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To: Planning.Responses
Cc: Zac Denton
Subject: LU/140/19/L

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The application relates to the front balcony at 15 South Terrace. This property is a listed building, and it sits within a conservation area (Littlehampton Sea Front). It is a late C18/early C19 terraced house; 3 storey, with attic and basement with area. The neighbouring properties are also listed buildings.

Similar to other properties within the terrace, it has been wholly painted a cream colour. The windows are sliding sash with their glazing bars intact. The terrace forms an attractive group overlooking the green area to their front elevations.

The proposed works essentially amount to a like for like replacement of the balcony. The only difference that I can identify is the fact that a galvanised steel beam (which will be clad in wood), will replace an existing wooden one.

The information provided indicates that as much of the existing historic fabric will be saved and re-used. Such an approach is acceptable. However, I note that references are made that materials will be replaced where necessary. It should be noted that in such circumstances, materials must be replaced on a like-for-like basis.

I also note that reference is made to powder coating the existing balustrade. Such an approach is not acceptable on a listed building. Instead the existing material should be painted. This issue should be clarified.

Apart from the above issue, 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 section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), when determining the application.