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To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: LU/218/21/PL

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Land adjacent to Toddington Lane Farm Cottages Toddington Lane Littlehampton BN17 7PP

Erection of a semi-detached building comprising 2 No x 2 bedroom houses with associated parking and landscaping works (resubmission following LU/58/21/PL).

A map-based assessment has identified the following listed buildings in close proximity to the site:

- Toddington House
- The Old Farmhouse & Holly Cottage
- Dovecote at Toddington Farm

Toddington House is a C16 or early C17 timber framed house now faced with brick and flints, with a 2 storey 'L' plan. It is partly tiled with original Horsham slabs at base and has casement windows. It is of architectural and historic significance.

The Old Farmhouse & Holly Cottage is 2 storeys of flints with red brick dressings, quoins and stringcourse. The South wing is identified as being C16 or early C17. Crow-stepped gables and chimney breasts at the ends, east chimney breast much wider than the West; modern shafts. Casement windows, modern on ground floor with timber mullion and transoms under segmental arches, [C17], on 1st floor. 2 small blocked original mullion windows in West wall. Slate roof. C19 North wing in similar style. 2 storeys, brick, ground floor under segmental arches. 2 crow stepped gables to North. It is of architectural and historic significance.

The Dovecote is dated 1699 and is a 2 storey square building with flint elevations and a tiled roof. It is of architectural and historic significance.

The Proposal

The proposal is for a pair of semi-detached houses, landscaping and parking on an area of land next to a terrace of houses, commercial uses and a railway line. It is also in an area where a significant amount of new development is taking place. I note that the land to the immediate north has had planning permission granted for a development of 10 residential units.

The proposed houses are of a simple appearance, which is reflective of those built as part of the various housing estates in the immediate area. Their success will depend upon the quality of the building materials used.

The settings of the listed buildings have already been impacted upon as a result of the existing/emerging development in the local area, including the aforementioned development to the immediate north of the proposed houses. It is therefore thought that the proposal will cause no further harm to the settings of the assets.

Conclusions

The application is considered to not cause harm to the significance of the heritage assets, including 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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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