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From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 14 April 2020 08:51

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BR/50/20/L

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 09 April 2020 16:17

To: Planning <Planning@arun.gov.uk>

Cc: Amber Willard <Amber.Willard@arun.gov.uk>

Subject: BR/50/20/L

BR/50/20/L

Culver Cottage 37 Aldwick Road Bognor Regis PO21 2LN

Listed building consent to install a wood burner to the ground floor extension that will enter the existing listed chimney stack at first floor level & project flue top cap from existing stack from listed roof.

Culver Cottage is an early 19th century Grade II listed detached Georgian property. It is two storeys, rendered with a hipped slate roof. The windows are wooden, sliding sash with their glazing bars intact. There is a Veranda with striped canopy on the ground floor, to the garden elevation of the property. An elongated porch leads from the road across the front garden area to the front door.

The property lies directly to the south of Aldwick Road and to the north of Bognor Regis Sailing Club and is located within the Aldwick Road Conservation Area.

This Conservation Area predominantly comprises of significant and imposing early 19th Century, Victorian and Edwardian terraces, representing an early westward extension of the seaside resort. The area also contains a limited number of detached houses, of which Culver Cottage is one.

Culver Cottage has been subject to numerous external and internal alterations over the years resulting in a more open-plan property. The applicant/agent identifies the fact that many of the original features have been lost over time.

Consent has already been given for a two-storey side extension to the listed building. I note that the current application is purely related to a wood burning stove with associated works as well as a roof light. The later is not identified in the application description.

The proposed roof light will be flat and not visible from the surrounding area. It will also be located in the new extension, and not affect any historic fabric. Consequently, it will not harm the significance of the building or local area.

A wood burner would be located in the ground floor extension with the flue pipe utilising the existing buildings masonry stack at first floor level. The only portion externally visible will be the top metal capping to the wood burner flue at the top of the chimney stack.

If the opening into the existing masonry stack is limited to that which is necessary, it is considered that this element of the proposal is acceptable. The colour of the top metal capping will be key and should be painted so that it is not easily visible from the street.

On balance, it is considered that the proposal will have a neutral impact upon the heritage assets and 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 consider the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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