

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

Application Number	LU/50/17/PL
Address	70 High Street, Littlehampton
Description	Alteration to a Building of Special Character, adjacent to a listed building
Case Officer	David Easton
Date	10 May 2017

70 High Street is designated as a building of Special Character and it is located in close proximity to a Grade II listed building. The presence of the proposed dormer will cause no harm to the significance of the neighbouring listed building and there is no objection in terms of Policy HER DM1. However, the host building is locally listed and the proposed bulky dormer diminishes its aesthetic quality. While a modestly scaled dormer of traditional proportions may be possible in this location, the bulky structure now proposed has an overbearing presence which unbalances the rear elevation of the host building.

The exceedingly poor precedent at the attached, locally listed building to the west does not justify further unsympathetic work, as the cumulative effects further harm the locally distinctive qualities of the Buildings of Special Character.

The importance of sustaining and enhancing the significance of both formally and informally designated heritage assets is emphasised throughout section 12 of the NPPF. Paragraph 132 requires great weight to be given to their conservation and para. 135. notes that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account.

The present proposal harms the significance of the locally listed building and refusal is recommended in terms of Policy HER DM2.

Angela Haywood
Conservation/Design Officer