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Subject: R/180/19/PL & R/181/19/L

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The building is listed as Grade II and consists of three former properties. It is faced with cobbles with red brick dressings and quoins. There is a slate roof in three hips. No 85 has a round-headed doorway with semi-circular fanlight a later gabled porch built over it. No 87 has a doorway with modern hood and a semi-circular fanlight over this. The building is considered to be of architectural and historic significance.

The building is also located within the Rustington Conservation Area which covers the original part of the village centre. It contains a mixture of fine buildings which are of aesthetic (fortuitous) significance.

The Current application relates to the removal of an existing window and widen this opening to create a new fire exit door to the building. The part of the building which is affected by the proposal is more modern in age, and as a result, contains much more recent built fabric.

This proposal appears to have been carefully considered in order to ensure that the character and significance of the building is not harmed.

If minded to approve the application, please condition that details related to the door are provided to the Council for approval.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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