



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

21st September 2020

Dear Sir/Madam,

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: LU/218/20/PL
Site Address: Flintstone Centre East Street Littlehampton BN17 6AW
Description of works: Erection of new fencing & gates to the rear & sides of building & removal of wire mesh fencing & gate between the playground & building. This application affects the character & appearance of the East Street Conservation. This application is in CIL Zone 4 (Zero Rated) as 'other development'.

Thank you for your internet representation made on 20th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29680

The Flintstone Centre and its front boundary walling (both Listed Grade 2) make a significant and positive contribution to the quality of the townscape and hence of the East Street Conservation Area. They also form part of the setting of other nearby Listed Buildings i.e The Old House opposite, and 39 East Street beyond.

The need for security of the site is fully appreciated. However, the fencing proposed at the front of the site is considered too bland and industrial in appearance. This will detract from the main elevation of the building which has ornate detailing yet is of a modest and almost domestic scale. It will, therefore, also detract from the character and appearance of the conservation area, together with the settings of the listed buildings mentioned.

Any fencing at the southern part of the site needs to be set back from the front elevation of the building, similar to the setback proposed for the new fencing at the northern end, otherwise it will crowd and detract from the important main facade, particularly since the new fencing will be 3 metres in height.

Given the importance of the building to the history and development of Littlehampton, its high heritage significance and contribution to the quality of the conservation area, the Panel suggest that purpose made fencing of a more suitable appearance should be provided. A Victorian pastiche may not be appropriate or desirable but fencing which, for instance, interprets some of the qualities of the building in a modern and innovative way would be.

For the reasons mentioned above, it is considered that the proposal fails to comply with the relevant paragraphs of the NPPF and policies contained in the Arun District Local Plan relating to the protection of designated heritage assets and their settings.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.