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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 24 September 2021 17:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/234/21/L

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13 South Terrace Littlehampton BN17 5NZ

Listed building consent to re-paint front elevation where already previously painted (Paint colour is pale grey 'Shallows' by Little Greene Paint Company), replace 2 No. PVCu windows on top floor at front of house with timber framed casement windows with slimline double glazed glass & replace a modern push-bar fire exit door on first floor with a wooden exterior Georgian style door with secure locking system

The property is a Grade II Listed Building, and it is also located within the Littlehampton: Seafront Conservation Area.

Numbers 13 to 15 South Terrace (consecutive) are identified as a Grade II Listed Building. it is considered to be late C18/early C19 terrace of town houses. 3 storey, attic and basement with area. 2 windows and 2 dormers each. Originally red brick with grey headers and yellow brick dressings, quoins and modillion cornices, and parapet of red brick and grey headers; but ground and 1st floors of No 13 now painted, leaving only the top floor unpainted. No 14 wholly stuccoed and has moulded cornice, and No 15 wholly painted. Glazing bar sash windows except on 1st floor, with rectangular fanlights and panelled reveals and soffits. 6 panel moulded doors to Nos 14 and 15. The listed building forms a group with numbers 3 to 20 (consecutive) South Terrace.

The conservation area contains a number of attractive buildings associated with the development of the town as a seaside resort. Of relevance to this application is the fact that the older terraced properties within the conservation area are those along South Terrace either side of Norfolk Road. These buildings are important in that they formed part of the development of the area as a seaside resort.

Proposed Works

The proposal is to re-paint front elevation where already previously painted, replace 2 No. UPVC windows on top floor at front of house with timber framed casement windows with slimline double glazed glass (to match existing) and replace a modern push-bar fire exit door on first floor with a wooden exterior Georgian style door.

The proposed change of colour will replace an existing magnolia colour with a soft off-white grey colour (*'Shallows' by Little Greene Paint Company*). Having visited the site it would appear that the colour has already been painted and I am of the opinion that it is acceptable in this instance due to the subtle nature of the colour. It also reflects the pallet of soft neutrals and off-white colours of the terrace when taken as a whole.

The existing windows on the top floor of the house are of an inappropriate material and their replacement is supported. I note the desire to replicate the existing method of opening and, based on their discrete location, I am happy for the style to remain (in this particular instance). The existing windows being of inappropriate materials and already double-glazed means that I am able to support the use of the slimline double glazing systems. This is on the basis that no historic fabric was affected and that the applicants are attempting to improve the windows at this level. This approach is supported by guidance prepared by Historic England. I hope that the windows will be painted white like the existing ones. You may wish to confirm this.

Conclusion

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)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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