

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

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

Sent: 09 April 2021 17:28

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: LU/62/21/L

Please scan as consultee response

Anita Gardner

Principal Planning Officer,
Directorate of Place

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

Sent: 09 April 2021 15:14

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

Subject: LU/62/21/L

LU/62/21/L

13 South Terrace Littlehampton BN17 5NZ

Listed building consent for works to renew mortar flashing with lead flashing, re-pint to brick work & repair cornice/dental course to front, replace 3 No windows to top floor, repair & refurbish 9 No. wooden sash windows, replace canopy & refurbish/repaint balcony, repair & refurbish 2 No. set of wooden balcony doors, replace skirting board in lower ground floor, render & repair to front brick & rear flint walls, refurbish/repaint front door entrances to lower ground floor, repair front brickwork, re plaster & paint front entrance & hallway, remove toilet front utility room on lower ground floor & re-tile top floor bathroom & add shower unit, reform lower ground floor steps & refurbish & repaint both front door entrances on lower ground & ground floor.

The property is a Grade II Listed Building, and it is also located within the Littlehampton: Seafront Conservation Area.

Numbers 13 to 15 South Terrace (consecutive) are identified as a Grade II Listed Building. it is considered to be late C18/early C19 terrace of town houses. 3 storey, attic and basement with area. 2 windows and 2 dormers each. Originally red brick with grey headers and yellow brick dressings, quoins and modillion cornices, and parapet of red brick and grey headers; but ground and 1st floors of No 13 now painted, leaving only the top floor unpainted. No 14 wholly stuccoed and has moulded cornice, and No 15 wholly painted. Glazing bar sash windows except on 1st floor, with rectangular fanlights and panelled reveals and soffits. 6 panel moulded doors to Nos 14 and 15. The listed building forms a group with numbers 3 to 20 (consecutive) South Terrace.

The conservation area contains a number of attractive buildings associated with the development of the town as a seaside resort. Of relevance to this application is the fact that the older terraced properties within the conservation area are those along South Terrace either side of Norfolk Road.

Proposed Works

It would appear from the application description and related statements that a significant amount of work is proposed, including:

External:

- Roof – replace mortar flashing with that of lead flashing.
- Re-point the brick work and repair cornice/dental course to the front.
- Render to the front (brick) and rear (flint) walls is poor and requires repairs.
- Front door entrances to lower ground floor and ground floor need refurbishing/repainting.
- Repaint front brickwork.
-
- 3 windows on the top floor are poorly double glazed and need to be replaced with more period sympathetic windows.
- Repair and refurbish 9 wooden sash windows
- 2 sets of wooden balcony doors need repair/refurbishing.
- Balcony - Felt covered canopy needs replacing and balcony needs refurbishing/repainting.
-
- Front steps to the upper floors and steps leading to the lower ground floor should be reformed

Internal:

- Replace rotten skirting board in the lower ground floor
- Remove the toilet from the utility room in the lower ground floor.
- Replaster and paint the front entrance hallway.
- Retile, add tiles and add a shower unit to the top floor bathroom

At present, whilst this proposal sounds positive in that the property owners are looking to refurbish and repair elements of the listed building, it is considered that there is not enough information to be able to fully understand the works that are proposed, and what the impacts of them would be. I provide the following as a guide as to the type of information that is currently missing:

Externally, the repointing of the front elevation is assumed to relate to the entire elevation, as opposed to just that element which is not painted. It is not clear how the existing pointing will be removed or what will be used to replace it, or how it will look? It is also not clear how the existing render will be repaired or what materials will be used, nor which parts of the elevation this affects. It is assumed that the exact areas will remain and that no exposed flint or brick will be covered as part of the proposals?

Whilst the description also makes reference to the fact that the front brick work will be repainted, it is not clear what colour will be used. If it is to be different, this will require approval from the LPA. I would also not want the top floor of the front elevation to be painted over: it should be left as it is.

Likewise, it is not clear what the replacement windows will look like, and I am concerned with references to the presence of double glazing (this would have required consent). Further details of the proposed replacement windows are required.

The works to the balcony indicate that the felt covered canopy needs replacing and the structure of the balcony needs refurbishing/repainting. However, it is not clear what materials will be used on the roof or what kind of works are required to refurbish the balcony. For instance, will the railings be replaced, and if so, what with? Also, will the paint colour remain the same or change? If it will change, what colour is proposed?

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)

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