LISTED BUILDING CONSENT REPORT

REF NO: LU/133/08/L

LOCATION: 44 South Terrace (Flat 3)
Littlehampton

PROPOSAL: Application for Listed Building Consent to replace existing timber vertical sliding sashes with same (double glazed).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 238 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall with two brick piers painted cream approximately 1m-1.2m in height, rear and side boundaries wall approximately 1.8m in height.
SITE CHARACTERISTICS	Grade II Listed Building. The terraced property is three storeys comprising two attic rooms in the roof, steps to main entrance. The property has cream painted walls with a grey slate roof.
CHARACTER OF LOCALITY	Within the Littlehampton Seafront Conservation Area. Predominantly terraced properties, three, four and five storeys in height overlooking a grassed area known as 'The Green'.

RELEVANT SITE HISTORY

LU/187/89/L	Listed Building Consent for proposed conversion of rear ground floor flat to 2 No. bedsits	Approve Cond 07-06-1989
LU/338/07/L	Application for Listed Building Consent to remove existing timber sash windows & replace with white PVCu double glazed sliding sashes	Refused 26-10-2007

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:

Conservation Officer - The introduction of double glazed units are not appropriate in this listed building - see PPG15 Annex C.

Conservation Area Advisory Committee - Object to the units being double glazed, single glazing units should be used, as original but secondary glazing could be considered.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Within the Built Up Area Boundary
Within the Littlehampton Seafront Conservation Area
Grade II Listed Building
Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building and the character and appearance of the Conservation Area.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & 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 relevant Development Plan policies in that the proposed double glazed units are unsuitable for the Grade II Listed Building and the glazing would reflect in an unnatural way and would therefore be detrimental to the street scene.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

A previous application LU/338/07/L to replace three timber windows on the second floor flat to PVCu was refused on the basis that PVCu windows would detract from the appearance of the Listed Building and character and appearance of the Conservation Area.

This application seeks to replace the existing timber windows on the second floor flat located at the front of the building. The bay window to be replaced serves the lounge and the second window
serves the kitchen area. Both windows are to be replaced with timber vertical double glazed sliding sash units.

Although the timber units are acceptable in principle the introduction of double glazing instead of single glazing would significantly alter the appearance of the window detail and the character and appearance of the listed building.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

1 The replacement of the exisitng windows would be unacceptable on this Listed Building by reason of the double glazing and their design, as they would detract from the visual quality of this historic building in conflict with policies DEV1, CH5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan and PPG15 - Planning and the Historic Environment.