

From: Martyn White
Sent: 10 July 2019 17:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: LU/149/19/L

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Number 41 Western Road is a grade II, early C19 Listed Building. It is a single storey structure with two pairs of sash windows. The elevations are rendered. There is a slate roof with eaves overhung and supported on 4 thin columns to form a veranda.

The building is also located within the Littlehampton Sea Front Conservation Area, which contains a number of terraced properties of different ages. These properties are predominantly two and three storeys and front on to the pavement. Collectively, these properties provide an important picture of the development of the town as a seaside resort.

The application relates to a number of proposals, namely

- Install a new boiler in kitchen and remove non-working back boiler in fireplace in lounge.
- Alter an existing cloakroom to accommodate a shower
- Close the opening between the lounge and dining room.
- Install two new light fittings either side of the front door on the current brackets.

I provide the following comments:

The internal works to enlarge the shower room and infill an existing opening will not harm the character of the building and can be considered to be acceptable. Likewise, as the flue is located to the rear of the building it should not be visible from the street-scene. It is recommended that this should be painted black.

The concept of replacing the front lamps are acceptable, subject to details of the lamp to be confirmed by way of condition.

The removal of the back boiler is acceptable, subject to any further alterations to the fireplace. I should state that if the fire surround is to be replaced, the design of this should be dealt with by way of condition

The application is considered to not cause harm to the significance of the heritage assets 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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