

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

REF NO: FP/177/25/L

LOCATION: 17 Limmer Lane
Felpham
PO22 7ET

PROPOSAL: Replacement of 11 windows with like replacements (This application may affect the character and appearance of the Felpham Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

SITE CHARACTERISTICS

17 Limmer Lane and the boundary walls facing the highway are a Grade II Listed. The house is thought to date to the late C18, with subsequent alterations. It is a two storey house positioned perpendicular to road, and is clearly visible within the street scene. The dwelling has Stucco elevations with brick modillion eaves cornice, and a hipped tiled roof with 3 chimneys.

The southern elevation faces on to the road and consists of sliding sash timber windows including a 2-storey 3-light bay, all with sashes. There is a central round-headed doorway with tripartite fan. 3-panel door. The western elevation has 4 sash windows on the first floor all with vertical glazing bars, whilst on the ground floor is a multipaned sash window and what looks to be a modern porch with multipaned glazing. Attractive coursed flint walls are present either side of the road facing (southern) elevation. This includes gates and pillars with flint and brick detailing. Further, there is also an attractive building to the rear of the site (within the curtilage of the listed building).

The building is clearly visible in from the road, in the context of the neighbouring buildings. It is considered to derive its significance from its architectural interest.

CHARACTER OF LOCALITY

The dwelling is within the Felpham Conservation Area. Felpham Conservation Area is a compact historic area, developed at the core of the village. The village developed slowly until the early 20th century where development grew exponentially. The area contains an informal street layout with unfolding views, with the majority of properties being located close to the carriage way which creates a sense of enclosure. Whilst there are a number of traditional materials within the conservation area, the most prevalent is flint. This appears in

properties, out buildings and boundary treatment, and some fine examples of flintwork exist within the conservation area.

RELEVANT SITE HISTORY

FP/103/24/HH	Install replacement windows to front and side of property. (This application may affect the character and appearance of the Felpham Conservation Area).	Refused 29-08-24
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FP/104/24/L	Listed building consent to install replacement windows to front and side of property.	Refused 29-08-24
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Relevant planning history noted.

REPRESENTATIONS

Felpham Parish Council - No objection.

No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

Windows contribute significantly to a building's historic character, reflecting architectural taste, social hierarchy, technical advances, and even historic taxation. They are integral to the architectural composition and help define the building's significance. During my visits to the house, I noted the existing windows have been repaired multiple times and now contain a substantial amount of modern material, including replacement glass. They are also in need of further work or replacement. While improving thermal efficiency is understandable, double glazing in listed buildings requires careful consideration. Historic England advises that where windows are modern and lack historic glazing, or where inappropriate modern windows are being replaced, heritage-style slimline double glazing may be acceptable. Units must be of reduced thickness (typically 12-14mm) and designed to minimise visual impact. An assessment of the proposal's effect on the building's significance is essential.

The proposal specifies timber windows with 12mm/14mm slimline double-glazed units. However, it is unclear which thickness is intended. Furthermore, while the application states that glazing bars will be integral, the drawings suggest applied bars with spacer bars behind larger panes. If this interpretation is correct, the design would not be acceptable. Clarification is required.

Slimline heritage double glazing may be acceptable in principle, but further details on glazing thickness and glazing bar construction are needed before the impact on significance can be fully assessed.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The applicant confirmed the glazing will be 12mm slimline heritage double-glazed units and the glazing bars will be integral to the structure of the window addressing the Conservation Officer's concerns. As such, the Conservation Officer accepted the proposal.

POLICY CONTEXT

Grade II Listed Building
Conservation Area
CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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 72(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 comply 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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

HERITAGE

This application seeks the replacement of 11 timber windows with like for like slimmer double glazed units. The key policy is Arun Local Plan policy HER DM1 which relates to listed buildings stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted a Design, Access and Heritage Statement.

Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The windows to be replaced are either modern replacements or have been refurbished at some point and there is little heritage significance in these windows. The proposed windows would be 12mm slimline heritage double glazed units, with integral glazing bars which would reflect the existing windows and the proposal would not result in the loss of historic fabric. The proposal would preserve the significance of the heritage asset in accordance with Arun Local Plan design and heritage policies HER DM1 and HER SP1, and the NPPF. The proposal would not result in harm to the significance of the listed building.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions.

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) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval 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

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

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following details:

The Location Plan

Window Replacement Block Plan

Window 1 - South Ground Floor

Window 2 - West Ground Floor

Window 3 - South Ground Floor Bay

Window 4 - South Ground Floor Bay

Window 5 - South Ground Floor Bay

Window 6 - South First Floor Bedroom

Window 7 - South First Floor Landing

Window 8 - South First Floor Bay

Window 9 - South First Floor Bay

Window 10 - South First Floor Bay

Specifications (noting the agreement for 12mm slimline heritage double-glazed units).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

- 3 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.