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20th October 2021

Arun District Conservation Area Advisory Panel
C/O Brian Banister
86 Orchard Way
Barnham
West Sussex
PO22 0HY

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/305/21/PL
Site Address: Flat 17 Amstel Court Selborne Road Littlehampton BN17 5NR
Description of works: Replace windows with double glazed UPVC windows (This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area)

Thank you for your internet representation made on 19th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41319

Objection

Amstel Court, comprising two blocks of flats, three storeys in height and dating to the mid-1970's occupies a prominent island site at the junctions of several roads within the historic core of the conservation area. All of its elevations are readily visible in the street scenes.

The buildings (including their original fenestration) were designed in a style which was reflective of surrounding and nearby stuccoed classically styled Regency/early-mid 19th century properties. On balance it is considered that they make a positive contribution to the character and appearance of the conservation area.

It is generally accepted that pvcu windows have a frame bulkiness, styling, finish, and commonly an operating mechanism which is not appropriate in relation to heritage assets.

Unfortunately, some of the original painted timber vertically sliding sash windows in the flats have been replaced with inappropriate top hung pvcu 'false sash' windows. These detract from the appearance of the blocks of flats and the conservation area.

Perhaps the Council should now draw a line and ensure that any new replacement windows, starting with the current proposal, are of an appropriate design and material which would be either painted timber single glazed vertically sliding sashes with secondary glazing (which apparently can now be formed of slimline double glazing) or painted vertically sliding timber double glazed sashes. Even the use of white powder coated aluminium vertically sliding sashes would be preferable to pvcu ones because more slender frame sizes can be more often achieved.

By drawing a line now should result, in the long term, with a far more appropriate fenestration to the buildings; the existing inappropriate windows needing to be replaced at some time in the future.

The grant of planning permission for the application as it stands will set a precedent for similar inappropriate fenestration in the remainder of the elevations leading to further harm to the visual integrity of the buildings and the character and appearance of the conservation area.

If the Council comes to the conclusion that it is unable to resist the use of pvcu in these particular buildings then, at the least, it should ensure that the sashes are plain (one over one), vertically sliding and not top hung, which would more closely match the existing original, traditional, ones.

In this eventuality it is recommended that the Council attach an informative to any permission indicating that it has been granted on the particular circumstances relating to the site and should not be taken as a precedent for similar proposals in the remainder of the conservation area.

For the reasons explained above it is the view of the Panel that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection and enhancement of designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>