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From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 01 February 2021 14:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LU/344/20/L

Please attach to the application as conservation officers comments

Finlay Gardner
Planning Officer,
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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/344/20/L

LU/344/20/L

9 South Terrace Littlehampton BN17 5NZ

Listed building consent too appropriately strengthen & repair the building fundamental structural fabric, prior to the reinstatement of approved finishes permitted under application reference number LU/104/20/L.

The building is a Grade II Listed, 3 storey terraced house from the late C18/early C19. It consists of 3 storeys, attic and a basement. The front elevation is painted with timber sliding sash windows, French doors, and a metal crittall window to the front dormer. There is an attractive timber hooded balcony, similar to those on the neighbouring houses. It is considered to be of architectural significance.

The building is also located within the Littlehampton: Seafront Conservation Area, which 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. 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

A significant amount of works are proposed in order to make the building structurally sound. It appears that these structural issues came to light when implementing another Listed Building Consent.

I have to point out that I am not a structural engineer, but the level of works required in this particular case, along with the information contained within the structural report clearly indicate that these works are essential to protect the stability and structure of this Listed Building. It would also appear that the intention is to protect the historic fabric where possible and undertake the works in a considered way. As a consequence, I am of the opinion that the works are acceptable from a listed building perspective.

Conclusion

The application is essential to protect the stability and structure of this Listed Building and considered to not cause harm to the significance of the heritage asset. 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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