

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

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 01 April 2022 16:08
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: LU/17/22/L

LU/17/22/L

Second Floor Flat 36 South Terrace Littlehampton BN17 5NU

Listed building consent for the replace fire escape at rear of building

The application site is a listed Building. It forms part of a listed building with numbers 30 to 38 (consecutive). The terrace was built in the 1860s by Robert Bushby, a local builder. It is reflected pairs of 3 storeys and stuccoed. Three sash windows each, two contained in semi-circular full height bows. String course above each floor and still course on 1st floor. Bedmould to cornice, parapet. Round headed doorways with semi-circular fanlights, keystones and dripstones over. Nos 35 to 38 faced in cement. Nos 30 to 47 (consecutive) form a group. It is considered to be of architectural and historical significance.

The building is also located within the Littlehampton: Seafront Conservation Area. The Conservation Area contains the older terraced properties along South Terrace either side of Norfolk Road. North of these, smaller properties in short rows along Western Road and along Norfolk Road contrast with the larger properties along the front. The oldest buildings consist of a number of three storey Georgian and Regency properties built in pairs and short rows as part of a longer terrace. These are domestic in scale and as each pair or group was built individually, there is a variety of detail but without the loss of harmony.

The Proposal

The proposal is to replace an existing fire escape at rear of building. The heritage statement helpfully identifies that the building was converted into the existing flat formation in about 1990, at which point the fire escape will have been added. It is noted from the plans that the intention is for the replacement staircase to closely resemble the existing one in terms of materials and appearance. This seems to be acceptable and will not cause harm to the listed building. Likewise, the location is such that the rear view of the listed building will be maintained.

Reference is made to the fact that brickwork repairs will be undertaken as part of the proposed works. I would suggest that any materials are appropriate for the listed building.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. 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 or Conservation.officer@arun.gov.uk

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