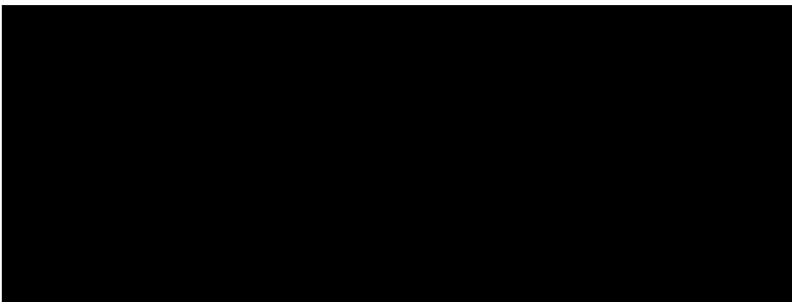
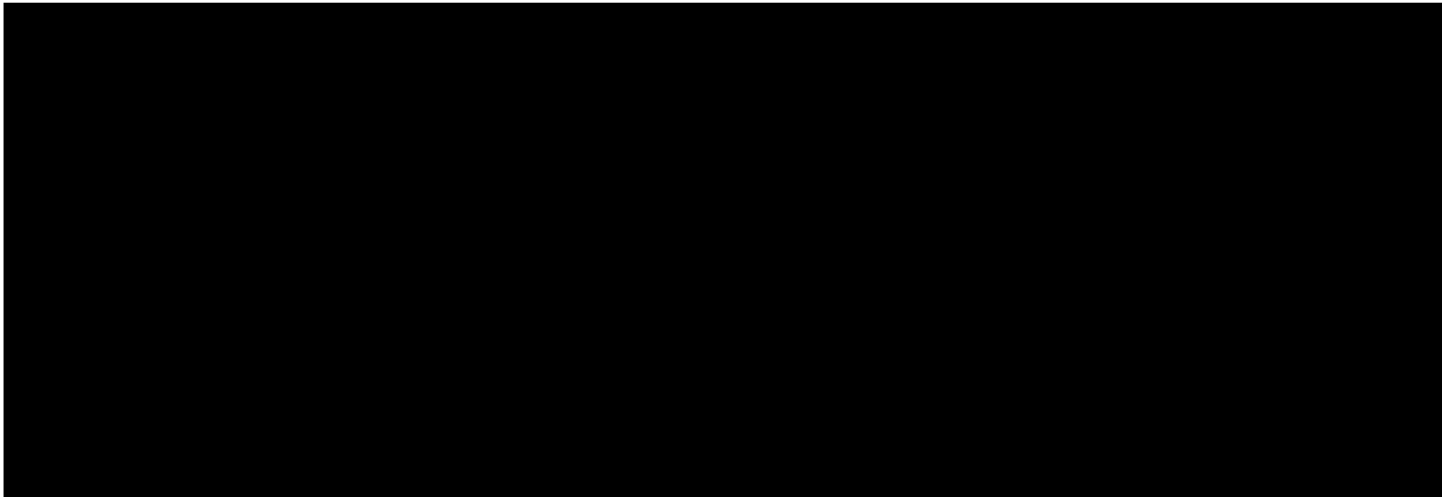
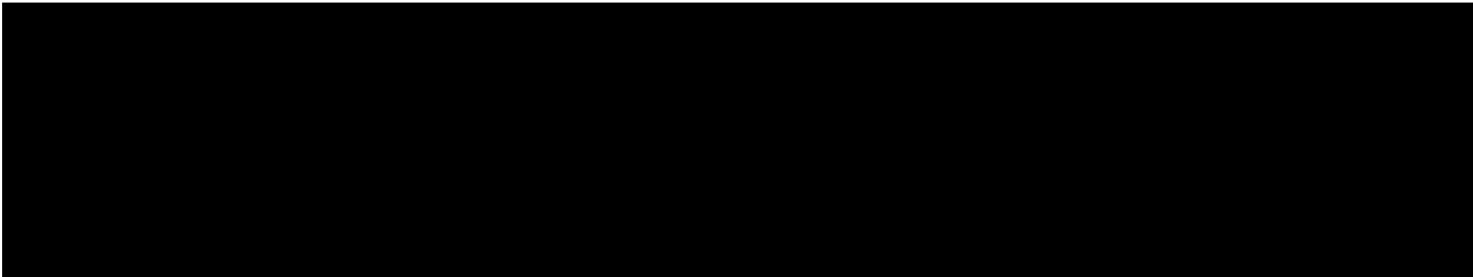




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 28 September 2020 16:35
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: LU/218/20/PL & LU/219/20/L

LU/218/20/PL & LU/219/20/L

Flintstone Centre East Street Littlehampton BN17 6AW

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

The Flintstone Centre and low wall to the front of it are both listed as Grade II. An extensive and informative heritage statement has been provided as part of the application, which has been fully reviewed.

The school fronts on to East Street and forms an imposing building. The building is constructed using local materials in a 'gothic' style and is a good example of a late 19C school building. It was

constructed for the growing town and remains as an education establishment. It is therefore of architectural, historic and communal significance.

The special character and appearance of the area largely derives from the great variety in age (although the majority of the buildings are Victorian/ Edwardian), style, form, function and materials of the buildings within the area. Large formal buildings contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials.

The Proposal

Erection of new fencing & gates to the rear & sides of building & removal of wire mesh fencing & gate between the playground & building. It is assumed that the existing mesh fencing which encompasses the playground will remain. Is this correct?

The proposed fencing is required in certain part of the site and for reasons related to security. The concept of introducing new fencing seems to be acceptable as it is ultimately associated with its education use. However, further assessment of the fencing proposed as part of this application has highlighted that its height and appearance could not result in an assessment of no harm to both the building or the character/appearance of the local area.

Of particular note is the element of the fencing which is located in the southern part of the site, and both clearly visible from the street and in the context of the listed building. Its height and appearance are not considered to be appropriate for the heritage asset or local area. It is therefore problematic. Further, it is not clear if any alternate, and more appropriate fencing has been identified or not.

It is noted from the case officer that a neighbour has requested that the fencing is altered so that it also protects her property. This would appear to be located to the rear of the listed building and form an extension to one of the new areas of fencing. This proposal would not result in any further harm, and in fact would be screened from the conservation area, and adjoin some modern development.

Therefore, it is considered that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). 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).

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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