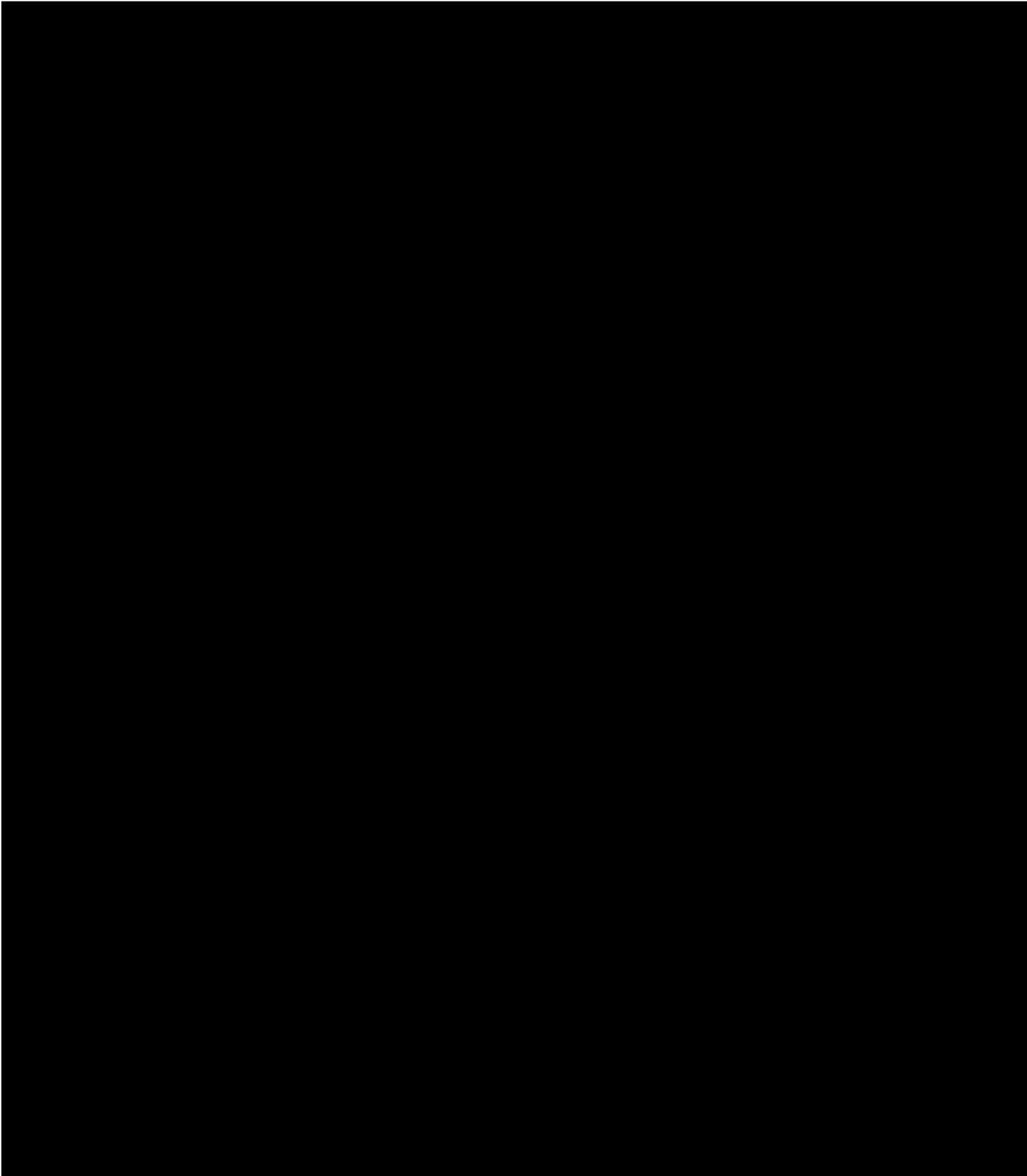




From: Brian Banister [REDACTED]

Sent: 18 February 2022 12:03

To: Planning <Planning@arun.gov.uk>

Subject: AB/151/21/HH - Alterations to kitchen and replacement windows to west elevation, 11 King Street, Arundel

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In respect of the above planning application the **Arun District Conservation Area Advisory Panel** wish to make the following comments:

Objection

Nos 9 and 11 King Street date to the late 1980's and are extremely well designed in a local vernacular style which includes high quality finishes, fenestration, detailing and materials. They emulate the simple early 19th century terraces located in this part of the conservation area and make a distinctly positive contribution to its character and appearance. An argument could easily be made for their inclusion in the Council's List of Buildings of Character (Local List).

The proposal includes the replacement of painted timber windows with pvcu ones on the west elevation of the property. This elevation is not readily visible from public areas and there would be limited views from private ones within the conservation area. Some thought has been given to these proposed windows to ensure that they contain flush fitting casements i.e the casements do not protrude from the window frame. Even so, the Panel's view is that the pvcu windows, no matter how traditionally designed, will lack the subtlety of finish, proportion and appearance of painted timber and will detract from the appearance of the building.

The concerns of the Panel are:

- (1) there will be an adverse effect on the appearance of the building which, although relatively modern, is of an extremely high quality traditional vernacular design. Traditional painted timber fenestration is an essential part of that quality, and
- (2) the grant of planning permission could set a precedent for the use of pvcu fenestration on the street elevation of the property and in the wider locality to the detriment of the special character, significance, and appearance of the conservation area.

On balance it is considered that the proposals conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and local distinctiveness.

If the Council comes to a view that a refusal cannot be warranted in this particular case then it is strongly recommended that an Informative be attached to the planning permission making it clear that the grant of planning permission for the use of pvcu fenestration should not be taken as a precedent for its use on the street elevation of the property or in the wider conservation area.

The Panel would appreciate the above comments being taken into account in the determination of the planning application.

Brian Banister

On behalf of ADCAAP

