

28th April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing building & construction of 1 No retail unit & 3 No. flats with associated external works & access. This application affects the setting of listed buildings & may affect the character & appearance of the River Road, Littlehampton Conservation Area.

Littlehampton Covered Market 26-28 Surrey Street Littlehampton

Thank you for your internet representation made on 27th April 2020 which has been recorded as '**an objection**' with the comments as follows:

The building occupies a prominent position near the junctions of Surrey Street, River Road and New Road.

The building probably dates to the early or mid- 19th Century, and although badly altered it does have an element of historic significance for the town centre. The rear elevation with its extensive flintwork has some merit. The possibility of the potential retention of the building and sensitive renovation back to its original or near original appearance using historic photographs, for instance, is not directly addressed in the Heritage Statement. Assuming that the Council have no objections to a replacement building, then the Panel have no objection to the general design proposed in this application where there are well mannered elevations and a sympathetic massing, form and scale.

However, the Panel do object to that part of the materials and finishes schedule which refer to "false slate tiles" and "white sash effect windows". Given the location of the building at the entrance to the River Road Conservation Area and the very close proximity of 20-24 Surrey Street, White Hart PH, and Floyd's Corner, all Grade 2 Listed Buildings, then the use of natural slate for the roof and properly formed painted timber vertically sliding sash windows are essential to protecting the setting of these designated heritage assets. It is strongly recommended that the materials schedule be amended accordingly before any planning permission is granted.

Given that the new building will immediately abut a Grade 2 Listed Building then the choice of brick, mortar and indeed brick bond will be important and samples and details need to be the subject of a condition of planning permission. So too should precise details of fenestration (including depth of setback in the walling), eaves and verges. Perhaps fuller details of the proposed shopfront should also be required.

If the schedule of materials and finishes shown on the plans is not satisfactorily amended then it is considered that the proposed development fails to comply with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of the setting of designated heritage assets.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is

recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning