



---

**From:** Martyn White <Martyn.White@arun.gov.uk>  
**Sent:** 07 June 2021 18:00  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** EP/53/21/L

**EP/53/21/L**

*Preston Hall, Flat 3 The Street East Preston BN16 1HU*

*Listed building consent for original bathroom relocated & dining room formed, fan installed in bathroom, en-suite installed in bedroom 1 & fan installed, new doorway into bedroom 1 & existing door way blocked up, internal timber stud wall/corridor removed & kitchen enlarged and internal lobby formed.*

Preston Hall is a Grade II listed Building which dates from circa 1840. It is stuccoed, with the ground floor having a rusticated finish, a stringcourse, cornice and parapet. Two storeys. The end window-bays are recessed also the centre one which forms a porch on ground floor with square columns and a projecting cornice over. Casement or French windows, with panels below those on first floor.

### **The Proposal**

The flat once formed part of the larger house and various alterations were undertaken when the building was converted to multi-occupancy accommodation. These alterations are not of significance and essentially allowed for additional accommodation to be provided.

It would appear that a previous owner of the flat has undertaken various works to it without the necessary consents. These would appear to relate to the relocation of the bathroom, creation of a lobby area and dining room, the installation of an en-suite, creation of a new doorway, blocking up an existing doorway and the removal of a modern timber stud wall. These works predominantly affect modern fabric and are not considered to affect the significance of the building, which has already been impacted as a result of the conversion. They are therefore considered to be acceptable, in this particular instance.

### **Conclusion**

The application is considered to not cause harm to the significance of the heritage asset. 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)

**T:** 01903 737717

**E:** [Martyn.White@arun.gov.uk](mailto:Martyn.White@arun.gov.uk) or [Conservation.officer@arun.gov.uk](mailto:Conservation.officer@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

---

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please click on the icons below

[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

