




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 18 November 2019 13:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/272/19/PL

BR/272/19/PL

The buildings forms part of a fine, and imposing terrace of properties in a conservation area. This terrace forms a symmetrical and very prominent and imposing group of buildings fronting the seafront, of Italianate style, probably dating to the late 19th Century. Iron balconies at first floor level, and hoods, provide particularly attractive features. The property has been identified as a Building or Structure of Character and is therefore a non-designated heritage asset.

The conservation area consists of a number of terraced properties all associated with the development of this part of the town. However, it is not just the buildings which contribute towards the established character of the area. For instance, the green between Park Terrace and the Promenade enhances the setting of this group of buildings which complement Marine Parade to the east.

The application relates to the replacement of existing failed balcony slabs together with the railings on like for like basis, along with works of repair to a canopy roof. I also note that the existing slab is to be repaired in parts.

It is considered that the concept of undertaking works on either as repair or on a like for like basis is a positive one and can be supported. The concept of repair will ensure that the least amount of historic fabric is lost.

The railings and supports, if to be replaced, should match the existing ones in order to ensure that they reflect the character of the building. Any replacement materials should be treated in a manner appropriate to their historic context i.e. painted, as opposed to covered with a powder coating.

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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, Arun District Council | Location: First Floor, Arun
Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: Martyn.white@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.