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Sent: 08 June 2021 18:05
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
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Subject: LU/164/21/PL

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Felix Dancewear, 39 Beach Road, Littlehampton, BN17 5JA

Part change of Use from office/storage on first floor to 1-1 bed flat (resubmission following LU/100/21/PL).

The application site forms part of an attractive terraced building which contains both shops and residential apartments. The terrace is a very prominent structure and it first appears on the 1911-12 OS map. The terrace has been identified by the LPA as a locally listed building or structure of character. As such it is a non-designated heritage asset. There are also a number of other locally listed building or structure of character in the immediate area.

Close to the application site is The Church of St Mary, which is a Grade II Listed Building. It is an attractive building externally: a simple, geometric composition, well-executed in high quality 1930s brickwork with stone dressings and Y-tracery windows. The west end window of 1826 in the tower is a further point of interest as the most visible fragment of an earlier church. It is the interior, however, which is particularly special. It is considered to be of architectural, historic and communal interest.

The Proposal

The proposal is for change of use from office/storage on first floor to a 1-bedroom flat. The proposed change of use would not cause harm to the building, based on the mix of uses in both the building and local area. However, from a conservation perspective, I would want the attractive first floor, front windows to remain. These add to the character of the building, and appear to be the only remaining original windows on the front elevation.

Conclusion

On balance, and subject to concerns regarding the windows, I am of the opinion that the proposed development would not cause harm to the assets. This is, of course, subject to the use of appropriate materials. The application should therefore be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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