

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

Application Number	R/99/17/PL
Address	Rustington Parish Church Hall, 77 The Street, Rustington
Description	Replacement windows to a Building of Special Character in a conservation area
Case Officer	Andrew Wood
Date	20 July 2017

The Church Hall is a designated Building of Special Character and it is part of an important historic group, which includes the Grade II listed buildings to either side. The historic buildings share strong historical associations and they front the southern side of The Street, in the Rustington conservation area.

While it is true that the windows to be replaced are barely visible from the public realm, the host building is locally listed as a Building of Special Character. Although this form of designation provides no additional planning controls, the fact that a building is on a local list means that its conservation as a heritage asset is an objective of the NPPF (ref para.135) and a material consideration when determining the outcome of a planning application.

Fenestration is a defining feature of a historic building and the use of UPVC is strongly resisted, as it is a modern 'anywhere' material, devoid of local character and inappropriate to the historic context. In order to preserve the significance of the locally listed building - and maintain its contribution to the special qualities of the designated area - replacement frames must be of comparable materials and similar appearance to the original windows, and thus reasonably consistent with the initial architectural intention. As the replacement windows are discretely located to the side and rear, the inclusion of 'slimline' double glazing within appropriately designed and finished timber frames would be condoned in this instance.

The Church Hall is an important component of the designated area and its distinctive form makes a notable contribution to its special qualities. The proposed replacement windows harm the significance of the locally listed building and harm to a constituent element inevitably diminishes the significance of the conservation area as a whole.

Poor precedents in neighbouring buildings do not justify further historically inappropriate alterations, as the cumulative effect of unsympathetic windows and alien materials erode the distinctive qualities of heritage assets and harm their 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 is recommended in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM2 and 3.

Angela Haywood
Conservation/Design Officer