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**From:** Martyn White <[Martyn.White@arun.gov.uk](mailto:Martyn.White@arun.gov.uk)>

**Sent:** 01 May 2020 17:30

**To:** Andrew Wood <[Andrew.Wood@arun.gov.uk](mailto:Andrew.Wood@arun.gov.uk)>

**Subject:** LU/88/20/PL

## **LU/88/20/PL**

*Lifeboat Station Surrey Street Littlehampton BN17 5BL*

*Installation of breathable membrane & battens to the render & overclad the whole of the southwest facade with grey composite cladding planks.*

The application affects a modern building which is located outside, but adjoining, the Littlehampton: River Road Conservation Area. The conservation area contains a mixture of 19th and 20th century buildings and has been subject to a substantial amount of re-development over the last two decades; new terraces have been constructed, along with a new area of public open space.

The immediate area consists of a mixture of houses and apartment buildings which are supplemented by a river walk and café which attracts pedestrians and tourists.

The building is an attractive structure which forms part of the planned redevelopment of the East Bank. The current elevations are part rendered and part brick and are reflective of the new buildings in the immediate area.

The proposal is to clad whole of the southwest facade with grey composite cladding planks. Whilst there are some other buildings in the local area with this form of cladding, it is noted that it is only used to cover part of an elevation i.e. the upper floor(s). The proposal to cover an entire elevation would therefore be contrary to that found on the elevations of the buildings in the local area and would not be appropriate. Whilst some justification has been provided, it is not clear why the failed render cannot be removed and replaced with similar, as opposed to being replaced with timber composite cladding.

Therefore, it is considered that the proposal is problematic, and would cause some harm to the adjoining conservation area and building itself. This level of harm 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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