

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

Application Number	LU/164/17/HH
Address	Exeter House Flat C, 1 Fitzalan Road, Littlehampton
Description	Alteration to the fenestration of a building in an Area of Special Character
Case Officer	Anita Gardner
Date	23 August 2017

The building of which the flat is part is attached to the rear of a Building of Special Character. It fronts the eastern side of Fitzalan Road and is within an Area of Special Character. Whilst local listing provides no additional planning controls, the fact that an area is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application.

From the conservation perspective, it is rarely considered appropriate to alter the principal elevation of a building in a designated area. Distinctive architectural qualities are likely to be obscured and the building's special contribution to local character diminished. However in this case, the principal elevation has already been much altered and the original fenestration pattern has been largely lost. In this context - and subject to the condition below - the further alteration now proposed causes little harm to the present aesthetic of the host building and the work will have little impact on the special qualities of the streetscene.

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 context. In order to preserve the general appearance of the host building - and maintain its contribution to the special qualities of the designated area - the new door frames should be of timber so that they complement adjacent, original windows.

Poor precedents elsewhere do not justify further use of unsympathetic materials, as the cumulative effects erode the locally distinctive qualities of a designated area and harm its significance.

The importance of sustaining and enhancing the significance of heritage assets is emphasised throughout Section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. Subject to the specification of locally appropriate materials, the proposal causes no harm to the significance of the Area of Special Character and there is no further objection in terms of the following Policies:

- Local Plan 2003 Policy Area 1
- Local Plan 2014 Policy HER DM4.

Angela Haywood
Conservation/Design Officer