

24 Beach Crescent,
Littlehampton,
West Sussex, BN17 5NT

11th February 2020



Dear Sirs,

Re: Proposed building work at Beach Crescent, Littlehampton
Planning application LU/341/19/PL

I am writing to put on record my objection to the above-mentioned planning application.

My principal objection is to the proposed replacement of four sets of double doors leading to the balcony at the rear of the property with two large sets of sliding doors. This will substantially alter the outward appearance of the building. Beach Crescent is a landmark building on Littlehampton sea-front, a flagship development by Roffey Homes which was designed to recreate the timeless elegance of a Bath crescent. If this is to be preserved, it is essential to maintain the uniform and harmonious appearance of the exterior. Once piecemeal alterations take place this will soon be lost. The rear of the building is clearly visible from the sea-front promenade and the East Green. Our leases stipulate that if windows need to be replaced they should be of the same style and design, which this quite clearly is not.

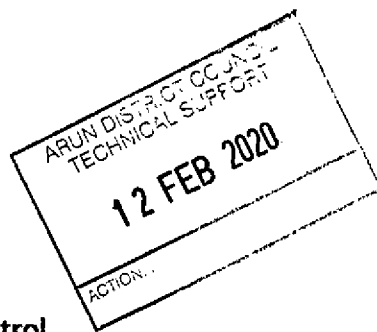
As to the project in general, while I will not be directly affected as my flat is in the other block, I wish to associate myself with the concerns expressed by many of my neighbours in their letters to you. These include noise, mess and dust resulting from a project which is likely to take months rather than weeks; vibration due to demolition of part of the structure, and possible damage caused; potential damage to shared pipes, wires and cables in the structure, also the roof; fire safety concerns; parking by contractors' vehicles causing obstruction and taking up valuable parking space; a temptation for workmen to make inappropriate use of the lifts to transport heavy materials, or everything having to be carried up and down three flights of stairs. The lifts at Beach Crescent have had to undergo extensive and very expensive repairs in recent years, and the communal halls, stairs and landings have just been redecorated.

I trust you will take my views into account when considering this application

Yours faithfully,

Jean Branscombe (Mrs)

The Planning Officer,
Development Control,
Arun District Council,
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex, BN17 5LF



4, Beach Crescent,

Littlehampton,

BN17 5NT

8.2.2020

Development Control,

Arun District Council,

Maltravers Road,

Littlehampton,

BN17 5LF

Dear Mr. Woods

re: Planning Application PL/341/19/PL

We wish to register our comments concerning the above application.

The planned "aluminium sliding doors" to balconies of flats 37 and 43, as demonstrated on the internet plans will dramatically alter the character and facade of our award winning building, spoiling the perfect symmetry of the development.

In an interview with the Littlehampton Gazette at the planning stage of Beach Crescent Ian Cheale of Roffey Homes said "Once completed, the Edwardian Style Beach Crescent will be an attractive new land mark on the seafront. It would be a tremendous asset to the seafront and the town, bringing a touch of elegance and splendour". The Crescent is the realisation of a long held ambition of Ian Cheal.

The residents of flats 37 and 43 wish to change Mr Cheal's original design, making structural changes to the balconies and glazing style, which is contrary to the lease found under RESTRICTIONS, 7th schedule, 4.4.5. "a tenant, as and when necessary, has to replace windows in the same style and design and materials as originally fitted" We, in Beach Crescent are legally bound by these rules. All other Lessees

abide by these rules.

In a reply to concerned residents, the owners of apartment 37 and 43 raised these points "The existing French Doors are a NUISANCE. They open onto balconies and restrict the use of the available space. Opening the doors can be difficult due to wind. Sliding doors would be safer and offer better use of the limited balcony space".

THIS "NUISANCE" CAN EASILY BE SOLVED BY REVERSING THE DOORS TO OPEN INWARDS, AS OTHER RESIDENTS HAVE DONE, WITHOUT CHANGING THE DESIGN OF THE BUILDING.

The residents of apartment 43 further state "We believe that users and visitors to the green and promenade look out to the beach and the sea, rather than staring at the rear architecture of inland dwellings.

WE STRONGLY REFUTE THIS NOTION. MANY VISITORS AND RESIDENTS ADMIRE AND DISCUSS THE BEAUTIFUL AND UNUSUAL ARCHITECTURE OF BEACH CRESCENT. We have spoken to many locals and visitors when walking on the greenspace, who love the rear view of Beach Crescent. If this planning application is allowed to proceed, other residents could expect to be granted permission to change external designs AND IAN CHEALS VISION WILL BE LOST.

We are sorry that the residents of apartment 43 find some features of the building a nuisance, which is not a good enough reason to alter the appearance of our homes and create a "Blot" on Beach Crescent's landscape. When purchasing our apartment, we were given to understand that changes could not be made to the exterior design of the building.

We hope you will consider our comments, and look forward to a reply in due course.

Yours sincerely,

