

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 11 March 2021 08:54  
**To:** Planning Scanning  
**Subject:** FW: AB/7/21/L

**Amanda Scholes**

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**From:** Finlay Gardner <Finlay.Gardner@arun.gov.uk>  
**Sent:** 10 March 2021 16:08  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: AB/7/21/L

Please attach to the application

**Finlay Gardner**  
Planning Officer,  
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**Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.**

**During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:**

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments

- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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**From:** Martyn White <[Martyn.White@arun.gov.uk](mailto:Martyn.White@arun.gov.uk)>

**Sent:** 05 March 2021 17:38

**To:** Finlay Gardner <[Finlay.Gardner@arun.gov.uk](mailto:Finlay.Gardner@arun.gov.uk)>

**Subject:** AB/7/21/L

**AB/7/21/L**

*Vyne Cottage 33 Mount Pleasant Arundel BN18 9BD*

*Listed building consent for the replacement of 12 No. windows & 1 No door*

Vyne Cottage is a Grade II listed building, which is also located within the Arundel Conservation Area.

The cottage is believed to be an C18 or early C19. Vernacular building of flint construction with red brick dressings and brick modillion cornice. Of interest is the fact that the listing description notes that there are nodular flints on the ground floor, and beach flint on the 1<sup>st</sup> floor. All of the flint has been painted a white colour. It has a hipped tile roof with late C19 brick chimney and modern dormer. Casement windows with glazing bars on each. Modern doors and porch.

The garden wall of No 33 is also identified as a separate listed building being located to the west of the house. It is of nodular flint with red brick dressings. Ashlar steps lead up to the garden from road, with iron railings. The wall is an attractive structure in the street-scene.

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. Unlike in other parts of the conservation area, properties are set back from the road with front garden areas, an attractive grass verge and trees forming part of the street-scene. The narrow road rises up from Maltravers Street with the various buildings fronting on to it. With its commanding situation on higher ground above the road, Vyne Cottage makes a positive contribution to the character and appearance of the conservation area. A significant number of other buildings in the local area are of either listed or locally listed buildings or structures of character, including The Old Poor House, which adjoins the Cottage.

## **The Proposal**

The proposal is for the replacement of 12 windows and 1 door. The replacement windows and door would include double glazed units and applied glazing bars.

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building, and help to establish the character of a house or building.

Whilst I appreciate the desire for more thermally efficient windows, the proposal for double glazing needs consideration as it is not always appropriate for a listed building. Guidance from historic England states that if windows are modern and do not contain any historic glazing, or in fact would replace more modern, inappropriate ones, there is potential to consider the use of double glazed units in a listed building. However, such units would have to be of a heritage style and not those used in standard windows.

The proposal is for timber windows which incorporate 28mm double glazed units, along with the use of thermal spacers will not only increase the perception of modern, standard windows, but also affect the design of the windows themselves. Traditionally, where windows have glazing bars, these form part of the structure of the window. False glazing bars applied to the surface of the window are therefore historically incorrect, and aesthetically unconvincing. The use of applied glazing bars is therefore not appropriate for a listed building and should be integral to the windows. This type of double glazed unit and window design is therefore not appropriate for a listed building and is considered to cause harm.

An alternate approach would be to revise the design of the windows so that the much slimmer glazed units are used alongside windows/doors which include fully functioning glazing bars. However, at present of the proposal is not acceptable and is considered to be harmful.

## Conclusion

This level of harm is considered to be less-than substantial harm in accordance with paragraph 196 of the NPPF. As such, you will also need to consider the public benefits that the proposal 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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