

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 10:17
To: Planning Scanning
Subject: FW: LU/182/25/PL

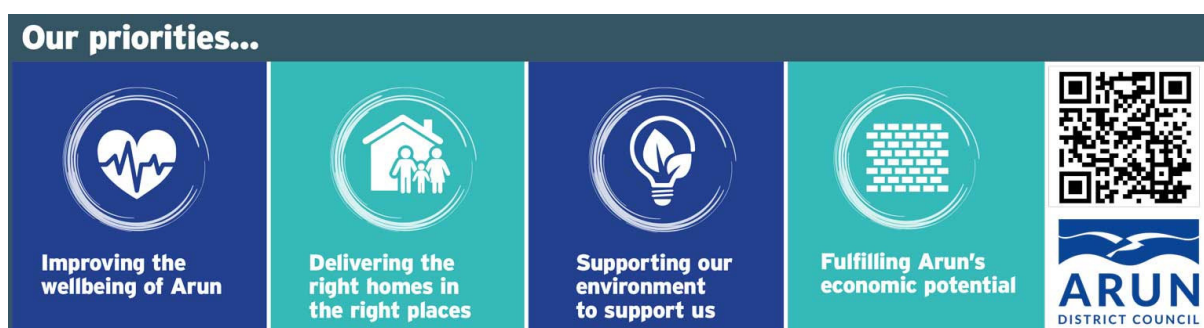
Conservation officers response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 10 October 2025 15:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: LU/182/25/PL

LU/182/25/PL

43 High Street Littlehampton BN17 5EJ

Fit-out of property to accommodate a community Banking Hub branch to include the replacement of entrance door, shopfront windows, stall risers and side window to accommodate double glazing, a new vinyl wrapped composite ACM panel will be fixed to the frontage fascia in RAL 7021 black / grey for placement of new advertisement signage fascia and an ATM will be integrated into the right-hand window, on the side elevation within the external courtyard, one aperture will be filled in, two new openings will be created in the external wall to accommodate louvres and the replacement of existing condenser unit located on the flat roof

Context and Significance

The High Street contains several Locally Listed Buildings, including Nos. 39, 44, 50 and 52. These buildings are representative of the historic development of the street and contribute to its character within a higher-density urban environment, where shop fronts and signage are subject to frequent change and evolution.

Whilst not a Locally Listed Building, No. 43 High Street is believed to date from around 1900. The building has undergone several alterations, particularly at ground floor level, where the existing shop front is not reflective of the building's original design or age. At best, the current shop front has a neutral impact on the building's overall appearance. In contrast, the upper floors retain greater architectural and historic interest, notably the canted bay with sash windows, which contributes positively to the building's significance.

The Proposal

The proposed development involves the conversion of the ground floor of No. 43 High Street into a community Banking Hub. The works include:

- Replacement of the entrance door, shopfront windows, and lower panels with double-glazed units;
- Installation of a new black/grey panel for signage;
- Integration of an ATM into the right-hand window.

Assessment of Impact

The proposed alterations are limited to the ground floor and do not affect the more significant elements of the building. The design and materials are considered appropriate to the urban context and are of a scale and form that will not detract from the setting or significance of adjacent Locally Listed Buildings.

Given the nature of the proposed works and the way in which the building is experienced within the street scene, it is considered that the development would preserve the character and appearance of the heritage assets. The proposal would not result in harm to their significance through changes to their setting.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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