

# Local Energy Advice Demonstrator (LEAD) Project: Green Heritage Homes

## Level 0 Pre-App Phase II Case Studies: 2025- 2026

### Case Study Fourteen: Slim-profile double glazing

*\*All Level 0 pre-app case studies have been anonymised in accordance with GDPR requirements*

#### History and building type

**Building age:** 1633, early 19<sup>th</sup> century frontage

**Building type:** Terraced dwelling (mid-terrace)

**Grade listing:** Grade II (group listed)

**Wall construction type:** Rubble stone

**Existing retrofit measures:** None

**Previous Applications for Listed Building Consent (LBC):** None

## Proposals & Matters Discussed:

- Replacement of metal-framed casement windows in rear elevation with slim-profile double glazing.

## Heritage Assessment:

- Existing windows are indicated to be late 20th century additions to the building as part of general restoration works. There is also evidence that the window sills have been altered and may have been at the same time. Where it can be demonstrated that existing windows are later, non-historic additions, replacement may be acceptable.

## Possible Retrofit Options:

- Replacement of existing windows with slim-profile double glazing.
- Where there are reported ongoing issues with condensation within the window reveals, ventilation improvements were recommended – e.g. replacement of existing decentralised mechanical ventilation (dMEV) system in the bathroom.

## Listed Building Consent:

- Upgrades to replace existing windows with more energy efficient glazing would require listed building consent.
- Alterations to install a new ventilation system would require consent. Upgrades to existing dMEV units (where already authorised) would not require consent where re-using existing openings.

## Measures Discounted:

- Initial pre-app drawings proposed slim-profile double glazing units with applied glazing bars which are not considered acceptable where this would not be consistent with the appearance or material character of a listed building. Applied glazing bars would not appropriately replicate the appearance or finish of single glazed windows.

## What Next?

The applicant provided joinery details at pre-app stage for review by the officer. Drawings were not considered acceptable where proposed replacement timber casements would use applied glazing bars.

Following pre-app feedback, revised joinery details have been submitted with through glazing bars. A listed building application is being put together for submission.