

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

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From: Brian Banister [REDACTED]
Sent: 25 February 2022 16:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: PO/1/22/L

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

No Objection

Christmas Cottage is one of three properties which originally comprised a single 18th Century farmhouse. The building which is Listed Grade 2 is prominent in the street scene and has painted elevations. Unfortunately 231-233 Poling Street have had inappropriate, overlarge, brick front porches and untypical bow windows installed, probably in the 1960's, which somewhat detracts from their heritage significance. The original windows were probably replaced with the current ones at the same time. Any photographic evidence dating from before these alterations perhaps could have given a guide as to how the buildings might be brought back to something like their original appearance.

Nevertheless, the buildings' age, historical value in terms of the agricultural basis of the village, robust form including deep reveals to window openings, and distinctive plain clay roofs and chimney stacks means that they make a positive contribution to the character and appearance of the conservation area.

The external proposals are essentially of a repair nature, namely to the roof, fascia, guttering, external paintwork and replacement windows and stated to be on a like for like basis.

The grant of any Listed Building Consent should be conditional upon all details of joinery, and all other materials used in the repairs being submitted for approval, particularly the windows which, although painted timber, appear to involve double glazed units (slimline double glazing panes would be preferable). The existing reveal depths to the window openings also need to be maintained. It is important that all the works, especially the finish and colour of the new external paintwork, are sympathetic to the adjoining property. There are also repair works to the garage at the rear of the property but again are to be on a like for like basis.

Subject to these requirements, the works are welcomed, securing the future wellbeing of the listed building, and if carried out to proper historic building repair standard will result in an enhancement to the character and appearance of the conservation area.

Kind regards

Brian Banister

On behalf of ADCAAP

On 21 Feb 2022, at 10:25, planning.responses@arun.gov.uk wrote:

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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

Application No:	PO/1/22/L
Registered:	21st February 2022
Site Address:	Christmas Cottage 233 Poling Street Poling BN18 9PU
Grid Reference:	504432 104724
Description of Works:	Listed building consent for the replacement of 6 No windows, removal of Artex on interior walls and ceilings, repainting of external elevations and replacement of fireplace.

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 24th March 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://app.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

Kathryn Welch

Planning Officer- Arun District Council

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Email: kathryn.welch@arun.gov.uk

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