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**FW: Applications FP/198/25/L and FP/197/25/PL - Blakes Cottage**

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From Hebe Smith <Hebe.Smith@arun.gov.uk>

Date Fri 13/03/2026 10:13

To Planning.Responses <Planning.Responses@arun.gov.uk>

1 attachment (846 KB)

Proposed Ground Floor Plan - Blakes.jpg;



**Hebe Smith (she/her)**

Senior Planning Officer, Planning Department

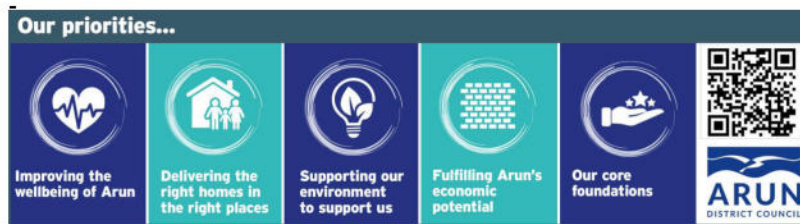
T: 01903 737626

E: hebe.smith@arun.gov.uk

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

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**From:** Nick Tyso [REDACTED]

**Sent:** 12 March 2026 13:41

**To:** Hebe Smith <Hebe.Smith@arun.gov.uk>

**Subject:** Re: Applications FP/198/25/L and FP/197/25/PL - Blakes Cottage

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Hi Hebe

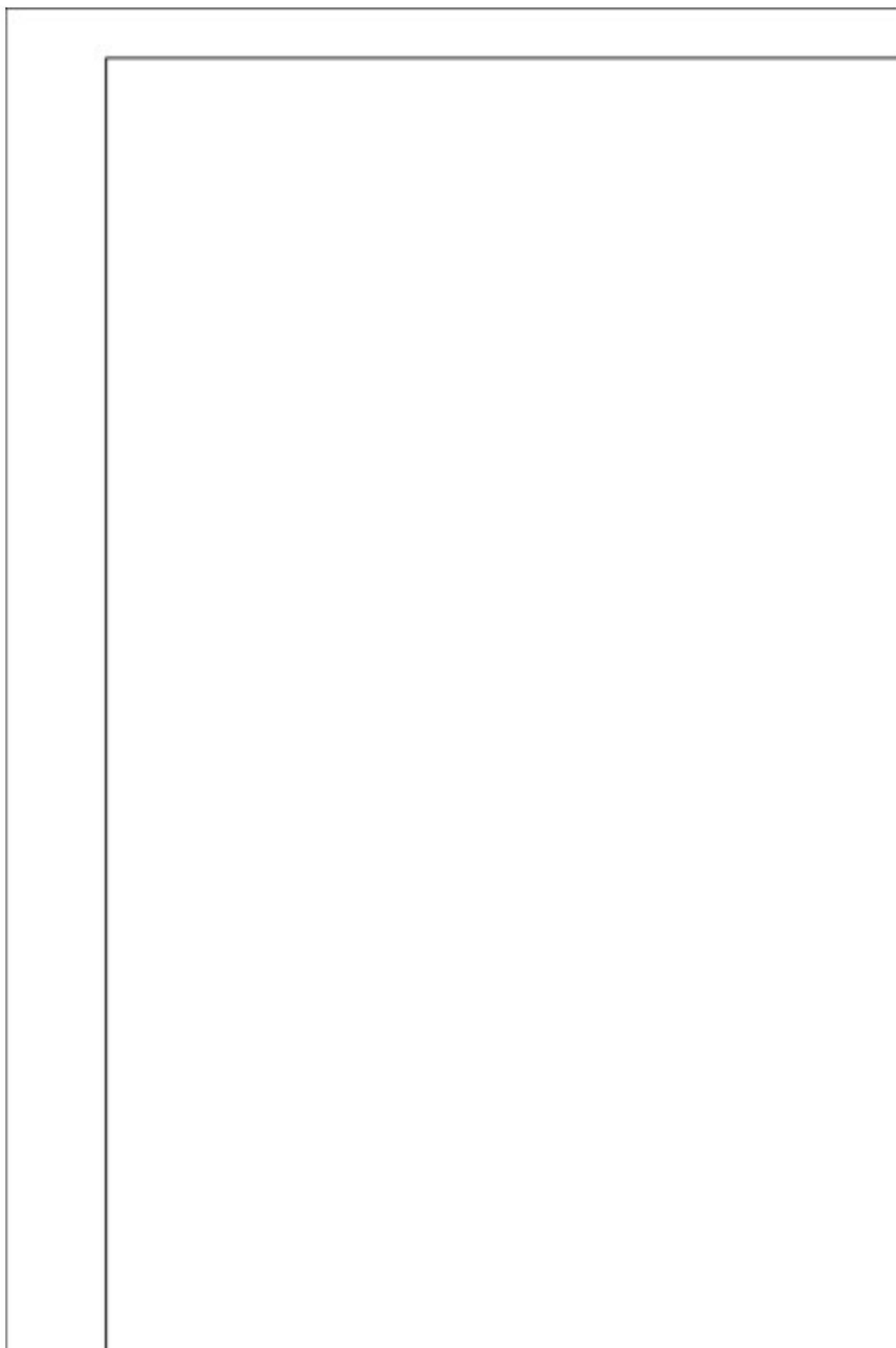
I don't currently have access to the full multilayer file, I hope this graphic will suffice.

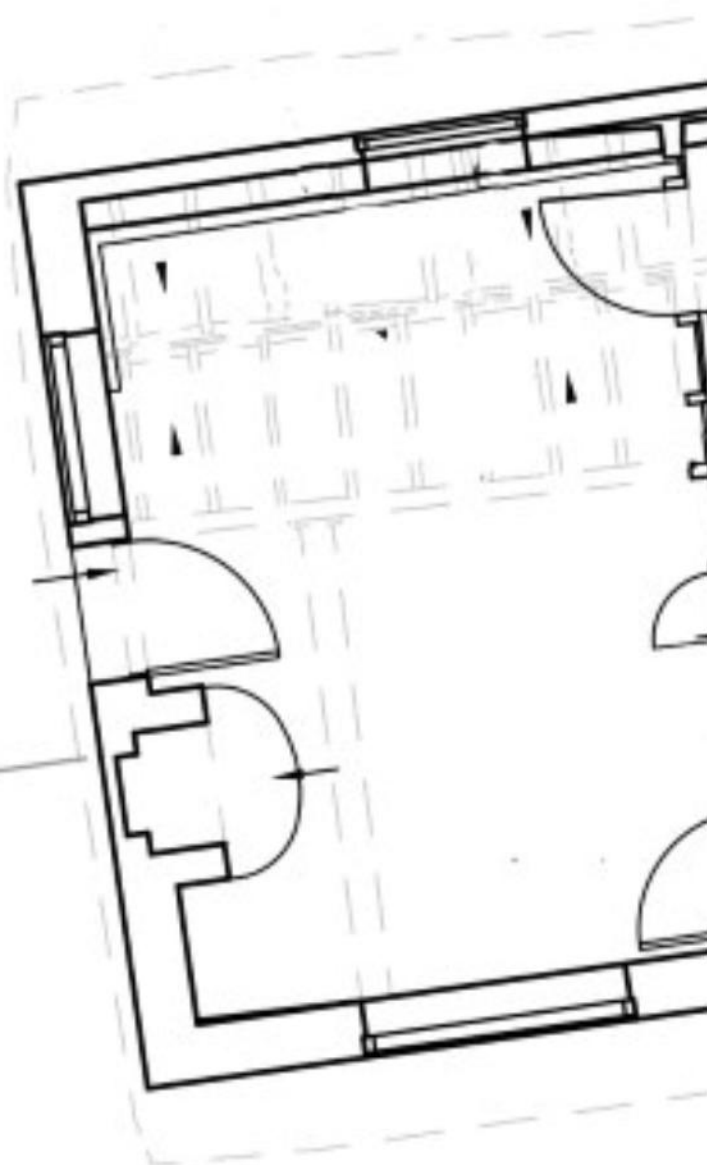
All best

Nick

The Regency Town House  
13 Brunswick Square  
Hove  
BN3 1EH







## GROUND FLOOR PLAN

As Proposed, 1:100

On Mon, 9 Mar 2026 at 01:16, Hebe Smith <[Hebe.Smith@arun.gov.uk](mailto:Hebe.Smith@arun.gov.uk)> wrote:

Morning Nick,

Thanks very much for getting back to me and for clearing up the confusion. Could I just check whether the works to the ceiling of the eastern extension are included in this application?

Please could you also send over a proposed ground floor plan which does not include the annotations referring to the works that don't form part of this application, so that the list of approved plans reflects clearly the works which have been permitted. I appreciate you're currently out of the country and might not have easy access to the plans, so please let me know if this will be a problem.

Kind regards,

**Hebe Smith (she/her)**  
Senior Planning Officer, Planning Department

T: 01903 737626  
E: [hebe.smith@arun.gov.uk](mailto:hebe.smith@arun.gov.uk)

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**Delivering the  
right homes in  
the right places**



**Supporting our  
environment  
to support us**



**Fulfilling Arun's  
economic  
potential**

**From:** Nick Tyso [REDACTED] >  
**Sent:** 06 March 2026 17:11  
**To:** Hebe Smith <[Hebe.Smith@arun.gov.uk](mailto:Hebe.Smith@arun.gov.uk)>  
**Subject:** Re: Applications FP/198/25/L and FP/197/25/PL - Blakes Cottage

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Hi Hebe

Apologies, I can see where the confusion has arisen.

The ground floor plan submitted with the applications showing internal works within the historic cottage was provided only for indicative purposes. It's fully accepted that all works within the Phase 1 areas will be addressed within a single application which covers all of the internal works within the main building. This will be submitted during the spring.

All the current application seeks to do is remove the 20th C extension, as per BC Existing Dismantling GF Plan - 21-12-25, and the statement made at the bottom of page 15 of the D and A statement:

'The current application for PP and LBC is limited to completing the removal of the 20th C extensions to the cottage...'

Hope this clarifies matters.

All best

Nick

The Regency Town House  
13 Brunswick Square  
Hove  
BN3 1EH

T [REDACTED]

On Fri, 6 Mar 2026 at 04:26, Hebe Smith <[Hebe.Smith@arun.gov.uk](mailto:Hebe.Smith@arun.gov.uk)> wrote:

Good afternoon Nick,

I think there may be some confusion here. The ground floor plan submitted with the applications does appear to show internal works taking place within the historic cottage. I've attached the plan for clarity. Having had a brief chat with both Martyn and HE, both have raised concerns that the application does not contain enough information about these elements for them to assess these proposals. They have also suggested that a single application which covers all of the internal works within the main building would be preferable, so that the approach to the internal works can be agreed and considered as a whole. Given that they are likely to need a significant level of additional detail in order to assess these proposals, would you be happy to remove the internal works to the main building, leaving just the internal works that are taking place within the extension on this application?

Thanks and kind regards,

**Hebe Smith (she/her)**  
Senior Planning Officer, Planning Department

T: 01903 737626  
E: [hebe.smith@arun.gov.uk](mailto:hebe.smith@arun.gov.uk)

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## Our priorities...



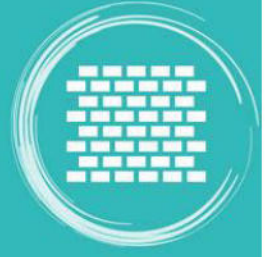
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**Delivering the right homes in the right places**



**Supporting our environment to support us**



**Fulfilling Arun's economic potential**

**From:** Nick Tyso [REDACTED]  
**Sent:** 06 March 2026 02:02  
**To:** Hebe Smith <[Hebe.Smith@arun.gov.uk](mailto:Hebe.Smith@arun.gov.uk)>  
**Subject:** Re: Applications FP/198/25/L and FP/197/25/PL - Blakes Cottage

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Hi Hebe

I'm abroad at the moment, so an email is easier.

We are fine with waiting on the LBC and starting demo work.

FYI, the last permissions allowed demolition/recycling of the western end of the 1969 extension and what remains dates to the same period. So, although the listed building consent is the part which controls internal works, HE possibly won't provide detailed comments, as they know it's not the historic cottage that's being considered and have already adopted a position re. the modern extension.

Anyway, they'll let us know soon enough. Let me know when the process is complete. :-)

All best

Nick

The Regency Town House  
13 Brunswick Square  
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BN3 1EH

[REDACTED]