From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 14 June 2024 12:37:56 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Application Ref: AWDM/0663/24 - 14 Montague Place Worthing West Sussex

FAO: Rebekah Hincke

Address: 14 Montague Place Worthing West Sussex
Application Ref: AWDM/0663/24

Proposal: Listed building consent to replace existing single glazed windows with double glazed windows to front and side of nos. 14 and 14A.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent for replacement windows.

Photos available online suggest that the existing windows to this heritage asset are in reasonable condition and the list description suggests that, other than the shop front, the upper level windows are likely original to the building. Historic England's '*Traditional Windows: Their Care, Repair and Upgrading*' (2017) advises that replacement of windows should only be approved if they are beyond economic repair. The documentation submitted has not demonstrated properly identified the age or condition of the windows and therefore justification for replacement has not been established.

Secondary glazing, draught proofing, or, if appropriate, the installation of double glazing within the existing frames should also be considered as alternatives to replacement.

Policy: Chapter 16 of the NPPF (2023), particularly paragraph 205, that states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Recommendation: Submission of amended plans and/ or additional information to clarify/ justify the above design and conservation concerns.

Regards

Ross Anthony

Case Work

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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the ***Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021***. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.