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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 12 March 2021 18:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: M/7/21/PL

M/7/21/PL

76-78 Elmer Road Middleton-On-Sea PO22 6EX

Change the roof & build 1 No. flat above existing flat. This application may affect the setting of a listed building and is in CIL Zone 4 (Zero Rated) as flat

A map based assessment has identified that there is a listed building close to the application site. This listed building is identified as being High Kettle Cottage, which is a grade II late C17 or early C18 cottage. It is flint faced with brick quoins and window dressings, all of which have now been painted. There is an end brick chimneystack to the right with flat slab on top. Thatched roof hipped to left which sweeps over a porch and an eyebrow dormer to right. It is 1 storey and attic.

It is interesting to note that the listing description states that the building was thought to have had connections with smuggling; a kettle reputed to have been hoisted on the chimney when the coast was clear, hence the name. The building was altered in the twentieth century and has modern styled casement windows. It is therefore of historic and aesthetic (fortuitous) significance.

The listed building is already surrounded by modern buildings or various designs that appear similar to the building that is subject of this application. The setting of the building is therefore a modern, sub-urban context.

The proposal will affect a modern building through the introduction of an additional storey. This will create a further residential unit, in an area of predominantly residential use. I note that a previous application has already approved a change of appearance to the front elevation of the building, and this proposal will be a continuation of that. I also note that permission has been granted (and development well underway) for a terrace of modern houses immediately adjoining the site, which will help to partially screen the proposal from view.

On balance, it is considered that the scale of the alterations is such that it will not harm the significance of the nearby listed building.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account 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)

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

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

