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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/380/21/PL & LU/381/21/L

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Regency Court Nursing Home 18-20 South Terrace Littlehampton BN17 5NZ

Replacement of 1 No PVCu window with a timber window to the rear (East) elevation. This application may affect the setting of a listed building, affects the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 (Zero Rated) as other development.

Number 18-20 South Terrace are identified by Historic England as being two Listed Buildings: Number 18 and Number 19-20. Number 18 is an early C19 stuccoed town house of 4 storeys and basement area. 4 sash windows, 3 contained in full a height canted bay. Bay windows separated by pilaster strips vertically and stringcourses horizontally. Steps to entrance with Semi-circular fanlight. Whilst Number 19-20 is an early C19, Stuccoed town house with later alterations. It is 4 storeys and basement with area. No. 20 forms a shallow bow. 4 sash windows in all, 3 of them on No 20. Horizontal channelling on ground floor. 1st floor has moulded quoins and also architraves to windows and a band over. 2nd and 3rd floors framed by fluted pilasters. 2nd floor has bracketed pediments to windows, segmental in centre of No 20, and scalloped sills. All windows have exterior fringed pelmets. Cornice and parapet. The buildings are of architectural and historical significance.

The Conservation Area contains the older, and larger, terraced properties along South Terrace either side of Norfolk Road. North of these, are smaller properties in short rows along Western

Road and along Norfolk Road. The oldest buildings consist of a number of three storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace. These are domestic in scale and as each pair or group was built individually, there is a variety of detail but without the loss of harmony.

The Proposal

The proposal is to remove a UPVC window on the East elevation of the building and replace it with something more in keeping with the remainder of windows on that particular elevation. The existing windows (on this particular elevation) are clearly modern replacements being 'top hung' (or awning windows). The replacement window will be a timber one with a central horizontal dividing transom and painted white. Ideally the window would be a sliding sash, which would set the guide for the design of any other replacement windows in this particular part of the building in the future. However, based on the absence of this design on this particular elevation, and that the window is also not clearly seen from the public domain, I am of the opinion that this design is acceptable in this instance. It is worth stressing that this should not be seen as a justification to allow use of this design elsewhere either in this building or the conservation area.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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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