

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: LU/94/26/L

LOCATION: Flintstone Centre
East Street
Littlehampton
BN17 6AW

PROPOSAL: Listed building consent for the installation of a 3000mm high weld mesh fencing and associated single leaf along a section of the northern boundary line as well as along the rear elevation to be installed offset from any flintstone wall present, 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 weld mesh fence encapsulating the existing boiler room entrance to the rear of the building, partially demolish the existing side secondary entrance along with the ramp to this entrance, with associated fixings removed, ground is to be made good to match existing and two additional steps provided, wall repairs are to be surveyed in detail following the careful removal of the flat roof extension, with specialist repairs to be specified to ensure that a suitable repair at this location is made.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION SITE CHARACTERISTICS	As above. The Flintstone Centre (East Street School), together with its accompanying low boundary wall, form an attractive and distinctive group of late 19th century educational buildings in Littlehampton. Built around 1871 and listed at Grade II in 1975, the former infant school is a notable example of the seaside Gothic style that emerged locally during this period. Its H shaped plan, prominent gabled bays and pointed windows create a strong architectural composition facing East Street, while the careful use of flint and red brick reflects the vernacular traditions of Littlehampton and its surroundings. The building's architectural significance lies in its craftsmanship and its particularly intact use of local materials, displaying decorative brickwork, ornamental terracotta panels and a well executed Gothic treatment that enriches its character. The associated low boundary wall which is constructed of cobbles with brick detailing and ironwork set between brick merlons, complements the school's design and forms a high quality boundary feature. Together, the school and wall contribute strongly to the character of the East Street Conservation Area, and the open green space in front of the school enhances the ability to appreciate its principal elevation.
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CHARACTER OF LOCALITY

The site is located in the East Street, Conservation Area at the edge of the town centre which e. The area is predominantly residential.

RELEVANT SITE HISTORY

LU/30/26/PL	Replacement of existing timber single glazed windows for timber double glazed units, replacement of doors, repair works to localised areas, or the replacement of, the stone lintels that are defective as required. This application affects the setting of listed buildings, affects the character and appearance of the East Street, Littlehampton Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.	ApproveConditionally 31-03-26
LU/31/26/L	Listed building consent for the replacement of existing timber single glazed windows for timber double glazed units, replacement of doors, repair works to localised areas, or the replacement of, the stone lintels that are defective as required.	ApproveConditionally 31-03-26
LU/54/22/PL	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.	ApproveConditionally 26-05-22
LU/55/22/L	Listed building consent 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, 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.	ApproveConditionally 26-05-22

Repairs to the section of wall affected by the removal of the entrance.

Planning history noted. The current proposals

REPRESENTATIONS

Littlehampton Town Council - No response received.

2 No. objections were received from nearby occupiers raising concerns that:

- Neighbouring properties face the rear of the Flintstone Centre, and will be impacted by the proposed fence.
- The neighbouring houses are not clearly shown on the submitted plans.
- Proposals to bolt the fencing to the inner face of the wall may impact structure of the wall, which is not in good condition and may make future maintenance more difficult.
- Heritage requirements which were applied to the boundary treatments when the neighbouring houses were constructed should apply to the Flintstone Centre.
- The previous application acknowledged that the fence to the rear was not of an appropriate design for the heritage context.
- The fence is unnecessary as it surrounds a car parking and is not an area that should be available for use by pupils. When this area was available for use, pupils' behaviour in this area affected residents.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. This application is for listed building consent and solely assesses the impact of the proposals on the fabric, appearance and significance of the listed building. The future use and management of the car parking area is not considered as part of the Listed Building Consent process.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

- The fencing is required in certain parts of the site for security reasons. The principle of introducing new fencing is considered acceptable, given its association with the educational use.
- It is of a mixture of styles, with those stretches visible from the public facing elements of the conservation area to the front of the building being of a more appropriate heritage style.
- The elements of the fencing with a heritage appearance will be freestanding and independent of the south cobbled boundary wall and/or the Flintstone Centre itself. It will also 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 considered acceptable.
- The remainder of the fencing is of a more standard design and approximately 1m taller. There is already a good amount of this type of fencing (or similar) within the curtilage, which is not necessarily ideal or appropriate, and this proposal will read as a further extension of it. It is acknowledged, however, that the design will still allow views through to the listed building, meaning it will remain visible.
- It is clear from reviewing the plans that the intention is to bolt the new mesh fencing onto the existing curtilage listed walling. It is not clear why this approach has been followed as it could potentially harm the walling. It will also not be easy to do this bearing in mind the nature of the walling, and it is thought that the posts could be dug into the ground in order to create a safe and more appropriate method of

constructing the fencing. It is also not clear if an assessment of the current condition of the walling has been undertaken. This is not positive feature of the proposal.

- On balance, the 3m high welded mesh fencing would introduce a more utilitarian form of enclosure that is not wholly appropriate within the setting of the listed building and conservation area. This is considered to be harmful, with the level being that of less than substantial.
- The proposal includes the removal of the flat roof extension, including the ramped access and associated fittings, with the ground to be made good and finished to match the surrounding area. This extension is understood to have been constructed relatively recently and is of no significance. Its removal is therefore acceptable and will better reveal the southern elevation of the building.
- Minor brickwork and flint wall repairs will be required. Given the uncertain scope of these works at this stage, it is reasonable for these details to be secured by condition. An appropriately worded condition should be used should the application be approved.
- The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Following comments from the conservation officer, the proposal has been amended, and the fencing will not longer be bolted to the historic flint wall.

POLICY CONTEXT

Designation applicable to site:
Grade II Listed Building
East Street, Littlehampton Conservation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)
HERDM1 HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
Where the building is located in a Conservation Area, Section 72(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the

character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

This application concerns the installation of fencing and the partial demolition of the existing side secondary entrance. The key policies are Arun Local Plan (ALP) policy HER DM1 which relates to listed buildings, stating that proposals must protect, preserve and if possible, enhance the historic character and integrity of the building and its setting, and the heritage policies within the NPPF.

The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. The applicant has submitted heritage information to fulfil this requirement. Paragraph 208 requires the Local Planning Authority to identify the significance of the heritage asset affected by a development. The property is a Grade II listed building which is of architectural and historic interest. The building is also located within the East Street, Littlehampton Conservation Area, and is part of Littlehampton's historic core, forming a group of historic buildings with other buildings along East Street

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

The application proposes two sections of fencing and gates which are to the side of the building and would be visible from the public realm. In these locations, the fencing is to be of an appropriate heritage style and will be 2m high. The Conservation Officer comments indicate that the principle of fencing around the building is acceptable, given its use for educational purposes, and that these sections of fencing are appropriate in design and will not harm the appearance or significance of the heritage asset. The removal of the covered porch on the southwest elevation is also considered acceptable, as the porch is a recent addition and not of historic significance. A condition has been requested by the Conservation Officer requiring details of an brickwork repairs and repointing that is requiring following the removal of the extension, and this has been attached to the recommendation.

To the rear of the building, higher weld mesh fencing, which would be 3m is proposed. The Conservation Officer notes that there is already a good amount of this type of fencing (or similar) within the curtilage, which is not necessarily ideal or appropriate. This aspect of the proposal, together with the proposed method of installation, involving bolting the fencing to the existing listed wall, results in less than substantial harm to the listed building. The proposal has now been amended and no longer proposes fixing the fencing to the listed wall, reducing the level of harm.

The remaining harm must be weighed against the public benefits of the proposal in accordance with NPPF paragraph 215. The fencing is proposed in order to prevent unauthorised access via the rear boundary, and to improve the security of the basement. The proposals are designed to comply with the Department for Education's specification for the external space and grounds of educational buildings. The proposals will therefore provide benefits in terms of increasing the security of the site, and enabling its continuing use as a school premises through compliance with regulations. The proposals are

considered to be in accordance with the NPPF, in that the public benefits of the proposals outweigh the harm. The proposal complies with Arun Local Plan policy HER DM1 in that it does not result in an unacceptable loss of the significance of the heritage asset.

SUMMARY

The proposal is in accordance with the relevant Development Plan policies and the NPPF and as such, it is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location and Block Plans, Existing and Proposed Elevations and Floor Plans 1098/LIT/PL-500
- Ornamental Fence Standard Panels ORN/1011 SHEET 1
- Block Plan, Fence Details, Photo 1098/LIT/BL-101 REVA
- Proposed Works Plan 1098/LIT/BL-100 REVA
- Fencing Details

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with Arun Local Plan policy HER DM1.

- 3 Prior to the commencement of repair works to the wall following the demolition of the flat roofed extension, details of the proposed repair methodology, including details of materials, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the appearance and special character of the building for the future in accordance Arun Local Plan HER DM1 and the NPPF

- 4 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the Listed Building from collapse and/or structural damage.

Reason: To preserve the character and appearance of the Listed Building in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 5 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.

- 6 The/reconstruction/making good/of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with Arun Local Plan policy HER DM1 and the NPPF.