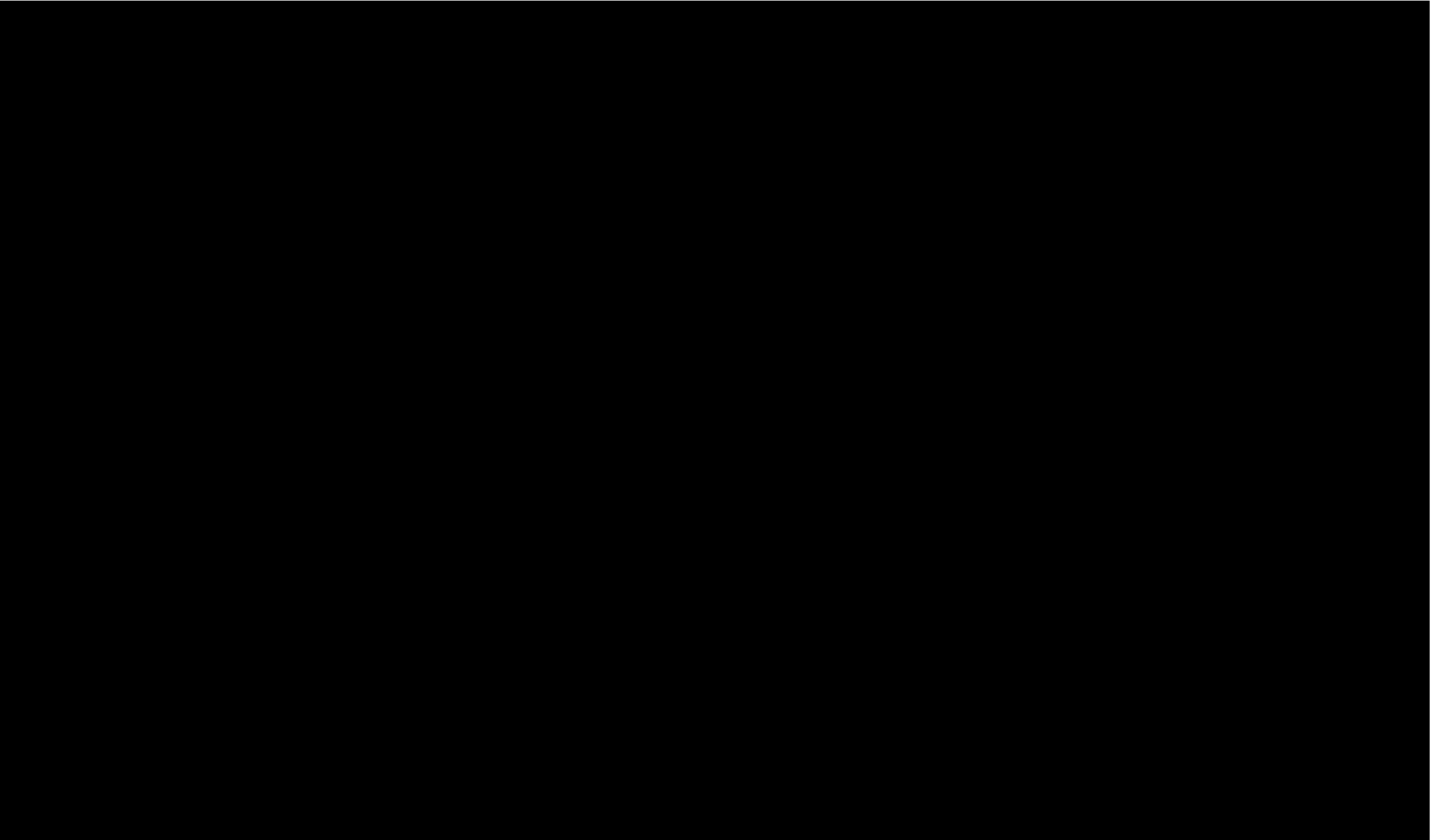




From: Martyn White
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Subject: EP/179/18/PL

EP/179/18/PL

I note that the application relates to the demolition of an existing house and the erection of a terrace of three houses. I also note that revised plans have been submitted to the council. These comments relate to these revised plans.

The application site is in close proximity to three listed buildings: Wisteria Cottage, Apple Tree Cottage/Jasmine Cottage and Forge Cottage. Wisteria cottage is closest to the development site.

The listed buildings form an attractive and important feature on the street-scene. The properties are as follows:

- Wisteria cottage is a two storeyed, flint cottage with red brick dressings and quoins. It has a thatched roof and casement windows.
- Apple Tree Cottage and Jasmine Cottage are a Mid C19, two storey building. It is faced with cobbles with brick dressings and quoins, now all painted. The roof is tiled.
- Forge Cottage is a C18, two storey cottage. It is faced with flints with red brick dressings and quoins. There is a half-hipped tiled roof, and casement windows.

The revised proposals appear to consider the nearby heritage assets and take clues from their appearance. This manifest itself in the form of an entire elevation of flint, improved fenestration/joinery details and improved materials.

The reduction in the height of the wall is unfortunate, and it would be better if it were to remain at its existing height. However, it is stated that this is a requirement of the highway authority, for reasons of safety. As a

consequence, it is deemed to be acceptable in this particular instance. It is requested that all material removed from the wall is removed and used as part of the development. This could be dealt with by way of condition.

The success of the scheme will ultimately depend upon the quality of the materials used, details such as the joinery and the quality of the work. If minded to approve the application, it is suggested that details of all the materials, joinery (including the front doors) and landscaping proposals be provided for by way of condition.

The application is now 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 66 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



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