

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

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From: Brian Banister [REDACTED]
Sent: 06 April 2022 16:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: LU/88/22/PL

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Thank you for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

No Objection

No 59 East Street, Listed Grade 2, occupies a prominent position in East Street and at 2 storeys in height with a distinctive tall mansard roof above, it makes a positive contribution to the character and appearance of the conservation area. It is an attractive feature, especially at the eastern entrance into the East Street Conservation Area and its pale coloured stuccoed facades contrast pleasantly with nearby flint buildings and walls.

There is a comprehensive D&A/Heritage Statement submitted with the current application which greatly assists in understanding the proposals and their impact on the significance of the designated heritage assets.

Extensive two storey extensions of indifferent design were added to the core building, mostly in the late 20th century/early 21st century. The proposed introduction of natural slated canted /mansard roofs improves their

appearance and is also sympathetic with the form and massing of the original late 18th/early 19th century building. Importantly, even though an extra storey is added, the heightened extensions will still be visually subservient to the core building.

The Heritage Statement indicates that the inappropriate pvcu windows in the core building will be replaced with sash windows to match the originals and that natural Welsh slates will be used on the new mansard roofs. These proposals are welcomed but given the Listing status and prominent location in the conservation area it is recommended that conditions are attached to any permissions requiring the submission of a sample of the natural slate and precise details, including materials, design and operating mechanism of all new and replacement windows.

Subject to these details being satisfactory then it is considered that the proposals will comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection and enhancement of designated heritage assets.

Kind regards

Brian Banister

On behalf of ADCAAP

On 1 Apr 2022, at 15:33, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

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

Planning Permission

Application No:	LU/88/22/PL
Registered:	30th March 2022
Site Address:	Mewsbrook House Care Home 59-61 Street Littlehampton BN17 6AU
Grid Reference:	503081 102340
Description of Works:	Installation of a second floor in the form of a mansard roof on the rear wing of the existing care home, replacement windows in the original wing of the property and the reconfiguration of a 9 No. bedrooms on the first floor to 7 No. larger bedrooms. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the character and appearance of the East Street, Littlehampton Conservation area.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 8th May 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Obafemi Okusipe

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