

CHECAA
Craigweil House and its Environs
Conservation Area Association
'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

FURTHER OBJECTION TO AW-85-18-HH – LPA'S FAILURE TO CONSULT CAAC – 31-10-2018

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

31 October 2018

Dear Sir,

OBJECTION – Failure of the Arun LPA, despite CHECAA's repeated requests through many months, to re-consult CAAC regarding any aspect of the Amended Application AW/85/18/HH – 54 Kingsway, within the SETTING OF THE CRAIGWEIL HOUSE CONSERVATION AREA.

Initially, the Local Planning Authority saw fit, seemingly considering the action appropriate, to consult the local Conservation Area Advisory Committee (CAAC). They reported on the 14 May 2018, saying:-

'Effect on existing building is too drastic and detracts from the Conservation Area. Revised roof slope is unsympathetic to the design of the building.' Powerful words of objection!

CHECAA has made endless requests for CAAC to be again consulted upon the amended application but have simply been ignored and CAAC has not been re-consulted. Since the original case officer falsely claimed to CHECAA, other Officers and Councillors that the Parish approved and that the Councillor had not made application for hearing before the DCC, **we have every sound and reasonable thought that re-consulting CAAC, in the mind of that officer, would result in another objection. He, and all from Mr. Crowther down, refused to do so and that position stands to this day. The first floor is again built up to the house height and takes away and harms the space between buildings 'particularly at first floor level' so highly valued in the Conservation Area Statement and lauded as a major asset of the area by the English Heritage Historic Areas Inspector. It flies in the face of the NPPF and the roof re-jigging DOES NOT ALTER THE MASSED BLOCKING OF THIS SPACE AND ITS ADVERSE EFFECT UPON THE CA AND No. 52 SUCH INFILLING DEFIES EVEN THE VERY Conservation Area designation itself and that cannot be right or acceptable.**

The Development Control Committee has always placed great weight upon the views of CAAC for its membership comprises independent profession Architects, Surveyors and the like – a body not lightly to be ignored in the opinion of CHECAA, but NOT the LPA!

Please now ensure that further consultation with CAAC occurs before this matter is heard and bear in mind that CHECAA will expect the Recorded Planning Decision to contain and explanation of this odd behaviour.

Yours faithfully

Richard D. Ostler
Chairman