

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

Application Number	LU/176/17/HH
Address	3A Norfolk Road Littlehampton
Description	Replacement windows to the upper floor of a building in a designated area
Case Officer	Anita Gardner
Date	12 July 2017

The building edges the eastern side of Norfolk Road, in the Littlehampton Sea Front conservation area and the front elevation has a strong presence in the streetscene.

Fenestration is a defining feature of a 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 host building - and maintain its contribution to the special qualities of the designated area - replacement frames in highly visible elevations must be of comparable materials and similar appearance 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 a designated area and harms its 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 elevation is recommended in terms of Local Plan 2003 Policy Area 2 and Local Plan 2014 Policy HER DM3.

Angela Haywood
Conservation/Design Officer