

From: Julie Grieves on behalf of Planning.Responses
Sent: 25 July 2019 10:01
To: Planning Scanning
Subject: FW: LU/131/19/PL & LU/132/19/L

Julie Grieves - (Working days Monday 8.30am-2.15pm, Tuesday 8.30am-4.45pm, Thursday & Friday 8.30am-2.15pm)
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From: Martyn White
Sent: 24 July 2019 13:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: LU/131/19/PL & LU/132/19/L

LU/131/19/PL & LU/132/19/L

Number 20 Western Road is an Early-mid 19th century, Grade II two-storey Listed Building. It has a slate roof with Horsham slabs at base. It is pebble fronted with red brick dressings on ground floor, whilst the 1st floor is red brick with modillion eaves cornice. The front elevation of the building indicates that it has been adapted and changed over time. Windows are sliding sash to the front elevation.

The building is also located within the Littlehampton (Seafront) Conservation Area. The Conservation Area contains the older terraced properties along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the sea front.

It is considered that the building is of historic and aesthetic (fortuitous) significance.

Having had the opportunity to review the applications, it is clear that the applicant wishes to undertake a significant amount of work to the building, including:

- Works to the flintwork and stitch the brickwork surrounding the cracks and repointing
- Works to the flat roofed dormer/replacement dormer window
- Internal stairs
- Front door repair/replacement
- Installation of a new Boiler Flue
- Works to the store and boundary wall
- Paint external wall a new colour

These shall be discussed in turn:

Works to the flintwork and stitch the brickwork surrounding the cracks and repointing

The statements associated with the application indicate that elements of the flint work are to be replaced due to a number of cracks on the external skin. The intention is to stitch the brickwork surrounding the cracks and repointing. If this work is to be localised, utilising the existing/appropriate materials the works will be acceptable.

Whilst the concept of repointing is acceptable, it is not clear if the intention is to repoint an entire elevation or more. Could this be confirmed please?

I note that reference is made to the fact that a sample of the mortar used for the original construction would be analysed to ensure that the same one is used for the works. Such a proposal is considered to be appropriate, and suitable for the building, and the impact that the works could have on the external appearance of the building. The style of pointing should be confirmed with the applicant.

Further, the heritage statement indicates that some of the existing brickwork is damaged. If it is to be replaced, it should be undertaken on a like-for-like basis.

Works to the flat roofed dormer/replacement dormer window

The works seem to be acceptable, subject to details of the materials and the window. These can be supplied by way of condition. This will include details of the proposed glazing as this is not evident at the moment.

Internal stairs

The concept of replacing the stairs is considered to be acceptable, subject to them looking like they do now. Works to remove the existing fabric should be undertaken carefully so as to not harm the historic fabric. All historic fabric should also be carefully re-instated.

Front door repair/replacement

The intention is to try to repair and restore the front door is supported as it will allow older fabric to remain in-situ. If replacement is required, this should be done on a like for like basis. It might be worth the applicant informing the LPA if the door is to be replaced and provide information to confirm that the replacement will be a direct copy.

Installation of a new boiler flue

The location and appearance of the flue are considered to be acceptable. For information, it should be treated in a black colour to reduce its impact.

Works to the store and boundary wall

Whilst the proposal is acceptable, materials must be used which reflect the existing walling. As before, a mortar sample can be sent for analysis in order to ensure that it reflects the existing material. The style of the pointing should also reflect the property/the existing style.

Paint external wall a new colour

The change of paint colour on the rear elevation is acceptable. This new colour appears to have been previously used on the building and is thought to be acceptable. You may wish to confirm the exact details of the colour, so that it is of heritage standard.

Other comments

It would be positive if the applicant were to upgrade the existing rear rooflights so that they are of conservation standard.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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