

## Proposed Window Replacements

### Existing Windows

The existing windows at 10 Thurlstone Road were replaced from timber framed to uPVC double glazed by the applicant and current owner approximately 20 years ago. Listed Building consent was not obtained from the Local Authority at the time these windows were fitted. There are 6 windows at the property: 2 to the front (front living room and front bedroom) (Figure 1), 1 to the side (gable) (Figure 2); and 3 to the rear (kitchen, dining room and dormer) (Figure 3).

### Proposed Windows

It is proposed to replace all of the existing windows (6no) to a design and material that the Local Authority will be able to approve. This application is for Listed Building Consent only as it is expected no further permissions are required for these works.

The proposed design matches the windows of 8 Thurlstone Road (neighbouring property) (Figure 4) as it is understood that Listed Building Consent was applied for and approval given in 2016 for replacement windows front and back with the condition that only timber frames were used. The table below describes the proposed design for each of the windows.

<b>Window</b>	<b>Description</b>
Front living room	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Front bedroom	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Gable	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Kitchen	Softwood double glazed half and half window to match the neighbours with a Accoya sill and spray finished in cream
Dinning room	Softwood double glazed fixed with a Accoya sill and spray finished in cream
Dormer	Softwood double glazed window with 2 x side openers and with a Accoya sill and spray finished in cream

All replacement windows will be the same dimensions as the current windows and therefore there will be no structural alteration.

### Access

Access to the property is via the A628 Thurlstone Road and there is sufficient space within the property boundary for the works to be carried out.

### Pre-application advice

Pre-application advice was sought from Antony Wiles, Senior Conservation Officer at Barnsley MBC in May 2023 (see "Gmail – 10 Thurlstone Road Peniston.pdf"). At this time it was advised that retrospective consent was unlikely to be given for the uPVC windows and therefore submission of a design which the Local Authority is able to approve would be the most straightforward way to proceed.

10 Thurlstone Road is listed jointly with 8 Thurlstone road as a Grade II Listed Building. From the conversation with the Conservation Officer it is understood that the owner of 8 Thurlstone Road

applied for Listed Building Consent to replace all windows front and back. This application was approved in 2016 with the condition that the window frames should be timber. Therefore the design submitted in this application matches that of 8 Thurlstone Road as it is expected that this should be consentable by the Local Authority.



Figure 1 Front Elevation



Figure 2 Side elevation



Figure 3 Rear elevation



Figure 4. 8 Thurlstone Road Front Ground Floor window