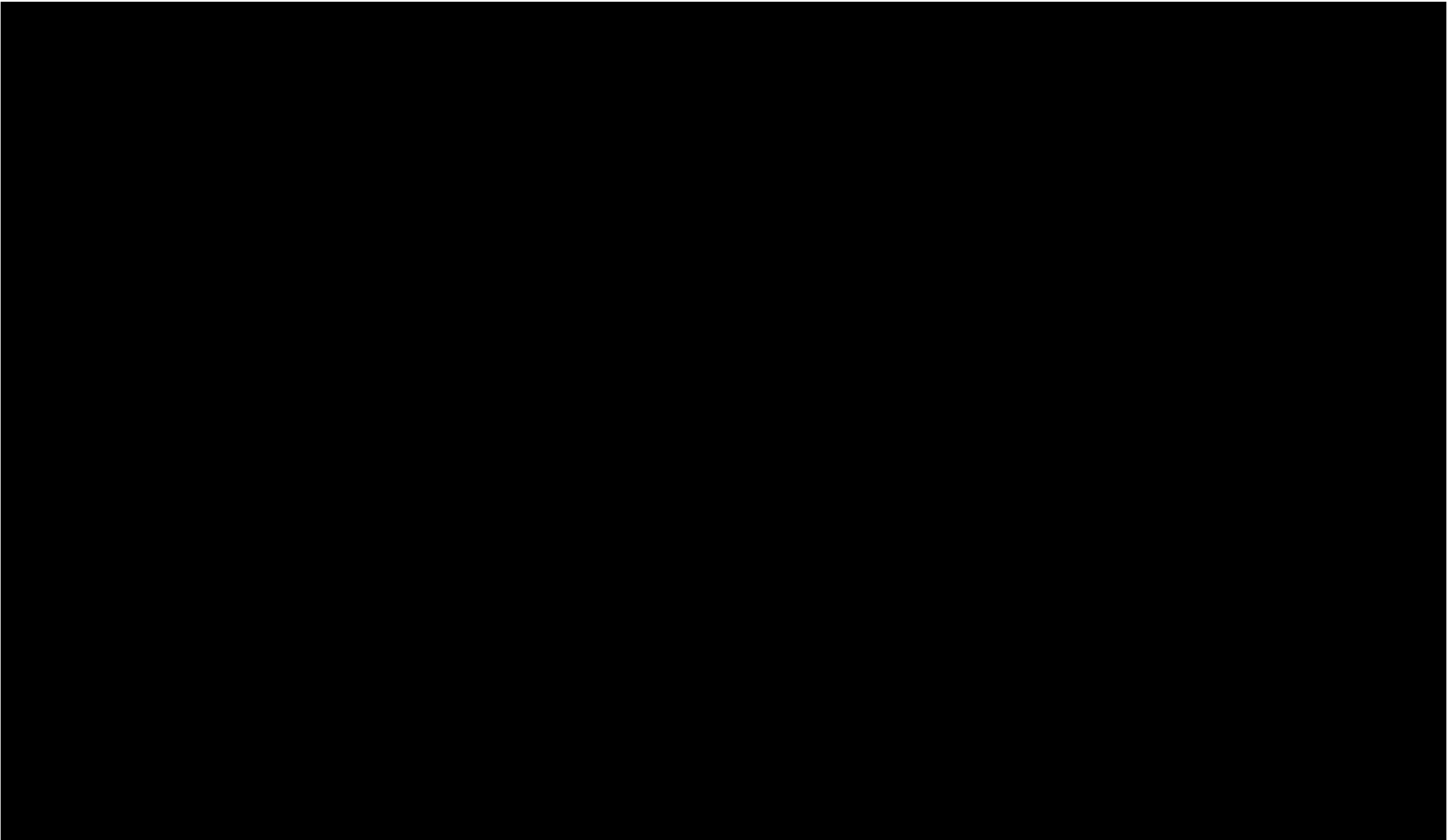




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 19 May 2020 17:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/46/20/PL

LU/46/20/PL

Littlehampton Covered Market 26-28 Surrey Street Littlehampton BN17 5BG

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.

The site relates to 26-28 Surrey Street, Littlehampton. It once formed part of the Littlehampton covered market and appears to be in the same ownership as the developer who undertook its redevelopment to a predominantly residential use.

The site is adjacent to a number of designated heritage assets: Littlehampton (River Road) Conservation Area, and a few listed buildings, namely; 20-24 Surrey Street (evens); The White Hart Public House, Surrey Street; 31-37 Floyds Corner, Surrey Street. There are also several non-designated heritage assets which have been identified on the List of Buildings or structures of Character, namely 17, 19-23 Surrey Street and 1 & 2 Pier Road.

The Littlehampton River Road Conservation Area which developed in a number of stages during the first half of the 19th Century, forms an attractive area by the river. The area is an important reminder of the historical development of the town and contains a number of attractive buildings within it. As a consequence, it is considered to be of both historical and architectural significance.

Surrey Street contains buildings of varying height, design and external materials, including brick and render for the walls and slate for the roofs (although a number of roofs are hidden behind parapets).

Proposal

The proposal is to demolish an existing building and replace with a part 2 and part 3 storey building comprising shops with residential accommodation over. The existing building appears to date from the mid nineteenth century and is of two storeys with further accommodation in the roof space. The walls are mainly rendered although there is some exposed flintwork and brickwork to the side and rear. The roof is hipped and there are two dormer windows. It is noted that the building is boarded-up and in a very poor condition, and has been for some considerable time. It could be described as a non-designated heritage asset, which the Planning Practice Guidance states can be identified during the planning process.

The proposed demolition is unfortunate as the existing building is a characterful flint walled structure which if well maintained would contribute towards the character of the street. However, the development has the opportunity to better reveal the other various heritage assets in the local area.

The proposed building is of a generally acceptable design, which if built to a high standard could have a positive impact upon the street-scene. However, I do have some concerns. Whilst of a similar height to 20-24 Surrey Street, it would be taller than the neighbouring public house. Further the proposed southern elevation would have a more dominant impact upon the street than the present elevation which has a hipped roof.

The proposed materials are also of concern, for instance the use of false slate tiles, and White sash effect windows. Windows should be functional vertical sliding sashes, as opposed to being styled as vertically sliding. Whilst it is noted that details of materials and joinery can be conditioned, the proposed materials are not considered to be appropriate for the sensitive location. It is also not clear why the elevation of the proposed building is to be constructed using brick; the existing elevation is painted render. If brick were to be used, it would have to be of high quality and in an appropriate bond to reflect its position next to two listed buildings.

Conclusion

The loss of the building is unfortunate, especially after a significant period where it has been left derelict. The proposed design, whilst generally acceptable is problematic for the reasons identified above. Therefore, at present the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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