

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: A/126/21/L

LOCATION: Garden House
High Street
Angmering
BN16 4AG

PROPOSAL: Listed building consent to replace 25 No. windows and external rear doors to match existing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of 25 windows and rear external doors to visually match existing.
SITE CHARACTERISTICS	Residential. Garden House Early is an C19. Two storey property. It is faced with flints with red brick dressings, quoins, Stringcourse and modillion eaves cornice. Slate roof. The windows are a mixture of casements and sash windows with the glazing bars intact. Doorway with rectangular fanlight and flat hood on brackets. The building has been altered and modernised including rear extensions which appear to contain modern windows and glazing. It is of architectural and historical significance.
CHARACTER OF LOCALITY	The house is also located within the Angmering Conservation Area. The High Street is almost entirely residential and is slightly wider than the other historical street within the conservation area but with a significant gentle curve which invites exploration of the fine buildings distributed along the road.

RELEVANT SITE HISTORY

A/143/10/L	Renewal of unimplemented planning permission A/100/05/L for Listed Building Consent to extend kitchen & to construct timber framed conservatory	ApproveConditionally 07-12-10
A/100/05/L	Application for Listed Building Consent to extend kitchen & to construct timber framed conservatory.	ApproveConditionally 14-10-05
A/9/91/L	Application for Listed Building Consent for alterations/ extension to rear of property at ground and first floors	ApproveConditionally 25-02-91

A/147/86/L

Application For Listed Building Consent - Alterations/
Extension

ApproveConditionally
22-09-86

Noted, predominately relates to rear of building and garage/outbuilding.

REPRESENTATIONS

Parish Council - No Objection

Conservation Officer - Harm to the front of the building.

- No details provided as to the existing condition of windows in line with Historic England's advice for replacing windows. Guidance from Historic England states that historic windows, whether original or later insertions, whose design follows historic patterns, usually make an important contribution to the significance of historic buildings. When they do, they should be retained and repaired where possible; If beyond repair they should be replaced with accurate copies. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the building. Replacement windows whose design does not follow historic patterns are unlikely to contribute to significance.

- Not clear on the exact details in relation to the dimensions/glazing bars

- Windows to the side and rear could be much later additions and as such accepts they could be considered for replacement with slimline double glazing. Concern raised for the original windows to the front.

- Lack of assessment/alternative options to improve thermal efficiency.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Listed Build Grade II

Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment
HERDM3 HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to conflict with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the buildings exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF paragraphs 194, 195, 197, 199 and 196 relates to identification and assessment of the significance of the heritage asset, the weight given to the conservation of the asset and the its weight against public benefits of the proposal.

This application seeks to replace 25 windows and rear doors at the Grade II listed Property, with slimline double glazed timber windows and doors. It is considered that the dwelling is of architectural and

historical significance being located in a prominent position within the Angmering Conservation area.

Paragraph 195 of the NPPF requires the LPA to consider the significance of the impact on the asset. Windows are a key part of the architectural composition of a building and help to establish its character. It is considered the existing traditional windows which include slender glazing bars play an important role in the character and appearance of historic buildings such as this one.

Although the application specifies that the windows will be to match it is not clear what will happen to the glazing bars on the replacement windows. It is often found that glazing bars can become defunct in modern windows leading them to be replaced with 'stick on' details or their dimensions changed. This would be unacceptable and would harm the character and appearance of the listed building.

It is also noted that no details or evidence to the condition of the windows has been provided. Historic England's advice is to repair before replacement is considered, additionally, other methods of increasing thermal efficiency are also suggested over double glazing such as secondary glazing. It can be seen from the photos that secondary glazing is already in place for some of the existing windows, it is not understood why this can't be utilised alongside the replacement windows, reducing the need for double glazed units. From the photos supplied it looks like the frames are in a fair condition and therefore repair would be the best course of action in the first instance.

The replacement of non-historic glass with slimline double glazing can be considered acceptable, however the windows to the front and possibly side elevations, look to be historic single glazing in original frames. The use of standard double-glazed units will not only increase the perception of modern, standard windows, but also affect the design of the windows themselves. This would harm the character and appearance of the listed building. This type of double glazed unit and window design is not appropriate for a listed building and is considered to cause harm.

The proposal causes less than substantial harm in accordance with paragraph 202 of the NPPF. As such, public benefits will need to be addressed. It is not considered the proposal gives rise to any public benefit.

The proposed development will harm the character and significance of the Grade II Listed Building and therefore conflicts with the National Planning Policy Framework and Policies HER SP1 and HER DM1 of the Arun Local Plan.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

REFUSE

- 1 The proposal is unacceptable by reason of the lack of information relating to refurbishment of the building in terms of restoration and repair of the windows and the replacement with double glazing is thought to adversely affect the character of the special architectural or historic interest of the building in conflict with policies HER DM1 and HER SP1 of the Arun Local Plan and the NPPF.