

From: Clare Dales
Sent: 13 February 2018 08:38
To: Anita Gardner
Subject: RE:

Apologies, Anita – I have literally no idea of what happened there... Herewith the correct file.
Clare

From: Anita Gardner
Sent: 09 February 2018 11:02
To: Clare Dales
Subject: FW:

Clare,
This e-mail has the wrong attachment. Can you let me have the response for LU/.390/17/PL ASAP
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Anita Gardner
Sent: 09 February 2018 10:56

To: Planning.Responses
Subject: FW:

Please treat as a consultee response for LU/390/17/PL

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From: Clare Dales
Sent: 24 January 2018 12:56
To: Anita Gardner
Subject:

Anita
Comments as attached
Clare

Clare Dales – Principal Conservation Officer

Planning Department Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	LU/390/17/PL
Address	Littlehampton Covered Market 26-28 Surrey Street Littlehampton BN17 5BG
Description	Demolition of existing building & erection of 1 No. retail unit & 3 No. flats above with associated external works & access. This application may affect the setting of Listed Buildings & the character & appearance of the Littlehampton (River Road) Conservation Area.
Case Officer	<u>Mrs A Gardner</u>
Date	24 th January 2018

I visited the site on 31st October 2017

The proposal site is adjacent to Littlehampton (River Road) Conservation Area, and adjacent to a number of listed buildings, namely; 20-24 Surrey Street (evens); The White Hart Public House, Surrey Street; 31-37 Floyds Corner, Surrey Street. It is also opposite/would affect the setting of several Buildings on the List of Buildings of Special Character, namely, FW Woolworth 19-23 Surrey Street; Mulbery Wines, Pier Road and 17 Surrey Street:

The proposal is to demolish an existing building and replace with a 3-storey building comprising shops with accommodation over.

The proposed demolition is regrettable as the existing is a characterful four-square, flint walled structure under a slate roof.

It is considered that the proposal is overly dominating in scale and ridge height, and does not respond to the natural rise of the topography up Surrey Street. The effect of the proposed would be to interrupt the existing sequential rise in ridge height of buildings travelling up Surrey Street.

It is considered that the proposed materials are of insufficient quality (where specified), given the sensitive setting. In particular, the proposed 'white sash effect windows' are of insufficient quality and 'false slate tiles' as a roofing material. Other materials are not sufficiently specified to make further comment.

Therefore, It is considered that the proposed development does not meet the following criteria for the reasons outlined above:

Arun DC Policy GEN7 refers to principles of development *that (iii) ... responds to identified characteristics .. and respects and enhances local distinctiveness...*

- It is considered that the proposal fails to respect or enhance local distinctiveness

Arun DC Policy AREA2 Conservation Areas ...*Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.*

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment ... *the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a)Conservation Areas b)Listed Buildings d) Locally Listed Buildings of Special Character*

- It is considered that the proposal fails to conserve or enhance the historic environment

Arun Local Plan 2011-2031 Policy HER DM1 Listed Buildings: *Proposals affecting listed buildings will be required to: a) ..preserve character... e) ...protect and enhance the setting of the building...*

- It is considered that the proposal fails to conserve or enhance the setting of the listed buildings.

Arun Local Plan 2011-2031 Policy HER DM116.4.6 Conservation Areas.....*new development must be of a high standard, reflecting form, materials and character in the locality. The spaces between and around buildings and views are very important... and 16.4.12... Setting Development which adversely affects the setting, character appearance of or views in and out of the conservation area will be refused.*

- It is considered that the proposal does not adequately respond to local material, form or scale and adversely affects the character appearance and views in and out of the adjacent Conservation Area.

Paragraph 137 of the NPPF states that a new development within a conservation area and the setting of a listed building should '*enhance or better reveal the significance of a designated heritage asset*'

- It is considered that the proposal does not adequately fulfil this criterion, and is contrary to:

NPPF Paragraph 132 requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through unsympathetic development within their settings.

It is therefore concluded that the application be recommended for refusal as it cannot be supported on heritage grounds.

Clare Dales
Principal Conservation Officer
Arun District Council