

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 23 December 2021 16:09

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: AB/134/21/HH

AB/134/21/HH

11 Wheelwrights Close Arundel BN18 9TA

Installation of 5 triple glazed windows. (This application may affect the character and appearance of the Arundel Conservation Area).

The property is located within the Arundel Conservation Area. One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive

periods, which form a cohesive and contained hillside town. Although there are few buildings which at first sight date from earlier than the 18th Century, there is a good deal of concealed Tudor timber work and many of the present buildings have foundations which go back to medieval times, when the town grew as a market settlement.

As with many conservation area, there has also been a great deal of development in the C.20, and the application is in one such developments, which fronts onto the River Arun.

The Proposal

The proposal is to replace 5 triple glazed windows to an apartment. This apartment is located in a building which was constructed approximately 20 years ago. A site visit utilising the public footpaths/and the road on the development has identified that windows on the ground and first floors on the various buildings appear to be sliding sash, with casements for any dormers. It also appeared to me that the majority of the windows were original, although some more recent replacements had been noticed.

The proposed replacement windows are of a different operating mechanism (and therefore appearance), and glazing system. Based on the age of the building and development, there is no objection to the use of triple glazing. This is clearly necessary due to the proximity of the building to the A27 and the associated traffic noise and air pollution. It is positive to note that the proposed replacement windows frames would be timber and painted white. Such an approach is positive considering the location within the conservation area.

However, the current proposal is considered to be problematical regarding the operating mechanism of the replacement windows. The existing windows are vertically sliding sash windows, whereas the replacement windows have top hung sashes. These replacement windows have flush upper and lower sashes, which is in contrast to sliding sash windows where the lower one is clearly inset from the upper one. Further, the propositions of the replacement window are bulky and not the same as the existing ones. It is not clear why the applicant has not proposed to use sliding sash windows, especially as positive attempts have been made to use an appropriate material and finish.

Whilst the property is not as clearly visible from that many vantage points, I am concerned that if this proposal is approved, that it would set a precedent for similar inappropriate changes to windows in the other parts of the development, especially those which front on to the river. Such an approach would detract from the appearance of the conservation area

Conclusion

Whilst I fully understand the need for replacement windows, I am of the opinion that the design of the windows is not appropriate for the location of an attractive development within the Arundel Conservation Area. It is suggested that there may be the opportunity to replace the existing ones with ones of a similar style, i.e. sliding sash, which would be acceptable. However, at present, the proposals are considered to detract and therefore be harmful (less than substantial harm) in accordance with paragraph 202 of the NPPF (2021). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,

Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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