

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: LU/31/26/L

LOCATION: Flintstone Centre
East Street
Littlehampton
BN17 6AW

PROPOSAL: Listed building consent for the replacement of existing timber single glazed windows for timber double glazed units, replacement of doors, repair works to localised areas, or the replacement of, the stone lintels that are defective as required.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE CHARACTERISTICS	The Flintstone Centre and low wall to the front of it are Grade II Listed. The Flintstone Centre is in use as an educational establishment and fronts onto East Street. The building is constructed using local materials in a 'gothic' style and is a good example of a late 19th Century school building.
CHARACTER OF LOCALITY	The site lies on the edge of the town centre. The area is predominantly residential with the character and appearance of the area is largely derived from the nearby buildings which are Victorian/Edwardian in style, form, function and materials.

RELEVANT SITE HISTORY

LU/30/26/PL	Replacement of existing timber single glazed windows for timber double glazed units, replacement of doors, repair works to localised areas, or the replacement of, the stone lintels that are defective as required. This application affects the setting of listed buildings, affects the character and appearance of the East Street, Littlehampton Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.
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The site has been subject to a number of applications but none that are of direct relevance to the assessment of this application.

REPRESENTATIONS

Littlehampton Town Council - No response.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Panel - No objection:

- The works will not harm the character or appearance of the Conservation Area.
- The prominent mullion and transom framework to the fenestration is an important feature of the building. It is not clear whether this framework is to be replaced or not. If it is, then cross-sectional drawings should be submitted to illustrate that it will be replaced like for like.

Conservation Officer - Neutral impact.

- Windows are an important feature in understanding a listed building's architectural, social, and material history.
- Historic England guidance allows for double glazing in listed buildings where existing windows are modern, inappropriate, or lack historic fabric. It is noted that many existing windows are modern, poor quality, or unsympathetic, with limited historic significance. The introduction of well-designed heritage style double glazed units is considered acceptable. New glazing bars must retain the proportions and profiles of each existing window, avoiding false applied bars and ensuring correct historic detailing.
- Like for like door replacements are acceptable.
- Repairs to stone lintels are acceptable in principle, but further details on materials and methodology should be secured by condition.
- Ventilation proposals; including window based purge ventilation controlled by CO2 sensors and external mechanical ventilation units, are acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The ventilation proposed has not been applied for under this application, and would require a separate application(s) to be submitted at a later date.

POLICY CONTEXT

Designation applicable to site:

Built-up Area Boundary

Within Littlehampton Conservation Area

Grade II Listed Building

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

HERSP1 HER SP1 The Historic Environment
HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal complies with relevant Development Plan policies in that the replacement/repaired windows, lintels and doors will cause a neutral impact to the Conservation Area and the Listed Building.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal complies with these criteria in that it is not considered to harm the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**HERITAGE**

The proposal is for the replacement of timber single glazed windows with timber double glazed units, the replacement of doors, and repair works to localised areas, or the replacement of, stone lintels that are defective.

Policy HER DM1 relates to listed buildings and state that proposals must preserve and if possible, enhance the historic character, qualities and special interest of the building. Not be detrimental to the historic integrity of the building's exterior or interior and where possible enhance the setting of the building.

Chapter 16 of the NPPF, paragraphs 207 and 208, relates to the identification and assessment of the significance of the heritage asset, the weight given to its conservation, and the consideration of public benefits. Whilst a full Heritage Statement has not been submitted, the applicant has reviewed the listing for the building and has made some assessment of its significance.

The East Street Conservation Area represents the historic core of Littlehampton, shaped by its 18th and 19th century transition from a small fishing settlement to a seaside resort. It is characterised by a varied yet cohesive townscape of modest cottages, terraces and larger formal buildings, unified by traditional materials such as flint, brick, stucco and clay or slate roofing. Notable buildings, including St Mary's Church, the former Manor House, Roland House, Winterton Lodge, the Flintstone Centre and the listed cottages along East Street, illustrate the town's gradual expansion onto higher ground, while flintwork and extensive flint boundary walls remain defining features of the streetscape. Mature landscaping, particularly around key properties, and tall chimney stacks contribute to the area's visual interest and unity. Although modern development at the edges of the conservation area does not reflect its historic character, the area as a whole retains a strong identity and remains a well preserved example of Littlehampton's architectural and historic evolution.

The Flintstone Centre (formerly East Street School) and its accompanying low boundary wall form a distinctive and well-preserved group within the Conservation Area. Built around 1871 in the local seaside Gothic style and listed Grade II, the former infant school features an H-shaped plan, gabled bays, pointed windows, and high-quality flint and red brick construction that reflect local vernacular traditions. Its architectural interest lies in its craftsmanship, decorative brickwork, terracotta panels and overall intact character, complemented by the cobbled boundary wall with brick detailing and ironwork. Together, the school, wall, and surrounding green space make a strong contribution to the East Street Conservation Area. Historically, the building represents Littlehampton's growth as a 19th century seaside town and its investment in education, a legacy continued through its ongoing community and educational use.

The visual qualities of the existing windows contribute positively to the Listed Building's facade and to the setting of the Conservation Area as a whole. The repair of the frames to the majority of windows on the street facing elevation, and replacement on a like for like basis with modern equivalents, is acceptable.

The repairs to the lintels and the doors are also acceptable (subject to securing further details on materials and methodology) and will not harm the Listed Building or the setting of the Conservation Area.

The works will preserve the visual qualities of the building and allow it to continue to function as an educational setting.

The proposal will have a neutral impact on the Listed Building and its setting and is in accordance with the NPPF and policy HER DM1 of the ALP.

SUMMARY

The proposed development accords with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.