



Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Tel: 01903 737756
www.arun.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

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

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	1
Suffix	
Property Name	Blakes Cottage
Address Line 1	Blakes Road
Address Line 2	
Address Line 3	West Sussex
Town/city	Felpham
Postcode	PO22 7EB

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
495076	99656

Description

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Tyson

Company Name

RTH

Address

Address line 1

Blakes Cottage

Address line 2

1 Blakes Road

Address line 3

Town/City

Felpham

County

West Sussex

Country

United Kingdom

Postcode

PO22 7EB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Removal of first floor masonry and thatched roof of 19th C origin, leaving 18th C ground floor masonry in place, for reintroduction of thatched roof to this structure. At ground floor level the remaining component of the north wall, originally the garden wall, is retained, while the current E-W located wall providing for north and south rooms, is relocated northwards to its original location to form the north wall of single area being created under the new thatched roof, minor masonry works required along with the erection of a new pitch, thatched, roof with hips to the east end. During works the two east chimney stacks will be removed.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II*
- ☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Removal of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

436.35	Cubic metres
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What is the volume of the part to be demolished?

82.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1853

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Mid 19th C addition to 18th C cottage, currently providing for a bedroom and bathroom with stairway connecting to GF.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To enhance the significance of the 18th C building, returning it to the configuration shown in William Blake's drawing of the cottage made during his occupation of the property, 1800-1803. See the Historic Building Assessment for the property, pub. 28/07/2025 (attached to this application).

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Size Scale Drawing Title Rev 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

Chronology

A3 1:100 2302-01-152 Site Plan \ \

A3 1:100 2302-01-153 Ground Floor Plan \ \

A3 1:100 2302-01-154 First Floor Plan \ \

A3 1:100 2302-01-155 Roof Plan \ \

A3 1:100 2302-01-161 North & West Elevations \ \

A3 1:100 2302-01-162 South & East Elevations \ \

As Existing - Dismantling

A3 1:100 2302-01-183 Ground Floor Plan \ \

A3 1:100 2302-01-184 First Floor Plan \ \

A3 1:100 2302-01-185 Roof Plan \ \

A3 1:100 2302-01-191 North & West Elevations \ \

A3 1:100 2302-01-192 South & East Elevations \ \

A3 1:100 2302-01-193 Section A-A \ \

As Proposed

A3 1:100 2302-01-203 Ground Floor Plan \ \

A3 1:100 2302-01-204 First Floor Plan \ \

A3 1:100 2302-01-205 Roof Plan \ \

A3 1:100 2302-01-211 North & West Elevations \ \

A3 1:100 2302-01-212 South & East Elevations \ \

A3 1:100 2302-01-213 Section A-A & B-B \ \

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: External walls Existing materials and finishes: Flint, Chalk and Brick bedded with lime mortars Proposed materials and finishes: Flint, Chalk and Brick bedded with lime mortars
Type: Roof covering Existing materials and finishes: Timber and thatch Proposed materials and finishes: Timber and thatch

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

MARTIN ASHLEY ARCHITECTS

Job No: Job Title: Sheet:

2302-01 Blake Cottage - East Elevation PLBC 2302/01

Drawing Register All Drawings

Distribution

Blake Cottage Trust; Doug Nicholls \

Project Manager: Nick Tyson; The Regency Town House \

Quantity Surveyor:

Structural Engineer: Ed Morton Partnership

Electrical Engineer: n/a

Mechanical Engineer: n/a

Other Consultants:

Principal Designer: Nick Tyson; The Regency Town House

Statutory Authorities:

Contractor:

Other:

Purpose of Issue A

Media E

Date

05.09.25

Size Scale Drawing Title Rev 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

Chronology

A3 1:100 2302-01-152 Site Plan \ \

A3 1:100 2302-01-153 Ground Floor Plan \ \

A3 1:100 2302-01-154 First Floor Plan \ \

A3 1:100 2302-01-155 Roof Plan \ \

A3 1:100 2302-01-161 North & West Elevations \ \

A3 1:100 2302-01-162 South & East Elevations \ \

As Existing - Dismantling

A3 1:100 2302-01-183 Ground Floor Plan \ \

A3 1:100 2302-01-184 First Floor Plan \ \

A3 1:100 2302-01-185 Roof Plan \ \

A3 1:100 2302-01-191 North & West Elevations \ \

A3 1:100 2302-01-192 South & East Elevations \ \

A3 1:100 2302-01-193 Section A-A \ \

As Proposed

A3 1:100 2302-01-203 Ground Floor Plan \ \

A3 1:100 2302-01-204 First Floor Plan \ \

A3 1:100 2302-01-205 Roof Plan \ \

A3 1:100 2302-01-211 North & West Elevations \ \

A3 1:100 2302-01-212 South & East Elevations \ \

A3 1:100 2302-01-213 Section A-A & B-B \ \

Client:

745 Regal House, 70 London Road, Twickenham, Middlesex, TW1 3QS

Tel 020 8948 7788 Fax 020 8948 5520

www.ma-arch.co.uk

Drawing Number

PURPOSE OF ISSUE: P-Preliminary. I-Information. A-approval. T-Tender. C-Construction. R-Record Purpose. O-Other.

MEDIA: P-Print. O-Original. E-Email(PDF).

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Principal Designer: Nick Tyson; The Regency Town House

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Contractor:

Other:

Purpose of Issue A

Media E

Date

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Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A (Martyn White, ADC and Alma Howell, HE)

Date (must be pre-application submission)

28/08/2025

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Nick

Surname

Tyson

Declaration Date

05/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nick Tyson

Date

08/09/2025

Amendments Summary

Added a cover letter to the application