you should contact the Council and request an urgent visit from our Building Control department.

### **Solar panels**

Solar panels, by their very nature, tend to be visually quite prominent, and it is often difficult to find a location on an historic building where they would be acceptable. It is sometimes possible, however, to install them on outbuildings, or free-standing in gardens or farm land, without causing harm to character and setting.

Nevertheless, each application is treated individually and on its merits. This is because all listed buildings are, almost by definition, unique, and all have different capacities to accept change without affecting them unduly.