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Sent: 12 July 2021 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/174/21/PL

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44-48 High Street Littlehampton BN17 5ED

Replacement of 14 No. timber frame sash windows and 1 No. timber frame bay window to residential units. This application is in CIL Zone 4 (zero rated) as other development

Numbers 44-48 form an attractive simple building, which makes a positive contribution to the High Street. Part of the building, number 44 has been identified by the LPA as a Building or Structure of Character, and as such is a non-designated heritage asset.

Windows are an important part of a building's history and can be invaluable to our understanding of historic properties. They can tell us not only of changing architectural taste but social hierarchy, building economics, technical advances and social history through taxation of windows and building materials. Above all, windows are a key part of the architectural composition of a building, and help to establish the character of a house or building. It is considered that 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. The simple nature of the elevation means that the windows play an important contribution to the character and appearance of the building.

The use of traditional materials would be more appropriate in this positive building, and the use of UPVC is disappointing. If the appearance of the windows is to remain the same, and the dimensions of the frames and glazing bars similar to the existing ones, the impact could be reduced. At present, there is potential for the proposal to be harmful to the non-designated heritage asset.

Conclusion

The use of UPVC is considered to be problematic and therefore harmful. The application should therefore be determined in accordance with the relevant policies within the Development Plan, paragraph 197 of the NPPF, along with these comments.

Martyn White
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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