

From: Daun Johnson on behalf of Planning.Responses
Sent: 21 September 2026 08:56
To: Planning Scanning
Subject: FW: LU/204/26/L



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 18 September 2026 14:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>
Subject: LU/204/26/L

Reference: LU/204/26/L

Address: 37 South Terrace Littlehampton BN17 5NU

Proposal: Listed building consent for the replacement of dilapidated rear escape staircase

HERITAGE ASSETS:

The following heritage assets are of relevance to this application:

- 30 to 38 South Terrace
- Littlehampton Seafront Conservation Area

30 to 38 South Terrace

The application site forms part of a listed building comprising Nos. 30 to 38 (consecutive). The terrace was built in the 1860s by Robert Bushby, a local builder, and is arranged as reflected pairs of three-storey stuccoed properties. Each property has three sash windows, two of which are contained within semi-circular full-height bows. A string course runs above each floor, with a sill course at first-floor level. The buildings also feature a bed mould to the cornice and a parapet. The round-headed doorways have semi-circular fanlights, keystones, and dripstones above. Nos. 35 to 38 are faced in cement. Nos 30 to 47 (consecutive) form a group. It is considered to be of architectural and historical significance.

Littlehampton Seafront Conservation Area

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.

Comments:

The proposal is to replace an existing fire escape at the rear of the building. It is clear that this is a modern fire escape and therefore of limited or no significance in its own right. It is noted from the plans that the intention is for the replacement staircase to closely resemble not only the existing staircase in terms of materials and appearance, but also the immediate neighbouring one at number 36. 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.

Conclusion

The proposal would preserve the significance of the listed building and would have no effect on that significance. Further, the proposal would also preserve the significance of the conservation area and would have no effect on its character, appearance or significance. It is therefore considered to accord with Policies HE4, HE4, HE6 and HE9 of the National Planning Policy Framework. You will also need to have regard to the duties contained within Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

Principal Conservation Officer, Planning

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