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Sent: 21 June 2019 15:54
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Subject: LU/151/19/PL

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This application relates to a change of use from a duplex apartment to 1 No. self-contained studio, and 1 No. 1-Bed apartment

Reference is made within the description for a first floor rear extension. However, from the plans and the planning application, it doesn't look as though the property is to be extended. My comments based on the fact that the property is not to be extended.

As part of paragraph 189 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this, some comments are provided based on my own assessment/observations.

The property is located within the Littlehampton (Seafront) Conservation Area, and has been identified as a Building or Structure of Character. The Conservation Area contains attractive terraced properties which front on to the pavement. These properties are an important reminder of the areas historical development. I note that a significant number of the properties in the local area have already been converted to apartments.

The application property is part of a terrace of five properties. It is rendered to the front elevation and has a brick finish to the rear. At some point it has been converted into apartments.

The application is to further sub-divide the building up so that there is an additional apartment. The concept of intensifying the residential use will not harm either the building or the character of the conservation area.

The application is considered to not cause harm to the significance of the heritage assets or their setting. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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