

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 22 October 2021 16:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: A/197/21/PL

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Stitches and Frames, The Square, Angmering, BN16 4EA

Change of use of vacant retail shop to restaurant to include the installation of new kitchen extraction system, AC condensers, new windows, awning, planters. This application affects the character & appearance of the Angmering Conservation Area & is in CIL Zone 2 (Zero Rated) as other development.

The building is located within the Angmering Conservation Area and has also been identified by the LPA as a locally Listed Building of Character (i.e. a non-designated heritage asset). It is a two storey brick building with a slate roof. There are sash windows on the first floor and shop windows for two retail units on the ground floor. Both shop fronts appear to be of the same design/appearance.

The Conservation Area covers the historic core of the village and consists of three different areas of townscape. These are The Square, the approaches from Arundel Road and from the High Street. The Square is situated at the centre of the village and contains most of the village's shops and commercial premises, and the village War Memorial. It is an attractive irregular space with a pleasant sense of enclosure.

The conservation area contains a number of other listed and locally listed buildings which form an attractive group, in the historic core of the village.

The Proposal

The proposal is for various works which are deemed required in order for the retrieval unit to be transformed into a restaurant. These works can be identified as:

- New shop front design incorporating a replacement shop front, an awning and new Signage
- kitchen extraction system, AC condensers
- Provision an external dining area

Shopfront Design

The existing shopfront runs across two thirds of the ground floor of the building, with the remainder being occupied by an estate agency. The existing fascia signage board appears to be printed acrylic panels, running across the full width of the shop. The heritage statement identifies that a surface mounted conduit and projecting arms above indicate that the signage has been illuminated in the past, but that the lights no longer appear to be functional. Of note is the fact that the neighbouring estate agents' signage board is illuminated by a linear LED. It would appear that the proposal is to:

- Remove the existing fixed timber shopfront glazing and replace it with painted timber framed sliding folding windows
- remove the existing fascia sign and replace it with a hand painted timber signage panel (with 'new warm white linear LED lighting'),
- introduce a hanging sign at the northern end of the Fascia signage (to hang centrally on the existing brick pier at the end of the façade),
- erect a new awning

Overall, the proposed shop front would look very similar to the existing one. The main difference being the introduction of the sliding, folding windows, which would operate and appear differently to the existing ones. The use of timber for both the windows and fascia sign is positive as it will ensure that a material appropriate for the conservation area remains. Whilst the colour is not one that I would associate with a conservation area, I believe that if carefully selected would have a neutral impact. The proposed fascia sign is similar to both the existing one and that used for the neighbouring estate agents (in terms of dimensions) and does not look out of place. Overall, I believe that the alterations will have a neutral impact and are acceptable as a result. You might wish to request details of the sliding folding windows so as to be sure of the detailed design and confirm the glazing details. However, this can be provided for by way of condition. Likewise, it might help to view the RAL colour the shop front would be painted.

Awning

The proposed awning is to be face fixed to the lower edge of the signage panel. I note that one has recently been granted consent at a nearby unit, and that there are some others in The Square. As a result, it will not be out of character, and is acceptable.

Provision of an external dining area

Painted timber planters are proposed to sit at the edge of the terrace, on the lower step (on the pavement level pavers that define the edge of the site). The planters would define an area where outside tables and seating would be provided for diners to use. In addition, there would be an internally illuminated menu board by the entrance to the restaurant. This area is clearly visible to the street, but would also allow for more activity which would help to maintain the vibrant character of the area. The planters, menu board and the tables and chairs are also such that they can be

easily removed, and the terraced area returned to its previous appearance. The success of an element like this will be down to the quality of the design, planting, materials used and their ongoing/regular maintenance. On balance, I believe that this element is acceptable. If you are minded to approve the application it might help to have a landscaping style condition so as to better understand how the planters etc will look.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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