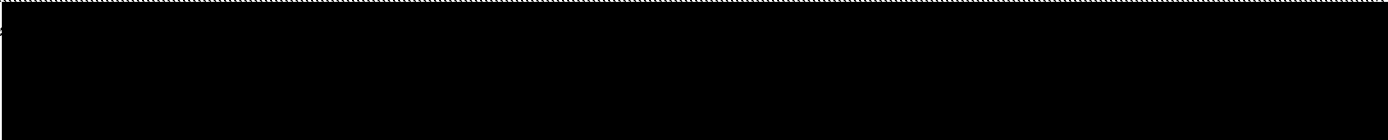


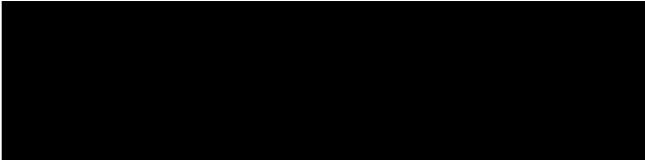


Consultation response



Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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LU/41/20/L

Application for Listed Building consent for removal of stud wall on the first floor and joist strengthening works

Number 20 Western Road is an Early-mid 19th century, Grade II two-storey Listed Building. It has a slate roof with Horsham slabs at base. It is pebble fronted with red brick dressings on ground floor, whilst the 1st floor is red brick with modillion eaves cornice. The front elevation of the building indicates that it has been adapted and changed over time. Windows are wooden sliding sash to the front elevation. The building appears to have been adapted and changed over time, the result being that the interior contains some modern fabric.

The building is also located within the Littlehampton (Seafront) Conservation Area.

The Conservation Area contains the older terraced properties along South Terrace. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. It is considered that the building is of historic and aesthetic (fortuitous) significance.

The proposed works cover two areas of the building, namely:

- The removal of an internal wall
- Works related to the structural integrity of the building.

The removal of an internal wall

In this instance it is considered that the removal of the internal wall will not harm the character of the building, as it would result in the removal of what is believed to be modern material, whilst at the same time returning the space to a previous appearance.

Structural works

Likewise, it is noted that the structural works are required in order to ensure the stability of the building. Therefore, on this basis, the works are considered to be acceptable.

Conclusion

On balance the proposal is 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).



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