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Arun District Conservation Area Advisory Panel
c/o Civic Centre

8th March 2021

Dear Sir/Madam,

Case Officer: Zac Denton
Telephone: 01903 737500 x37447
Email: Zac.Denton@arun.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Application No: R/28/21/L
Site Address: 2 Manor Cottages Preston Paddock Rustington BN16 2AF
Description of works: Listed building consent to replace 2 No. existing timber casement windows in white finish to be replaced with timber casement windows in arctic white finish .

Thank you for your internet representation made on 7th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34304

2 Manor Cottages forms part of the Grade 2 Listed complex of West Preston Manor/Cottages. The set of buildings consists of late medieval, 18th and 19th Century components which combine to form an imposing group in a mixture of formal and vernacular design and detailing. The complex with its history and attractive appearance, together with its heavily landscaped grounds, makes a distinctly positive contribution to the character and appearance of the East Preston Conservation Area.

The proposal is to replace existing side hung casement windows at ground and first floor level on what is taken to be the east elevation of 2 Manor Cottages. That elevation with its coursed flintwork, yellow and red brickwork dressings and traditional side hung painted timber casement windows is particularly attractive.

The proposed replacement timber casement windows are not of traditional design and detailing. For instance they incorporate standard depth double glazed units, thermal spacers, dead flat glazing, false glazing bars and lack the subtlety of detailing and profiles of the originals. As such they will detract from the character and appearance of the listed building in particular and the conservation area in general.

It is appreciated that it is important that improved thermal insulation is necessary for all buildings but Historic England have provided clear advice as to how this can be achieved in respect of historic buildings without recourse to double glazing. For instance it should be established if the existing windows can be repaired and thermally improved without total replacement. The possibility of incorporating secondary glazing should also be explored. There are further suggestions made in the guidance, but the Heritage Statement does not address these issues and it also does not indicate in any detailed way the impact of the proposals on the significance of the listed building and the conservation area.

There are no compelling reasons given as to why double glazed units should be used but if the Council, in this particular instance, considers that double glazed painted timber side hung casements can be granted consent then it is strongly recommended that slim glazing units of approximately 12mm depth should be used with properly formed glazing bars and that all timber joinery profiles and detailing must match the original windows.

In terms of the conservation area only (separate consideration will need to be made on the impact on the listed building) there will be a less than substantial harm for the purposes of the NPPF but the Panel are

particularly concerned that the grant of Listed Building Consent for the current proposal will set an unfortunate precedent for further similar detrimental proposals in the remainder of the listed group and indeed for other historic buildings throughout the District.

For the reasons given, it is considered that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

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

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

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website

www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.