

From: Clare Dales
Sent: 13 February 2018 09:54
To: Planning.Responses
Cc: Anita Gardner; Tracey Headley-Smith
Subject: RE: Planning Consultation on: AB/147/17/L

Comments for Crown Yard -- I have suggested what might be acceptable in the comments too -- Hope this is of help
Clare

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 24 January 2018 10:34
To: Conservation Officer
Subject: Planning Consultation on: AB/147/17/L

To: **Conservation Officer**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Listed Building Consent for Alterations, Extension or Demolition of a Listed Building
APPLICATION AB/147/17/L
NO:

Registered: 15th January
2018
Site Address: Crown House Crown Yard River Road Arundel BN18 9JW
Grid Reference: 501875 107071

Description of Works: Listed Building Consent for replacement of 3No. ground floor windows.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 22-FEB-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	AB/147/17/L
Address	Crown House Crown Yard River Road Arundel BN18 9JW
Description	Listed Building Consent for replacement of 3No. ground floor windows.
Case Officer	<u>Mrs A Gardner</u>
Date	13 th February 2018

I visited the site on 15th November 2017

The property is Grade II Listed, and within Arundel Conservation Area.

The application is for retrospective consent for replacement of 3no. Ground Floor windows. It is noted that the application form and documents give 'existing' as that which has been installed as of 1.10.17, and not for those which existed prior to this date.

Photographic evidence suggests a mix of 1no wooden fixed pane with top hung casement, 1no. metal casement (eg Critall style), and 1no. wooden vertical sliding sash. All windows painted black, within black painted timber sub-frames.

The proposal is to replace with 2no. aluminum double-glazed fenestration and 1no wooden vertical sash, double glazed.

Use of double-glazing is not supported in such situations, given the listed status of the building, and more especially given the prominent location of the windows in question. The use of metal frames here is also not supported in conservation terms.

It is preferred that the windows be single glazed, timber, painted black. One window to be vertical sliding sash: it is considered acceptable that the other be fixed with top hung casement over OR fixed/side hung casement as previously existed (central window).

Arun DC Policy GEN7 refers to principles of development *that (iii)... responds to identified characteristics .. and respects and enhances local distinctiveness...*

- It is considered that the proposal fails to respect or enhance local distinctiveness, and is detrimental to the street scene.

Arun DC Policy AREA2 Conservation Areas ... *Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.*

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment ... *the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a) Conservation Areas b) Listed Buildings d) Locally Listed Buildings of Special Character*

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ...preserve character... e) ...protect and enhance the setting of the building...*

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application as described, be recommended for refusal as it cannot be supported on heritage grounds.

Clare Dales
Principal Conservation Officer
Arun District Council