

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

Application Number	LU/237/17/PL
Address	77B Beach Road, Littlehampton
Description	Replacement windows
Case Officer	Anita Gardner
Date	28 September 2017

The dwelling is part of a symmetrical pair of 'Villas' fronting Beach Road and it is designated as a Building of Special Character, in an Area of Special Character.

In principle, there is no objection to the installation of double glazed replacement windows, provided they are of historically appropriate design and *materials*.

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 prominent 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 notes that significance can be harmed or lost through inappropriate alterations.

The proposal documentation does not specify the materials of the replacement frames and due to insufficient information, a conclusive recommendation cannot be made in terms of the following Policies:

- Local Plan 2003 Policy Area 1 & GEN 22
- Local Plan 2014 Policy HER DM2 & 4.

Angela Haywood
Conservation/Design Officer