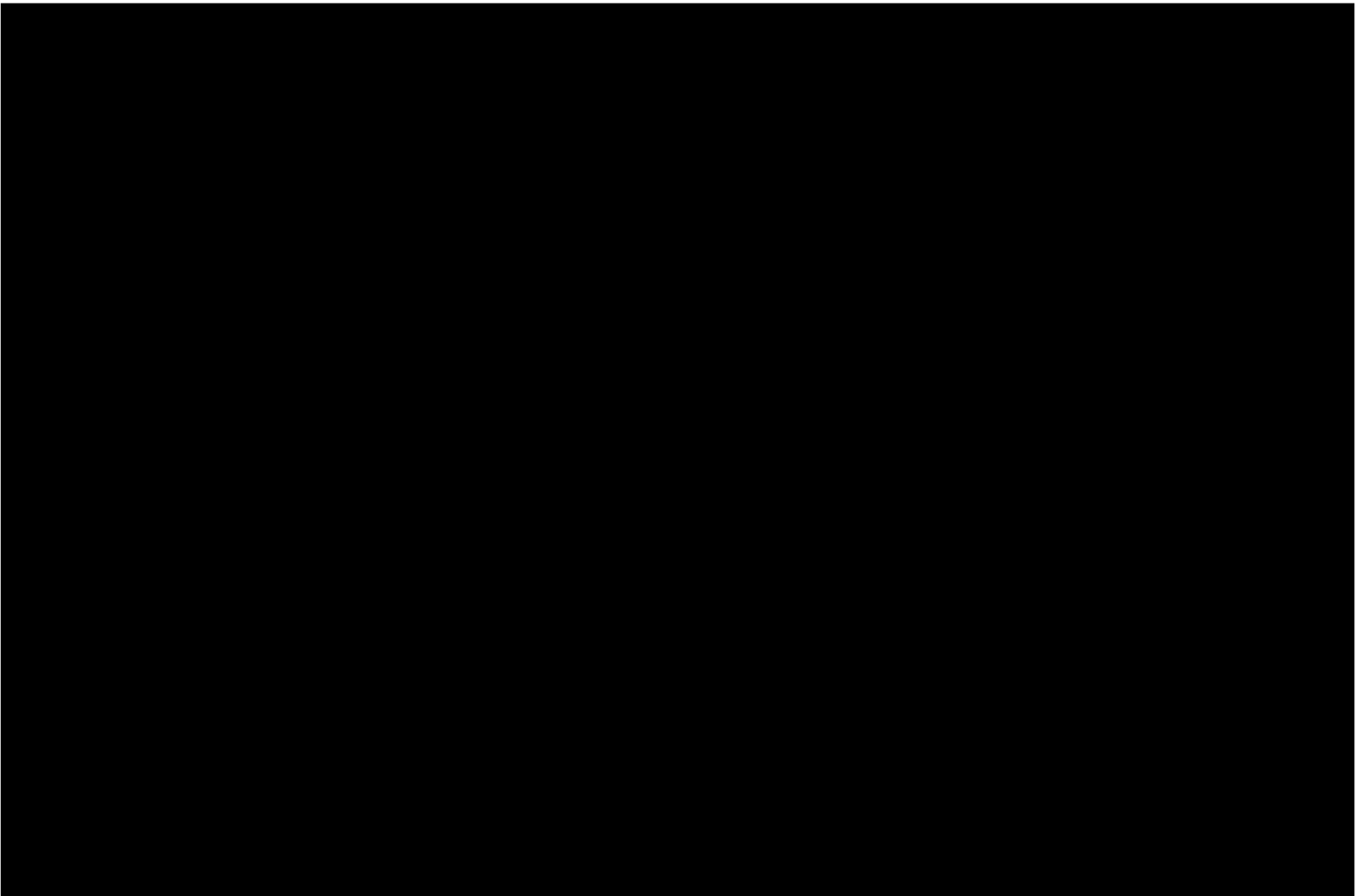




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 13 August 2021 14:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: LU/212/21/PL

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3-4 Selborne Place Selborne Road Littlehampton BN17 5NH

Change of use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses (5 No. 1-bed flats & 1 No. 2-bed flat). This application may affect the setting of a listed building

Numbers 3 and 4 Selborne Place are one of 6 properties built by the distinguished Victorian architect, William White in 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. Numbers 3, 4, 5 and 6 have been identified by the LPA as Locally Listed Buildings or Structures of character, and as such are non-designated heritage assets. Two of the six properties (numbers 1 and 2) have been listed by Historic England and are therefore designated heritage assets.

The application site comprises of both No. 3 and No. 4 Selborne Place. 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 first and second floors of are currently used as flats and are covered the C3 planning use class. The ground floor of No. 3 is occupied by the Vardar restaurant and the ground floor area of

No. 4 is occupied by the VIP club. To the south side of the buildings a garden area is used for external seating, whilst to the north of the properties the external areas are laid to tarmac and are used as parking for both the residential units and the A3/A4 uses.

The property, unlike the others does not retain the original attached brick walled service yards with arched doorcase. This appears to have been converted into usable accommodation for the ground floor use. Likewise, it fails to retain the original upper clay honeycomb walling. 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 properties of Selbourne Place are an integral element of the conservation area.

The Proposal

The proposal is to change the use of the ground floor of the building from A3 Restaurant / A4 Drinking Establishment to 5 No. 1-bed flats and 1 No. 2-bed flat. This proposal will require a number of alterations to be made to the fabric of the building.

Whilst a number of alterations have already been made to the ground floor of the building, it would appear that a large number of flats would be installed into what was originally the ground floor space to two homes and their associated extensions. This is unfortunate. However, the proposed use itself is not problematic as both the building was originally residential, and the conservation area itself is more residential than not.

Externally, it is positive to note that the existing UPVC façade to the southern elevation will be removed and a new brick wall will be provided, with new white painted timber windows. The existing rear elevation is harmful in terms of appearance and materials used, and it is good to note that the applicants wish to enhance this part of the building. I would, however, want to make sure that wooden windows are used as proposed. Further, I would want to ensure that both the brick and brick bond to be used is appropriate. Details of both could be provided for by way of condition, if you are minded to approve the application.

It is also clear that the intention is for two doorways on the northern elevation to be replaced with new timber windows formed within the arched openings. It would be positive if the doors could also be kept in the openings and be designed so that they could be fixed open with a modern window behind. This will allow for the window to be covered and the original elevation restored. This would read as if the doors had been left open. If this approach is acceptable, details of the opening/window and door would be required by way of condition.

A number of new windows are also proposed in the eastern and western elevations which will also be formed in timber, painted white. This is acceptable subject to their design.

If minded to approve the application I suggest that details of the new windows and doors as well as details of their positioning within the new/existing openings be provided. This is to ensure that they reflect the age and character of the building and are installed away from the brick face to help create an appropriate shadow line.

A number of new glazed lanterns will be provided within the existing flat roof to the current single storey structure on the southern elevation.

Whilst it is acknowledged that the northern external hard standing will remain as car parking for residents, it would help to ensure that that area is improved so that parked cars do not dominate the front elevation of the building. It would help if some landscaping features are included.

Another positive impact would also be the re-introduction of the missing boundary walling features. This would definitely be a conservation gain.

Suggested Conditions

- If minded to approve the application, I would like to see details, detailed plans and sections of the proposed windows and doors at an appropriate scale. The submitted details shall include the style and material of the window frames, the arrangement of glazing bars, the set-back of the frames from the external wall face and the window sills, together with details of proposed finishes.
- Details of the proposed bricks to be used
- Before development commences, details of the brick bond to be used on the new brick work shall be submitted to and agreed by the LPA

Conclusions

On balance, I am of the opinion that 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

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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