

From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 14 June 2021 18:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/29/21/L

Please attach as conservation officers comments

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 11 June 2021 17:02
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: AB/29/21/L

AB/29/21/L

78 Maltravers Street Arundel BN18 9DS

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.

The property forms part of an early C19 terrace of cottages. The south is visible from the street and is stuccoed, whilst the rear elevation is nodular flint with red brick dressings. There is a stucco stringcourse above ground floor, and a stucco cornice to eaves with parapet. Pilasters between each house and at ends. Slate roofs with Late C19 red brick chimneys with much corncicing. The listing description identifies that each property has 1 door, in plain reveals, with no's 78, 80 and 84 being original with 4 panels and simple moulding. The style of architecture means that the traditionally constructed vertically sliding sash windows, with fine glazing bars reflect the architectural period of their construction, and are of significance. The terrace forms an attractive

and prominent feature at the entrance into the conservation area and is considered to be of architectural significance.

The Proposal

The proposal is for replacement windows which incorporate a slim double glazing system. Whilst it is appreciated that it is important that improved thermal insulation is necessary for all buildings, Historic England have provided clear advice as to how this can be achieved in respect of historic buildings without recourse to double glazing. For instance, it should be established if the existing windows can be repaired and thermally improved without their total replacement, whilst considering the possibility of incorporating secondary glazing. There are further suggestions made in the guidance, but the Heritage Statement does not address these alternatives.

I note that reference is made in the information supplied by the joiner regarding the condition of the windows. However, I am unable to discover if the condition of the windows is such that they are completely beyond repair. With historic windows, the first course of action is to repair then replace them.

It can be the case that the replacement glazing requires the dimensions of the glazing bars to be increased. However, it is not clear if the replacement windows would be an exact like-for-like replacement in terms of dimensions, or if details such as the glazing bars have been increased in size. Details of the glazing bars and the existing dimensions of the windows have not been supplied. We would not want the replacement glazing/glazing bars to look different from the remainder of existing windows in this particular property, but also the other houses within the terrace. As a consequence, if you are minded to approve the application the applicant would have to submit a detailed drawing showing a large scale cross section and elevation of an existing and a proposed glazing bar in order to show how they exactly reflect the existing windows.

Further, it is not clear how the windows would be treated, and this should be confirmed if you are minded to approve the application. It is hoped that they would be painted the same colour as existing to reflect the existing terrace.

Conclusion

At present, it is considered that there are some concerns regarding the need for the windows to be replaced, as well as the lack of assessment of alternative options to improve their thermal efficiency. Further, the windows are a key element of this particular terrace and the use of the double glazing is of concern.

Therefore, at present, I am of the opinion that the proposal could be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). 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)

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