



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

22nd February 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/7/21/L
Site Address: Vyne Cottage 33 Mount Pleasant Arundel BN18 9BD
Description of works: Listed building consent for the replacement of 12 No. windows & 1 No door.

Thank you for your internet representation made on 21st February 2021 which has been recorded as an objection with the comments as follows:

OWPC33978

No 33 Mount Pleasant is a two storey, grade 2 listed building dating to the late 18th or early 19th Century. It immediately abuts and forms a group with Old Poorhouse Cottages (listed grade 2) and the front boundary wall of the property is also listed. In addition to these it also forms part of the setting of nearby local list buildings. With its brick and painted flint facade, substantial plain clay tiled roof, vernacular design, and commanding situation on higher ground above the road, it makes a positive contribution to the character and appearance of the conservation area.

A close inspection of the existing windows needs to be made to establish whether they have some age or are relatively recent replacements. If the former, then the preference must be for repair rather than replacement wherever possible. If the latter, and they have no intrinsic historic value, then there is a case for their replacement but in a manner appropriate to the listed building and the conservation area.

The proposal is to replace the existing windows with timber side hung casements but with standard double glazed units with what appears to be 'stick on' glazing bars.

There will be an unfortunate difference in appearance with the new windows particularly due to the increase in depth to the glazing units, the dead flat appearance to the glass and the use of thermal spacers. In terms of the effect on the character and appearance of the conservation area it is likely that the proposed works will sit in the lower end of less than substantial harm for the purposes of the NPPF.

In accordance with Historic England's advice, secondary glazing should be considered as more appropriate than the use of double glazed units but the heritage statement does not address this matter nor, seemingly, the impact of the application proposals on the character or appearance of the conservation area.

If the Council considers that, in this instance, there is a case for replacement painted timber double glazed windows then it is strongly recommended that they should incorporate slim profile glazing units of approximately 12mm depth and with the use of properly formed glazing bars.

The Advisory Panel is also concerned that if the windows currently shown in the application are granted listed building consent then it could well set a precedent for similar proposals in other historic buildings in the conservation area which over time will have a significantly adverse impact on its character and appearance.

The proposal is considered to 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 Development Control 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 Development Control 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.