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From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 01 February 2021 14:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/341/20/L

Please attach to the application as conservation officers comments

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 29 January 2021 15:01

To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: LU/341/20/L

LU/341/20/L

3 Western Road Littlehampton BN17 5NP

Listed building consent for the repointing of sides & rear brickwork, glazed link between existing outbuildings, loss of wall & opening up of existing kitchen unit & removal of ground floor section of chimney stack

Nos 1 and 3 Western Road are a pair of town houses built over three stories which date to circa 1858. It has a hipped slate roof with brick built chimney stacks. The front elevation is rendered and painted, whilst the remaining elevations are treated with brick. The pair of dwellings differ at ground floor level with No 1 having a pilastered doorcase with entablature, and No. 3 having the remains of a late 19th Century shop frontage, which has subsequently been replaced by a modern garage door. The first floor level of both are characterised by a 3-light canted bay with a fringed canopy.

The curtilage contains a pair of structures which were originally built as a privy in one corner and a late 20th Century larger brick built outbuilding in the other. The building is thought to be of architectural and historical significance.

The building is located within the Littlehampton: Seafront conservation area. Some of the older terraced properties within the conservation area are located along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. The oldest buildings consist of a number of three storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace. These are domestic in scale and as each pair or group was built individually, there is a variety of detail but without the loss of harmony.

The Proposed Works

The proposed works relate to repointing the sides and rear brickwork, the introduction of a glazed link between existing outbuildings in the rear garden area, loss of internal wall and opening up of existing kitchen unit. The latter element requiring the removal of the ground floor section of a chimney stack

It would appear that, bar the proposal to re-point the elevations, the other works have already been carried out prior to consent being granted. This is unfortunate and disappointing as it prevented the Local Planning authority from inspecting the historic fabric that was to be affected. However, as stated in the heritage statement, once lost it cannot be replaced!

Internal works: loss of wall and chimney

An internal wall which previously divided two rooms has been removed, along with the ground floor element of a chimney. This has opened up the room for use by the owners of the building. A full width beam has been inserted in the kitchen space where the chimney stack used to sit, and its presence is still visible, indicating the line of the lost features. Whilst the loss of such fabric would not normally be supported to the extent undertaken, I am of the opinion that, as the historic fabric has been lost, it would not be worth requiring it to be re-instated in this one particular instance. However, this should not set a precedent for others to undertake unauthorised works.

Alterations to the out-building

The works that have been undertaken in order to provide the link space seem to be of a small scale, which have not harmed a significant amount of historic fabric. They also do not harm the significance of the structures, and ensure that they are put to good use, as opposed to removed (as per a previous approval made by the LPA).

Re-pointing

The removal of the cement mortar and its replacement with a lime based one is considered to be appropriate. I would want the method for removing the mortar to be carefully considered so that the brick work is not harmed as a result of the works. Whilst I note that this is the intention of the agent, it might be worth understanding the processes to be employed by any contractor who will undertake the works (i.e. would the works be undertaken using hand tools). Likewise, I would want to ensure that any replacement lime would be correctly used, so as to not harm the appearance of the building.

Subject to the point I raise above, I believe that the use of lime mortar to repoint the building will preserve the significance of the listed building, and not cause harm.

Conclusion

On balance, it is considered that the application is considered to not cause harm to the significance of the heritage assets. 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)

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