





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

Sent: 05 July 2019 14:43

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: FP/57/19/PL Residential Conversion of Ye Olde Malt House Restaurant

FP/57/19/PL

The application site has been identified by the LPA as a Building or Structure of Character. Further, it is located within the Felpham conservation area.

The conservation area is a compact historic area, which developed at the core of the village. The village developed slowly until the early 20th century where development grew exponentially.

The area contains an informal street layout with unfolding views, with the majority of properties being located close to the carriage way which creates a sense of enclosure. This is especially true of the area surrounding the application site which consists of mostly small scale, cottage style properties with little or no front gardens; that is to say they front onto the street which is narrow.

Ye Olde Malt House, Waterloo Road is a two storey, terraced property with rendered elevations, a modern shop front on the ground floor and two sash windows on the first floor. The ground floor is currently used as a restaurant. However, historically, the building was used as two separate residential units.

The application is for the conversion of the existing restaurant (A3 Food & Drink) & flat into 2 cottages, including the alteration of the principal elevation at ground floor level. This will involve the loss of the shop front.

Whilst the concept of the change of use is unfortunate, it will not harm the established character of the conservation area; this part is already predominantly residential in character.

Whilst the use of sliding sash windows is supported (it is assumed that the existing ones will remain), the proposed front doors are considered to be problematic in that they are not of a design which is suitable for a conservation area. It is suggested that a more traditional design be used. The development offers the opportunity to enhance the character of the building (and therefore the area), and it is considered that the doors fail to achieve this aim. It should point out that this issue could be dealt with by way of condition should you be minded to approve the application.

Furthermore, it is unfortunate that the existing shop front is to be removed, as it would result in the loss of an attractive feature on the street-scene, as well as a reference point to a previous use. If the shop front is to be removed, the replacement elevation should reflect the building in the local area.

Having reviewed the plans it is not clear why the current fenestration pattern has been proposed as it has been. The provision of a second window on the ground floor (front elevation) is in conflict with the established character of the properties in the immediate surroundings; at present these neighbouring properties consists of one window over another one.

The loss of the small rear extension is not considered to harm the character of the building, or the local area.

If minded to approve the application please provide details of the joinery, the proposed colour of the joinery

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

For your information, the Planning Practice Guidance states that public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

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

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From: Simon Davis

Sent: 05 July 2019 14:16

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

Subject: FP/57/19/PL Residential Conversion of Ye Olde Malt House Restaurant

Martyn,

Can I get your comments on this one please.

CAAC have made comments about design and looking back at the pre-app I had a chat with you then and you had said that there needs to be careful consideration as to how the shop front is dealt with. Your preference is for the shop front to be retained and incorporated into the scheme. You went on to say that if this is not possible, then it may be possible to remove the shop front subject to justification being provided that proves that the new building appearance will not harm the character of the Conservation Area or the streetscene.

I therefore need your opinion before I can determine this one.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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



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