

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	BR/149/17/PL
Address	Flat 2, 14 Park Road, Bognor Regis
Description	Replacement windows to a locally listed building in a conservation area
Case Officer	Richard Temple
Date	10 August 2017

The building of which the flat is part is designated as being of Special Character and it is prominently located in the Aldwick conservation area.

Fenestration is a defining feature of a historic building and within a designated area, the use of UPVC is strongly resisted, as it is a modern 'anywhere' material, devoid of local character and inappropriate to the local context. In order to preserve the appearance of the locally listed host building - and maintain its contribution to the special qualities of the designated area - replacement frames in prominent elevations must be of traditional materials and similar style to the original windows, and thus reasonably consistent with the initial architectural intention. However, modern alternatives such as UPVC may be condoned for rear elevations which are barely visible from the public realm.

Poor precedents in neighbouring buildings do not justify further unsympathetic work, as the cumulative effect of inappropriate windows erodes the locally distinctive qualities of both the host building and the wider conservation area, resulting in harm to their significance. Para. 132 of the NPPF requires great weight to be given to the conservation of designated heritage assets and refusal for the installation of UPVC framed windows to the front and side elevations is recommended in terms of:

- Local Plan 2003 Policy Area 2 & GEN22.
- Local Plan 2014 Policy HER DM2 & 3.

Angela Haywood
Conservation Officer