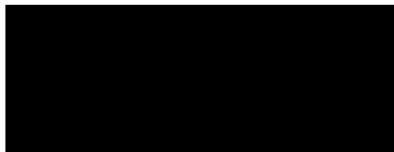
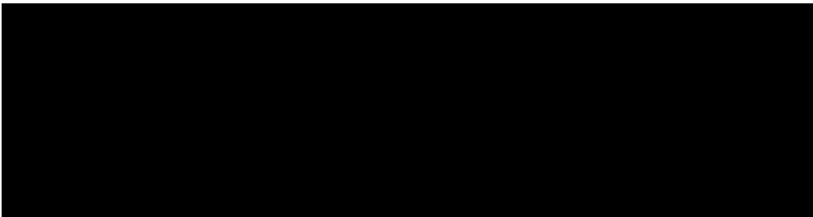


Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter **[here](#)**



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 22 April 2022 12:30

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: LU/54/22/PL

LU/54/22/PL

The Flintstone Centre East Street Littlehampton BN17 6AW

Installation of 3000mm high welded mesh fencing and associated single leaf gate along a section of the northern boundary line and along the rear elevation, Ornamental fencing and associated gates to be installed, located adjacent to the existing southern side entrance to the building, as well as the installation of 3000mm high welded mesh fence encapsulating the existing boiler room

to the rear of the building, demolition of existing side secondary entrance including existing ramped access and associated fittings. Repairs to the section of wall affected by the removal of the entrance. This application affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development

The Flintstone Centre and low wall to the front of it are both listed as Grade II. An extensive and informative heritage statement has been provided as part of the application, which has been fully reviewed.

The school fronts on to East Street and forms an imposing building. The building is constructed using local materials in a 'gothic' style and is a good example of a late C 19 school building. It was constructed for the growing town and remains as an education establishment. It is therefore of architectural, historic and communal significance.

The special character and appearance of the area largely derives from the great variety in age (although the majority of the buildings are Victorian/ Edwardian), style, form, function and materials of the buildings within the area. Large formal buildings contrast in scale and style with nearby domestic buildings often constructed in a vernacular style using local materials.

The Proposal

The proposal is for the installation of 3000mm high welded mesh fencing and associated single leaf gate along a section of the northern boundary line and along the rear elevation, Ornamental fencing and associated gates to be installed adjacent to the existing southern side entrance to the building, as well as the installation of 3000mm high welded mesh fence encapsulating the existing boiler room to the rear of the building, demolition of existing side secondary entrance including existing ramped access and associated fittings. Repairs to the section of wall affected by the removal of the entrance.

The proposed fencing is required is a certain part of the site and for reasons related to security. The concept of introducing new fencing seems to be acceptable as it is ultimately associated with its education use. It is of a mixture of styles, with those stretches visible from the conservation area to the front of the building being of a more appropriate heritage style.

The elements of the fencing with the heritage appearance will be freestanding and independent of the South cobbled boundary wall and/or to the Flintstone Centre itself. Further, it will be set back from the front elevation of the listed building which will help to reduce its visual impact. This element of the design is acceptable.

The remainder of the fencing is of a more standard design and 1m taller. There is already a good amount of this type of fencing (or similar) within the curtilage, which is not necessarily ideal, and this proposal will be read as a further extension. It is acknowledged that the design is such that it would still allow views through to the listed building, which will mean that it will still be visible. However, it is not necessarily appropriate for the grounds of a listed building or the immediate local area, and is therefore problematic.

This proposal includes for the careful removal of the flat roof extension including the ramped access and all associated fixings, with the ground to be prepared with a suitable sub-base to receive a new, level, tarmac finish to match the surrounding. This extension is understood to have been constructed within the past 15 years and is of little or no significance. Its removal is therefore acceptable. In fact, its removal will better reveal the southern elevation of the building.

It is noted that the heritage statement identifies that it is anticipated that there will be a requirement for minor brickwork repairs and flint wall repairs to the main building. It continues

stating that due to the unknown nature of this work, it is requested that the repair be dealt with as a Planning / LBC condition. This approach seems to be logical and capable of support. Please can you use an appropriately worded condition if you are minded to approve the application?

Conclusion

On balance, the proposal (when taken as a whole) is such that the impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). 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).

Martyn White

Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please click on the link below

<https://www1.arun.gov.uk/planning-application-finder>

