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12th June 2020

Littlehampton
24 New Road
Littlehampton
BN17 5AZ

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/46/20/PL
Site Address: Littlehampton Covered Market 26-28 Surrey Street Littlehampton BN17 5BG
Description of works: 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.

Thank you for your internet representation made on 11th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27691

11th June 2020

LU/46/20/PL
26-28 SURREY STREET, LITTLEHAMPTON

The Littlehampton Society wishes to comment on the amendments to this application as follows:

(1) The use of pvcu sash windows, even though they may be 'conservation grade', is simply not satisfactory given the site's location so near to designated heritage assets. As mentioned before, they need to be painted timber vertically sliding sash windows in order to protect the setting of nearby listed buildings and the conservation area.

The Council's guidance on the use of pvcu windows and doors in listed buildings and in conservation areas states:

'Unsympathetic alterations, such as replacing original windows with those constructed from PVCu or those of a different design/shape, removing chimneys or changing the original roofing materials may not only spoil the appearance of the Conservation Area, but may also significantly reduce the value of your property. Independent studies show that houses which retain their original period features can sell for more than those which have been unsympathetically modernised'

(2) The use of fibre cement slates is also unsatisfactory due to their absolute regularity in shape and

propensity over time for their colour to fade and to attract visually unsuitable lichens rather than the attractive patina of natural slates. Natural slates exist on the roofs of the adjoining and nearby listed buildings and the use of fibre cement slates will, again, detract from the setting of these historic buildings and the conservation area. For these reasons, natural slates should be used on the roofs of the proposed development.

(3) There is a mixture of rendered and brick facades in the locality and the use of an appropriately coloured render would make the new building more of a focal point in the street scenes. It also avoids the possibly clumsy appearance of the relationship of a new brick facade immediately abutting the old brick facade of 24 Surrey Street if the brickwork colour, pointing and bond is not quite right. Render could work well and the introduction of a black painted plinth around the base of the new building would enhance its appearance. If render is to be used then rendered flat splayed arches over the window heads would be more appropriate than the brick segmental arches shown on the plans.

(4) In this sensitive location lead should be used for the roofs and cheeks of the dormer windows shown on the plans.

Sarah Tyrrell
Chairman

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther

Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.