

CHECAA

Craigweil House and its Environs Conservation Area Association

'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

AW-344-14-HH – Further Objection – 18-3-2015

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

18 March 2015

Dear Sir

ADDITIONAL OBJECTION to AW/344/14/HH – 68 The Drive – within the Craigweil House Conservation Area and Craigweil House Area of Special Character

Within our objection to this planning application dated 10 February 2015, at paragraph 4 of page 4, we raised objection to the proposed removal of the existing Sussex tiling – which is relatively new and certainly not likely to be in need of replacement due to any form of structural failure – and replacement with black Welsh slate.

We consider that black Welsh slate will fail to *preserve or enhance the character or appearance or setting* of the CA and be harmful to it. We think it right, yet again, to quote the profound words of Mr. Justice Lindblom who held in the case of The Queen and Sevenoaks District Council in June 2014 that ***'Once he (the Case Officer) has found that there would be SOME HARM...to the conservation area, the officer was obliged to give that harm considerable importance and weight in the planning balance.'*** We consider that the proposed replacement of the roof tiles with Welsh slate would cause harm to the CA and ask that appropriate weight be given to this issue. We stress that similar slate at No.72 was placed pre-CA designation.

CHECAA also draws attention to the Craigweil House Conservation Area Statement which, on page 5, under the heading 'GENERAL' says at paragraph 4, inter alia, ***'Original Sussex wrought ironwork is seen on the gates of many properties within the estate and a distinguishing characteristic on many beach frontages is the traditional Tamarisk hedging...and the tradition traditional construction materials are of local stock bricks and plain clay tiled roofs.'***

At paragraph 6 of the same section the CA Statement goes on to say '*A unique and outstanding feature of Craigweil House is that the full length of its beach is a designated Site of Special Scientific Interest (SSSI).*'

CHECAA respectfully asks, therefore, that significant weight be given to the protection of the SSSI for any activity there '*...would conflict with the objective of preserving or enhancing the character or appearance of a conservation area*' and, in observing the Ruling of Lord Justice Sullivan (para.2, page 2 of CHECAA's submission of 10/2/2015) '*there will be a strong presumption against the grant of planning permission...*'

Finally, we ask that our submission of objection of the 23 February 2015, including the Notification regarding Bognor Reef under the Wildlife and Countryside Act, 1981, now be published on the website (together with the two page Notification) and that this application be REFUSED.

Yours faithfully

Richard D. Ostler
Chairman

Established 20 January 2001

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