

Comments made to Cornwall Council by Looe Town Council.

| DATE | PLANNING NO. & OFFICER | LOCATION | PROPOSAL | LOOE TOWN COUNCIL COMMENTS TO CORNWALL COUNCIL |
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| 9 December 2025 | PA25/09135 Josep Sandercock | Trenoweth Barbican Hill East Looe | Proposed re-roofing and construction of rear dormer | SUPPORT |
| 17 December 2025 | PA25/09297 Josep Sandercock | Theydon Portuan Road West Looe | Removal of existing garage, construction of new attached garage with new entrance link and bedroom above | SUPPORT |
| 6 January 2026 | PA25/09422 Josep Sandercock | Old Barbican Cottage Barbican Hill East Looe | Replace four timber painted windows with heritage flush casement windows in textured manmade material. One window to be approved retrospectively in the same material. | <p>OBJECT</p> <p>Looe Town Council planning committee Object to the application PA25/09422, and would welcome a future application more in keeping with the surrounding area, as the current application is against policies:</p> <p><u>Neighbourhood Development Policy</u></p> <p>Policy TC7 - Window and Door Repair and Replacement in The Historic Core which states:</p> <p><i>1. Repair work to doors and windows on listed buildings will be supported if:</i></p> <p><i>a. it is absolutely necessary (in terms of sustainability, damage or deterioration); and</i></p> |

b. will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors

National Planning Policy Framework

Paragraph 215:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The following comments were also made:

The Old Barbican Cottage is a valued non-listed heritage asset dating from before 1807 and forming part of the ancient farming hamlet known as Barbican Village. This group of buildings includes the Grade II-listed Old Barbican within its setting and the location was regarded as being of sufficient historic and architectural importance to be included within a limb of the Looe Conservation Area. The cottage itself is identified in the Looe Conservation Area Appraisal as “positive and relatively unaltered.”

Under application PA22/10249 it was agreed that double glazing could be introduced to this elevation, on the specific condition that the replacements were slim-line heritage double-glazed timber units. The uPVC units now proposed - even in the form of semi-heritage products from Evolution - would nevertheless be visibly different, due to the thickness and engineered finish of the framing, the projecting trickle vents, and their overall appearance would detract from both the building and the wider historic setting.

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| | | <p>The relevant condition from PA22/10249 was:</p> <p>Condition 3:</p> <p><i>Notwithstanding the approved plans the proposed window replacements shall match the style of the existing windows and the proposed windows in the south-eastern elevation shall be timber slim line double glazed heritage units. Details of all the proposed windows shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the agreed details.</i></p> <p><i>Reason: To preserve the character and appearance of the property and the surrounding Conservation Area, in accordance with Policy 24 of the Cornwall Local Plan Strategic Policies 2010–2030 and Section 16 of the National Planning Policy Framework 2021.</i></p> <p><u>Other relevant approvals and refusals.</u></p> <p>PA25/00102 Albatross Cottages Church Street East Looe Cornwall - Replacement of existing wooden windows with new like for like Heritage style uPVC windows refused.</p> <p>PA16/11417 Clifford Cottage, Lower Market Street, East Looe (see their joinery details) represents a more appropriate approach because seasoned timber was used with slim glazing units and colour-matched (not black or silver) spacings.</p> <p><u>Arguments for retaining wooden windows instead of replacing with uPVC:</u></p> <p>1. Historical Integrity: Original wooden windows are integral to the character of historic properties. Historical assets</p> |
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| | | | <p>are irreplaceable and repairing them would preserve their architectural authenticity and cultural heritage.</p> <ol style="list-style-type: none"> 2. 2. Aesthetic Authenticity: Some uPVC windows may be described as 'heritage grade' but this term is primarily marketing jargon and does not guarantee like-for-like replacements. Modern uPVC 3. windows may mimic timber but look modern and noticeably fail to replicate the details, proportions, joints, glazing and finish of traditional wooden frames. 4. 3. Longevity and Environmental Impact: High-quality timber windows, when properly maintained, can last for centuries. UPVC windows have a limited lifespan and may require replacement after a few decades. Timber is a renewable resource capable of repair thus reducing waste and avoiding energy-intensive manufacture associated with replacement uPVC. 5. 4. Investment: Although perhaps not a planning consideration, research indicates that preserving or restoring authentic architectural features, especially in conservation areas, benefits property value. |
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