



LISTED BUILDING ADVICE NOTE

REPLACEMENT WINDOWS

Historic windows are a key component of the character and appearance of a Listed Building and replacement can have a dramatic and sometimes damaging effect. Every effort should be made to retain and repair any existing historic windows. The simple act of repainting on a regular basis will help to protect them from decay.

You will require Listed Building Consent to replace windows in a Listed Building, on any elevation, regardless of what you are replacing them with.

Generally it is unlikely that consent will be granted for UPVc work to a Listed Building. An application will be judged on several levels:

1. In cases where the existing windows are of historic or architectural interest, whether original or not, we would expect their repair and refurbishment.
2. If we believe the condition of the windows to be so poor that replacement is necessary we would expect a like for like replacement with purpose made joinery.
3. Where the existing windows are modern installations we would expect the proposed replacements to be of a style and construction appropriate to the Listed Building.

Making a Listed Building Consent application for replacement windows

If you do need to submit an application for replacement of the windows in your Listed Building, in addition to the nationally required documents (details of which you can find on our website), you will need to submit the following:

- Plans or a clear photograph of each elevation with the windows proposed for replacement clearly labelled. The plans or photographs should have a title to identify the elevation affected, for example, 'North elevation'.
- Scale drawings, showing both elevation and section, of the existing and proposed replacement windows. This enables us to compare the changes, if any, in the detail of the proposed windows. If the windows are a like for like replacement only one drawing is required clearly labelled 'existing and proposed windows'.
- The section drawing must include a detail at a scale of 1:1 of the glazing bar (if any) and the glazing, including the fixing of the glass. In almost all cases this would be putty.

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Double and secondary glazing

Double glazing is rarely, if ever, acceptable in a Listed Building due to its inability to replicate the finer construction of existing single glazed frames. The replacement of original windows with double glazing is never appropriate.

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Secondary glazing provides a means of improving the sound and insulation value of a historic window whilst enabling the window to be retained. One of the key issues often cited is the visibility of the secondary glazing frame: with some older systems it can be seen sitting behind the historic windows, spoiling the aesthetics of the elevation. Modern systems ensure that the unit matches the structure of the historic window so that it can barely be seen externally.

Secondary glazing may not require Listed Building Consent and carried out in conjunction with overhauling and weather-stripping the original windows offers increased comfort for the occupant without the loss of the historic window. Several companies offer the product nationally, including a sliding sash which tilts for easy cleaning, and some can provide a bespoke service.

Further information

- Historic England have produced various informative documents providing guidance and best practice such as:

<https://www.historicengland.org.uk/images-books/publications/traditionalwindows-care-repair-upgrading/>

- The Building Conservation Directory provides contact details for several companies on both a national and local level: www.buildingconservation.com