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

**Sent:** 22 June 2020 17:17

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

**Subject:** LU/125/20/L

## LU/125/20/L

*Listed Building consent for removal & replacement of existing failed concrete ceiling of basement boiler room/floor of the WCs, replacement & reconfiguration of existing WC's. This application affects the character and appearance of the East Street, Littlehampton Conservation area.*

The Flintstone Centre and low wall to the front of it are both listed as Grade II. The school fronts on to East Street and forms an imposing building. The building is constructed using local materials in a 'gothic' style and is a good example of a late 19C school building. It was constructed for the growing town and remains as an education establishment. It is therefore of architectural and historic significance.

The special character and appearance of the area largely derives from the great variety in age (although the majority of the buildings are Victorian/ Edwardian), style, form, function and materials of the buildings within the area. Large formal buildings contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials.

### The Proposal

In general, it is considered that the proposed works will have a neutral impact upon the significance of the building. I only have one area of concern, that of one of the new partition walls in the Wc's. The dividing partition between cubicles DG07 and DG08 is unfortunate as it will be constructed from concrete blocks and would impact upon the existing window configuration. Are there any alternative options for this element of the proposal?

The works of general maintenance and repair seem to be acceptable. Subject to the use of appropriate materials and equipment; existing pointing should be removed by hand and not using mechanical equipment which could harm the bricks. The mortar can be analysed so that it matches that already present.

## Conclusion

On balance, 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### Martyn White

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