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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 14 August 2020 19:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/163/20/PL - CONSERVATION COMMENTS

Pls add to the file and label as 'Conservation Officer comments'

Thanks
Amy

From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 August 2020 17:38
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: LU/163/20/PL

LU/163/20/PL

6 Selborne Place, Selborne Road, Littlehampton BN17 5NH

Demolition of existing conservatory, single storey front & rear extensions & change of use from HMO (Sui Generis) to 5 No. flats (4 net) (C3 Dwelling house).

Number 6 Selborne Place is one of 6 properties built by the distinguished Victorian architect, William White circa 1865 as seaside homes for his own family and that of his brother Henry in an adaptation of the Gothic Revival style for domestic use.

The property is built of brown brick with tiled roofs with terracotta ridge. It is three storeys and attics with three windows each to the south side and irregular fenestration to the north or entrance front. The staircases are situated at the entrance front with the principal rooms facing south towards the sea.

The property, like others retain the original attached brick walled service yard with arched doorcase with the original upper clay honeycomb walling. On the north side the property (i.e. front garden) is bound by a low flint wall with clay honeycomb walling above. It is considered to be of architectural significance.

The property is also located within the conservation area which contains a number of terraced and semi-detached properties which illustrate the development of the town as a seaside resort.

The Proposal

The proposal is to demolish the existing modern conservatory, single storey front and rear extensions along with a change of use from HMO (Sui Generis) to 5 flats.

It is noted that the properties that form this group of attractive and important buildings have changed to include residential, restaurant and nursery. Therefore, the use as residential apartments would seem to be acceptable. However, the conversion of this building should be carefully considered.

The proposed front extension will not be a prominent addition due to the fact that it is utilising the exiting courtyard area. Whilst the loss of the modern conservatory is a positive feature of the proposal, the new extensions will be more prominent, which will interfere with the original rear elevation of the building. This is unfortunate, and harmful. It is also suggested that proposals such as this should look for opportunities to enhance or better reveal their significance i.e. the use of more appropriate joinery; it is not clear if that is the case here.

The retention of the existing honeycomb detailing as part of the front extension is positive, and supported. Details of how the existing clay honeycomb walling will be kept and preserved as part of the creation of the north extension should also be considered so that they are not harmed.

The rooflights should be of conservation standard and could be confirmed by way of condition should you be minded to approve the application.

The elements of Gothic design and clay honeycomb walling are considered to be important in the context of both the property and the wider conservation area, and they should be retained as part of the proposal.

Conclusion

On balance, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). 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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