



Windows – general procedure.

Historic windows:

Historic windows are often those constructed before WWI though windows from the 1920s and 30s may also be of high quality and worthy of retention.

Historic windows must always be retained and repaired. This includes retention of historic glazing.

Where windows are beyond repair, evidence of this (photographs will normally do) must first be presented to the local authority whereupon a like-for-like replacement may be agreed. This would require the replacement to be identical to the existing window, including the retention of single glazing.

Existing modern replacements:

Where a window has already been replaced with a modern copy and is in poor condition, this window can normally be replaced like for like. A photograph of the window must first be shown to the local authority to confirm that it is modern.

If the modern replacement window is significantly different from the design of more historic windows, you should check that this has permission. Windows replaced without Listed Building Consent are an offence and the design may need to be changed to 'regularize' it. This might include single glazing being put back.

Modern windows:

Modern windows on extensions can normally be replaced like for like though where a design change is sought, including a change to glazing, Listed Building Consent will normally be required.

Metal windows:

Metal windows are often important architecturally and may need to be retained and repaired. The same principles apply.

Thermal performance:

Windows, whether historic or modern can normally be fitted with draught proofing.

If required, secondary-glazing can be installed. Some secondary-glazing is very discrete and is recognized as being better for noise reduction and draughts.



The reason that we agree to secondary-glazing and not double-glazing is because it is a fixture which can easily be removed. It also allows both the fabric and character of the historic building to be properly preserved and as such is more sustainable. The other benefit is that you do not normally have to make a Listed Building Consent application to have it installed. Consent would be required for Grade II* and Grade I buildings and those with particularly large windows.

Double-glazing is not generally acceptable in listed buildings. It is sometimes used in curtilage-listed buildings and on conservatories and orangeries, but not on the main building. This includes slim double-glazing (10-12mm).

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