

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 June 2020 08:35
To: Planning Scanning
Subject: FW: LU/105/20/L

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 09 June 2020 17:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/105/20/L

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Listed building consent for external repair works & minor alteration to hidden valley roof arrangement

The building is a Grade II Listed, 3 storey terraced house from the late C18/early C19. It consists of 3 storeys, attic and a basement. It is painted with timber sliding sash and casement windows, French doors, a metal crittall window to the front dormer. There is an attractive timber hooded balcony.

The building is also located within the Littlehampton: Seafront Conservation Area, which contains a number of attractive buildings associated with the development of the town as a seaside resort. Of relevance to this application is the fact that the older terraced properties within the conservation area are those along South Terrace either side of Norfolk Road, and include this particular property.

It is noted that the application consists of a number of alterations or repairs to the house, these are discussed below.

The replacement of deteriorated timber windows and front door with a matching profile and specification is acceptable as it will maintain the existing appearance of the windows. However, it is not clear why the fanlight over the front door has to be double glazed with applied glazing bars. Such a feature is not positive in a listed building. further, all of the glazing bars should be integral to the windows and not applied

The intention to strip the existing bitumen felt balcony hood roof covering and replace with lead is considered to be an enhancement to the appearance of the elevation, and therefore the conservation area.

Following poor weather the intention is to undertake works so that a new hidden flat roof with EDPM and install leadwork over ridges. The intention behind this is to ensure that the area to be covered will not be flooded which it is believed was the case of previous problems at the property. Based on the drawings provided, this new section of roof will not be visible from the street (nor should it), and will be covered in a traditional material. It is considered that such an alteration will not harm the significance of the buildings and will hopefully ensure that the previous flooding incident will not be repeated.

The replacement of 2 non-original internal doors for 4 panel softwood doors is acceptable as it will result in the re-instatement of a lost feature.

The loss of the existing window to the front (South) dormer, with a modern equivalent aluminium window is of no concern, and the intention to replace it with something of a similar nature will not harm the heritage assets. It is not clear why a grey colour has been identified, but if it is in an attempt to reduce the impact of the front elevation, its use could be supported in this particular instance.

However, the redecoration of the house in Graphenstone Pigeon Grey and the front door is problematic in terms of the proposed colours. The colours are not traditionally associated with a historic building and it is considered that they would be harmful. It is suggested that the proposed colours be more appropriate for a listed building and a conservation area in order to ensure that the desired positive impact is achieved.

Conclusion

The proposal contains a number of different elements of works, the majority of which are acceptable as they are repair, or an enhancement, as in the case of the replacement roof material to the covered balcony. However, the change in paint colour for the exterior walls and front door will alter the appearance in an unacceptable way, which it is considered would be harmful.

If the proposed paint colours are to remain, the listed building consent will contain a proposal which will be harmful to the listed building and conservation area which is not capable of support. Therefore, at present, the proposal is considered to cause harm. The level of harm is considered to be less than substantial in accordance with paragraph 196 of the NPPF (2019). However, it should be remembered that any harm, no matter what the level is, is harmful. 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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