

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 March 2021 10:04
To: Planning Scanning
Subject: FW: AL/3/21/L

Amanda Scholes

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From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 08 March 2021 13:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AL/3/21/L

Please attach to the application

Finlay Gardner
Planning Officer,
Planning Department

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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.

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 19 February 2021 17:05

To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>

Subject: AL/3/21/L

AL/3/21/L

Hop Garden Cottage Westergate Street Westergate PO20 3RJ

Listed building consent for the replacement of 13 No. windows throughout the property.

Hop Garden Cottage is a Grade II Listed Building. It is an C18 Cottage which has been extended to both the west and east in the C20. It is of flint construction with red brick dressings, hipped thatched roof with end brick stacks. There is a central C19 porch with hipped tile roof. There is a single storey gabled addition to west, also in flint with red brick dressings and thatched roof with semi-circular window above and 5-bay oriel below.

According to the listing description the interior features include an open fireplace, exposed beams and plank doors. It is of aesthetic (fortuitous) significance.

The Proposal

The existing windows within the building appear to be of different designs, some of which are not appropriate for the listed building and their replacement would be a positive one. The intention for all of the windows to look the same i.e. flush is also a positive approach.

The proposal for double glazing needs consideration as it is not always appropriate. The style of the existing windows is a simple cottage design without leaded lights which lends itself to glazing with heritage double glazed units without being too conspicuous a result. Guidance from historic England states that modern windows or doors of no historic significance, or those that do not include historic glazing can be replaced to include the slimmer double glazing. I am satisfied that the principle of replacement windows with double glazing is acceptable in this case as a good number of the existing windows appear to be relatively modern replacements.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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