



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Arun District Conservation Area Advisory Panel
c/o Civic Centre

17th May 2021

Dear Sir/Madam,

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Application No: AB/29/21/L
Site Address: 78 Maltravers Street Arundel BN18 9DS
Description of works: Listed building consent to replace windows 2 No. front and 1 No. rear windows.
Replicas of existing design, with 4-4-4 ultra lite glazing, 3 No. box frames with sash.

Thank you for your internet representation made on 16th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36287

The property forms part of the listed grade 2 terrace comprising 74-84 Maltravers Street. The group dates to the early 19th century and with their white painted stucco front facades and modest Regency style and detailing they form an attractive feature at the western entrance into the conservation area.

The group makes a distinctly positive contribution to the character and appearance of the conservation area and the style of architecture means that their traditionally constructed vertically sliding sash windows form an important part of their heritage significance.

It is assumed that the intention would be to paint the new timber joinery white but that does not seem to appear in the method and materials statement.

There has clearly been some thought given by the applicant to which type of replacement windows may be appropriate for the listed building and at the same time providing improved thermal insulation.

However, there are matters contained in Historic England's advice; for instance the publication 'Traditional windows: their care, repair and upgrading', that require consideration.

Since historic fabric and construction is involved, repair will always be the preference instead of complete replacement and evidence needs to be submitted to indicate whether or not the windows have disintegrated beyond the possibility of reasonable or satisfactory repair. There is ample advice given by Historic England concerning the various methods of improving thermal insulation in historic buildings while still retaining existing single glazed windows which can be upgraded without recourse to double glazing. Detailed advice is also readily available concerning the appropriate repair of traditional windows.

The narrowness and fineness of the glazing bars to the multi-paned windows in the group is also an essential part of their appearance and significance, reflecting also the architectural period of their construction. A detailed drawing should be submitted showing a large scale cross section and elevation of an existing and a proposed glazing bar. A possible problem is that even with ultra-thin double glazed panes the extra weight is likely to require thicker glazing bars. Even if not, then paintwork would need to be extended to conceal the edge seals. These aspects are addressed in images 118-120 on page 56 of the Historic England advice publication mentioned above. Even a difference of a few millimetres would be noticeable and detract from the significance of the building and the group which contains prominent, repetitive, sash windows of

predominantly the same traditional design and proportions on the important street frontage
If it is concluded that the works represent less than substantial harm in terms of paragraph 196 of the NPPF then the only possible public benefit that needs to be weighed against the harm is the improved thermal insulation of the building. However, Historic England amply illustrates that satisfactory thermal Insulation can be achieved in historic buildings without recourse to double glazing.
In the absence of the further information mentioned above to show that the replacement windows are necessary and that they will match in every way and detail the existing then it can be concluded that there is the potential to harm both the appearance and character of the listed group and the conservation area. This would be in conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.